



Street Elevation

APARTMENT BUILDING RENOVATION

A large, cubic rectangular wood framed volume, located on a prominent street corner, was renovated in 2015. Many over-sized, tall windows were added around the perimeter walls - to enliven the strict volume, and to bring light into the modest rooms of the simple apartments. The sheltering metal clad roof over the first floor was granted by special approval from the City of Nashua (as an encumbrance on the public R.O.W.) in order to scale the main street elevation and provide protection over the narrow sidewalk frontage.

The limited project budget was dictated by the below-average market rents of a neighborhood in transition. Finishes and detailing were kept to a minimum standard. Despite the construction constraints, the building has become a key step for stabilizing a mixed use district in a small city of southern New Hampshire.



Upper Floor Plan



Ground Floor Plan

PROGRAM

Newell Construction Company

- Three 1 BR Units
- Three 2 BR Units
- Four 3 BR Units



Street Corner View

HOUSE & HOUSING

Urban Setting - Neighborhood Context

4,000 SF Site