

STAFF REPORT: 12/9/2020 MEETING

PREPARED BY: J. ROSS

ADDRESS: 318 EDMUND PLACE

HISTORIC DISTRICT: BRUSH PARK

APPLICANT: ANDREW BODLEY

DATE OF PROVISIONALLY-COMPLETE APPLICATION: 11/24/2020

DATE OF STAFF VISIT: 12/4/2020

SCOPE: REVISION TO PREVIOUSLY-APPROVED APPLICATION/REPLACE WOOD SIDING WITH STEEL SIDING; REPLACE MATERIALITY AT STOREFRONT AND ROOFTOPP RAILING

EXISTING CONDITIONS

The project site consists of an empty parcel that is located within the 200-300 block of Edmund Place. The general surrounds are dominated by newly constructed, 2-6 story, mixed-use (multiple-family and commercial) buildings. Four, ca.1880, 3-story dwellings are located to the north of the project area/on the north side of Edmund Place. The historic buildings are clad with red brick and feature stone and wood detailing/trim.



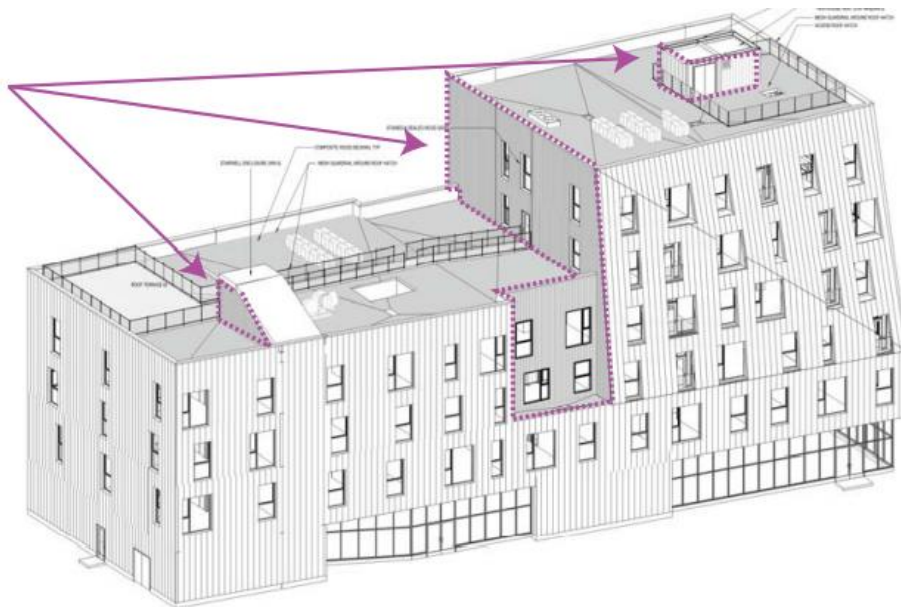


Project area, photos taken 12/4/2020

PROPOSAL

The applicant initially appeared in front of this body at the February 17, 2016 special meeting with a proposal to establish a new mixed-use, multiple-building development (to include commercial and multiple family) within the area bounded by John R, Brush Street, Alfred, and Edmund Place. The development included several building typologies to include apartments, duplexes, townhomes, and carriage homes. The Commission issued a Certificate of Appropriateness for the proposal as presented. The following is the design which the Commission approved for erection at 318 Edmund Place. Specifically, this building type, labeled in the below plan as “A-2,” proposed the erection of a six-story, mixed use (commercial at the ground floor and residential above) building. As per **the attached**, the original approved design was primarily clad with a red, standing metal seam cladding with a wood, vertical plank, charcoal stained siding which was used as a secondary cladding at the following locations:

Purple arrows and outline to indicate the location of the wood, vertical plank, charcoal stained siding



A-2 building design. Purple arrows and outline indicate the location of the wood, vertical plank, charcoal stained siding.

With the current proposal, the applicant is seeking the Commission’s approval to install ribbed metal panels (color matte black) at the secondary locations/at the locations which the applicant had been approved to install the wood, cedar, charcoal stained siding at the new A-2 building. The applicant has noted that their team desires to revise the secondary cladding materials due to “significant lead time, cost, and fire rating issues on a secondary façade material for building.” Staff has forwarded this revision to the Commission for review because the original proposal did tout the incorporation of the wood siding as a means to provide visual interest and textural variation to the buildings design. Also, although the Commission has approved new construction which included the complete cladding of exterior walls with metal panel siding, the body did so after extended discussion. Finally, the applicant is seeking the Commission’s approval to revise the style of the rooftop railing from mesh to a painted black metal railing and to revise the materiality which was previously approved at the storefronts from stained grey cedar to a dark, anodized aluminum.

STAFF OBSERVATIONS AND RESEARCH

- Staff does note that the wood siding at the secondary material did provide a good textural and material variation to the ribbed red metal siding which will clad the building’s primary elevations and was more consistent with the district’s Elements of Design.
- The new siding proposed as a secondary cladding is ribbed and does provide a good contrast to the standing seam metal cladding which was approved for the building’s primary elevations in staff’s opinion
- It is staff’s opinion that the color of the new metal siding provides a good resemblance to the approved wood plan siding. The wood planks were approved this Body in 2016

was meant to be installed according to a vertical orientation. Staff would recommend that the new metal siding be vertically oriented, in keeping with the previously-approved wood siding

ISSUES

- None

RECOMMENDATION

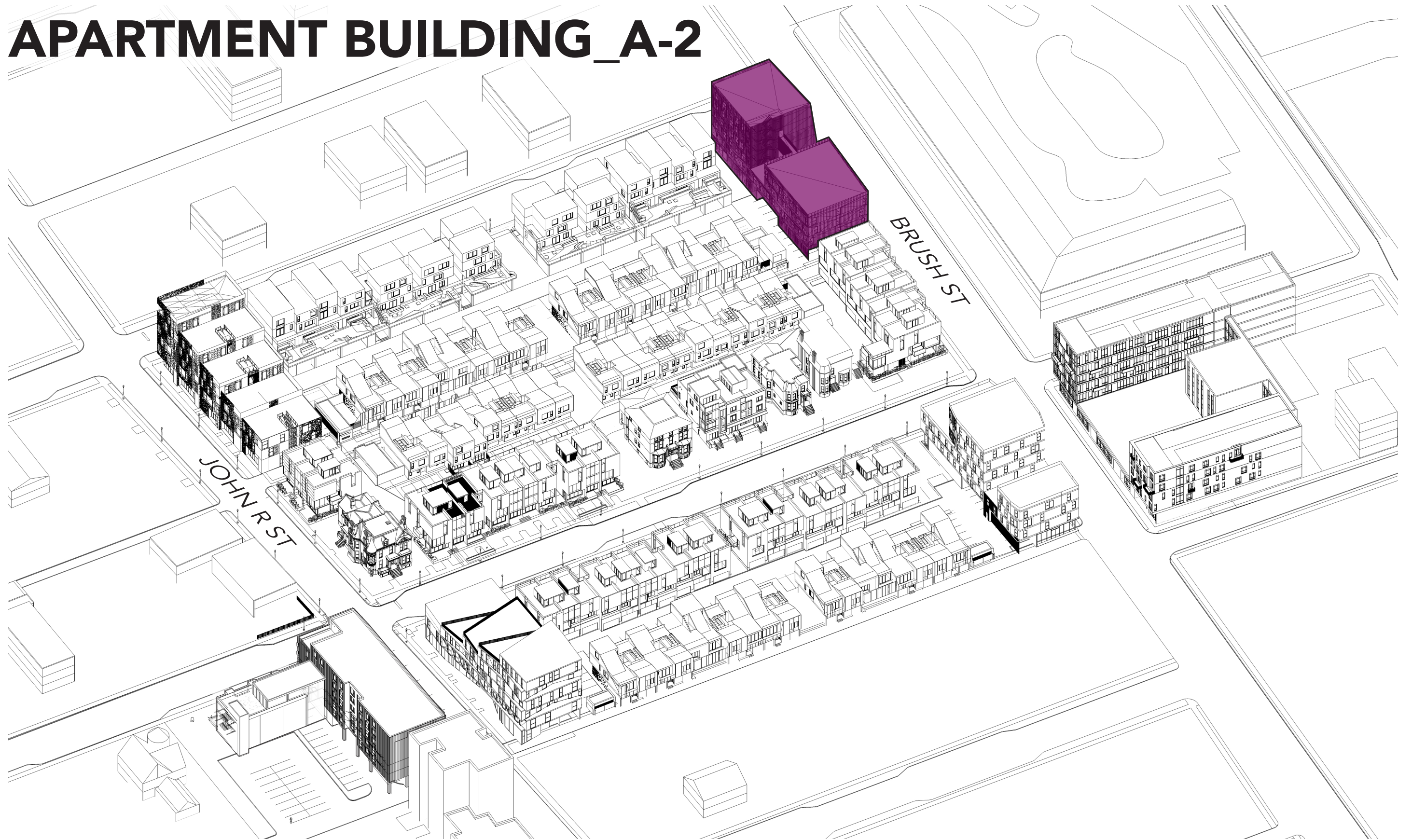
It is staff's opinion that the proposed project is appropriate to the defined Elements of Design for the Brush Park Historic District and the Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 67). Staff therefore recommends that the Commission approve the issuance of a Certificate of Appropriateness for the project as proposed.

Current conditions





APARTMENT BUILDING_A-2



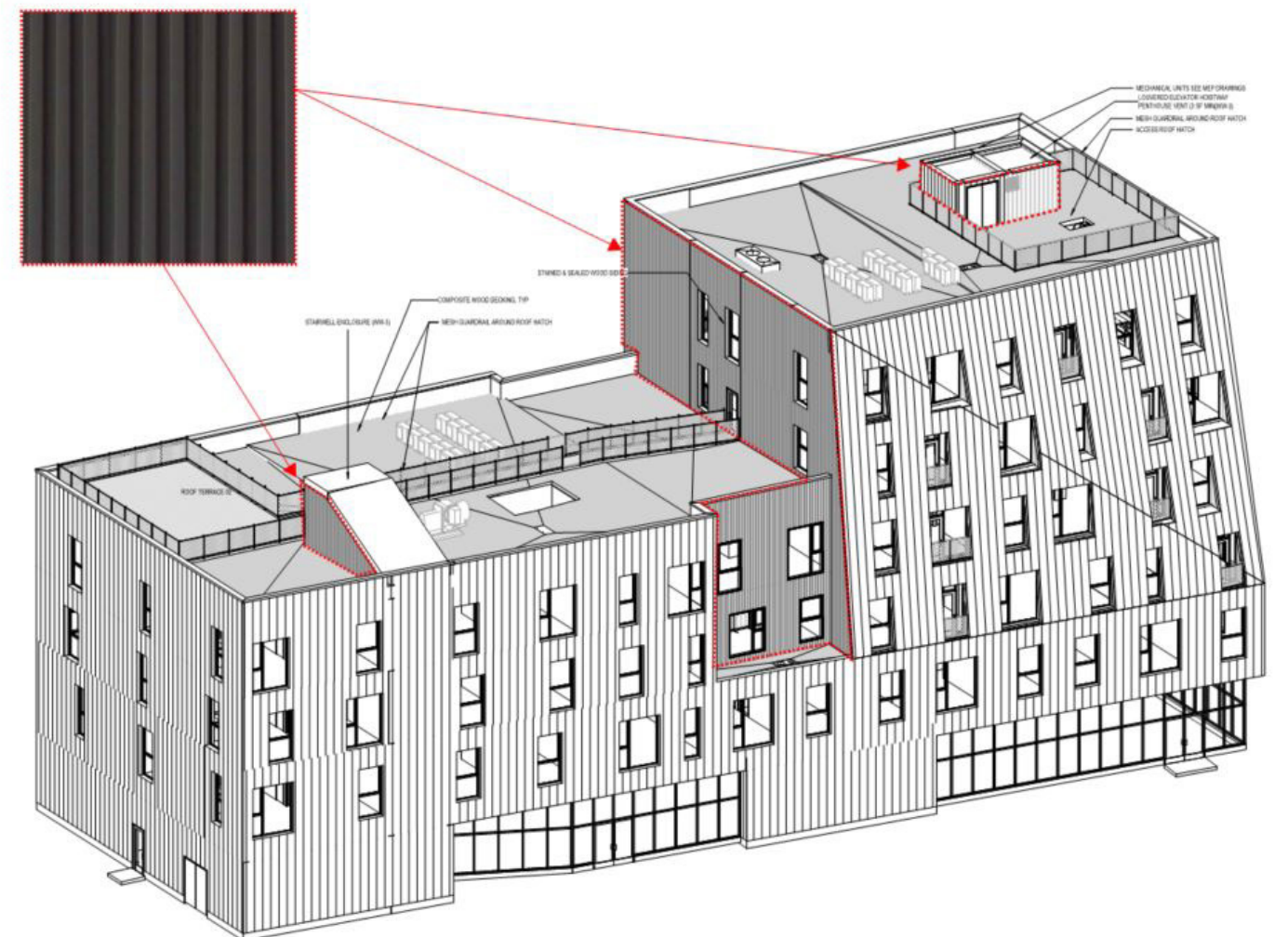
APARTMENT BUILDING_A-2_FACADE CONTEXT

BRUSH PARK/CITY MODERN A2 SECONDARY CLADDING

PROPOSED REVISION

ORIGINAL: CHARCOAL GREY STAINED CEDAR PLANKS

PROPOSED ALTERNATE: MATTE BLACK METAL PANELS (ATAS METAFOR PROFILE)



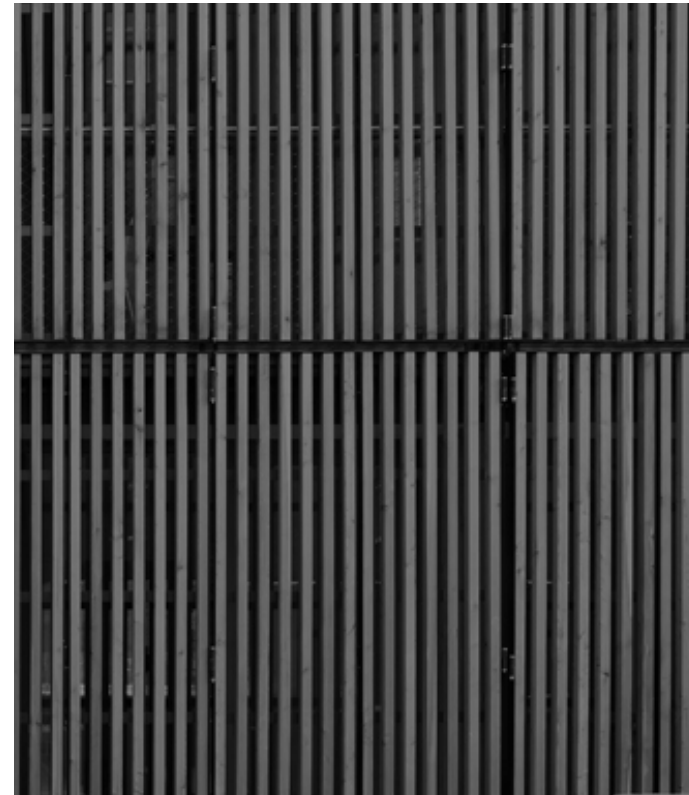
APARTMENT BUILDING_A-2_ORIGINAL MATERIAL PALETTE

PRIMARY CLADDING(S)



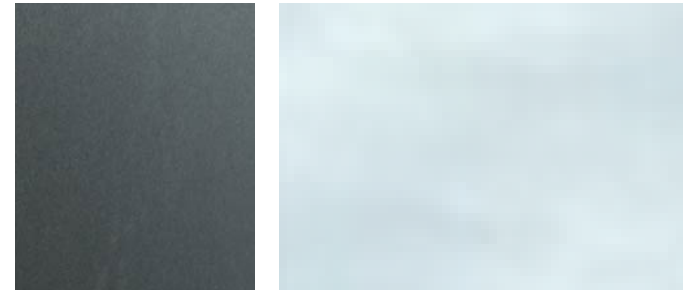
RED STANDING SEAM METAL

SECONDARY CLADDING(S)

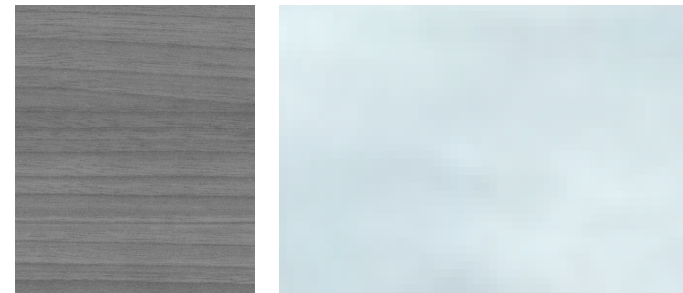


CHARCOAL GREY STAINED CEDAR

WINDOW, DOOR, STOREFRONT

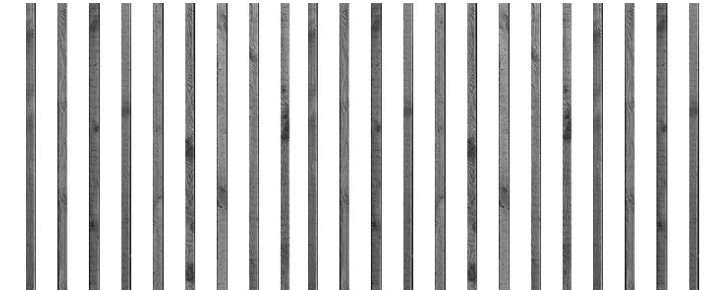


DARK ANODIZED ALUMINUM WINDOWS



GREY STAINED CEDAR STOREFRONT MULLIONS + TYPICAL GLAZING

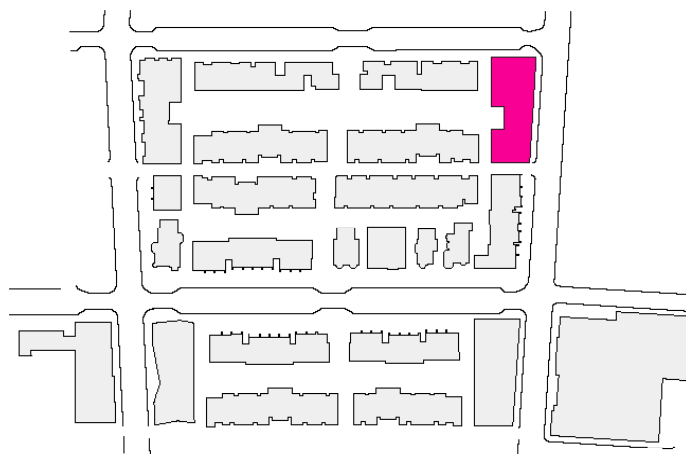
RAILING, ACCENT, DETAILS



GREY STAINED CEDAR SCREEN



MESH GUARDRAIL



APARTMENT BUILDING_A-2_PROPOSED MATERIAL PALETTE

PRIMARY CLADDING(S)



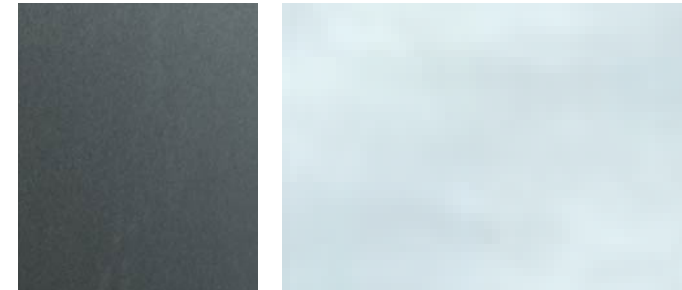
RED STANDING SEAM METAL

SECONDARY CLADDING(S)

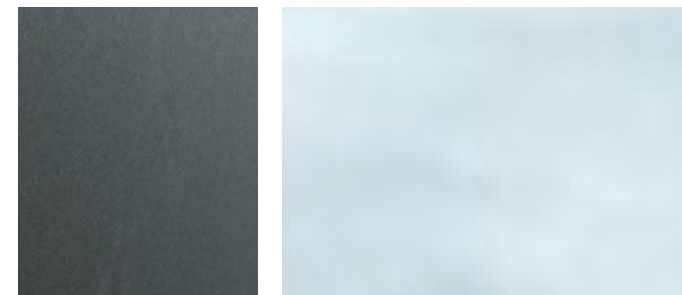


MATTE BLACK METAL PANEL

WINDOW, DOOR, STOREFRONT



DARK ANODIZED ALUMINUM WINDOWS

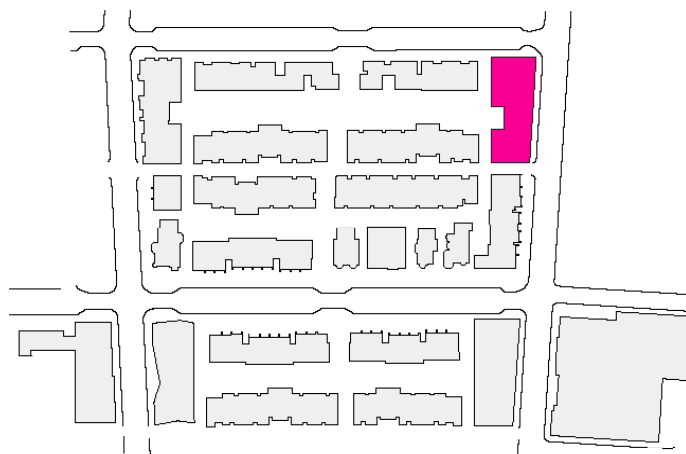


DARK ANODIZED STOREFRONT MULLIONS + TYPICAL GLAZING

RAILING, ACCENT, DETAILS



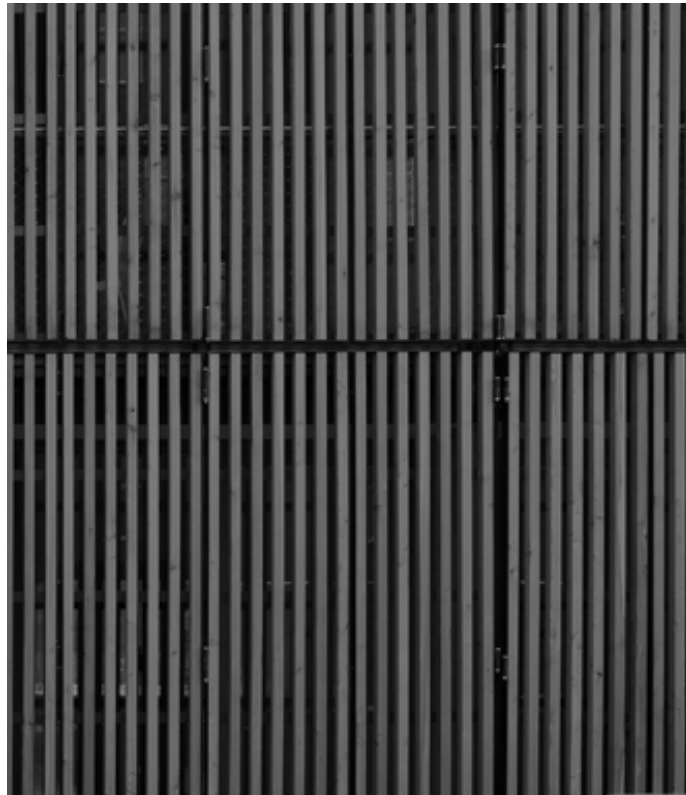
PAINTED BLACK METAL (SAME AS BUILDING A4)



APARTMENT BUILDING_A-2_MATERIAL COMPARISON

ORIGINAL

PROPOSED



CHARCOAL GREY STAINED CEDAR

MATTE BLACK METAL PANEL

