

OVERVIEW

On July 26, 2001, the Burrillville Town Council adopted an ordinance establishing the Burrillville Redevelopment Agency. This ordinance was subsequently amended on [date] to further clarify various issues regarding the operations and powers of the Burrillville Redevelopment Agency (Addendum I). The Town of Burrillville's objective for establishing the Burrillville Redevelopment Agency ("Agency") was to plan for and manage the redevelopment and revitalization of various areas in the town which were experiencing physical and economic decline.

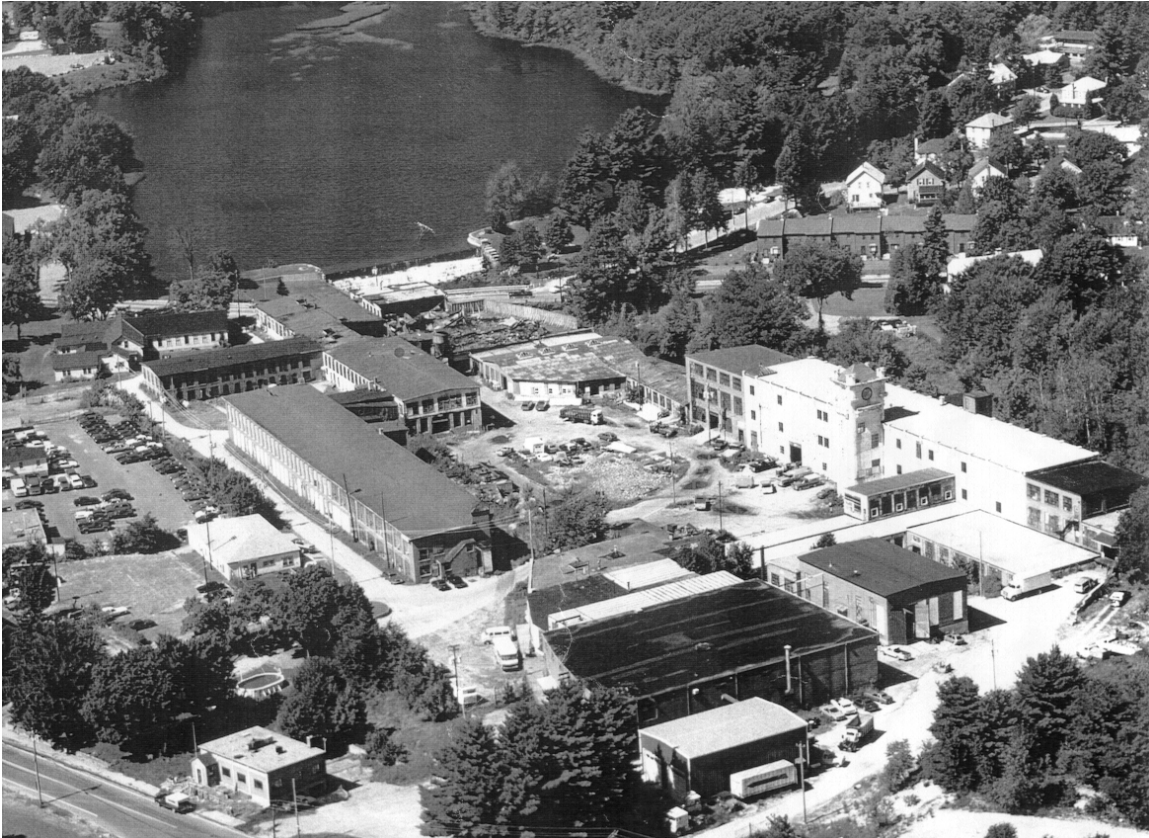
In the year 2002, the Agency adopted a process for identifying and evaluating various areas in the Town of Burrillville as potential areas for redevelopment. As a result of this process, the Agency selected the Stillwater Mill area as the top priority site for designation as a Redevelopment District. On November 13, 2002, the Burrillville Town Council adopted an ordinance amending the Burrillville Comprehensive Plan officially designating the Stillwater Mill area, as well as, several other areas, as "areas of substandard and blighting conditions" (Addendum II).

In 2003, the Agency engaged the services of Gates Leighton & Associates to refine a Master Plan for the Stillwater Mill area, which the same firm developed in 2001. Gates Leighton & Associates managed several public hearings on behalf of the Agency. The objective of these public hearings was to solicit additional public comment regarding the proposed Master Plan for the Stillwater Mill area. The resulting reuse and redevelopment plan has been officially adopted by the Agency and incorporated as the keystone to the following Stillwater Mill Redevelopment Plan.

HISTORICAL BACKGROUND

Manufacturing has been carried on in Harrisville since the early years of the 1800's. The Clear River was tapped for water power to run saw and grist mills during these early years. Andrew Harris purchased the water privilege in the area and started the manufacture of spindles and flyers. By 1822 a cotton mill was erected and operated by Mr. Harris. The mill was leased over the years to several different parties, then sold to the Emerson brothers in 1853. Emerson constructed a mill but sold it to Job Steere and William Tinkman in 1856. These proprietors built the dam, lengthened the factory, erected a picker house, dye house, dry house, etc. in 1857. Cassimeres were manufactured in 1860. Between that time and 1884, several old shops were pulled down and other buildings erected in their place. Mr. Tinkman built several large buildings between 1886 and 1889. The mills were engaged in the manufacture of fancy worsteds with 400 to 450 hands employed. After a major fire in 1894, the buildings were rebuilt and

manufacturing continued. In 1911 the largest concrete fireproof mill of its kind in New England was built by Mr. Tinkman. It still stands today.



Stillwater Mill Complex

In thesis written in 1935, Lloyd Deacon Black states that the largest company operating in Burrillville is the Stillwater Worsted Company whose headquarters are at Harrisville. The company began operations in Harrisville about 1912, when it rented the William Tinkman Mill. The lease was renewed in 1918 when it rented the mill once more with the option of purchase. Tinkman's son sold it in 1920 to Austin T. Levy.

By 1926 the Stillwater Worsted Co. included not only the large Harrisville Mill but two mills in Mapleville, RI, one in Greenville, RI, one in Washington, RI, one in Ashaway, RI, one in East Woodstock, CT, and three mills in Virginia.

World War I stimulated all branches of industry and the woolen and worsted industry as much as any. The government issued orders for uniforms, blankets, and other woolen materials. During the depression years of the 1930's, Mr. Levy kept the mills running and his people employed. The Stillwater Company generated its own electricity to operate its machinery. In Harrisville they made worsted cloth for men's wear and employed 600 workers, both men and women, in 1936.

The tradition of manufacturing fine worsted cloth continued through World War II when the Stillwater Worsted Mills again made cloth for the uniforms of our soldiers. In January of 1963, the news of the Stillwater Worsted Mills, Inc. moving its cloth production to Virginia came as a blow to the 250 workers in the mill and the residents of Burrillville as a whole. It was the end of an era in manufacturing in Burrillville.

Today the mill complex is on the National Register of Historic Places as an important part of the Harrisville Historic District.



Stillwater Mill Complex

PROJECT BOUNDARIES

The project area comprises 20 assessor lots totaling 945,247.64 square feet or 21.70 acres in the Village of Harrisville, Rhode Island. The project area is bounded to the north by East Avenue, to the south and west by Harrisville Main Street and Central Street, and to the east by the Clear River. Table I summarizes the properties included in the project area. Table II summarizes additional information pertaining to the project area including property ownership, existing building square footage, and land and building tax assessments.

TABLE I
PROJECT AREA LOTS

Map	Lot	Lot Size (SF)
160	077	14,614.38
160	078	6,098.40
160	079	24,633.18
160	080	108,900.00
160	076	38,332.80
160	075	32,974.92
160	074	32,887.80
160	073	8,712.00
160	072	6,098.40
160	071	8,712.00
160	070	9,583.20
160	069	108,900.00
160	068	12,196.80
160	067	11,325.60
160	066	31,363.20
160	065	141,134.40
160	064	16,988.40
160	063	48,155.58
160	062	189,307.40
160	204	94,329.18
	20 Lots	945,247.64