



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

273 Congress, East End Lofts

Project Description

This project involves renovations to the existing Angela Adams retail space in support of converting the building into studio condominium housing, and as a result, returning the building back to its original usage. This project will not only provide a compatible use for the existing space, but will also provide much needed housing for the neighborhood. Distinguishing original qualities to the character of the building will be left primarily intact, and there will be no significant archeological resources that will be impacted by this project.

The original building structure, constructed as a house during the mid to late 1800s, has undergone several additions over its lifetime. The second oldest portion of the building is a single story, 3-wythe brick structure located to the rear of the site. During the first half of the 20th century the front façade was altered to accommodate a storefront structure. A second story consisting of a brick veneer assembly was constructed on top of the original 3-wythe structure while the building was occupied by Tommy's Hardware, and this addition unified the two separate buildings on the site. Also during that time a dormer was added to the front of the house. While Angela Adams occupied the building, a block veneer addition was constructed, expanding the usable area of the second story.

A portion of the original house will be converted into a two story living unit, with living and sleeping spaces located on the upper floor (third floor of building). The original beams located in the living area will remain, and portions of the structure that will be uncovered during demolition shall be cleaned to match the currently exposed wood.

Alterations and repairs to the existing building include window and door replacements (see drawing A6.1) and repair work to the existing masonry (refer to elevations on sheet A2.1). Care will be taken when repointing and repairing failing exterior brickwork to match the existing surrounding brick to the greatest extent possible. When cleaning existing surfaces, care will be taken to not cause damage to any historic materials.

Multiple large windows will be added to the north and south facades in order to increase daylighting within the new living spaces (see drawing A2.1). These windows will consist of clear anodized aluminum frames to match the existing entry door frame, and will be located so as to be harmonious with the rhythm of the existing fenestration. A total of five windows will be replaced due to poor condition. These windows will be the same sizes of the originals and will be replaced with aluminum frames to match the existing building standard.

At the south façade of the building, there is a portion of the 3-wythe brick that has been infilled with CMU (refer to the South Elevation on drawing A2.1). The CMU will be removed and infilled with a wood framed assembly finished in black metal siding to match the north façade. A new door and window will be located within the infilled portion to provide access to Unit #2. Two existing window openings on the same wall have been infilled with brick. This brick will get removed, and a window and door will be

installed in the existing rough opening (additional brick will need to be removed to accommodate the door).

Minor work to the façade will include re-roofing the existing roof over the retail space and converting it into a usable patio space equipped with a new railing and a screened partition dividing the patio for two separate units (refer to details 1, 2, and 3 on sheet A8.1). The existing windows overlooking this space will be replaced with new glazed doors. The patio doors will include arched clearstory windows to match the original appearance of the existing windows, and the original decorative header and surrounding brickwork will remain in place. The new railing and screened partition will consist of galvanized hollow structural steel and steel rods for a modern and tasteful aesthetic. Signage alterations will involve the replacement of the existing fabric awning with a new awning of like kind.

Existing exterior utilities will primarily remain, with the exception of the existing exterior lighting which will be replaced in order to properly illuminate the site (refer to elevation on sheet A2.1). New exterior lighting fixtures will be installed on the façade facing the Synagogue. Condensing units corresponding to new mini-split heat pumps located in each unit will be installed wall mounted on the rear façade. The sidewalk will need to be selectively demolished and reconstructed to match its original condition in order to provide access to existing plumbing utilities during construction.

In summary, no significant modifications will be made to the historic character of the building. Any alternations that will be made to the façade and interior of the building will only act to provide value to the property by repairing any existing issues and increasing functionality for the new occupancy.

Standards for Review of Alteration to Historic Buildings

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

The building will be returned to its original intended use, while retail will remain in the first floor storefront.

(2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

Original qualities and character will remain preserved. Historic materials and architectural features will remain untouched or will be repaired.

(3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.

New features and elements will be constructed of materials and products of a modern and timely aesthetic.

(4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.

We will not be destroying the features that are evidence of the history and development of the structure.

(5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.

Features, finishes, and construction techniques characterizing the structure will remain and will be treated with care.

(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

Brick repairs at the building façade will match the existing design, texture, color, and coursing.

(7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.

Care will be taken when cleaning structures and objects.

(8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.

No significant archeology resources will be affected by this project.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

The new railing and screen partition at the front façade of the building will be both contemporary and respectful of the historic details.

(10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

The essential form and integrity of the history property will remain unimpaired by new additions and alterations.