

iannuzzi studio

architecture + design

DHDC NARRATIVE

Existing Conditions

Built in 1920, 1920 Atkinson St is a 2½ story 2,305 sq ft brick building with an asphalt gable roof that has been abandoned for 30+ years. It is constructed with wood framing and features a front porch. Currently, it has been boarded and demoed to the studs by previous owners. The property has no gutters, mechanical, electrical, or plumbing. It is missing internal floors and internal stairs, rot is prevalent.

Project Description

The building at 1920 Atkinson has been abandoned for over 30 years and fallen into disrepair, creating an unwanted eyesore for the area. This project will bring new life into the property that would benefit the entire community and create the missing piece to a commercial corner at the cross section of Atkinson Street and Rosa Parks Blvd, across the street from Gordon Park. The overall goal is to increase population density and encourage more walkable areas for residents of Boston Edison, Atkinson, and Clairmont.

1920 Atkinson was acquired from the Landbank by the same owners of The Congregation Detroit (which was an abandoned church turned into a café) to offer the local community more amenities by renovating this 100-year house. Since the acquisition, the owners have received approval and converted the property's zoning from residential to SD-1 with overwhelming support of the community and community leaders.

The proposed project will be a mixed-use building with a restaurant on the first floor and two apartments on the remaining floors. With the restaurant, there will be an outdoor wood deck seating with pergola on the north side of the building (back of the property) matching the design of The Congregation Detroit, a project approved by HDC. The deck will connect to the ADA ramp from The Congregation Detroit, which will make the combined properties an even larger asset for the local community.

All windows, brickmolds, and windowsills will be repaired to previous historic condition or rebuilt using the same materials. A window on the north side (back of the building) will be bricked in as it conflicts with the new residential entrance for which the door sill will be raised to allow for enough head clearance for new internal stairs.

All exterior doors are non-historic and rotted or non-existent and will be replaced by doors that match the historic windows. Some of the door wood trims are rotted and may need to be replaced. Trims that cannot be repaired will be replaced with ones built to match existing. Because the first floor will be a commercial space, all existing doors are not to code and must swing out.

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Proposed Work for Approval

- *01: All Windows will be either repaired to previous historic condition or rebuilt using the same materials and will be painted with historical colors per drawing set.*
 - A. Including trim, sash, and sills to match existing profiles.
- *02: Elimination of an Existing Window (DW) for New Residential Door Entrance (103) at the back of the building.*
 - A. New door sill height.
- *03: Replace All Exterior Doors (See Drawings).*
 - A. Door 100, 102, 103 to be commercial grade with weatherstrip, sweep, and threshold. Paint historical colors per drawing set.
 - B. Door 104 & 105. Paint historical colors per drawing set.
 - B. Trim to match existing profile and lite configuration to mimic adjacent windows. Paint historical colors per drawing set.
- *04: Front Porch to be Rebuilt and Widened in Same Materials as Existing.*
- *05: Demolished Rear Porch will be removed. New Wood Deck for Outdoor Patio with Pergola.*
- *06: New ADA Ramp Connected to Existing Congregation Ramp.*
- *07: Tuck Pointing and Repair of Existing Masonry as Needed.*