



**203-209 Willow Street  
Waterbury, Connecticut**

**Willow Mutual Housing Limited Partnership**

203-209 Willow Street is an existing four story building that was vacant and in serious disrepair. The structure was formerly occupied with ground floor commercial space and three stories of residential space that contained 18 apartment units. A basement also exists below the commercial level. An exterior stair court that divided the structure exited onto Ridgewood Street

East of the former center court was divided into four dwellings for each of the three residential floors and three commercial units on the ground floor served by an interior stair exiting to Willow Street. The west section was divided into two residential units per residential floor and three commercial units on the ground floor served by an interior stair that exits onto a drive then to Ridgewood Street. The interior of both sides was generally destroyed from fire and weather. The building contains 4,270 s.f. for each of the three residential floors and 5,044 s.f. in the street floor that renovated into community, management offices and residential use.

Renovation plans required gutting of the residential and commercial spaces. New dwelling plans divided the three residential floors into two dwellings on the west side and two dwellings on the east side of the center court. The court was enclosed at all levels and reconstructed to include an elevator to serve the first through the fourth (top) floor. A center stair with direct egress to Ridgewood Street now provides the second means of egress supplementing the existing east and west interior stairways. The commercial ground floor was developed into three dwellings and community spaces. Four accessible units (type A) are provided throughout the structure. The total unit-count after renovation is sixteen dwellings.

The plans call for a new individual gas fired heating and unit air conditioning to serve each dwelling and the community space. A 100-amp/240 volt electric service was provided for each unit and a 200-amp/208 volt service for the community space. The building is protected with an R-13 automatic fire suppression system (sprinklers). Walls and ceilings are fire rated gypsum board. Living, dining, halls and kitchen floors are composition wood, bedrooms are carpet while baths, lavatories and laundry rooms are vinyl. New windows and doors are provided and the exterior brick and stone tracery steam cleaned and re-pointed. The decorative exterior metal trim was scrapped of its lead paint repaired and repainted.

Occupancy took place February 2008.