

\$70 million mixed-use redevelopment of former Waterbury brass mill gets boost

By [Steven Goode](#), Staff Writer, Dec 16, 2025



(The Chase Building at 526 North Main St. in Waterbury.)

WATERBURY—The former [Chase Rolling Mill brass manufacturing building](#) could see a redevelopment project that includes housing, child care and and a neighborhood grocery.

The mill, built in 1910 and covering more than 186,000 square-feet of space at 526 North Main St., once produced 100 million pounds of brass annually, but has been sitting vacant and in disrepair for decades.

Officials with [NEST](#) have been working on plans for several years to redevelop the building without much change. But they believe that the recent designation to the State Register of Historic Places will unlock state and federal tax credits that could lead to a \$70 million mixed-use redevelopment. That development would include 90 or more mixed-income residential units, commercial and community space, a child care center, a fitness center and a neighborhood grocery.

“The historic designation of this project is a crucial first step, as it unlocks the State of Connecticut's Historic Rehabilitation Tax Credit”, said Kevin Taylor, NEST’s executive director.

“This program provides a tax credit of 25 percent of all qualified construction costs, which can increase to 30 percent if the project is in a federally designated opportunity zone or includes affordable housing, Taylor said. "When combined with the Federal Historic Preservation Tax Credit, which offers an additional 20 percent and our next designation to acquire, we can receive a total tax credit of up to 50 percent of our qualified construction costs."

Officials said they plan to retain the six-story Chase Mill building's early 20th century character, including its brick detailing, expansive windows and original structural framework while adding design and modern amenities.

Officials said the Crown Project is part of NEST’s broader Crownbrook Homeownership Initiative Redevelopment Plan, which aims to revitalize historically dis-invested neighborhoods through affordable housing, financial education, and inclusive community development with a goal of turning long-dormant industrial relics into a living example of what inclusive revitalization can look like.

Joseph McGrath, director of economic development for Waterbury, said Monday that the city welcomes private efforts to continue to grow its commercial and residential space.