

# Spectra Boutique Apartments

Hartford, CT

Client: Wonder Works Construction/Girona Ventures LLC  
Size: 190 Units  
Funding: CRDA; Federal and State Historic Tax Credits  
Status: Completed 2015  
Cost: \$30,266,458.00  
Type: Multifamily Residential/Historic Rehabilitation

Federal Historic Rehabilitation Tax Credit: \$5,551,318.40  
State Historic Rehabilitation Tax Credit: \$4,515,433.00  
Assessed Value Pre-Rehabilitation: \$186,200.00  
Assessed Value Post-Rehabilitation: \$9,914,300.00  
Real Estate Taxes 2015: \$3,040.70  
Real Estate Taxes 2016: \$5,526.44

In January of 2011, the vacant building was purchased by 5CP, LLC, a consortium with Girona Ventures, LLC and Wonder Works Construction and Development Corporation, as primary managing partners. Crosskey Architects collaborated with the developers to convert the hotel, now referred to as "Spectra Boutique Apartments", into a multi-housing project consisting of 190 units with a mix of 54 studios, 123 one-bedroom, and 13 two-bedroom units. The developers selected the building because of its prime location in downtown. The Front Street District, Connecticut Science Center, Convention Center, restaurants and entertainment venues are all within walking distance. Large windows made the building more attractive for redevelopment, allowing abundant natural light to flood living spaces and affording breath-taking views of the city and the Connecticut River. Inspired by 1960s colors and finishes, the interior designer created warm and inviting spaces respectful of the Modern-era. During construction, massive steel trusses were uncovered and celebrated as a design feature. The layout of the second floor was the most challenging aspect of the design because of the lack of windows and the two, 103-ton steel trusses that support the structure over Kinsley Street; the largest steel members ever erected for a building in Connecticut. The space was used for resident amenities not requiring natural ventilation (i.e. theater room, library, community/billiard room, fitness center and exercise room). Live/work units with adjacent office space were introduced to the second floor to efficiently use dead space.

