

## Historic Rehabilitation Tax Credits The Station at Clinton Clinton, Connecticut



Type: Mixed Use

Cost: TBD

Size: 400,000 SF (commercial space and 89 living units)

Status: In progress

Major Funding Sources: Federal & State HTCs

Developer: 1 John Street Clinton Ventures, LLC

Architect: Crosskey Architects, Inc.

This complex, occupied by the Pond's Extract Company and its successor firms, Chesebrough-Ponds and Unilever, was a thriving factory in Clinton from 1929 through the 1980s. Unilever closed the plant in 2012. The 1929 Art Deco concrete building was enlarged in with a rear wing 1936 and again in 1958, with a large single-story Modern factory.

Located adjacent to a Shore Line East railroad station, the complex has been well maintained and is an ideal candidate for rehabilitation as a mixed-use development. The three-story section, with its open plan and widely spaced concrete columns, will house living units with high ceilings and large windows. The single-story factory interior will be transformed into flexible office space and a state-of-the-art sports complex with indoor soccer, basketball, and golf. Amenities will include a fitness center, event space, and on-site parking. AHS is coordinating the federal and state historic tax credits, serving as the liaison with the Connecticut State Historic Preservation Office.

