



North Branch Construction, Inc.

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North Branch Completes Renovation and Energy-Efficient Upgrades of Historic Sugar River Mills

(Claremont, NH) North Branch has completed renovation and system upgrades of the historic Sugar River Mills in Claremont, NH. The Sugar River Mills property, which once served as a textile mill in the 1800's, offers 162 units of both affordable and elderly housing to the residents of Sullivan County. The historic mill buildings on the property consist of the Grist Mill, the Ton-Tine Building, and the M34 Building. Seven 6-unit townhouse complexes were added in the 1982 conversion of the mill buildings into housing.

Working with design firm Burnell-Johnson Architects of Manchester, North Branch performed several renovations and mechanical and electrical system upgrades to the units while they remained occupied throughout construction. Renovations to the M34 Building included the replacement of all windows, a new roof, the replacement of skylights in two 6-story atria, thermal envelope and heating control upgrades, and the installation of new forced hot water heating and air distribution systems. The roof renovation of this building required North Branch to match its existing historic masonry parapet cap. All townhouses received new windows and energy-efficient lighting fixtures, upgraded thermal envelopes, as well as new attic insulation and siding. Four of the townhouse units received new standing seam roofing. The heating plant in the Grist Mill was completely replaced with new high-efficiency condensing boilers and an air handling unit. Upgrades to the Ton-Tine Building included insulation of the mechanical pipework and replacement of interior light fixtures.

