

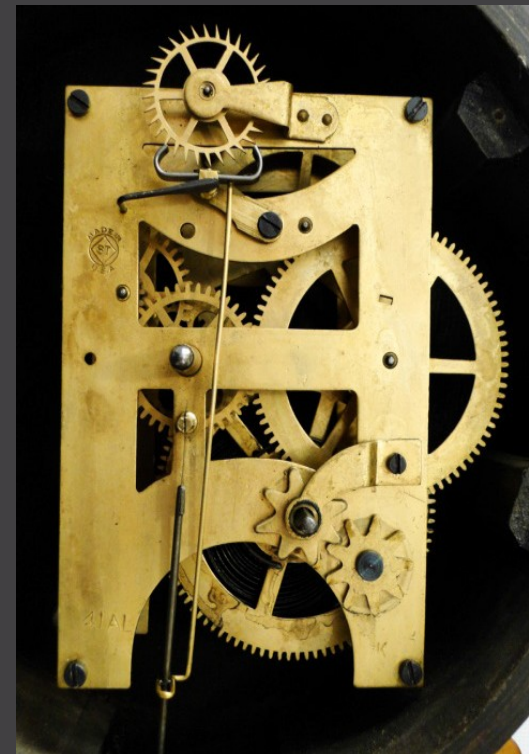


Connecticut[®]
still revolutionary

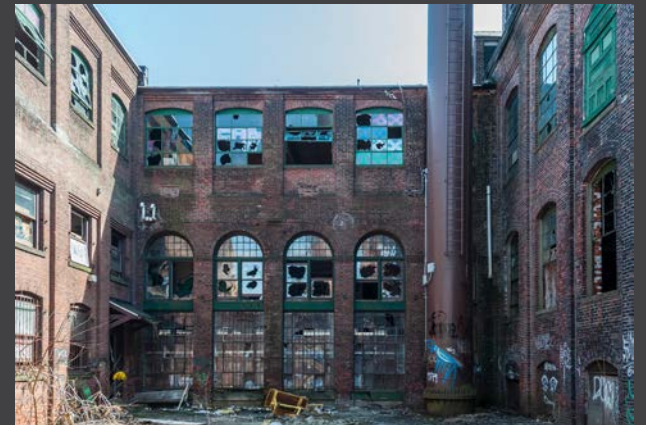
got mill?

Making Places: The Mills of Connecticut Project

Mills Shaped Connecticut



Underutilized Resources



Obstacles



Environmental issues



Size

Obstacles

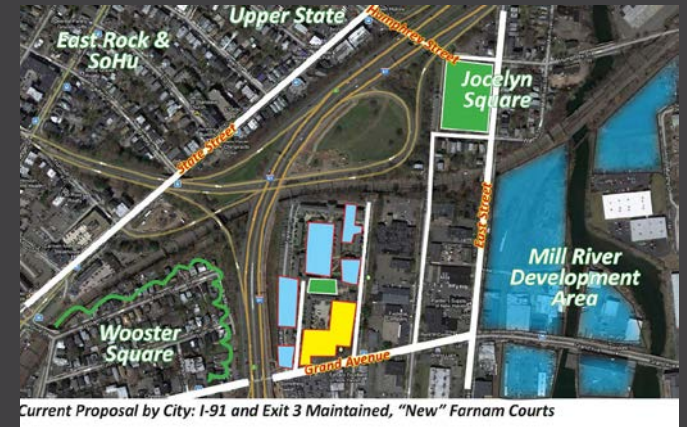


Use and zoning issues



Physical condition

Making Places are Place Makers



Opportunities



Location



Structural Strength/Flexibility

Opportunities



Interior Quality

Opportunities



Parking



Financial Incentives

Opportunity and Vision



REMINGTON RAND BUILDING
180 Johnson Street

I.D. MAIL SYSTEMS INC.	DEMERS EXPO SERVICES INC.	DAVID A. LENZ LANDSCAPE SERVICE LLC	MD LAWN CARE	INNOVATIVE DELIVERY SERVICES
VERETT ELECTRICAL CONTRACTOR LLC	MODERN SELF DEFENSE CENTER	CROSSFIT RELIGION	COUGHLIN SERVICES	CENTRAL CT PAINTING
FAT CITY CUSTOM	REFUGE GYM	FLOORING	OAK RIDGE LAWN CARE	AVAILABLE
TRINITY POWERWASHING	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE
NICE T-SHIRT	RENTAL	INFORMATION	860-324-8616	AVAILABLE

No Trespassing • No Soliciting • Emergency Contact: 860-324-8616

Incentives



State Historic
Rehabilitation
Tax Credits



Federal
Rehabilitation
Tax Credits



Federal
Low-income
Housing Tax
Credits



Energy
efficiency tax
credits and
grants



Connecticut
Housing
and Finance
Authority
financing



Department of
Economic and
Community
Development
incentives



Brownfields
Grants
specifically
for mills



Incentives
through
zoning and use
regulations

Baltimore Design School



Location/Use:

Baltimore, MD/school

Status:

Completed June 2013,
occupancy in August 2013

Funding:

Rent received from
Baltimore Public Schools to
offset financing of capital
costs (over 30 years)

Federal and State

Historic Tax

Credits Value:

\$3,000,000

Size:

115,767 SF

Developer:

Seawall Development

Construction Cost:

\$18,551,961

Project Cost:

\$26,857,705





Baltimore Design School

This innovative project in a recovering urban neighborhood converted an abandoned 1914 machine shop into a state-of-the-art magnet school with a 6th grade through high school curriculum based on art and design. “That kind of authenticity was something that we really wanted to communicate in the renovation of the building, to demonstrate that history is living, in a way, was key to stimulating the engagement of the students.” – Steve Ziger, project architect and secretary of the school’s board of directors



Cheney Mill Dye House



Location/Use:
Manchester, CT/
multi-family residential

Status:
Completed May 2011

Funding:
CHFA, LIHTC

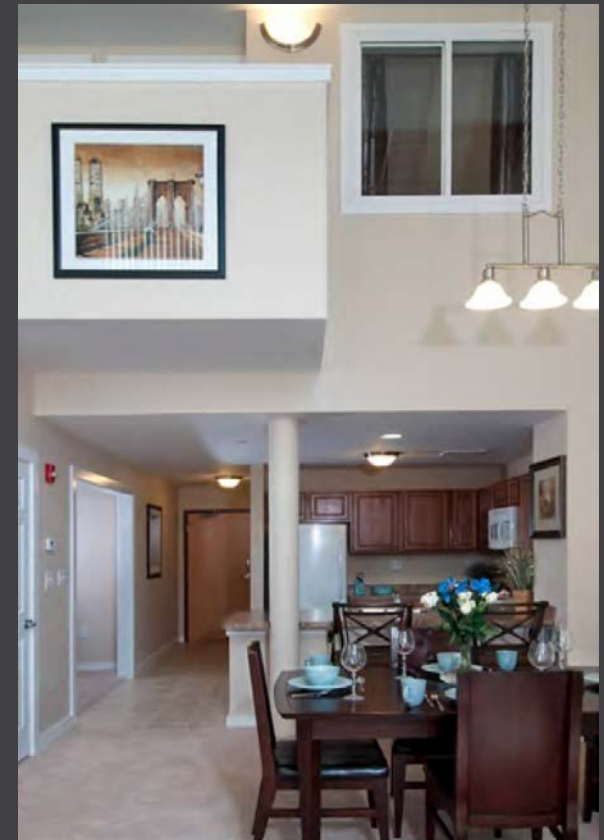
*Federal and State
Historic Tax
Credits Value:*
\$5,176,929

Size:
57 units; 89,800 SF

Developer:
Konover Properties

Construction Cost:
\$15,000,000

Project Cost:
\$20,633,488



Cheney Mill Dye House

Located in the Cheney Brothers National Historic Landmark District, the 1914 Dye House is a classic example of brick and timber mill construction of the early 20th century and had been vacant for decades. This project created 57 modern one, two and three-bedroom apartment units that retain the historic character of the building's high ceilings, exposed brick walls, reinforced concrete or heavy timber structure and large windows.

Addison Mill Apartments



Location/Use:

Glastonbury, CT/residential

Status:

Completed September 2009

Funding:

Private debt and
private equity.

*Federal and State Historic
Tax Credits Value:*

None

Size:

55 units; 56,000 SF

Developer:

Lexington Partners, LLC

Project Cost:

\$12,000,000



Addison Mill Apartments

The former Glastenbury (sic) Knitting Company, was owned by Addison Clark for whom this project is named. The company had been out of business for nearly 100 years and the building had been vacant and decaying for 5 years, when developer Marty Kenny bought it in 2007. He used private investment to convert the building into apartments while retaining and restoring many of the building's historic architectural elements.



Two Roads Brewing



Location/Use:
Stratford, CT/
commercial and
light industrial

Status:
Completed October,
2012

Funding:
Private funding, \$1,000,000
state CDA loan, \$500,000
DECD Brownfield Grant,
\$100,000 DECD fast
track loan

*Federal and State
Historic Tax Credits
Value:* None

Size: 103,000 SF

Developer:
Two Roads
Brewing Company



Two Roads Brewing

The owners of Two Roads Brewing Company were specifically looking for an historic mill building with the ceiling height, open space and floor strength they needed for their brewery. The former U. S. Baird Co. building in Stratford met all their needs and it already had a tenant, the Norwalk Compressor Company, in half of the building. The cooperation of town officials, state agencies and a dedicated investor were key to the success of this project.

Billings Forge



Location/Use:
Hartford, CT /commercial
and residential

Status:
Completed August 1981

Funding:
National Mortgage
Association Construction
Loan \$3,700,000
CHFA Permanent Loan
\$3,700,000
City of Hartford Urban
Development Action Grant
\$1,000,000

*Federal and State
Historic Tax
Credits Value:*
None

Size:
98 units; 161,297 SF

Developer:
United Community
Development, Inc.

Project cost:
\$8,400,000



Billings Forge

This building, that formerly housed a succession of heavy industries, is now home to Firebox Restaurant (one of the best in Hartford), The Kitchen (café), The Studio (multipurpose space), and program space for Billings Forge Community Works, along with 98 units of affordable housing. There is also a community garden, and the grass courtyard hosts a regular farmers' market.



Tariffville Mill



Location/Use:

Simsbury, CT/commercial

Status:

Completed January 2008;
achieved 98-100%
occupancy at completion
and has maintained it
since then

Funding:

Private debt and
private equity

Federal and State

Historic Tax

Credits Value:

None

Size:

50,000 SF

Developer:

GSHP, LLC

Project cost:

\$3,000,000



Tariffville Mill

Built in 1868 by the Connecticut Screw Factory, the building now houses a mix of businesses. Tenants include The Mill at 2T restaurant, Hair Gallery at the Mill and several company offices. Historic interior finishes like hardwood floors and exposed brick walls have been preserved throughout the building.



56 Arbor Street



Location/Use:
Hartford, CT/commercial

Status:
Completed 2007

Funding:
Private Equity

*Federal and State Historic
Tax Credits Value:*
None

Size:
83,000 SF

Developer:
New England
Management

Purchase cost:
\$1,950,000

Project cost:
\$1,500,000



56 Arbor Street

The sound of the Remington typewriters that were once designed and tested in this building has been replaced by the sounds of brushes, camera shutters and computer keyboards. It is currently 100% occupied by the theater and gallery of Real Art Ways along with artists, photographers, graphic designers, The Hartford Preservation Alliance and even three law firms.



Hathaway Creative Center



Location/Use:
Waterville, ME/
commercial, retail,
residential

Status:
Completed 2009

Funding:
Private equity and grants

*Federal and State
Historic Tax Credits*

Value:
\$11,500,000

Size:
450,000 SF

Developer:
Paul Boghossian

Construction cost:
\$20,000,000

Project cost:
\$30,000,000

© Gary Peachey



Hathaway Creative Center

Water from the Kennebec River provided power for the Lockwood Company textile mill that was opened here in 1886. In 1956, the Hathaway Shirt Company purchased the building and made shirts here until 2002, when it closed. In 2006 the mill was transformed into the Hathaway Creative Center with 67 loft apartments, as well as 130,000 sq. ft. of office and retail space for a variety of business sectors.



Massachusetts Museum of Contemporary Art



Location/Use:

North Adams, MA/museum

Status:

Opened May 30, 1999

Funding:

\$22,000,000 construction grant from the Commonwealth of Massachusetts
\$9,400,000 in private funds

Size:

218,000 SF exhibit and theater space, 200,000 SF office and retail space

Project cost:

\$31.4 million (including \$3 million in contributed real estate and \$4 million in environmental engineering and feasibility studies)



MASS MoCA

MASS MoCA is housed on a 13-acre campus of renovated 19th-century factory buildings in North Adams, Massachusetts. MASS MoCA seeks to catalyze and support the creation of new art, expose visitors to bold visual and performing art in all stages of production, and re-invigorate the life of a region in socioeconomic need.



The Mill



Location/Use:
Greenwich, CT/
office, retail, restaurant,
12 residential condos

Status:
Completed 1992

Funding:
Private equity

*Federal and State Historic
Tax Credits Value:*
None

Size:
100,000 SF, 5 buildings

Developer:
Fairfield Associates/ Mill
Management

Project cost:
\$12,000,000



The Mill

This mill complex was first established as a grist mill in the 18th century. Fairfield Associates (later Mill Management) transformed the mill complex into office space and condominiums, restoring the two most architecturally significant mill buildings, the Depot Building and the New Mill. This unusually sensitive redevelopment precipitated Glenville's transformation from a remote factory town to an up-and-coming suburban community.



First Town Square



Location/Use:
Windsor, CT/residential

Status:
Completed 2008

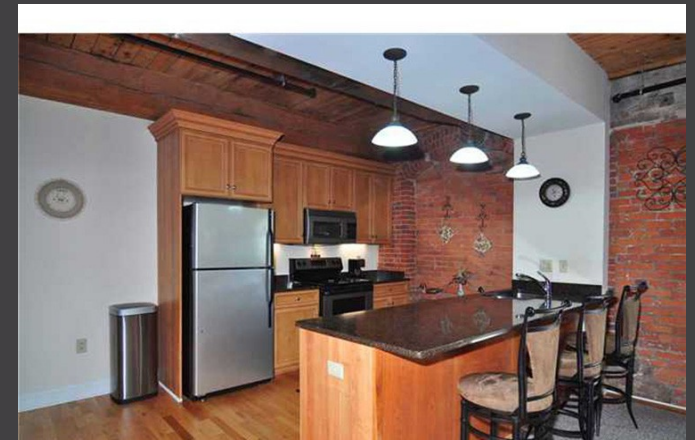
Funding:
Construction loan
(Webster Bank)
TIF from Town of
Windsor \$800,000

*Federal and State
Historic Tax
Credits Value:*
None

Size:
50 units - 80,000 SF

Developer:
CIL Development of
Windsor Incorporated

Project cost:
\$9,800,000



First Town Square

The adaptive reuse of this former factory was the first CIL project developed under its for-profit subsidiary, CIL Development Incorporated. Town officials had identified this structure, first built in the late 19th Century, as a key to adding residential density to its town center. It lies between the town and the Farmington River conservation area, so it offers an unusual combination of village charm with a bucolic environment. Environmental issues were addressed with a combination of remediation and an Environmental Land Use Restriction.



The Lofts at Sherwood Falls



Location/Use:

Berlin, CT/residential

Status:

Completed 2013

Funding:

Private equity and
\$1,100,000 in TIF from
the Town of Berlin

Federal and State

Historic Tax Credits Value:
\$2,700,000 State Historic
Structures Rehabilitation
Tax Credit

Size:

114,000 SF, 71 units

Developer:

CIL Development of
Kensington Incorporated

Project cost:

\$18,500,000



The Lofts at Sherwood Falls

The former Sherwood Tool Factory, originally the American Paper Goods Company, is a prominent, historic structure in the Kensington section of Berlin. CIL negotiated a purchase with the owner and spent almost a year preparing architectural and engineering plans, conducting environmental testing, and securing town approvals. Another year was spent securing DEEP approval of CIL's remediation plan that involved an Engineered Control Variance Request.



The Rocky Glen Office Campus



Location/Use:
Newtown, CT/office

Status:
Completed 2000

Funding:
Private equity

*Federal and State Historic
Tax Credits Value:*
None

Size:
100,000 SF

Developer:
Braverman Group

Project cost:
\$6,000,000



Rocky Glen Office Campus

This mill was built in 1856 for The New York Belting and Packing Co., which made power transmission belts, packing for steam joints and fire hoses fabricated from laminated rubber and cotton duck. After its rehabilitation, the offices have 180 degree panoramic views of 200 foot tall granite cliffs with 10 story tall evergreens, natural and man-made waterfalls, and the winding Pootatuck River. The project includes full service individual offices and 11,000 sq feet of clear space.



The Roundhouse



Location/Use:
Beacon, NY/
live/work lofts,
hotel, restaurant

Status:
Completed 2012

Funding:
Private equity, local bank,
SBA loan

*Federal and State Historic
Tax Credits Value:*
None

Size:
40,000 SF in 4 buildings

Developer:
Highview Development
Corporation

Project cost:
\$10,000,000



The Roundhouse

The Matteawan Manufacturing Company was established in Beacon in 1864. At different times these buildings have been home to a textile manufacturing plant, a dye works, a Civil War gun factory, and a machine shop that produced the nation's first mechanical lawnmowers. The Roundhouse continues to evolve and it now includes a 42 room hotel, a restaurant, an event space for 200 guests and artists' studios.



Manchester History Center



Location/Use:

Manchester, CT/museum

Status:

Occupancy 2005

Funding:

Major private donor (building purchase), *Save America's Treasures Grant* (roof), DECD (SHPO) *Historic Restoration Fund Grant* (windows), in-kind volunteers/donors (floors, etc.)

Size:

40,000 SF

Project cost:

\$750,000 to date with additional \$1,000,000 future investment planned



Manchester History Center

The Manchester Historical Society purchased the former Cheney Brothers silk mill machine shop in 1999. They rehabilitated the building and now use it as administrative offices as well as an event and exhibit space.



Maritime Aquarium



Location/Use:

Norwalk, CT/tourist attraction, education, entertainment

Status:

Opened 1988

Funding:

City of Norwalk bonds

Federal and State Historic Tax Credits Value:

None

Size:

140,000 SF

Owner/Developer:

Norwalk

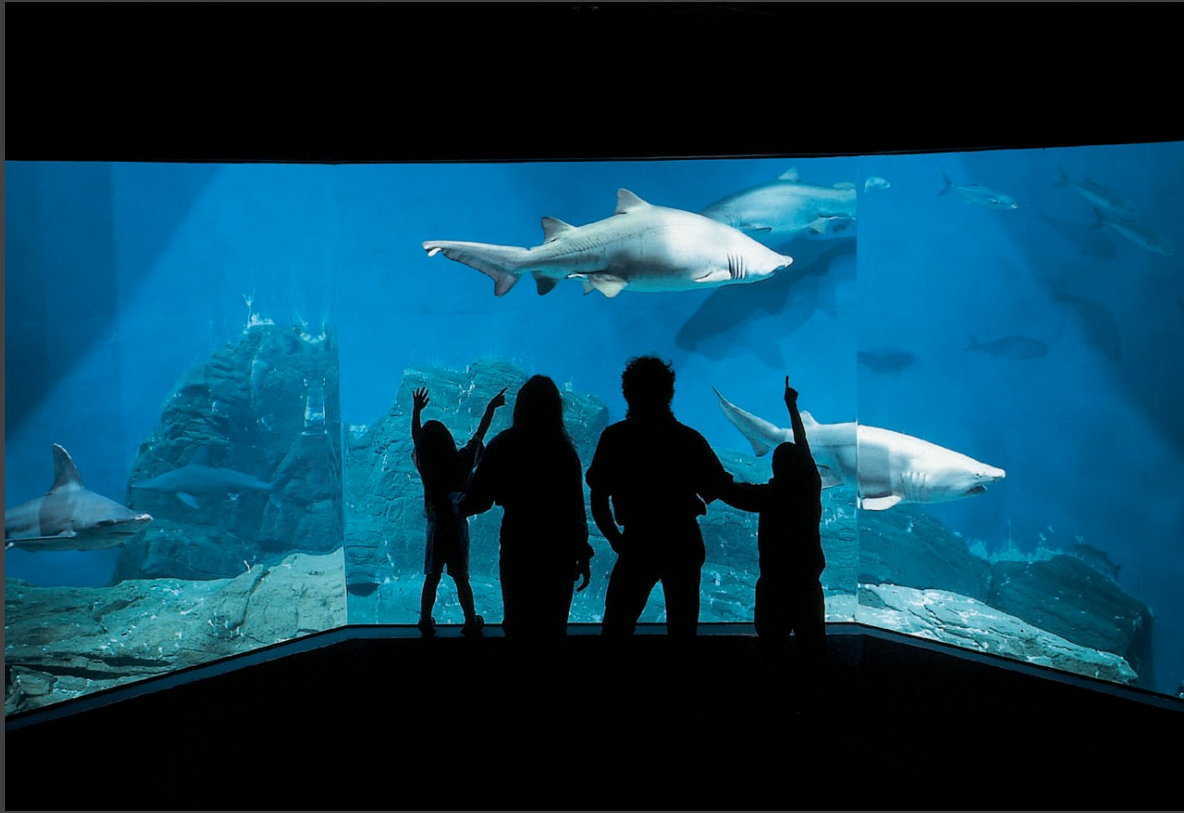
Redevelopment Agency

Acquisition:

\$0

Project Cost:

\$30,000,000



Maritime Aquarium

The Maritime Aquarium opened on the Norwalk River in a building that was constructed for the Norwalk Iron Works in 1868. Today, over 500,000 visitors each year explore 34 exhibits featuring more than 1,200 marine animals of 259 species. These close encounters, enhanced by friendly volunteer interpreters and informative display panels, educate visitors about the aquatic life of Long Island Sound and its watershed. The Maritime Aquarium also boasts Connecticut's largest IMAX Theater, with a six story tall movie screen.



Remington Rand Building



Location/Use:
Middletown,
CT/commercial

Status:
Opened 1988

Funding:
\$213,300 EECBG
\$200,000 EPA-DECD
\$320,000 HUD-CDBG

Size:
184,000 SF

Owner/Developer:
City of Middletown
(purchased in 2000
through tax foreclosure)

Acquisition:
\$372,775

Project Cost:
\$2,506,075 to date



Remington Rand Building

First constructed in 1897 by the Keating Wheel Company, this building has been used by various companies to manufacture bicycles, early electric cars (1899) early motor bikes (1901), early gasoline cars (1901-1907), typewriters, machine gun ammunition, specialized video cameras and office supplies. The Town Of Middletown chose to turn this once-vacant building into an economic asset by rehabilitating it and leasing its valuable flexible space. It embraces new technology with a solar energy system providing most of its electricity and it is now home to a variety of small businesses which contribute to Middletown's economy.

Photo: Hartford Courant



Newmarket Mills



Location/Use:

Newmarket, NH/mixed use

Status:

opened in three phases
from 2010 to 2012

Funding:

New Market tax credits
\$5,600,000

Developer debt and equity
\$12,000,000

Federal and State Historic Tax Credits Value:

\$3,000,000

Size:

112 residential units

50,000 SF commercial

Developer:

Chinburg Properties

Acquisition:

\$372,775

Project Cost:

\$21,000,000



Newmarket Mills

This spectacular stone mill complex was constructed between 1822 and 1865 by the Newmarket Manufacturing Company which used it as a textile mill. Over the next century the building was used by a variety of businesses before it was eventually left empty. The Town of Newmarket worked closely with the developers, Chinburg Properties, to provide infrastructure improvements and administrative help to make sure the project would be a success. The new mill has revitalized the town's economy.



American Woolen Company



Location/Use:
Stafford Springs,
CT/industrial

Status:
Completed July 2014

Developer:
American Woolen
Company

Funding:
DECD \$300,000 loan
and \$100,000 grant for
building acquisition
Private Equity

Size:
500,000 SF

Project Cost:
\$5,000,000 with future
investment in Q2 2015



American Woolen Company

Founded in 1853, Warren Mills was originally America's most prominent manufacturer of fine camel hair and cashmere woolen fabrics. In 2014, Warren Mills became the manufacturing headquarters of American Woolen Company. It is the only domestic mill capable of producing the highest qualities of both worsted and woolen cloth. American Woolen Company is committed to bringing back the jobs and technical mastery required to make the finest natural fiber fabrics in the world, here in America.

Lock Building



Location/Use:
Norwalk, CT/offices

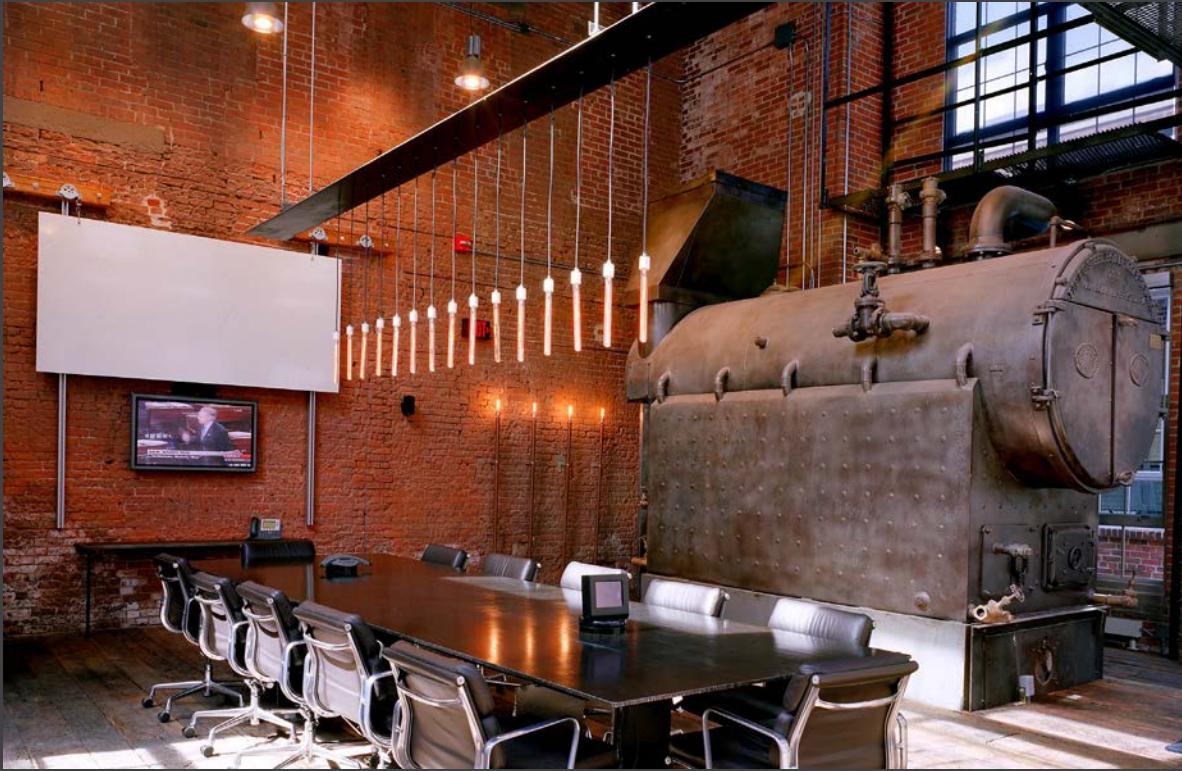
Status:
Completed 2002

*Federal and State Historic
Tax Credits Value:*
None

Size:
104,000 SF

Developer:
Spinnaker Real Estate
Partners in conjunction
with Norwalk
Redevelopment Agency

Project Cost:
\$12,300,000



Lock Building

The Norwalk Lock Company's factory embodies New England's industrial heritage. Construction of their South Norwalk factory began in 1856, and each of the subsequent 14 additions through 1941 reflected the current trends in building technology. Embedded in the structure is an evolutionary history of New England Mill construction. The company closed in the 1970s, leaving the building abandoned. It became artists' studios in the 1980s and in 1999 a grass roots effort saved the building from scheduled demolition. The building's innovative office spaces are now home to several companies.



Got Mill?

Who you gonna call?

Renée Tribert

Project Manager, Making Places

CT Trust for Historic Preservation

940 Whitney Avenue

Hamden CT 06517-4002

203-562-6312

