

Renewed Artifact: Live/Work Residences at the
Boeing Field Apartments

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Abstract

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The importance of rehabilitating and renovating historic buildings is a long-established value in the preservationist community, not to mention its explicit connection to the built environment and architecture. However, in the past, the field of historic preservation has largely been influenced by more advantaged stakeholders. This suggests a need to understand who benefits from preservation. Preservation and restoration of historic buildings is essential in regions, such as Georgetown, that are under threat of the effects of gentrification, demolition, and redevelopment. Rehabilitation of historic buildings can contribute to the accessibility of housing and workspaces, while can acting as a generator for community development. This thesis examines the role that preservation and rehabilitation of a historic building has in serving the needs of a community, with the renovation of residences and new, local workspaces at the historic Boeing Field Apartments and adjacent site.

Renewed Artifact:

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Figure 1.

Introduction

The importance of rehabilitating and renovating historic buildings is a long-established value in the preservationist community, not to mention its explicit connection to the built environment and architecture. However, in the past, the field of historic preservation has largely been influenced by more advantaged stakeholders. This suggests a need to understand who benefits from preservation. Buildings, structures, and sites designated for landmark status have generally been approved by relying on privileged, elitist interpretations of historic places. When studying historic preservation, it is important to acknowledge that we are often, “privileging one period, class, category of heritage over the others in a given place.”^[1]

Preservation and restoration of historic buildings is essential in regions, such as Georgetown (*Figure 1*), that are under the threat of gentrification, demolition, and redevelopment. Rehabilitation of historic buildings can contribute to the accessibility of housing and workspaces, while acting as a generator for community development. Addressing historic preservation’s interpretations, this thesis examines the role of preservation and rehabilitation of a historic building, with renovation of residences and new, local workspaces at the historic Boeing Field Apartments and adjacent site.

From a sustainability standpoint, reuse of existing buildings makes abundant sense. Historic buildings are imbued with *embodied energy*. Embodied energy of existing structures can be defined as the, “energy that has already been expended, materials that have already been mined and harvested, components that have already been manufactured — the embodied energy of past generations.”^[2]

The mechanism for redevelopment of a historic, though unmaintained, residential building can be partially achieved through the implementation of sustainable measures. According to the U.S. Energy Information Administration, buildings are the largest consumers of energy in the nation.^[3] One could rightfully ask, would it not make the most sense to preserve and hold on to the expended energy that already went into creating a building the

1 Bell, p. 432

2 Escherich, p. 9

3 “Sustainability - Historic Preservation Is Inherently a Sustainable Practice.” *National Park Service, U.S. Department of the Interior*, www.nps.gov/tps/sustainability.htm.

first time around, along with its significant cultural value?

Within Seattle, many older, historic buildings no longer serve their original purpose. At the same time, there have been innumerable publications expounding the benefits of adaptively reusing buildings ranging from sustainability measures, such as the benefits of lowering carbon emissions, to the reduction of building waste.^[4] Equally important reasons worth mentioning are, the extension of the life of the physical building, the negation of demolition costs, and the retention of historic features and cultural heritage.

Affordable housing has also been a topic of debate within the field of architecture. For the purposes of this thesis, the term *affordable housing* is an all-encompassing category of building that includes related terms, such as: non-market rate housing, social housing, public housing, subsidized housing, and low-income housing. At the turn of the 20th century, many Westernized cities began shifting towards an industrial economy, while governments enacted legislation and chartered organizations that embraced the notion of slum-clearing, in order to provide public housing for the working class.^[5] While the notion of having access to affordable housing is nothing new and has become a mainstay of contemporary architectural practice, it has not often been associated with rehabilitation of historic buildings. It is the intersectionality of historic preservation and access to live/work residences that lie at the core of this thesis.

Acknowledging this, the vehicle of exploration for this thesis will be the rehabilitation of a neglected, yet historic, building into live/work residences. It is important for historic buildings to have utility and maintain a use of value. Buildings with a workspace program can display their value by adding a source of livelihood for their occupants and by being a contributor to community development: this allows the building's value to be greater than the sum of its parts. This thesis proposes the steps required to rehabilitate and renovate an existing building, while adding new, leasable workspace.

In a post-industrial region, where there is a large building stock of old, masonry structures, it is important to recognize and protect the significant role these buildings once had. Historic preservation has the potential to address this issue. By advocating for the preservation of historic buildings, it not only benefits the physical building, it also has the capacity to positively impact entire neighborhoods. Low-income areas have the potential be revitalized through the rehabilitation and maintenance of a historic building site, while having access to affordable live/work residences and asserting its value to the local community. Implementation of this thesis will be on a project site that is located in a low-rise neighborhood of Seattle, which has an abundance of distinct, low-rise masonry buildings and structures.

4 Merlino, p. 40

5 "Full Text of 'Dutch Housing Legislation.'" *Archive.org*, University of Toronto Library, 2008, www.archive.org/stream/dutchhousinglegi00nedeuoft/dutchhousinglegi00nedeuoft_djvu.txt.



Figure 2.



Figure 3.



Figure 4.

Theoretical Framework

Across the United States, many post-industrial neighborhoods face the challenge of renovating existing, historic buildings that are in need of rehabilitation and maintenance. This chapter will analyze the theoretical support for the rehabilitating and redeveloping historic buildings, which includes a brief overview of federal historic preservation legislation, how historic preservation can contribute to having access to affordable housing, and precedents focusing on the rehabilitation of a historic building into housing units. Relevant case studies will then be provided that relate to the neighborhood of Georgetown in Seattle, which contains the site of this thesis. Lastly, the chapter will offer a closing summation of the approaches to building rehabilitation that embrace the challenges of public housing.

LITERATURE SURVEY

Before being able to discuss the importance of the rehabilitation of historic buildings, it is important to understand the role that historic preservation has played in shaping parts of what Main Street in many cities across the United States looks like today. From a legislative perspective, the National Historic Preservation Act of 1966 put forth the mechanisms that would go on to establish the Advisory Council on Historic Preservation and the National Register of Historic Places (NRHP).^[6]

These federal enactments were largely a response to the outcry by community members and activists that arose after the demolition of New York City's Old Pennsylvania Station beginning in 1963 (*Figures 3 & 4*). It was the destruction of this specific building that prompted New York City legislators, led by Mayor Robert Wagner Jr. in 1965, to better protect historic places, which would in turn spur the federal government to pass corresponding legislation.^[7]

Moreover, the outcry from community members was due to the irreplaceable loss of cultural heritage of

6 Meeks, p. 40

7 Meeks, p. 39

the Old Pennsylvania Station. Historic buildings matter, because they provide community members with a sense of place, belonging, and attachment, are imbued with embodied energy, and provide visceral, cultural value to its society. The contribution of a historic building's character-defining features are lost whenever these buildings are demolished or undergo a renovation that is destructive to its historic materials. Ultimately, a historic building's potential contribution to providing access to affordable housing is negated whenever a historic building is destroyed.

Access to affordable housing has been an equally important topic of debate within American cities since the 1960s. When discussing affordable housing, it is important to define what is considered affordable. Specifically, within the city of Seattle, in order to qualify for low-income housing, a candidate's household must not exceed 80% of that household's Area Median Income (AMI), with households that do not exceed 30% AMI receiving priority on the waitlist.

In other words, a household of one making less than \$21,050 per year (30% AMI), will qualify for priority on the waitlist.⁸ The intention of this thesis is to investigate how retaining low-income housing can allow for both, the rehabilitation of historic structures and the socioeconomic viability for its occupants. For these reasons, dilapidated and unmaintained buildings can be renovated and rehabilitated into non-market rate housing. This thesis will focus in an area with a once-large building stock of old, masonry structures: the Seattle neighborhood of Georgetown.

In certain post-industrial areas, the sight of abandoned and vacant buildings can be commonplace. Older, historic buildings, that have been neglected, unmaintained, and are at risk of dilapidation have the potential to be renovated and rehabilitated into providing a source for livelihoods. At this point, it is worth noting that the federal government has a system in place in which, private, income-producing properties can help offset the costs of historic rehabilitation through the Federal Historic Preservation Tax Incentives Program.⁹ In other words, certified historic buildings, that have been neglected or that have fallen into dilapidation have the potential to qualify for a federal income tax credit and be rehabilitated and renovated into affordable housing units.

However, in order for a project to be eligible for the Federal Rehabilitation Investment Tax Credit, the project must adhere to the restrictive use of the Secretary of Interior's Standards of Rehabilitation. Due to these limitations, this standard will not be the focus this thesis. Nevertheless, acknowledging the existence of these historical rehabilitation tax credits is a vital step in the direction of not only ensuring the retention of historic building stock, but also, providing affordable, non-market rate housing for low-income residents.

Of equal important to this thesis, is the fact that with each successful historic building rehabilitation there

8 "Income Level - Low Income Public Housing." *Seattle Housing Authority*, Seattle Housing Authority, 2019, www.seattlehousing.org/housing/sha-housing/eligibility/income-level-low-income-public-housing.

9 *Historic Preservation Tax Incentives*, p. 3



Figure 5.



Figure 6.



Figure 7.



Figure 8.

is a related rise of property value. When discussing the rise of property value of a successful rehabilitation project, the effects of gentrification and displacement cannot be overstated. This suggests the need to challenge who gains the most from equity in preservation, particularly when it comes to displacement and gentrification. Though important to acknowledge and help to diminish whenever possible, it is not the primary focus of this thesis to contend with issues caused by gentrification and displacement.

It is the contention of this thesis to rehabilitate a historic building into renovated housing units, while adding new, leasable workspace, thus indirectly addressing the broader concerns typically associated with the gentrifying of an area. Fortunately, on March 18th, 2019, the City of Seattle passed the citywide Mandatory Housing Affordability (MHA) legislation, and as such the direction of this thesis is in alignment with current city policy.^[10] Due to MHA, rezoning will occur and merits consideration in this thesis. Particularly, due to the Boeing Field Apartments, being the site of this thesis and located in the recently up-zoned neighborhood of Georgetown.

PRECEDENTS

This section provides analysis of precedents that are useful in conveying the practicality behind providing affordable housing through historic preservation. These precedents include The Mix at Union Plaza in the Union Plaza neighborhood of El Paso, Texas, the Flour Mill Lofts located in Denver, Colorado, and the Grand Coulee Apartments in Spokane, Washington. All three of these precedents were selected as examples of unused, historic buildings that were rehabilitated and renovated into residential housing units.

The Mix at Union Plaza: El Paso, TX

The Mix (*Figures 5 & 6*) is a mixed-use building originally built in 1919. After undergoing a \$1.5 million rehabilitation investment in 2012, partially funded by a \$25,000 grant from El Paso's Downtown Management Development's (DMD) Facade program, The Mix's ground level now features 8,000 square feet of retail space, while allowing for 15 apartment units on the second level.^[11] During the renovation, a contemporary steel protrusion was added, in order to frame the building's entrance and contrast neatly against the original construction of red brick masonry, while accentuating an interior courtyard between existing buildings. The Mix at Union Plaza in El Paso serves as an example of the contribution historic buildings can offer when they undergo proper rehabilitation.

10 "Mandatory Housing Affordability (MHA)." *Housing Affordability and Livability*, City of Seattle, 2019, [www.seattle.gov/hala/about/mandatory-housing-affordability-\(mha\)](http://www.seattle.gov/hala/about/mandatory-housing-affordability-(mha)).

11 "The Mix - Union Plaza Entertainment District." *Downtown El Paso*, El Paso Downtown Management District (DMD), 27 Mar. 2012, downtownelpaso.com/the-mix-union-plaza-entertainment-district/.

Flour Mills Loft: Denver, CO

In 1995, the Flour Mills Lofts (*Figures 7 & 8*) were listed on the National Register of Historic Places (NRHP) as a landmark, due to its significance as representation of the last surviving structure of Denver's early 20th century milling industry.^[12] Completed over two phases, the Pride of the Rockies Flour Mill typifies an adaptive reuse project. The first phase consisted of renovating the preserved mill building and three grain storage silos into 17 units in 1998. In 2000, the second phase of the project was new construction of a 30-unit luxury loft complex with similar architectural features as the original mill landmark. The Flour Mills Lofts are an example of a federally-listed historic landmark converted and adaptively reused into premier residential units.

Grand Coulee Apartments: Spokane, WA

The Grand Coulee Apartments (*Figures 9 & 10*) were originally opened in 1910 as the Hotel Upton. The hotel was listed on the NRHP in 1994, as one of a group of Single Room Occupancy (SRO) hotels landmarked in Spokane's Central Business District.^[13] This project qualified for and received the Federal Historic Rehabilitation Tax Credit (HRTC) for being an income-producing property listed on the NRHP, while adding ground level retail space and 49 SRO units. SROs are crucial to providing affordable, short-term housing and since, "the building was occupied before, during, and after construction, the project was not classified as a major renovation, and could be completed without major code compliance issues."^[14]

SUMMARY

Though unique projects in their own right, analysis of these three precedents reveals not only that profitable rehabilitation of historic structures is possible, but by doing so, can lead to neighborhood rejuvenation for building tenants and the overall community. Older buildings that are the embodiment of a worker's past labor and craft, are deserving of preservation. The issue of preservation becomes stark and clearly contrasted in an area such as Georgetown: a neighborhood once shaped by the railways across the former tideflats of a rechanneled and receded Duwamish River, now under the encroaching threat of gentrification and multi-housing developments.

12 National Register of Historic Places, Pride of the Rockies Flour Mill, Denver, Denver County, Colorado, National Register #95001420.

13 Escherich, p. 78

14 Escherich, p. 78



Figure 9.



Figure 10.

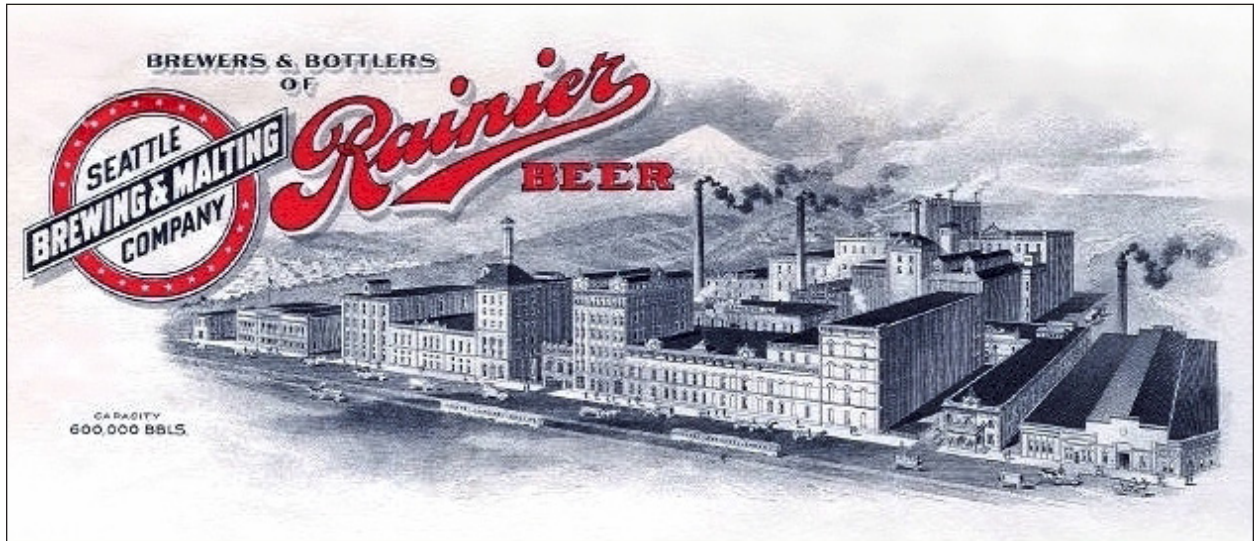


Figure 11.



Figure 12.

Site Analysis & Program

Historically, Georgetown was a neighborhood well-known for its factory sites and railroads. Considering the area's context is crucial to understanding why a live/work model would benefit the locals of Georgetown. Through this proposal, the Boeing Field Apartments benefits by becoming a greater benefactor to the community via new workspaces and historic preservation. The pairing of new construction and historic building rehabilitation constitutes a renewed whole: one that preserves a historic place, is economically viable, and is a contributor to the lives and livelihood of the community.

GEORGETOWN

Continually inhabited by the Duwamish tribe since at least the 6th century CE, the first non-indigenous neighborhood of Seattle, known as Georgetown, was started by the settler Luther M. Collins, in 1851. During the early 20th century, the development of Georgetown was greatly enhanced by the growth of two particular industries; brewing and the railroad.^[15] In 1904, due to the rapid expansion of the Seattle Malting & Brewing Company, founded in January of 1893,^[16] there was a need for additional housing for its factory employees (*Figure 11*).^[17] Between the years of 1913 and 1917, the rechanneling of the Duwamish River went on to vastly reconfigure the surrounding area.^[18]

It is worth noting that it is difficult to recount the non-indigenous history of the neighborhood of Georgetown without mentioning the rail-yards that would go on to influence much of the early urban planning of the neighborhood's eastern edge. When the actual Boeing Field first opened within Georgetown's boundaries in

15 Wilma, David. *Seattle Neighborhoods: Georgetown - Thumbnail History*. HistoryLink.org Online Encyclopedia of Washington State History, 10 Feb. 2001, www.historylink.org/File/2975.

16 Flynn, Gary. "The History of Rainier Beer." *BreweryGems.com*, 2004, www.brewerygems.com/rainier.htm.

17 "Summary for 6285 AIRPORT WAY." *Seattle Historical Sites Search Result - Department of Neighborhoods (DON)*, web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=69416682.

18 Wilma, David.

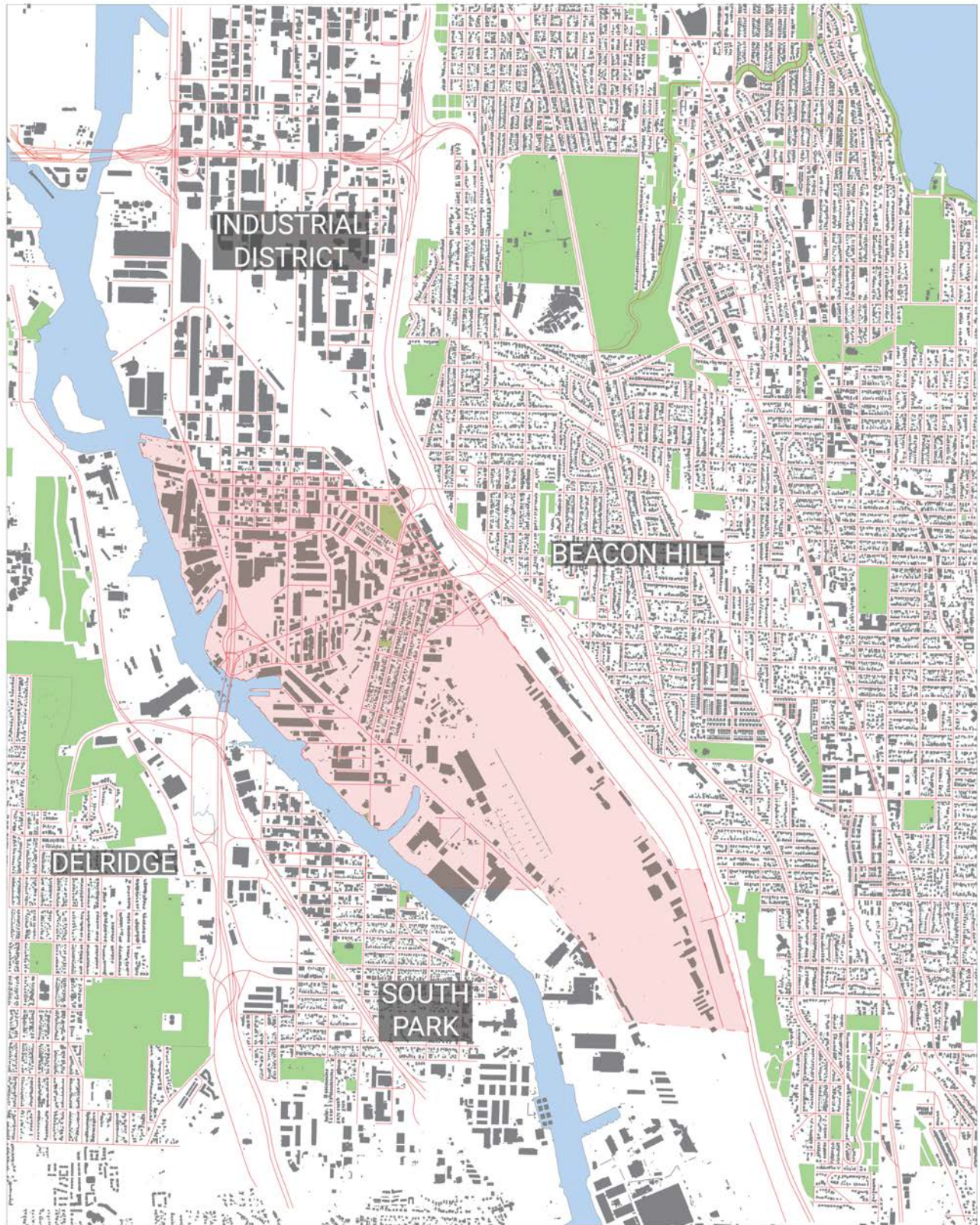


Figure 13.

1928, it effectively ensured its status as the neighborhood’s southern boundary. Later, when the Seattle portion of Interstate-5 Highway completed construction in 1962, it followed the path alongside the existing Northern Pacific Railroad tracks (*Figure 12*). This highway construction further segmented the neighborhood of Georgetown through a series of off-ramps and railroad tracks (*Figure 13*).

After the end of World War II, Georgetown effectively shifted to industry and manufacturing jobs, which began a decline in the number of residents in the neighborhood, though the number of workers who commuted daily to the area remained high.^[19] More recently, the neighborhood has begun to a further shift in the form of multi-unit housing being built by pre-existing residential units near the old red brick commercial and industrial district. The preservation and rehabilitation of historic buildings, which are under threat from new multi-unit housing developments, is imperative in areas like Georgetown.

BOEING FIELD APARTMENTS

The Boeing Field Apartments were built in 1905 and underwent a remodel in 1943, completed by Henry W. Bittman (1882 - 1953).^[20] Between 1890 and 1916, Georgetown experienced residential and commercial building growth as a result of the construction of the Seattle Brewing and Malting Company’s new brewing facility, which formed in January of 1893.^[21] Originally built for the purpose of housing factory workers, the building is an example of early twentieth-century commercial architecture that has been altered and is somewhat deteriorated.^[22]

The building is best described by the Seattle Department of Neighborhood’s listing for the Seattle Historical Site, “Summary of 6285 Airport Way”:

Two-part commercial block facade composition with an upper floor level that includes segmental arched windows openings and a prominent corbelled cornice and parapet. The first floor level originally included retail storefront bays and was more clearly differentiated. The current lower level configuration reflects extensive changes made to adapt the building for apartment purposes in 1943 (remodel design by architect Henry Bittman). The original entry, display and mezzanine level window openings have all been altered. All of the upper floor (tall narrow double-hung) window sash appear to have been replaced with vinyl products.^[23]

19 Wilma, David.

20 “Summary for 6285 AIRPORT WAY.”

21 Flynn, Gary.

22 “Summary for 6285 AIRPORT WAY.”

23 “Summary for 6285 AIRPORT WAY.”



Figure 14.



Figure 15.

The 1943 remodel converted the existing, single four-bedroom apartment and 36 sleeping rooms into 20 studio apartments and three one-bedroom apartments. On the exterior, prior to the renovation, the facade included a cut-away porch and commercial space oriented toward Airport Way South, which was lost during the conversion of the building to apartments (*Figure 14*). The remodel occurred during a time of increased manufacturing of airplanes at nearby Boeing Field due to World War II and, eventually, many Boeing Company workers took up residence at the apartments. By the end of World War II, 6,981 B-17 bombers had been produced at Boeing Field, officially titled King County International Airport.^[24]

From an urban perspective, the building was affected by the completion of a train stop along the Northern Pacific Railroad in 1902.^[25] Moreover, in 1928, construction of Boeing Field to the south of the site would clearly go on to influence where the Boeing Field Apartments would derive its namesake from. In 1962, on the east side of the Northern Pacific Railroad, the Seattle portion of Interstate-5 Highway was completed.

Lastly, to the west of the site, lies Ruby Chow Park, a park dedicated to the first Asian American member elected to King County Council after running for the position in 1973.^[26] The park was dedicated in 1985 and maintains a direct vista into Boeing Field and of Mt. Rainer (*Figure 15*).

Local landmarks situated near the site of the Boeing Field Apartments, include: Old Georgetown City Hall, Seattle Brewing and Malting Company offices, Georgetown Steam Plant, Grover Cleveland High School, and the Hat n' Boots at Oxbow Park (*Figures 16 — 20*). These preserved sites indicate the range of building uses and relationship between the urban fabric of Georgetown and the site of the Boeing Field Apartments.

Whereas the Old Georgetown City Hall and Seattle Brewing and Malting Company offices share official designation on the National Register of Historic Places, all five sites, along with several others, have been designated as local landmarks by the Seattle Landmark Preservation Board. Advocacy on behalf of these Georgetown landmarks is, in part, provided by the historical organization, Friends of Georgetown History. This local, grassroots historical organization of Georgetown has been involved in the preservation and relocation of Georgetown's Hat n' Boots at Oxbow Park and the Historic Site Plaque Project.^[27]

PROGRAM

From a programmatic perspective, the site of the Boeing Field Apartments stands to benefit from the proposal of new workspaces made available to apartment residents. The decision to propose new workspaces was

24 Wilma, David.

25 Wilma, David.

26 Chesley, Frank. *Chow, Ruby (1920-2008)*. HistoryLink.org Online Encyclopedia of Washington State History, 18 Jan. 2007, historylink.org/File/8063.

27 "Friends of Georgetown History Museum."

reinforced by Georgetown's industrial legacy and responds as a companion to the existing apartments. In an area historically shaped by industry and factory sites, the current site becomes complemented through honoring the factory worker's past who labored at nearby manufacturing plants. To this effect, the new workspaces contribute to and are representative of the embodied heritage of the Boeing Field Apartments.

The Boeing Field Apartments is located on an approximately 100 ft. x 55 ft. lot for a land total of 5,584 square feet, with a 25 ft. wide alley located to the rear of the site. By recognizing the limited lot size as a significant design constraint, the adjacent parking lot located directly north of the apartments has been nominated for this thesis project to serve as the hypothetical location of the newly-proposed workspaces (*Figure 21*).

This adjacent parking lot was chosen due to its proximity and relationship to the existing building. Based on these new workspaces, the program of the rehabilitated Boeing Field Apartments would be the implementation of a live/work model for apartment residents. In order to achieve the idea that this program will improve the community, the new workspaces will be offered for residents to lease, in order to provide a space where creative endeavors or small businesses can thrive.

SUMMARY

The preservation and rehabilitation of the Boeing Field Apartments is crucial for two important reasons: preservation of a historic building and ability to provide accessible workspaces to low-income residents. With a stand-alone renovation, the Boeing Field Apartments will struggle to garner enough economic incentives to entice investors. Simply from the costs, alone, associated with seismic retrofitting and land value, the Boeing Field Apartments faces an indomitable battle. It is apparent that in order for the Boeing Field Apartments to undergo a successful historic rehabilitation, the project will require a type of revenue-generating component. The new workspaces provide this revenue-generating component. When taken into congruent consideration, historic building rehabilitation and new development, can provide a more economically attractive development scenario, while continuing to contribute to a community's sense of place, that, in this case, range from the Georgetown Steam Plant to Seattle Brewing & Malting Co.



Figure 16.

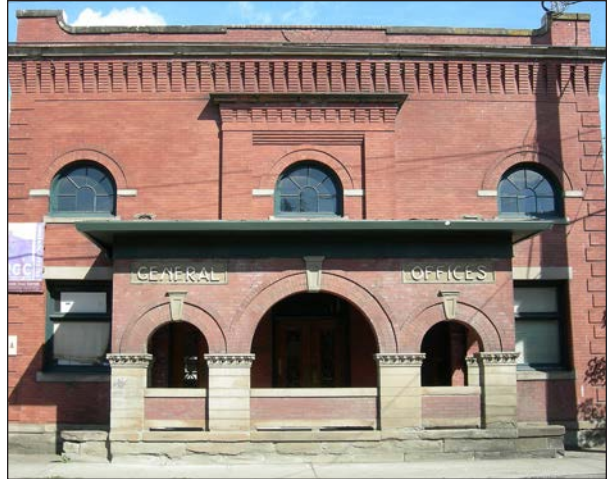


Figure 17.



Figure 18.



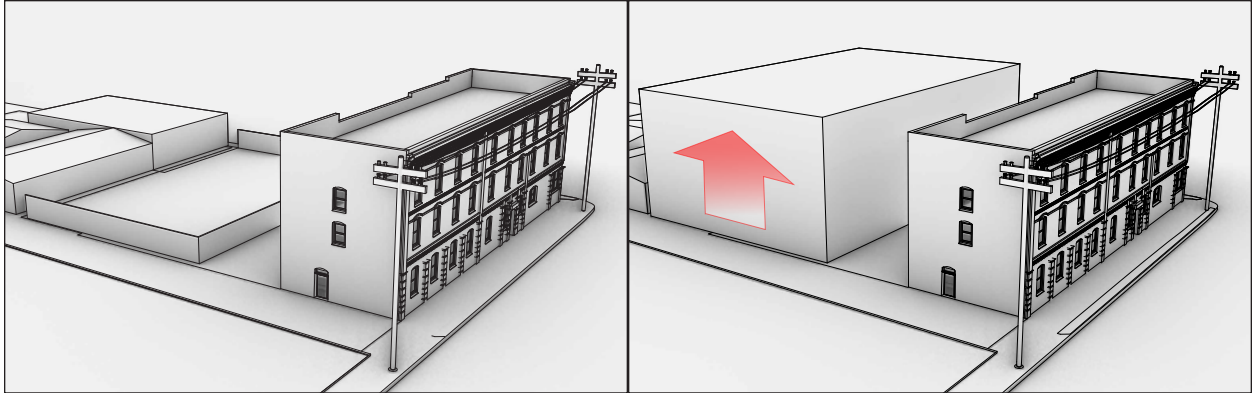
Figure 19.



Figure 20.

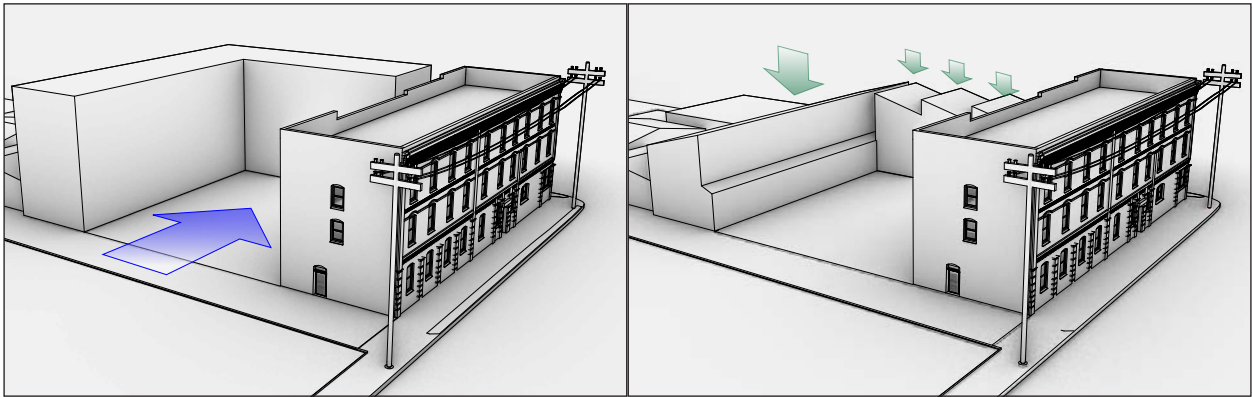


Figure 21.



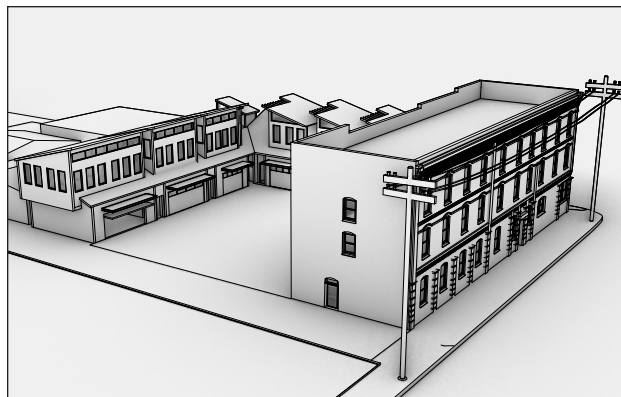
I.

II.



III.

IV.



V.

Figure 22.

Workspace Design

FORM PROCESS

Form of the new workspaces was shaped through series of operative design moves, including: extrude, push, subtract, and compress (*Figure 22*). First step included extruding the adjacent lot, while taking into account the scale, massing, and existing context of the site. At this point, much thought was put into the scale of the new addition, as to not propose anything that would overwhelm or minimize the existing building. Secondly, the form was then pushed and subtracted, in order to create and formalize an exterior courtyard between the new and existing building.

Next, the form was compressed to take into account the diversity of scale of additions that relates to the existing building's size. This move also began to delineate individual workspace units. In the last step, the workspaces are fully realized, anchored around a shared, central courtyard.

WORKSPACES

The new workspaces are formatted with simple materials in order to compliment the unreinforced masonry of the Boeing Field Apartments. A total of 12 new workspaces are proposed on the designated lot: six ground-level units, varying between the size of a single or double-car garage, and six upper-level units purposed for studio or office uses (*Figure 24*). Two levels of workspaces, oriented along two intersecting rectangular bars, create a newly conditioned exterior courtyard between the new and old building. This courtyard is a critical asset that provides a space for the public realm, flexible program, and community engagement.

By inserting the courtyard between the existing building and new workspaces, the courtyard constructs a dialogue between what was previously there and what has yet to be created. The courtyard measures approximately at 65 ft. x 72 ft. Additionally, the workspace program is further enhanced by the addition of a new cafe (*Figure 27*) on the ground level of the existing building. The location of the new cafe is set in the same place as the original



Figure 23.



Figure 24.



Figure 25.



Figure 26.

retail storefront bays: partially restoring the historic use of the Boeing Field Apartments that was discontinued after the 1943 remodel. The new cafe is contrasted by a distinct public entrance, lobby, and gallery that is located the opposite end of the site from the cafe location. Both places function as anchor points for their respective positions: with the gallery serving as a facilitator for residents to sell or display works, created in their corresponding workspaces, and the cafe becoming a nexus for shared and new ideas, while occurring in a place with its own rooted history.

Though the individual workspaces maintain view sights into, either, the existing building or nearby Ruby Chow Park, a level of privacy and agency is awarded to each workspace unit. Workspaces along the ground level of Airport Way South feature designated, private entries, while maintaining direct access to the new courtyard. With each ground-floor workspace ranging from 345 ft² to 535 ft² and upper-level units ranging from 625 ft² to 1130 ft², the workspaces offer varying degrees of square footage and space flexibility to residents of the Boeing Field Apartments.

Overall, the design choices, materiality, and aesthetics were made to be complimentary towards the Boeing Field Apartments. Though this may not be the most favorable opinion, the material palette was selected due to the surrounding warehouses' utilitarian style and the site's connection to industrial history. Concrete masonry units and rusticated brick veneer provide a corresponding contrast of materiality, while both materials maintain their masonry origins. While, the width between new window openings and extruded wooden accents, were molded after the existing apartments.

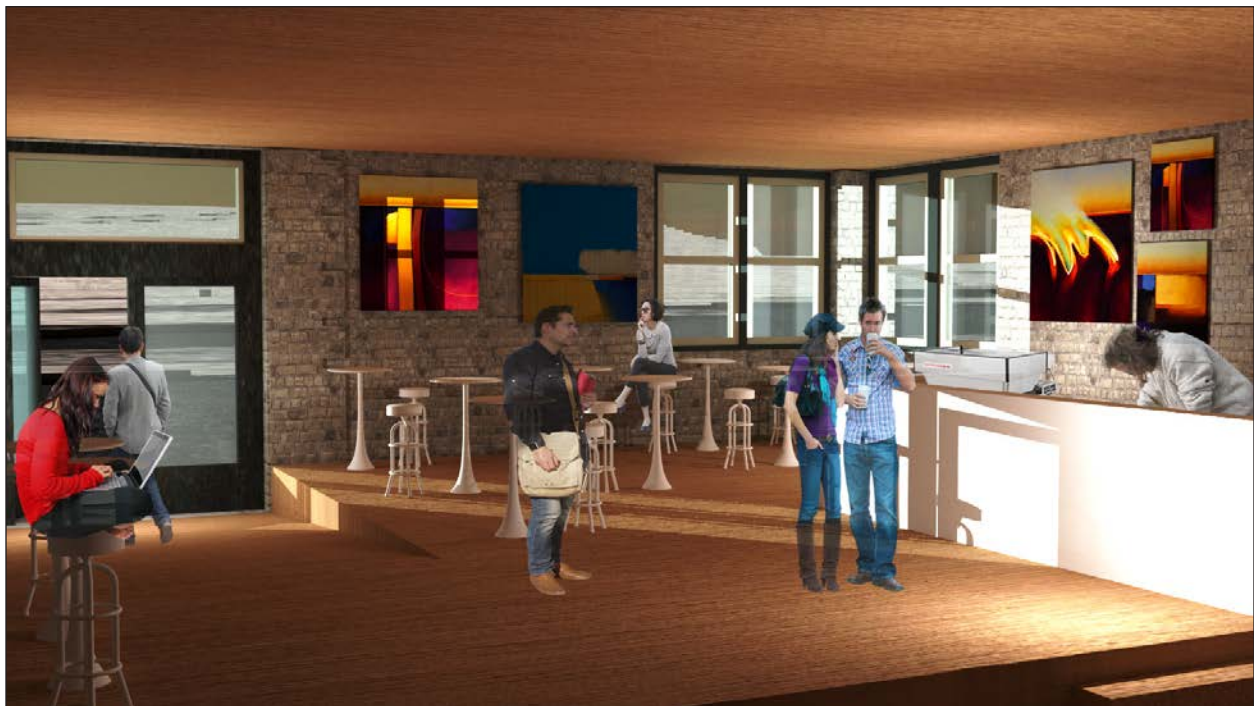


Figure 27.



Figure 28.



Figure 29.



Figure 30.



Figure 31.

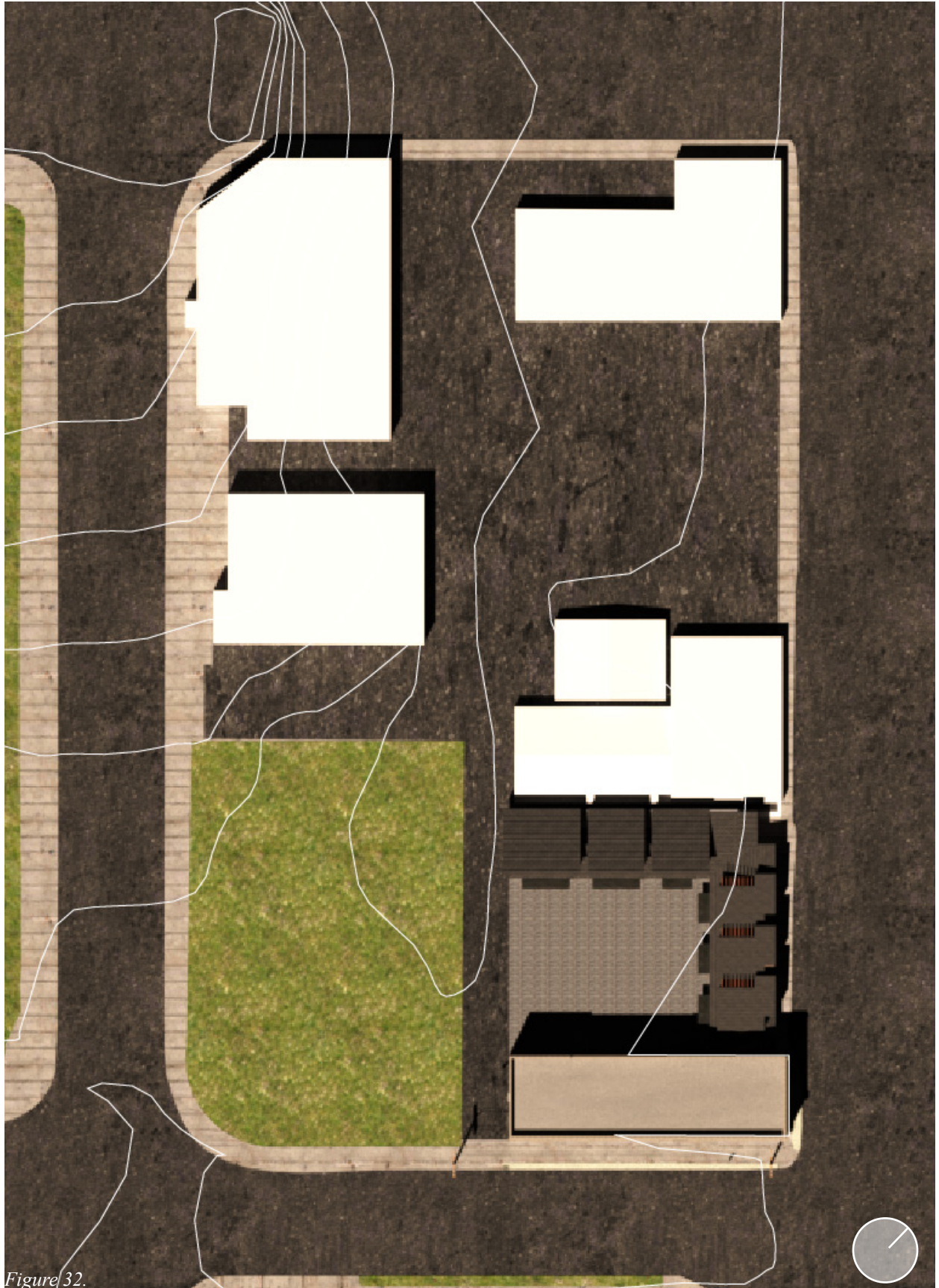


Figure 32.

Conclusions

In closing, preservation and restoration of historic buildings remains essential in regions, such as Georgetown, that are under the threat of gentrification, demolition, and redevelopment. Rehabilitation of historic buildings can contribute to the accessibility of housing and workspaces, while acting as a generator for community development.

In the furthering of this project, a layer of sustainable design can be incorporated into the overall schematic. Climate change is occurring and modern rehabilitation of historic buildings has a role in combatting this. More sustainable measures can be achieved in older buildings through methods, such as: implementing a net-zero energy system, placement of permeable paving, and a rain-containment process.

Of other considered feedback, was the suggestion of allowing the new workspaces to be leased by people other than apartment residents. This would offer two sets of benefits. First, there is a considerable likelihood that apartment residents may not be able to afford an additional lease for the workspace, on top of paying their regular rent. Hence the reasoning behind allowing people that reside outside of the apartments to lease the workspaces. The other benefit would be that a subsidiary portion of payment made by workspace renters can be set aside and used for rehabilitation, repairs, and maintenance of the apartments. With this idea contributing to the notion of a revenue-generating component that is beneficial to the existing building.

For as much as I have learned about architecture, studying historic preservation has shown me the vitality that remains in historic places. I know that having a fundamental understanding of both, architecture and historic preservation, will lead me to new projects and restoration of more commonplace buildings. Both of which I eagerly await. Much has been said as to the reasoning behind why we historically preserve something in the first place, ranging from the sustainability measures to the retention of cultural heritage. All these reasons matter and more, although there is a dignity and wisdom in older buildings that new ones simply do not quite yet possess. It is the *use* of a building over time that allows it to serve its role as architecture: for without a continued use, that building's purpose becomes fraught with reasons for deterioration and destruction.

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