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An update on the trials and triumphs of the couple who are renovating an Andover farmhouse.

Real Estate

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BLUEPRINTS | BULFINCH HOTEL

One triangular sensation

Developers give an odd building trendy new look

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Design puzzles abounded in transforming a triangular 1904 industrial building into the trendy Bulfinch Hotel, which opens this weekend.

How best to buttress the original six-story frame to carry three new stories, blend the materials and craftsmanship of the old with the new, and lay out the oddly shaped interior for 80 comfortable yet financially efficient rooms?

The renovation of 105 Merrimac St. has been done to complement the aesthetics of the 19th-century brick building, once a factory and furniture warehouse and later a restaurant with a boardinghouse above.

"It's a classic Beaux-Arts building style of rusticated brickwork with ornamental panels and quoining on the edges," said David Carlson, an architect for the Boston Redevelopment Authority.

It was well worth the effort,



Furniture installers from Colonial Systems move televisions into the new Bulfinch Hotel, which is near North Station.

said owner Edward Nardi, president of Cresset Development LLC.

"The North Station area is underserved by hotel rooms," Nardi noted. For \$169 to \$209, he expects to lodge those visiting the nearby FleetCenter, hospitals, businesses, and government offices.

To carry the extra load of three new floors, the brick was laced with a new steel frame, and then reinforced by a sprayed concrete shell. With no load-bearing col-

umns required, it left space for rooms per floor, a financially viable formula. The interior was gutted and rebuilt.

The lush mortar and brickwork, elaborated by arches, keystones, and belts, was repaired and cleaned. The facade for the new floors features look-alike bricks and mortar capped by a copper-trimmed cornice detailed with brackets.

"Not a replica, it responds to the original as a testament to the



GLOBE PHOTOS/LAURIE SNOPE

Three floors were added to the 1904 industrial building at 105 Merrimac St., allowing the new hotel to have 80 rooms.