

Claremont Brownfields Walking Tour

**Environmental Assessment
and Remediation to
Promote Economic Development**

A Collaboration:



Topstone Mill

101 Mulberry Street



- 2.9-acre Site, mixed-use commercial building
- 5-story brick mill building built in approximately 1912
- Operated as a shoe factory until 1956 when the City of Claremont acquired the Site
- 2018 Phase II ESA - identified hazardous building materials throughout the building and a significant plume of PCE in groundwater at the upgradient edge of the property
- Site was referred to the NHDES for additional off-site investigation to determine the source of the PCE and investigation is ongoing
- Current use: restaurant and indoor golf course

Monadnock Mill No. 3 (Peterson/Building A) and Cotton Waste House/Weave Shed (Building B)

29 Water Street



- The Monadnock Manufacturing Company was incorporated in 1846 and remained in operation until 1932, at which point the complex comprised over ten buildings.
- Mill No. 3 (also known as the Peterson Building or Building A) was constructed in 1892 and was used primarily for weaving Jacquard bedspreads and other cotton goods.
- In 1945, the building was sold to a leather shoe manufacturer (Royce Shoe) and in 1967 to Andram Corp. for the manufacture of plastic toys until 1977.
- The cotton waste house/weave shed (Building B) was constructed in 1876 to house Jacquard looms for weaving operations. Building B was similarly used for shoe manufacturing from 1945 to 1954, after which it was mainly used to store finished woolen goods until it was demolished in 1995.
- The Monadnock Mill complex was placed on the National Register of Historic Places in 1979, and environmental investigation began around 1987.
- Investigation at these two buildings continued through 2005, at which remediation and redevelopment occurred until approximately 2010.
- Landscaped area now occupies the space where Building B once stood, while Mill No. 3 is now multi-unit housing.

Monadnock Mill No. 2 (Building C) and No. 6 (Building CC)/ Wainshal Building

21 Water Street



- The Monadnock Manufacturing Company was incorporated in 1846 and remained in operation until 1932, at which point the complex comprised over ten buildings.
- Mill No. 2 was constructed in 1853 and primarily used for weaving, spinning, and warping until 1871 when Jacquard looms were installed for the manufacture of Marseilles Quilts.
- Mill No. 6 was constructed in 1915 to replace a former coal-fired boiler house for Mill No. 2 and mainly housed machinery for preparing warp beams.
- In 1945, the buildings were sold to a leather shoe manufacturer (Royce Shoe) and from 1958 through the early 2000s, the buildings were mainly used for retail of wholesale goods (groceries, furniture).
- Investigation at these two buildings continued through 2005, at which remediation and redevelopment occurred until approximately 2010 .
- Identified environmental conditions included impacted soil and groundwater related to historical industrial operations and three above-ground storage tanks (ASTs) located north of Mill No. 2.
- Excavation of impacted soil occurred prior to redevelopment and an Activity and Use Restriction (AUR) was implemented to manage exposure to any remaining impacted soil.

Sweet Fire BBQ

116 Mulberry Street



- 0.77-acre Site, currently Sweet Fire BBQ restaurant and second-floor residential apartment since 2003
- Southern portion first developed in the late 1800s/early 1900s and used for coal storage and distribution related to the Boston & Maine Railroad that adjoined to the south.
- Operated by Rand, Ball & King Company until it changed ownership in 1969 and by 1971, was operated by a furniture refinishing company (Strip Nu).
- 1970s to the early 2000s: Site building was referred to as the “Mulberry Mini Mall” and was used for several commercial purposes including cabinetry, an auction house, a print shop, a video store, a plumbing supply company, and possibly a bakery and pizza shop.
- Investigation at this property began in 2024 following the identification of a CVOC plume on the southeastern portion of the Topstone Mill property. Investigation is ongoing.

Former Bulk Fuel Facility Mulberry Street



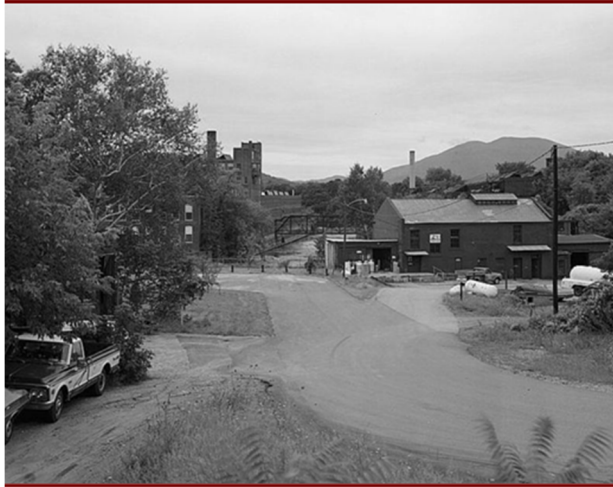
- The Site comprises two noncontiguous parcels totaling approximately 1.28-acres, divided by a parcel running north-south that formerly contained a railroad spur.
- The Site was first developed between 1925 and 1948 as a bulk fuel storage facility, containing several aboveground storage tanks (ASTs) and one underground storage tank (UST). The Site operated as a bulk fuel storage facility until approximately 2006, after which it was decommissioned.
- Environmental investigation and remediation have occurred at the Site since 1987 and continues to present day .
- Several soil excavations have taken place to address petroleum-impacted soil across the Site. A chlorinated solvents plume has been identified in soil and groundwater at the Site, but a source has not yet been identified and is suspected to be associated with a release at the upgradient Sweet Fire BBQ property.
- The Site remains vacant and largely vegetated to present day excepting the gravel parking lot. The restaurant operator at Topstone Mill is seeking to redevelop this property for use as an outdoor dining space.

Former Monadnock Mill #1 17 Water Street



- The approximately 0.15-acre Site is developed with a 33,000-square foot building originally constructed between 1837 and 1844.
- The Site building (Mill #1) was the first building to be constructed in what soon after became the larger Monadnock Mill complex to the east, west, and north (across the river) of the Site.
- The Site building was operated as the first workshop, processing cotton and wool for textile manufacturing. The Site building was used for storage, carding, spinning, and winding of wool and cotton over the years until 1932 when the business closed.
- It sat vacant until 1959 when it was used by various commercial businesses or vacant through 1979.
- Between 1979 and 1983, the Site building was substantially renovated to its current appearance, including reinforcement of structural components and partitioning of open floor space into cubicle-style spaces. The Site was used as office space by the State of New Hampshire until early 2024 when it was vacated.
- The City recently acquired this property from the State and hopes to sell it for redevelopment into housing and/or mixed-use commercial space.

Former Synergy Gas Lower Cul-de-Sac Place



- The approximately 1.03-acre Site consisted of one vacant parcel and was formerly the location of a manufactured gas plant (MGP).
- The earliest Site development can be traced back to the mid-1800s, around the time that the larger Monadnock Mill complex was developed.
- The Monadnock Manufacturing Company formed the Claremont Gas Light Company in 1860 for the purpose of supplying gas to the mills and owned it until 1905 when the Claremont Gas Light Company became its own entity.
- Coal gasification operations continued past the 1932 closure of the Monadnock Mills and transitioned to mostly propane storage and distribution by the 1960s.
- Environmental investigation at the Site began in 1996 in response to a reported release and has continued through today.
- Propane distribution at the Site ceased in the 2010s as several remedial actions occurred, including the removal of former MGP structures and coal tar-impacted soil. A two-foot thick soil cap was installed and an Activity and Use Restriction (AUR) was instituted for the Site.
- The City is currently working to design a multi-use recreational/open space in this area and extending to the west along the north bank of the Sugar River.

39 Central Street



- The 0.18-acre Site is improved with an abandoned 2-story brick building. A garage and shed formerly adjoined the northern edge of the Site building, but the structures were demolished in 2020.
- The building has a fieldstone foundation with a partial earthen basement, where two (2) furnaces and a decommissioned 575-gallon fuel oil aboveground storage tank (AST) were located.
- According to a 2014 Site Investigation, the copper supply line to the AST was cut and stolen, and a portion of the fuel oil remaining in the tank released onto the surrounding degraded concrete and earthen floor.
- Subsequent investigation occurred in 2022 and remediation was completed in 2024.
- The City plans to auction the property.

Former Claremont National Bank

56 Opera House Square



- The Site was developed by at least 1876, when it was purchased by Claremont National Bank/Sullivan Savings Bank. The Site continued operations as Claremont National Bank through at least 1966.
- The Site building was formerly shared with the Water Works office and a lockup (police holding cells) in the eastern portion of the Site.
- By 1948, the Site building appeared to have been renovated and matched its current configuration.
- By 1971, the Site building was redeveloped as the Pleasant Restaurant, which operated for an unknown duration.
- The Site building has largely been vacant since around 1985 with a brief occupation by an auction company in approximately 2003.
- A Phase I ESA and Phase II ESA were conducted at the Site that identified significant amounts of asbestos-containing materials throughout the building, fuel oil ASTs, and other building materials that required proper management.
- The project is planned to be redeveloped into a community arts center and is seeking to procure CDBG funds for construction.

Sullivan Machine Co.

14 North Street



- The Site was developed with a tannery as early as 1877 and as the Maynard Shoe Company as early as 1894 at the end of the current Maynard Street.
- Sullivan Machinery Company acquired a large tract of land—of which the Site is part of—on the north side of the Sugar River around 1903 and began building the Sullivan Machine Company buildings.
- The complex was used to manufacture iron, brass and steel castings and machine parts for production equipment.
- By 1948, Sullivan Machinery Company and other machine companies merged to become Joy Manufacturing Company, which primarily manufactured mining equipment. Joy Manufacturing operated through 1978.
- The City of Claremont obtained the property in 1991 and began redevelopment as a park.
- The mill buildings were demolished in the mid-1990s and a portion of the Site and vicinity have been used as a public park since that time.
- The City is seeking to expand the park along the entirety of the waterfront, connecting this Site and the Synergy Gas Site to the east.

Sullivan Machine Co. Foundry/Sawtooth Building

13 Mill Road



- The 2.58-acre Site is improved with an approximately 64,000 square foot warehouse building originally constructed by 1884. The eastern portion of the Site was developed as a machine shop, foundry, and other supporting buildings, including a pattern house, wheelhouse, pump house, boiler house, storage, and a coal shed.
- The Site was owned and operated by the Sullivan Machine Company, which specialized in manufacturing specialized mining, drilling, and milling equipment such as coal cutters, air compressors, channelers, hammer drills, and hoists. From approximately 1925 through 1977, the Site use remained the same.
- A fire in the 1980s destroyed a majority of the oldest eastern portion of the Site building.
- After the fire, Site use through the 1990s and early 2000s transitioned to a variety of commercial and industrial uses.
- A Phase I ESA was completed for the Site in 2024, which identified potential hazardous building materials and contamination associated with the long-term industrial use of the building. Investigation at this property is ongoing.
- The Owner is interested in selling the property for redevelopment as housing and/or commercial space.

Farwell Block

46-56 Opera House Square



- The Farwell Block site was constructed by at least 1854 and was used for residential and professional/retail purposes throughout its history, including a clothing shop, a drug store, a dry goods store, a shoe store, an undertaker, a restaurant, a market, a cobbler, a saloon, a bank, a barber, a shoe shine, a Red Cross office, a chiropractor, a Western Union office, a realtor's office, an insurance agency, a driving school office, and a military recruiting station, as well as several apartments.
- Due to the age of the building, a Phase I ESA was conducted to determine if any potential recognized environmental conditions were present and if a Phase II ESA was necessary prior to redevelopment of the site.
- Some potential hazardous building materials were identified; however, the scale of the project did not warrant further testing at the time.
- The Site was recently renovated into new dental offices for a local business.

Former Bond Auto Parts 11 & 13 Main Street



- The approximately 0.42-acre Site consists of two contiguous parcels - Lot 40 is asphalt paved, and Lot 41 is improved with an approximately 5,353-square foot, split-level two-story building constructed between 1925 and 1948.
- The Site was first developed by 1884 with several buildings including a horse shed, rag and paper warehouse.
- The Site was used for auto repair and storage since at least 1910.
- By 1948, the current Site building was constructed on the eastern portion of the Site and a filling station with three gas tanks was present on the northwest corner of the Site. The filling station operated until approximately 1979.
- The Site building operated as an auto parts sales store until 2018 when Site ownership changed.
- A Phase I and Phase II ESA were completed at the Site in 2024 which identified hazardous building materials in the building and background conditions in soil related to urban fill. Redevelopment planning for the Site is ongoing
- The Owner is seeking to convert the building to use as a commercial market space.

Joy Manufacturing Forge/Sawtooth Building 44 & 46 Main Street



- The approximately 1.42-acre Site consists of two contiguous parcels – 44 Main Street is developed with one approximately 84,000-square foot, three-story parking garage, and 46 Main Street is developed with an approximately 10,800-square foot brick building, which is a portion of the former Joy Manufacturing Forge.
- The original brick building was constructed circa 1902 as a metal forge for the Sullivan Machinery Company. When Joy Manufacturing took over in the 1940s, the forge was used to heat treat parts for coal mining machinery until the 1960s
- From approximately the 1970s to 2009, the building sat vacant and in disrepair.
- Environmental investigation at the Site began in 1996 with the removal of several underground storage tanks (USTs), followed by several soil and groundwater investigations.
- In 2016, the former forge at 46 Main Street was purchased by Twin-State MakerSpaces, Inc., for redevelopment into a teaching facility for learning various crafts and trades. Redevelopment was completed in 2018 and use of the makerspace continues today.