

The Berkshire Eagle NEWS

Architects lay out vision for Greylock Mill in North Adams

Posted: 08/07/2015 08:22:59 PM EDT | Updated: 11 months ago



The new owners of the Greylock Mill (formerly the Cariddi Mill) Salvatore Perry and Karla Maria Rothstein stand in the weave shed portion of the building. They plan to start renovations in this section, creating a set of commercial spaces with like-minded uses. (Scott Stafford — The Berkshire Eagle)

NORTH ADAMS — A little more than a year ago, Salvatore Perry and Karla Maria Rothstein were on their way back from the Clark Art Institute to their hotel in Adams when they drove by the Cariddi Mill and the "for sale" sign out front.

On Friday, Perry and Rothstein, both architects, stood inside the mill as the new owners, discussing their plans to repurpose and rejuvenate the 240,000 square feet of space, some of which dates back to 1870. Through their company, Latent Productions, Rothstein and Perry envision a multi-use plan for the structure, allowing each individual space to serve in a way that is conducive to the space.

They have brought back the mill's historic name, the Greylock Mill, and plan on starting in the former weave shed — 65,000 square feet with one story and a "sawtooth" style roof — on the eastern side of the building.

Here the concept is to create a set of commercial spaces with like-minded uses in wholesale food production, including a commercial incubator kitchen and an event space for weddings, performances and other functions.

In the weave shed there will also be space for food fabrication, dairy production, a fermentation space, and a space for producing food from grain. A retail food/drink space is also part of the weave shed plan. This phase is estimated to cost roughly \$5 million, Perry said.

"It's important to get the first phase running, and continue planning for the rest of the building," Perry said. "We are

very confident in this project."

In the four-story mill structure on the western end of the building, the partners are in the early stages of planning for a hotel on the lower levels, and residential condominium space on the upper levels. There are even plans to utilize the roof with a year-round greenhouse for growing food.

Outside the rear of the structure Rothstein and Perry envision a green space for outdoor events.

The heat and much of the power for the entire structure will come from a co-generation plant, an energy-efficient technology, which produces both heat and power in the same unit.

The project will happen in phases, Perry said, and as one nears completion, another phase will come into play.

The Latent Productions team hopes to have the weave shed ready to receive tenants in the spring of 2016.

Since first becoming entranced by the structure last year, Rothstein and Perry have done significant research into the history and architecture of the structure, as well as the city's master plan, and collected further data from the Berkshire Regional Planning Commission and Mass Development. They have looked at other developments under way, the location of cultural institutions, schools, the airport and routes of commerce and patterns of agriculture.

They have been in contact with local businesses and farms, establishing relationships that will help all involved.

"We have found people who want their community to improve and we are excited to be a part of that," Rothstein said. "We have found there is a certain momentum of economic growth here, and we are desirous to build on that momentum."

The sale of the Cariddi Mill was finalized Thursday, July 23 for \$749,000 to Greylock Works, LLC, which is owned by the New York City-based Latent Productions.

The original buildings of the former cotton mill, at 508 State Road, were built in 1804 and substantially replaced and expanded in 1870. It consists of several diverse sections ranging from one to four floors. The Cariddi family bought the structure in 1975.

Originally known as the Greylock Mills, the cotton mill was home to hundreds of workers over the years. The building has served as an aluminum manufacturing facility, and once housed a fine-lace weaving operation and a wallpaper manufacturing firm.

"To have such a significant commitment from folks who live outside the area and invest in something like this is just phenomenal," said North Adams Mayor Richard Alcombright.