

CT Main Street Success Stories

The Hodson Building

Bank Street
Downtown Waterbury

Parag Mehta, RA, AIA
Architect & Developer



The historic Hodson Building, at 68-70 Bank Street, had always held street-level retail with upper floor business office space. Architect and developer Parag Mehta was attracted to the composition of the building because it provided natural light from windows on three sides of the structure. He liked what he learned about the potential for Downtown Waterbury and brought his extensive knowledge of adaptive re-use from his development work in New York City.

Mr. Mehta's goal was to create an attractive, highly desirable mixed-use structure. The marketing plan was to attract young professionals as tenants, based on the attractiveness and quality of the units and competitive rental rates. The audience included college students, medical interns, municipal workers and others who want to live in an urban setting with reasonable rent fees and attractive surroundings.

Mr. Mehta chose to adapt the building to meet historic renovation criteria as well as LEED certification standards. He created 18 apartments with a mix of studio, 1, 2 and 3 bedroom units. A number of loft units have 11-foot ceilings and all 18 have hardwood floors, central air, granite countertops in kitchens and bathrooms, and other attractive features.

The exterior brick was carefully cleaned and all windows replaced. The horizontal concrete slabs that hid or shortened the windows and altered the building's symmetry were removed. The Hodson Building was selected for a Downtown Waterbury Façade Improvement Grant which enabled Parag to bring the façade back to an authentic look.

Efficient use of interior space resulted in varied apartment layouts. Laundry facilities were placed on alternate floors, and ample hallway lighting was installed. **Ultimately, Mr. Mehta presented his tenants with a building they could recognize as attractive, bright, efficient, convenient and safe.**

Main Street Waterbury arranged for Mr. Mehta to meet with the municipal parking authority to work out an arrangement for fee considerations so that tenants could affordably use a nearby ramp garage. Concerns for safety were addressed through installation of security locks on doorways and a camera system that views the street and sidewalk areas around the building.



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