

Montgomery Mill

Windsor Locks, CT

Client: Beacon Communities
Size: 159 Units
Funding: CHDA; Federal and State Historic Tax Credits
Status: Completed 2015
Cost: \$45,000,000.00
Type: Multifamily Residential/Historic Rehabilitation

Federal Historic Rehabilitation Tax Credit: \$9,000,000.00
State Historic Rehabilitation Tax Credit: \$13,170,205.00
Assessed Value Pre-Rehabilitation: \$840,800.00
Assessed Value Post-Rehabilitation: \$TBD
Real Estate Taxes: TBD
Real Estate Taxes: TBD

The J.R. Montgomery Company Industrial Complex is a 2.28 acre former textile manufacturing facility located on a narrow canal bank between the Windsor Locks Canal and the Connecticut River. The former mill complex is an important icon in Windsor Locks' industrial history and a major landmark in the downtown area. The district contains a total of seven contributing resources constructed from ca. 1875 through 1939. These resources include three attached multistory brick buildings, a concrete warehouse, a concrete dye house, a steel footbridge, and a brick blacksmith shop. The rehabilitation of this complex involves the conversion of three former industrial buildings into 160 apartments for households of varying income levels, with approximately forty percent of the apartments consisting of affordable housing. The plan incorporates green design while working within budget and applicable historic preservation standards. Modern amenities include a dog wash, bike storage, fitness center, and community room. The Windsor Locks Canal State Park Trail is located along the canal and runs parallel to the buildings, providing residents with additional recreational opportunities. Its location downtown makes it a pedestrian-friendly community, located close to mass transit and within walking distance of the town center and many amenities.

