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May 3, 2021

## Re: Gardiner Green Concept and Materials Narrative

Mr. Paul Boghossian:

In this narrative I will outline the Gardiner Green project concept and the buildings scheduled for rehabilitation along with their proposed renovation materials. There are four existing structures on the site and all are slated to be totally renovated and two will receive additional floors without adding footprint. The four buildings include Building #6, Building #5, Boiler Plant and the Gardiner Family Medicine Building:

1. Building #6, the main hospital building, is located on the northwest quadrant of the site and has roughly 10,000 gsf floorplate (by three stories) for a total of 30,000 gsf. The existing structure (ca 1970) was constructed with a steel structure and cast-in-place concrete exterior framing with profile block infill. We propose to remove much of the profile block and introduce a more modernist aesthetic (reminiscent of the Salk Institute as designed by Louis Kahn) by introduction of large glass curtain walls and cantilevered precast decks with glass and stainless steel balusters. There will be a mix of wood, steel and concrete and the effect will be open and streamlined. Areas in the basement lower level will be changed from a print shop and maintenance/storage areas to residential units with walk-out access to a newly created sunken garden.

After renovation, this building will house 34 luxury residential apartments averaging 620 sf. All apartment interiors will include upscale finishes incorporating stone counters and stainless steel appliances. Many will have their own outdoor deck or patio. We anticipate that these units will be highly sought-after by working professionals and retirees.

2. Building #5 will be recloaked with metal panels and will incorporate similar elements (stainless steel and wood infill) proposed in the same appearance as described for Blg #6. There will be a second story added to the existing footprint which will bring the square footage to approximately 6,000 sf. This structure will house 4 luxury residential townhouse units. All will have a deck or outdoor patio.
3. The brick Boiler Plant, the most historic of all the structures, is an early 20<sup>th</sup> century brick edifice with 6x6 double hung windows and a steeply pitched asphalt gable roof punctuated with 4 small gabled dormers. There is a tall masonry chimney centered on the North elevation and the overall scale of the structure is nicely proportioned in its modest scale. There is a basement that was exposed as earth removed from the south elevation of the building. We propose to keep with the

Colonial Revival aesthetic and create a cross gable where there is presently a plateau to the East. The brick will be kept but likely be whitewashed to soften its juxtaposition with the new clapboarded cross gables, We are incorporating two luxury townhouse residential units in the expanded structure.

4. The existing Gardiner Family Medicine building is of profile block and steel frame commercial structure built in the 1980's that has existing commercial casement and double hung windows. We propose to keep to the building's footprint and to convert the lower level facing south into garages with 7 townhouse units housed above on the first floor and a newly configured second floor with a steeper trussed roof We will reclad the building in wood clapboard siding and add bays and porches to give the boxed structure more of a residential feel. Market permitting, we would like to incorporate a pool and patio amenity to the south where there was once a parking lot.

With respect to neighborhood compatibility, we acknowledge that the Dresden Avenue neighborhood is a lovely and quiet neighborhood. We appreciate this fact and strongly maintain that our project will add to this character, not detract from it.

Certainly, no one could credibly argue that the buildings and hospital site, as they currently present to the neighborhood, are, in any way, attractive. Only the boiler building, buried deep in the site, has any architectural redeeming value. And the site itself is substantially asphalt and devoid of landscaping and buffering.

All the best,

A handwritten signature in black ink, appearing to read "John K. Grosvenor". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John K Grosvenor, AIA  
Principal