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Universal Window and Door provides 800 historic replica windows for Brady Sullivan's Lofts at 25 Canal

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Allenstown, NH Brady Sullivan Properties held a ribbon-cutting ceremony for the opening of Lofts at 25 Canal, a former textile mill building that was converted into 150 apartments. Universal Window and Door provided 800 custom historic replica windows from its double-hung 400 Series for the adaptive reuse of the complex.

The renovation of the mill now provides a mix of studio, one- and two-bedroom market-rate apartment homes, with 130 units in the main building, a dozen townhouses, and eight additional apartments in the supplemental buildings. The complex features a host of amenities, including a theatre room, indoor putting green, on-site fitness center, game room, community room, and a rooftop deck.

“We have proudly renovated more than two dozen historic mills over the last three decades,” said Arthur Sullivan of Brady Sullivan Properties. “Working with a company like Universal Window has allowed us to restore the building’s integrity with new replica windows while elevating the beauty of the property within the community.”

Universal Window has long been a go-to custom window manufacturer for Brady Sullivan and its historic adaptive re-use of mill buildings throughout New England, including Pacific Mills in Lawrence, Mass.; American Wire Residential Lofts in Pawtucket, R.I.; and The Lofts at Lancaster Mill in Clinton, Mass., winner of the Paul E. Tsongas Historic Preservation Award by Preservation Mass.

Brady Sullivan owns and manages an extensive portfolio of apartment communities throughout New England, specializing in loft apartments within renovated historic mill buildings.

Located 1,000 ft. from the Merrimack River, the former China Mill building was built in 1868. Using waterpower from the Suncook River to fuel its textile machinery, the mill employed over 800 workers and turned out 330,000 yards of cloth per week by the late 1800s.

Universal Window and Door has experienced substantial growth in sales and geographic expansion in recent years after significant investments in manufacturing equipment, systems, and technology to continue delivering a high-quality product to our customers. In addition to New England and the mid-Atlantic region, Universal is now servicing markets in the Midwest, Southeast, and Canada with its custom window solutions, including the redevelopment of the White Mill in Danville, VA, which will deliver 147,000 s/f of commercial space and 150 apartments when completed. Earlier this year, Universal launched its 1060 Series, an energy-efficient window designed to satisfy historic preservation requirements while meeting an adaptive reuse project’s energy performance objectives. The 1060 is being installed in the redevelopment of the Stone Mill by WinnCompanies, which will transform the mid-1800s mill into a 21st-century model of energy efficiency.

“Universal appreciates being part of the team that delivered such a high-quality residential complex as The Lofts at 25 Canal,” said Jim Finn, president and CEO of Universal Window and Door. “The common trait that our team members share at Universal is a passion for helping our customers realize their vision for their projects, and this project a testament to that commitment.”

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