

# FAQ About The Models at Washington Mills Building No 1

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Niki Akaka and Rebecca McGeorge interior designers at Durkee, Brown, Viveiros & Werenfels, Architects of Providence, RI designed the models at Washington Mills Building Number 1, the historic mill that Architectural Heritage Foundation and the Banc of America, CDC are currently converting into 155 rental apartments in downtown Lawrence. Niki answered some questions recently about the innovative spaces she has created in the building. The models are open by appointment and can be scheduled on line at [www.wmlofts.com](http://www.wmlofts.com). Furnishings within the models can be purchased from IKEA and West Elm in Burlington, MA.

For whom did you design the model units?

We designed the units to provide stylish, flexible quality space for a variety of potential tenants. The model studio may be someone's first apartment. The one bedroom model may be for someone looking for larger space, including a home office. We envision WM to be a community that will enhance the resident's social network and we designed the common spaces to provide community-building opportunities. The facility will be utilized for work and play.

Any special considerations about the furniture and furniture placement?

Furniture is often used in open loft schemes to create zones for living, kitchen/dining, office, and bedroom. The style and orientation of these furniture pieces help define these areas, while serving a particular function. They also work within the overall scheme of the unit, complimenting adjacent areas and creating a unified loft style.

And any other design features or perspectives you have?

In selecting the furnishings for these units, we considered the overall design aesthetic of Washington Mills Building No 1; clean, industrial and modern. High ceilings and large windows provide a dramatic backdrop for the simple lines and color of the furnishings chosen. We wanted the furnishings to feel comfortable and uncluttered. Additionally, we selected furnishings that would be realistic and attractive to potential tenants.

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Durkee, Brown, Viveiros & Werenfels Architects is a 32-person, full-service architectural firm located in Providence, RI. The firm's broad range of projects includes the adaptive reuse and preservation of historic structures; the design of commercial and institutional buildings; the creation of market-rate and affordable, neighborhood housing; and interior design. For more information about DBVW Architects, please contact Emily Hall at 401.831.1240, or visit [www.durkeebrown.com](http://www.durkeebrown.com).

**WASHINGTON MILLS** BUILDING No 1  
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**FOR IMMEDIATE RELEASE**

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**COMPLETION OF 155 APARTMENTS NEARS  
AT WASHINGTON MILLS BUILDING NO. 1 AS  
FURNISHED MODELS OPEN AND WEBSITE,  
WWW.WMLOFTS.COM LAUNCHES**

**Adaptive Re-use of Historic Mill Will Bring Attractive Rental Homes  
to Heart of Downtown Lawrence**

Lawrence, MA – (April 12, 2007) – The redevelopment team for Washington Mills Building No. 1 will open two model units to the public on Thursday, April 12<sup>th</sup>. As the \$40 million redevelopment of this former textile mill into live/work lofts comes down to its final months, the two model apartments will give the public their first view of the exciting new space that will soon be available in downtown Lawrence. The project is also unveiling a new logo and website that convey the building's blend of historic and modern features.

The 240,000-square-foot former textile mill, built in 1886, will feature 155 loft-style rental apartments. Ranging in size from 625 to 1,700 square feet, the lofts will feature architectural elements that make living in an historic mill building unique, including soaring 14-foot-high ceilings made of warm-toned yellow pine, nine-foot arched windows, exposed brick walls and ample storage. Modern touches will include air conditioning, a washer and dryer in each unit, exposed ductwork and stylish new lighting. The model apartments will be available for viewing by appointment, which can be arranged through the website.

Durkee, Brown, Viveiros and Werenfels Architects of Providence, RI, are the architects for the project. Niki Akaka and Rebecca McGeorge, interior designers at Durkee Brown, selected the colors and furnishings for the model units. "I tried to make use of these extraordinary spaces to create homes that could be entirely flexible," said Akaka. "The furnishings in these two models typify the mix of style these homes can have." One model features Ikea furnishings and the other those of the newly opened West Elm in Burlington, Mass. "My colleagues at Durkee Brown also wanted to add to the blend of old and new in the building itself by creating a wonderful entrance from the parking lot, and an atrium with elevators that take residents directly to their floors," she added. Purchase information on all pieces featured in the models will be made available to anyone interested in incorporating elements of the models into their own new living spaces at Washington Mills.

The architects at Washington Mills Building No. 1 designed with community-building amenities in mind. The building is pet-friendly and features a common room complete with a billiards table, wide screen TV and wet bar, all with views of the North Canal. In addition, the large atrium lobby and common areas are fitted with WiFi. A fitness center, bike room, library/private dining room, and roof deck with sweeping river views round out the amenities. The Canal Street location has easy access to public transit and all the neighborhood amenities of Lawrence's burgeoning downtown.

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“We are very excited to be opening the models so people can finally get a peek at the exciting living environment this wonderful historic mill building will offer,” said Sean McDonnell of Architectural Heritage Foundation, the Boston-based non-profit historic preservation firm that undertook the development project with the Banc of America CDC. “These apartments offer incredible amounts of flexible space and are a great value. They are particularly perfect for anyone who wants to combine their living and work space, which so many people do these days. Also, the convenient location makes this building great for people who are commuting into Boston or to businesses along I-495.”

Located on the North Canal and across from the Lawrence Heritage State Park, Washington Mills Building No. 1 is in the center of the City’s new Reviviendo Gateway Overlay zoning district, which allows for residential use in the mill district. Building No. 1 is just a short walk from Lawrence’s main commercial corridor on Essex Street and the Senator Patricia McGovern Transportation Center—the new \$26 million intermodal transit center.

“This project marks the largest single private investment into downtown Lawrence in decades and is part of the significant change that is underway in the district,” said Loryn Sheffner of the Banc of America CDC. “So much is happening here that we envision being able to fill this building quickly once it opens this summer.

The Washington Mills model units will also be home to the ArtSEEN project, a collaboration with Gallery 181 in which local artists display their works on a rotating basis. This exciting program will officially kick off shortly after the models open.

Construction on WM Lofts began in May 2006, Kaplan Corporation of Brookline has served as the contractor and GLC Development Resources of Boston has served as development consultant. Lawrence based Transportation Engineering and Construction (TEC) is providing civil engineering services, and another Lawrence based company, Visual Republique, is providing graphic design and website services. S-C Management of Brookline will be the property manager.

Project funding came from the Bank of America, Boston Community Capital, the City of Lawrence, the Commonwealth of Massachusetts’s Department of Housing and Community Development, MassDevelopment, and State and Federal Historic Rehabilitation Tax Credits.

Architectural Heritage Foundation is a non-profit real estate development firm founded in 1966. AHF is committed to urban revitalization through the adaptive reuse of historically significant real estate and preservation of important public open space. AHF is a steward for a community’s built legacy and an advocate for socially responsible design and growth, collaborating with building owners, municipalities and investors to develop sustainable projects that deliver solid economic return and measurable community benefit.

Banc of America Community Development Corporation is the nation’s first, largest, and most productive bank-owned community real estate development entity. One of the largest producers of high-impact community redevelopment projects in the United States, BACDC has successfully developed or rehabilitated more than 25,000 affordable and mixed-income rental units, and over 3,000 for sale homes, in 14 major U.S. cities.

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