

life into 19th century building

are pleasant, but usually they're more unpleasant."

He gutted the entire building, removing more than 900,000 pounds of plaster replacing it with drywall, which is a much lighter material.

He has scraped away plaster, exposing scrubbed brick walls. He also has taken tiny pieces of oak wood from the building and formed an entryway floor in one of the apartments.

"More and more I've learned not to fight the building's structure. A lot of the creativity lies in the design."

He used house jacks to lift up the sagging building, and then he and his crew inserted new posts to reinforce the structure.

'Like chiropractors'

"We're kind of like chiropractors," he said. "We rebuild the spine of the building."

Brygger has five of the six sections done and all of the apartments in those sections are rented.

The apartments range in size from 600 to 1,200 square feet, and no two apartments are alike.

"I wanted to make a marriage between what I feel my market is and what the building or apartment space wants to be."

Brygger said he chooses his tenants carefully. He wants tenants who not only can afford the apartments, which rent for \$300 to \$400 a month, but who have the "Persian rugs" and other like amenities.

He requires a one-year lease and allows "cats and lovers, of course."

No drapes

He doesn't allow renters to put up drapes because, he said, each window is "like a picture." The window frames are made from pine and have blinds.

Each apartment has its own air conditioning and heating units, and two tenants reported that heating bills were unusually low. Brygger attributed this mainly to insulation and thermo-pane windows in the apartments.

A tenant said, "You just don't find this kind of quality in an apartment."

Brygger said that using high-grade materials has strained him financially. However, he will be receiving a \$14,000 matching funds grant for the renovation from the Department of the Interior's historical preservation fund.

Aside from financial strains, Brygger said the physical strain of often working 70 hours a week has taken its toll.

"I don't want to be a workaholic, but I've had to adopt that mode.

"I'd like to travel and play tennis more."

Brygger said he probably wouldn't take a similar project in the future.

"It's too much of a drain on my resources." However, he said he would stay in the architectural field.

Brygger said he doesn't expect great financial reward from the building.

"The reward," he said, "is the prestige of owning a beautiful building."



Staff Photo By Janet Hammer
Architect Jim Brygger stands in one of his unfinished apartments.



Staff Photo By Janet Hammer
Front of the 19th century row, or terrace building, at 11th and H Streets.



Staff Photo By Janet Hammer
Architect Gordon Craig rents one of the first apartments to be completed.

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