

BROWNFIELDS NEW HAMPSHIRE Success Stories



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City of Claremont

Success in DES/Grantee Brownfields Partnership

Updated August 2009

Overview

Dating to 1837, the "Monadnock Manufacturing Co's Cotton Mills" is now the city of Claremont's historic village district. To revive this blighted area, in May 2002, the US Environmental Protection Agency selected the city of Claremont for a Brownfields Assessment Grant. The objective of the \$200,000 grant is to return brownfields sites in the downtown area and mill districts to productive reuse and the city's tax rolls, while encouraging a mixed-use redevelopment of the reclaimed properties. The Department of Environmental Services continues to provide technical grantee assistance to the environmental cleanup and restoration of the Monadnock Mills historic district. This assistance, along with DES review of technical project submittals was funded via DES's CERCLA 128 (a) Brownfields Response Grant.

At A Glance:

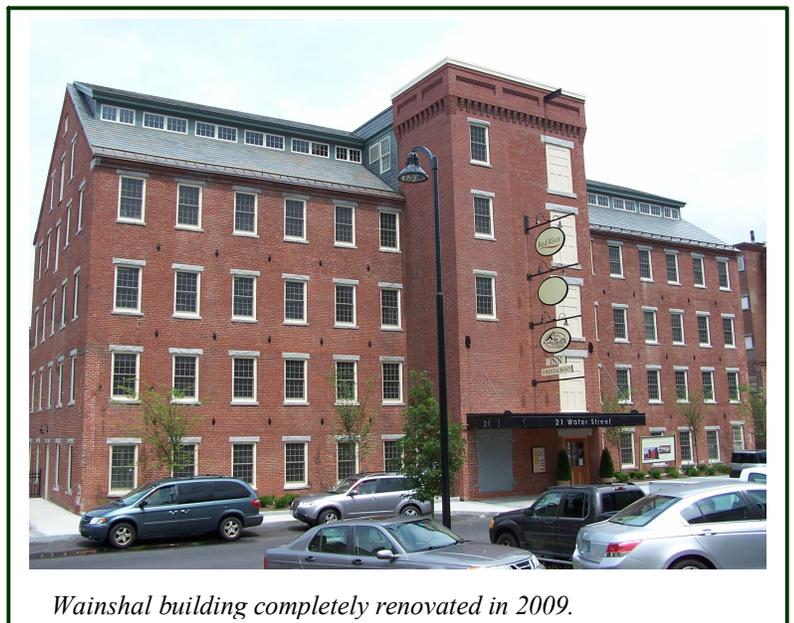
Site Location: Claremont, N.H. in the downtown historic mill district
Site Profile: Former 19th century mills and undeveloped commercial properties
Brownfields Financial Assistance: \$200,000 EPA Brownfields Assessment Grant
Private Investments: \$25 million
City Investments: \$15 million for water/sewer improvements

Progress to Date



Wainshal building circa 1950s

Much progress has been made to date! Two of the massive mills reopened in June after being dormant for more than 50 years. The Wainshal building, which includes the Monadnock mills No.2 and No.6, was built in 1884 for weaving and spinning of cotton cloth. Now, with the installation of new energy efficient windows in the Wainshal building along with other improvements, the Claremont's mill district has taken on the appearance of a look of renewal. The Common Man Inn, whose lobby and 35 guest rooms occupy the first two



Wainshal building completely renovated in 2009.

floors and are followed by the fast growing Red River Computer Co. on its third and fourth floors and the Sugar River Development, LLC, has redeveloped over 1,800 square feet of Class A office space available for lease on floors three and six. “It’s a ‘wow’ moment,” said Nancy Merrill, the city’s business development coordinator. “People are really shocked.” With an infusion of more than \$25 million in private investment, the city now has seen four of its well-preserved mill buildings come back to life from near destruction from the urban renewal of the 1960s.

The former Woven Label Mill building, Mill No. 4, now houses a 200 seat Common Man restaurant (their 16th in New Hampshire) on the first floor, featuring an outdoor terrace with views of the Sugar River falls. The upper level of the building houses eight hospitality rooms. The 40 new jobs that were created by the opening of the Common Man restaurant and Inn were filled by local and surrounding area folks, desperately filling a need for job creation during this country’s recession.



The former Woven Label Mill building along the Sugar River is now another Common Man Restaurant.



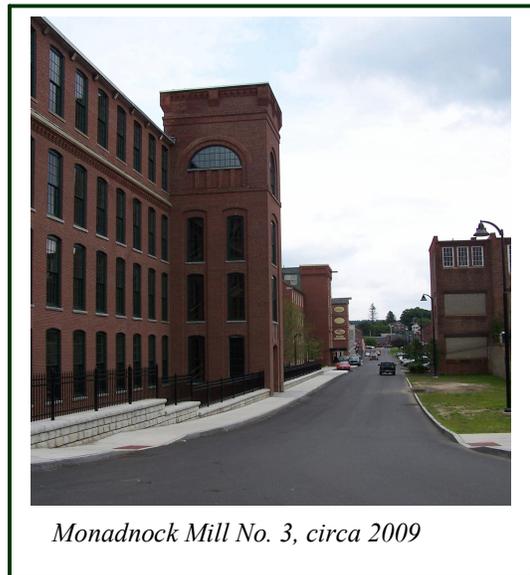
Overall view of the Monadnock Mills historic district with new pedestrian bridge.

Adjacent to the woven label building, the city constructed a \$1.3 million pedestrian bridge across the beautiful Sugar River and a new city park. This bridge represents the new gateway to the historic mill district.

Constructed in 1892 as a weaving mill, the Peterson building, Monadnock Mill No. 3, is currently being redeveloped by the Sugar River Mills Redevelopment, LLC, by the conversion of the brick and timber-frame structure into loft-style riverside condominiums featuring upscale custom quality finishes. Known as the Lofts at Sugar River, the residences are currently in the pre-sale phase.



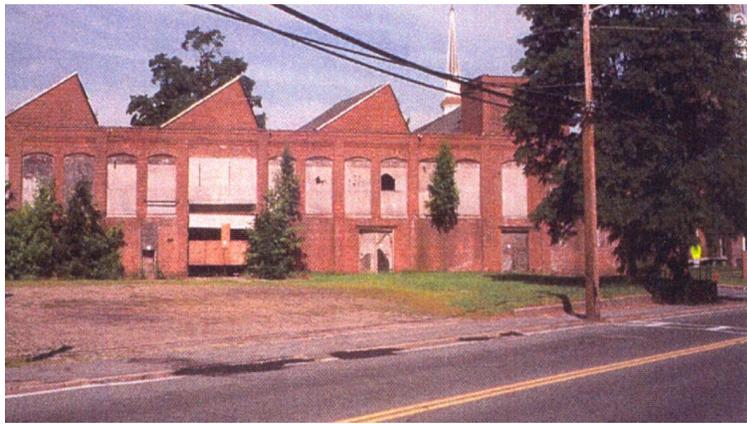
Monadnock Mill No. 3, circa 1892.



Monadnock Mill No. 3, circa 2009

Environmental Assessment Work Progress

Work under the assessment grant included a number of Phase One site assessments on priority sites and subsequent development of cleanup and reuse plans. One of these sites, the Sawtooth Mill building, is historically significant because of its brick construction with a sawtooth roof design. This design allowed for abundant natural light to illuminate the interior work space. The original building was constructed in 1902 with additions in 1907 and 1911. Once known as the Sullivan Machinery Company Forge Shop (later known as the Joy Manufacturing Company), it contained a forge, heat treatment plant, and chemical laboratory. It was used for hand-forging various parts of



Sawtooth building with its unique "sawtooth" roof structure.

mining and quarrying equipment, such as tool steel cutters. The city of Claremont acquired the property in 1995. The building has been redeveloped into a multi-story 256-car garage facility. Preservation efforts are still underway refurbishing part of the exterior walls to maintain the unique "sawtooth" roof structure design. This is expected to be completed in November 2009.

DES is proud to partner with the city of Claremont in their continuing efforts to redevelop the Monadnock Mills Historic Village District. All the people of Claremont can enjoy the transformation of these industrial eyesores of the past into today's successful and productive community resources. This Brownfields revitalization effort that continues today presented an opportunity for community benefits, be it environmental protection through the cleanup of these properties or the leveraging of new investment and jobs in this community.



Completed car garage facility with sawtooth design partial exterior.

For further assistance please contact the
Brownfields Program
New Hampshire Department of Environmental Services
29 Hazen Drive, Concord, New Hampshire 03301
(603) 271-2908

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