



This gut renovation of a deteriorated 19th century wood-frame building created four small faculty apartments on a tight urban site.

Original mortise-and-tenon connections at joists had failed, necessitating major structural repairs, including the complete replacement of floor framing. A two-story ell was also entirely rebuilt.

A new enclosed rear egress stair was built; separate mechanical systems were installed for each apartment; windows, exterior clapboards and slate at the mansard were replaced.

By meeting demanding EPA guidelines for energy efficiency, the project received certification as part of the EnergyStar Homes program.

