

THE AMERICAN MURAL PROJECT WINSTED, CONNECTICUT



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Property Details

Property Address:	100 Whiting Street, Winsted, CT
Property Size:	2.2 acres
Former Uses:	Storage warehouses for Winsted Hosiery Company, appliance shop and manufacturer, woodworking shop, motorcycle repair shop
Contaminants Found:	Petroleum, lead, arsenic
Current Use:	Ready for renovation
Current Owner:	The American Mural Project Foundation

Project Partners

ALCOA Foundation, Community Foundation in Northwest Connecticut, Newman's Own, Northwest Community Bank, TRC Companies, Town of Winchester and City of Winsted Brownfields Program

Funding Details

EPA Brownfields Assessment Grant:	\$25,000
EPA Brownfields Cleanup Grant:	\$200,000

Project Highlights

- More than 700 tons of contaminated soil were removed from the property
- The American Mural Project Foundation is collaborating with children and professionals across the nation to create the American Mural Project
- Completed redevelopment of the property will include a structure to house the American Mural Project mural, a visitor's center and surrounding gardens

Drivers for Redevelopment: The once-lively New England town of Winsted, Connecticut, formerly a booming manufacturing mill town, is now filled with vacant factories and empty streets. Because of its need for rejuvenation and redevelopment, the American Mural Project, a Connecticut-based nonprofit, chose to install the American Mural Project on the former brownfield site. The 100 Whiting Street property is planned to house the large mural along with a learning complex dedicated to America's heritage as a working nation. They hope this property will become a tourist destination, attracting people to Winsted and improving the local economy.

Across the 50 states, the American Mural artist, Ellen Griesedieck has worked with educators, scientists, workers and children from all walks of life to collect and create pieces of the mural. The different materials will be used in the mural to depict scenes representing American culture.

Property History: Settled in 1750, the City of Winsted was one of the first mill towns in Connecticut. Beginning in 1881, the Winsted Hosiery Company occupied two industrial buildings and one stone building on Whiting Street. After the hosiery company left, an appliance shop and manufacturer, a woodworking business, and motorcycle repair shop occupied the building on 100 Whiting Street. The property underwent Phase I Assessments in 2003 and 2005, and a Phase II Assessment in 2005, which revealed soil contamination from petroleum products, lead, and arsenic. The American Mural Project Foundation bought the property in January 2006 with the hopes that it would serve as the site to house a five-story mural.

Project Results: The Town of Winchester and the City of Winsted actively pursued brownfields projects, including the American Mural Project at 100 Whiting Street. After purchasing the property in 2006,

the American Mural Project received a \$200,000 EPA Brownfields Cleanup grant for the property. A cleanup contractor began to remediate the site in July 2008, removing more than 700 tons of soil contaminated mainly with petroleum and lead, as well as traces of arsenic and other metals. The cleanup was completed two months later in September 2008; however, ground water monitoring will continue for another three years.

The American Mural Project Foundation is developing plans to renovate the existing structure to house the five-story mural by raising the roof 30 feet. According to artist Ellen Griesedieck, "[After raising the roof] the inside of the building will be bigger than the Parthenon." The redevelopment will be completed in three phases. Phase one includes renovating the existing structure and raising the roof, which is estimated to cost \$1.2 million. The second phase includes building a visitor's center for outreach and public education. The final phase features development of gardens around the buildings to serve as a venue for local concerts and activities for visitors and community members. Currently, the foundation is seeking design bids to complete phase one.

Project Timeline

June 2003	Phase I Assessment
June 2005	Phase I Assessment
November 2005	Phase II Assessment
January 2006	Property purchased by the American Mural Project Foundation
July 2008	Cleanup Begins
September 2008	Cleanup Completed
Spring 2010	Phase I Redevelopment Start Date