



CELEBRATING
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Kaplan Construction recipient of Preservation Mass.' Paul Tsongas Award for historic rehab/reuse of former mill buildings

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According to Kaplan Construction the historic rehabilitation of former mill buildings into the Residences at Riverwalk in Amesbury and the renovation and adaptive reuse of Washington Mills Building No. 1 in Lawrence received the Paul E. Tsongas Award by Preservation Massachusetts. The program recognizes and celebrates the efforts and accomplishments of individuals and organizations that have made significant contributions to preserving the Commonwealth's historic resources.

Residences at Riverwalk, Amesbury, Massachusetts

Client: JM Zell Partners, LTD

Architect: Siemasko & Verbridge, Inc.

Today, the Residences at Riverwalk include a brick mill building originally constructed in 1885 with 18 townhomes while 69 apartments are located in a 1918 wooden mill building. The transformation of the former empty mill buildings into these elegant and spacious residences recognized the deep roots the structures have in Amesbury. In the mid-19th century, the mills formed the backbone of the town's businesses along the Powwow River, including carriage makers Walker Auto Body and the Spofford and Smart Factory.

The extensive historic rehabilitation of the mill buildings into luxury townhomes and apartments required shoring or replacing 50% of the structure of both buildings and 100% of the exterior of the wooden mill. Kaplan Const. provided preconstruction and construction services for the project. Recognized for maintaining its historic character, the structures have been nominated to the National Register of Historic Places.

Washington Mills Building No. 1, Lawrence, Massachusetts

Client: Architectural Heritage Foundation and Banc of America Community Development Corp.

Architect: Durkee Brown Viveiros & Werenfels

Originally built in 1886, the renovation and adaptive reuse of the 240,000 s/f Washington Mills Building No. 1 included transforming a deteriorating and vacant former mill building into 155 loft-style live/work units. The historic Washington Mills building is located on the site of the former Bay State Mills, the earliest textile mill in Lawrence. The former industrial mill became famous as the first U.S. mill to introduce all woolen worsteds and would later become part of the American Woolen Co. It is a key building in the North Canal National Historic District.

The 17-month redevelopment transformed the building into flexible live/work units that help nurture small businesses and provide further stimulation to the local economy. Kaplan Const. provided construction and preconstruction services. The units range in size from 625 to 1,700 s/f and employ design features that showcase the building's industrial character including 9-foot arched windows,

exposed brick walls, and original wood beams and ceilings.

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