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## Midrise gets modern makeover

by Jennifer Hayes

A 1960s Capitol Hill midrise apartment building is undergoing a renovation to bring it into the 21st century.

A trust fund, the long-time owner of the Somerset Apartments, has begun repositioning the 81-unit building at 818 Logan St., which was last renovated in the 1970s.

The work, which began in late November, will transform the Somerset Apartments from Class B to a Class A units.

"The Capitol Hill area is one of a few areas in the metro area that can absorb a repositioning like this. It's a real desirable area," said Rick Pollack of Beartrax Construction, which is renovating the 12-story building constructed in 1968.

Renovations will include gutting every unit as it becomes available with tenant turnover.

The average expected cost for upgrades will range from \$30,000 to \$35,000 per unit, noted Michelle Case of Rozeboom & Co., which manages the Somerset Apartments.

Interior work will include new kitchen cabinets and granite counter tops, flooring, appliances, designer tile tub and shower surrounds, doors and hardware, and lighting and plumbing fix-



*Upgrades at Somerset Apartments will run from \$30,000 to \$35,000 per unit and include new kitchens, as pictured above.*

tures.

Renovations also will include improvements to common hallways and the lobby as well as structural modifications to the parking garage.

Beartrax is working with Dana Damiano of Damiano Designs on the renovation of the units. Completion of the repositioning at Somerset Apartments is expected in approximately 1 ½ years. One prototype unit – the penthouse – already is complete.

Somerset Apartments has

three vacant units.

The community, located directly across from the Governor's Mansion and Governor's Park, features a mix of one-bedroom and two-bedroom units. Amenities at Somerset Apartments include an indoor swimming pool, private recreation room, fitness center, rooftop sundeck with barbecue grill, laundry facilities on each floor, on-site management and maintenance, and heated garage parking and off-street parking.▲