

Historic Rehabilitation Tax Credits Capewell Lofts Hartford, Connecticut



Type: Mixed Use
Cost: \$ 26,100,000 (total development)
Size: 72 units
Status: Completed 2016
Funding Sources: Federal & state historic tax credits, CRDA
Architect: Crosskey Architects, Inc.

The Capewell Horse Nail Company factory building was a major Hartford manufacturing center from the late 19th century to 1985, and it is listed in the National Register of Historic Places. The brick and concrete building was completed in 1903, following a fire that destroyed the company's original factory. The main building is three stories high and has a large roof monitor that provides daylight for the deep interior spaces. A single-story wing on the west side once served as the factory's storehouse. After nail production ceased in the 1980s, the factory remained vacant for almost 30 years. While the building suffered significant deterioration, it remained viable for rehabilitation and adaptive re-use for multifamily housing. The new loft apartments have ceilings ranging from 15 to 26 feet high, large windows, concrete floors, and sleek interior fittings with an industrial aesthetic. Amenities include a fitness center, a billiards lounge, bicycle storage, and an outdoor grilling patio. Roof-top photovoltaic panels help reduce energy costs. As a consultant to Crosskey Architects, our architectural historian coordinated the federal and state historic tax credits, serving as the liaison with the Connecticut State Historic Preservation Office.

