

# BRUSH PARK ELEMENTA - KIPLING DEVELOPMENT

---

## HISTORICAL DISTRICT COMMISSION SUBMISSION

OCTOBER 2020

Developer:  
Kipling Development

Architect:  
**AMY BAKER ARCHITECT**  
amybakerarchitect.com

Designer  
**BOLD STUDIO**  
boldstudiodesign.com

Civil/Landscape Architect:  
**PEA GROUP**

287, 295, and 301 Watson  
HDC Project Review Submission  
Project Narrative

Elementa (287, 295 and 301 Watson) is proposed as a 16-unit new construction condominium project in the heart of historic Brush Park. As a project, Elementa's overall emphasis is on homeownership, specifically integrating market rate and affordable for-sale units in a single development. Because ownership is critical to the long-term stability and growth of the city as a whole, one of the key objectives of this project is to promote equity and inclusivity through homeownership.

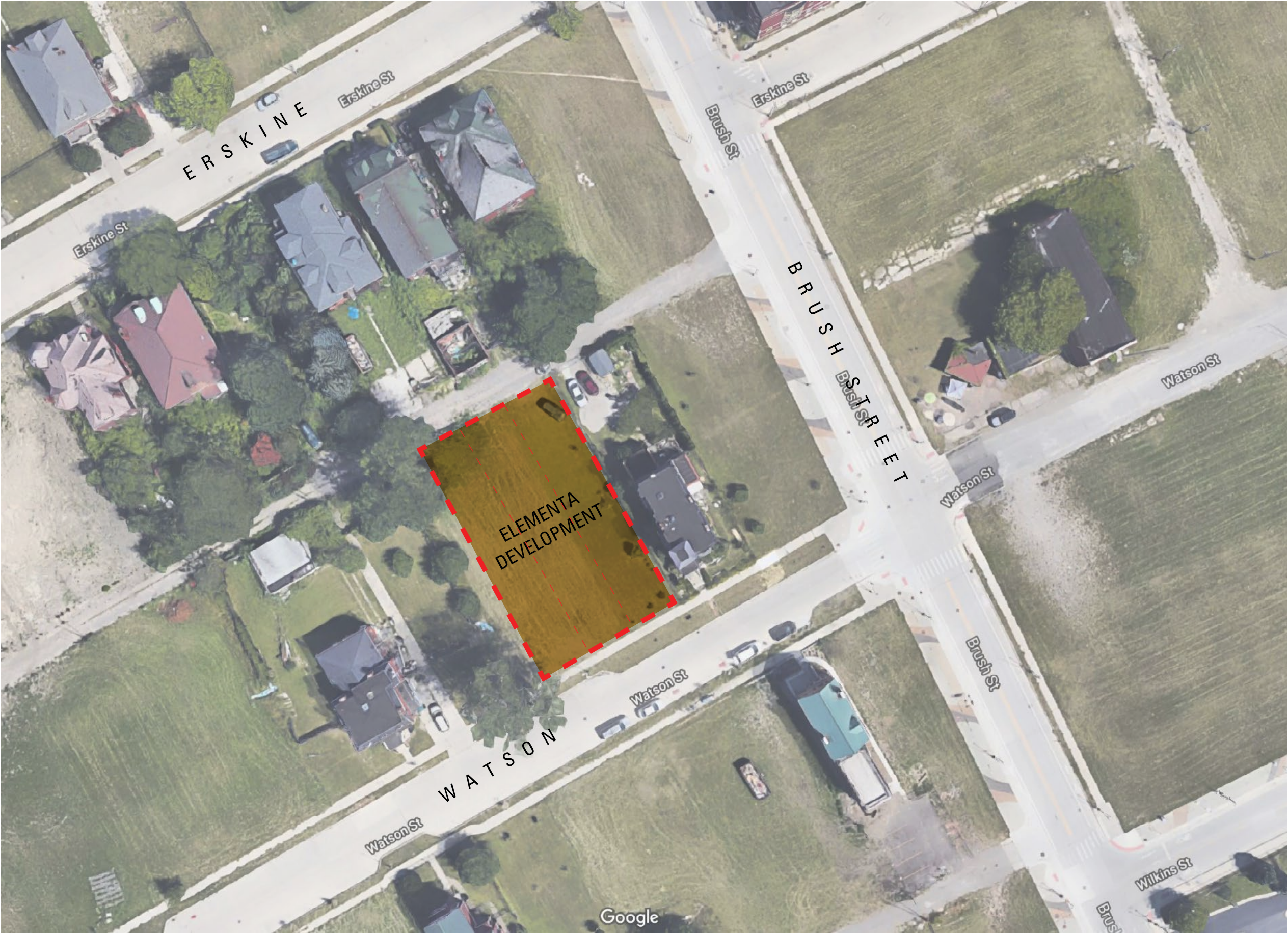
The project consists of twelve 1,000 SF stacked, terraced townhomes. In addition, four carriage homes are nestled at the rear of the site, offering 1,200 – 1,500SF of living space per home. All parking for the project is designed into the site.

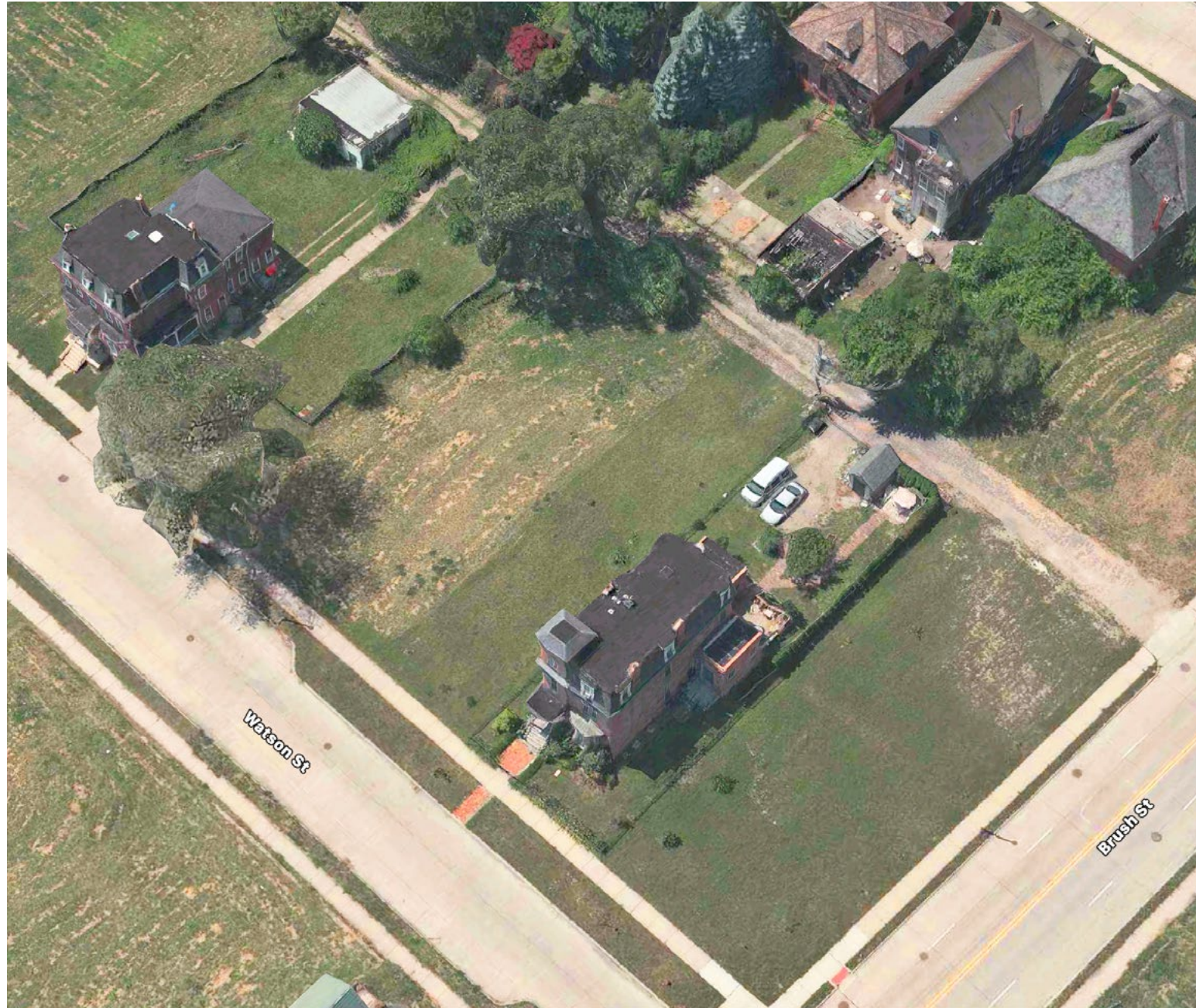
The townhomes are designed as stacked bilevel units with two units per stack. Each townhome unit features 2 bedrooms, 2.5 bathrooms, as well as open concept kitchen, dining and living rooms oriented for entertaining and family gatherings. The upper level townhomes are designed to maximize both light and views. The townhomes are parked via a covered carport.

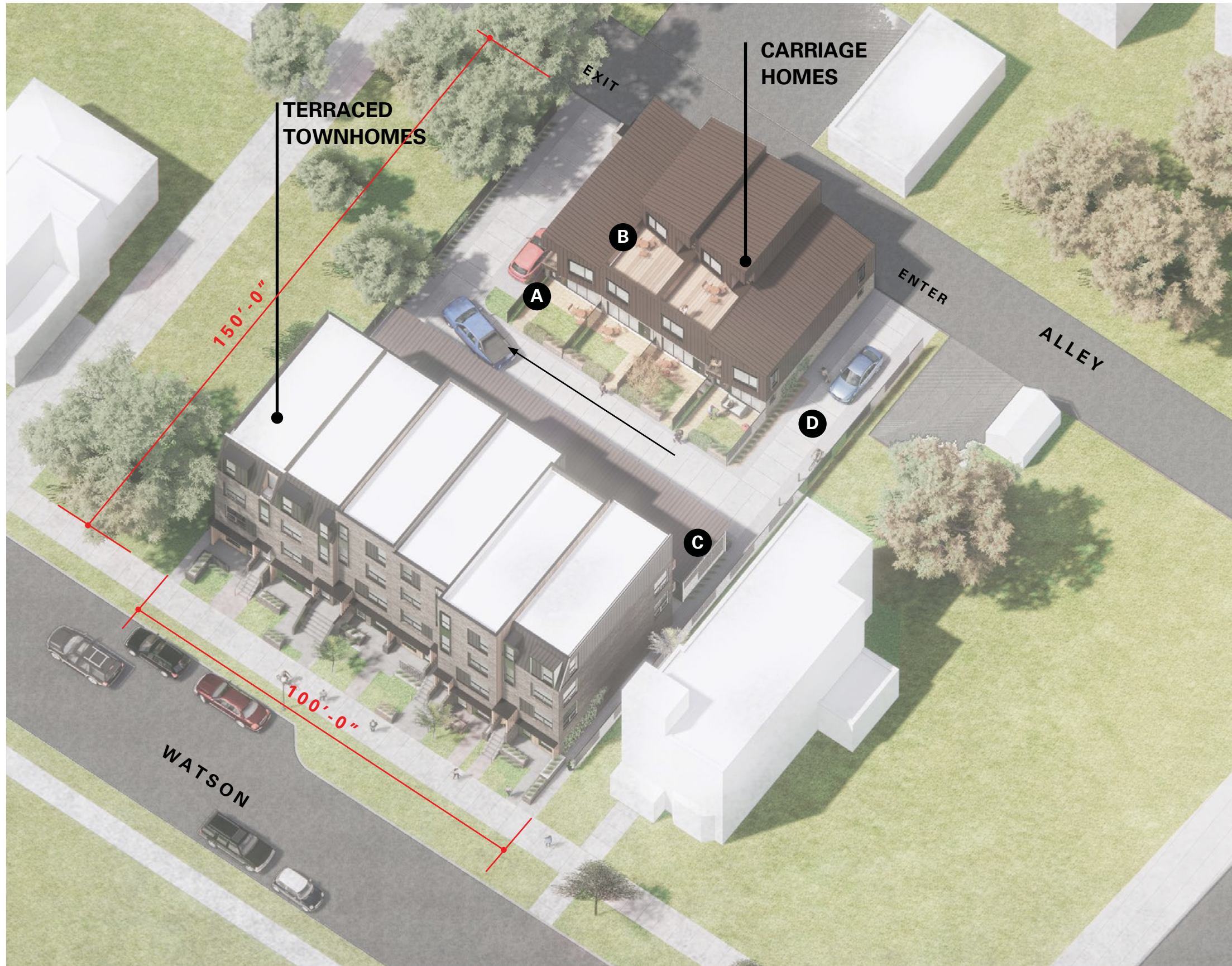
The carriage homes are designed like standalone homes. The standard floorplan will include 2 bedrooms and 2.5 bathrooms with generous living areas. Each carriage home will have an individual private courtyard and a private garage, with the two central carriage homes rising to a third level that houses an additional rooftop terrace.

Every effort has been made to proactively design the project in close coordination with the newly adopted Brush Park Form-Based Code and in alignment with the Elements of Design.

ADDRESS:  
287, 295, 301 WATSON







**WATSON PARCELS  
DEVELOPMENT SUMMARY OPTION 1**

| RESIDENTIAL                   |                                     | +/- 16 UNITS |                       |                     |
|-------------------------------|-------------------------------------|--------------|-----------------------|---------------------|
| HOUSING TYPE                  | UNITS                               | LEVELS       | PARKING (SPACES:UNIT) | PRIVATE OPEN SPACE  |
| Stacked Townhomes             | 12                                  | 4            | 0.5:1 Covered         | balconies, terraces |
| 2-BR, 900-1,000 SF            | 12                                  |              |                       |                     |
| Carriage Homes                | 4                                   | 2,3          | 1:1, attached         | courtyard, terraces |
| 2-BR, 1000-1,200 SF           | 2                                   |              |                       |                     |
| 3-BR, 1,500 SF                | 2                                   |              |                       |                     |
| <b>TOTAL GSF</b>              | <b>+/- 21,000 GSF</b>               |              |                       |                     |
| RESIDENTIAL PARKING SUMMARY** |                                     |              |                       |                     |
| Total off-street provided     | +/- 14 Spaces                       |              |                       |                     |
| Total required                | +/- 8 Spaces @ 0.5 per unit average |              |                       |                     |
| Surplus                       | +/- 6 off-street spaces             |              |                       |                     |
| Total on-street provided      | +/- 13 spaces                       |              |                       |                     |

\*\*PARKING REQUIREMENT GUIDELINES FOLLOW FORM BASED CODE

- A** PRIVATE COURTYARD
- B** PRIVATE TERRACE OPTION
- C** CAR PORT
- D** ONE WAY DRIVE



**(14) Relationship of open space to structures.**

Townhomes  
 • build on the density and variety of homes once existing on Watson Street, aiding in re-establishing the historical relationship of open space to structures in the district.

Carriage Homes  
 • expand on the density of alleys and define the alley as a shared public and pedestrian-friendly space  
 • have private internal courtyards, balconies, and rooftop decks

**(5) Rhythm of spacing of buildings on streets.**

Townhomes  
 • occupy three combined vacant parcels along Watson aiding in re-establishing the rhythm of the street wall on the block. The spacing of the townhomes to its most adjacent neighbor is 12'-15' similar to other spacing of homes in the neighborhood

Carriage Homes  
 • form a continuous alley edge, stretching across three parcels and displays similar street-wall continuity common of townhomes, rowhomes, and other walk-ups

**(17) Rhythm of building setbacks.**

Townhomes  
 • maintain the setback of the adjacent historic homes on Watson. Like the neighboring historic homes, the building has recessed and projecting entries that vary from that line.

Carriage Homes  
 • maintain a minimal setback appropriate to historic garages along an alley.

**(18) Relationship of lot coverage.**

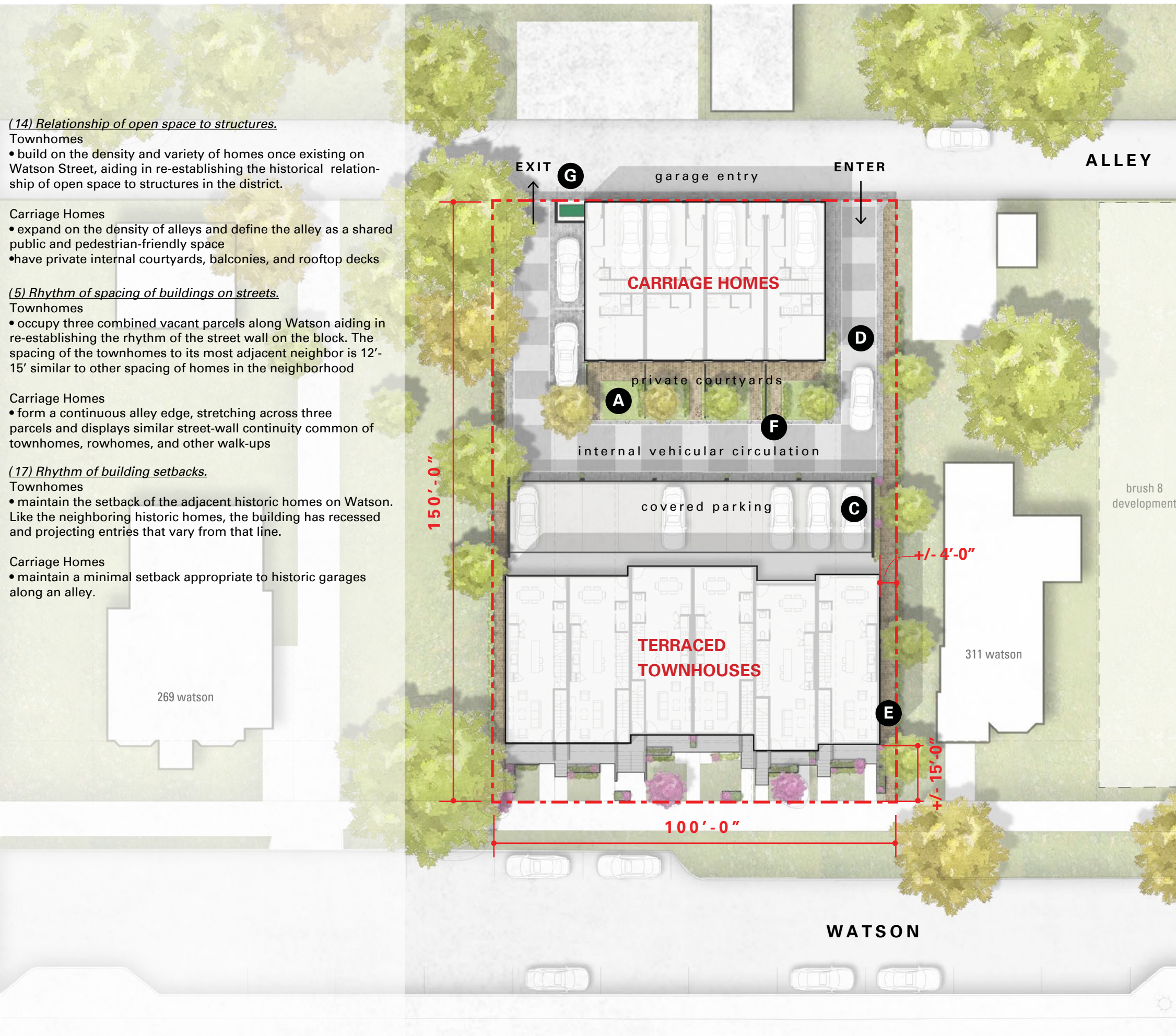
Townhomes  
 • lot coverage is similar to the historic row houses and new development of the district with small front yards and parking in the rear.

Carriage Homes  
 • build on the density of alleys that were designed for car storage access. Connected units cover the lot similar to district row houses and new development that meet the street, but smaller in scale

**(12) Walls of continuity.**

Townhomes  
 • maintain the setback of the historic homes on Watson. Like the neighboring historic homes, this line is activated with front yards, entry walks, steps, stoops, and recessed and projecting entries.

Carriage Homes  
 • maintain a setback appropriate to historic garages along an alley. And as a series of contiguous residential units, a wall of continuity is formed at the ground floor – punctuated with recessed entrances with balconies above.



- A** PRIVATE COURTYARD
- B** PRIVATE TERRACE OPTION
- C** COVERED PARKING
- D** ONE WAY DRIVE
- E** PEDESTRIAN PATH
- F** CURBLESS DRIVE
- G** DUMPSTER ENCLOSURE



carriage homes NORTH ELEVATION (ALLEY)



carriage homes SOUTH ELEVATION



townhomes carriage homes EAST ELEVATION

**(1) Height.**

- Townhomes**
- four stories to achieve a desirable density along the street, yet appropriately scaled in relation to adjacent historic homes.
  - strategic material changes and subtle setbacks allow the 4 story building to relate to adjacent historic homes

- Carriage Homes**
- two and three stories.
  - height is consistent with existing carriage homes with the City Modern development to the South
  - the 3 story Carriage Homes are integrated into the 2 story massing for variety.

**(2) Proportion of building's front facade.**

- Townhomes**
- massing is consistent with traditional row houses and new townhomes of the neighborhood, as a series of connected vertical homes
  - verticality is reinforced with material and color changes, window groupings, and multi-story bays

- Carriage Homes**
- connected Carriage Homes are broken into individual units through alternating heights
  - overall horizontal mass is divided into vertically-stacked individual units
  - verticality is reinforced with material and color changes, vertical material orientation, window groupings, and massing

**(3) Proportion of openings within the facade**

- Townhomes**
- areas of void - windows, entries, - constitute approximately 24% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically – sometimes combined with other vertical windows.

- Carriage Homes**
- areas of void - windows, entries, - constitute approximately 33% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically – taller than wide.

**(4) Rhythm of solids to voids in front facade.**

- Townhomes**
- openings tend to be regular in placement, but there are instances where placement has a bit more freedom, adding rhythm and visual quality to a repetitive unit type.

- Carriage Homes**
- Openings are generally regular in placement.



(7) Relationship of materials.

- Townhomes
- primarily brick in response to the prevalence of brick in the district.
  - warm and contemporary palette references adjacent historic homes.
  - areas of metal panels and smooth vertical wood accents are interspersed for variety and scale.
  - windows are metal clad.

(6) Rhythm of entrance and/or porch projections.

- Townhomes
- articulated at the street level with projected stoop entries as well as on-grade porch entries for accessibility
  - entries are off-center from their individual units, but typically spaced regularly from one another.

(8) Relationship of textures.

- Townhomes
- the low relief of brick provides contrast to the smooth inset metal panels as well as to the profile of the metal standing seam accents and sloped roofs.
  - wood siding accents also provide variety that is sympathetic to the historic textural variety of the district.

(9) Relationship of colors

- Townhomes
- warm brown brick relates to brick and stone hues of the district.
  - warm dark gray metal at accent areas and at slope roofs relate to the hue of dark slate roofs.

(10) Relationship of architectural detail.

- Townhomes
- details responding to historic structures of the neighborhood include balconies with metal rails and entry canopies.
  - selected windows are surrounded by a projecting window frame for emphasis creating depth and show lines on the facade.
  - the interplay of windows and strategic alignment, placement, and connection of materials is in line with the spirit of the architectural detail of the district.

(11) Relationship of roof shapes.

- Townhomes
- have a predominantly flat roof; however, there are sloped roofs strategically designed at the ends of the building. These sloped roofs are inspired by the mansard roofs of the adjacent historic buildings. Aggregating these sloped roofs with the rest of the building achieves a similar effect of Victorian homes' tower roof and mansard relationship.

(13) Relationship of significant landscape features and surface treatments.

- Townhomes
- have front yards with entry walkways for individual units that regularly break the front lawn.
  - raised planters and planting beds are integrated with entry stoops and porches which add interest to the street character.
  - vehicular access is maintained from the rear alley and internal circulation.

(15) Scale of facades and facade elements.

- Townhomes
- facade relates to the prominently scaled houses between John R and Brush with towers, recesses and other features composed to divide the street facade into smaller scaled groupings.
  - a variety of opening types (window surrounds, projected windows, front doors) divide facade into human-scale elements

(16) Directional expression of front facades

- Townhomes
- expressed vertically overall through stacked, individually expressed units and unit groupings and multi-story setbacks that create tower-like volumes.

(19) Degree of complexity with the facades.

- Townhomes
- Although more contemporary in character, the Townhomes facade shares the same spirit of complexity with its historic neighbors through a playful composition of different materials, recesses, projections, dormers, and occasional tower-like volumes.

(20) Orientation, vistas, overviews.

- Townhomes
- In similar fashion as the adjacent homes on each side, the Townhomes are oriented to Watson Street with individual entries, porches, windows, facing the street to capture street activity, the neighborhood, and Downtown.
  - Townhouse parking will be in the rear of residential properties shielded from the street view with the building, landscape, and screens.
  - Restores portion of traditional vistas and reduces expansive viewshed along the street closer to Brush Street.

(21) Symmetric or asymmetric appearance.

- Townhomes
- townhomes have both symmetrical and asymmetrical elements.
  - unit groupings are organized in a repetitive pattern, but the composition of window placement, change of material, and mirroring create an asymmetric, but balanced design.

(22) General environmental character.

- General Elementa Development
- The proposed development builds on aspects of recent developments in the district that promote contemporary, high quality-innovative design, walkability, and a shared sense of community while still being highly sensitive to the historical importance of the district.



(7) Relationship of materials.

- Carriage Homes
- warm brick anchors the base of the Carriage Homes.
  - upper levels have a vertically oriented corrugated metal with a warm tone that references the colors of adjacent homes. T
  - wood accents in balcony recesses and rooftop decks.
  - windows are metal clad.

(6) Rhythm of entrance and/or porch projections.

- Carriage Homes
- entries are on grade, and are defined by a series of recessed porches similar to new developed residential carriage homes in the neighborhood.

(8) Relationship of textures.

- Carriage Homes
- the low relief of brick, corrugated metal panels and accent wood siding provide variety that is sympathetic to the historic textural variety of the district.
  - the horizontality of the brickwork at the base provides contrast to the vertically oriented corrugated metal on upper floors.

(9) Relationship of colors

- Carriage Homes
- warm tan brick relates to brick and stone hues of the district.
  - maroon metal panels at upper levels relate to the predominant hue of the district and match historic Moderate Reddish Brown.

(10) Relationship of architectural detail.

- Carriage Homes
- details responding to historic structures of the neighborhood include balconies with metal rails and the strategic alignment, placement, and connection of materials at windows and doors.

(11) Relationship of roof shapes.

- Carriage Homes
- have a dynamic roof-scape that plays on the pitched and sloped roofs of the district.
  - roofline achieves variation with articulated higher living space volumes. This is responsive to historic homes where different roof types were sometimes combined in a single structure.
  - playful spirit of the roof-scape is similar to newer developed carriage homes in the district.

(13) Relationship of significant landscape features and surface treatments.

- Carriage Homes
- because they follow historic typologies, Carriage Homes front alleys and have little opportunity for landscaping.
  - to the rear of the Carriage Homes, individual courtyards have brick pavers that transition to landscaped section of shrubs, grass, perennials, and trees.
  - these individual courtyards also provide a green buffer between the Carriage Homes and the internal vehicular circulation drive.



- wood accents
- roof deck
- corrugated metal
- brick base
- provide courtyard

(15) Scale of facades and facade elements.

- Carriage Homes
- The base of the Carriage Homes is divided into front doors and garages
  - upper levels have both large and small repetitive window openings

(16) Directional expression of front facades

- Carriage Homes
- strong horizontal base is balanced with vertical alignments of window openings and in some cases, entries with balconies above.
  - the vertical orientation of the corrugated metal also expresses verticality.
  - three-story units are strategically located at the center for additional vertical emphasis.

(19) Degree of complexity with the facades.

- Carriage Homes
- facade relates most to the simpler post Victorian structures, but express variety with taller units, recesses, setbacks and pitched roofs.
  - visual complexity is created through massing and organization of facade elements despite relative lack of ornamentation

(20) Orientation, vistas, overviews.

- Carriage Homes
- Typical to the historic district, Carriage Homes are oriented East to West with garages and entries oriented to the alley.
  - courtyards, balconies, and roof decks are oriented south with some offering views to the Downtown skyline

(21) Symmetric or asymmetric appearance.

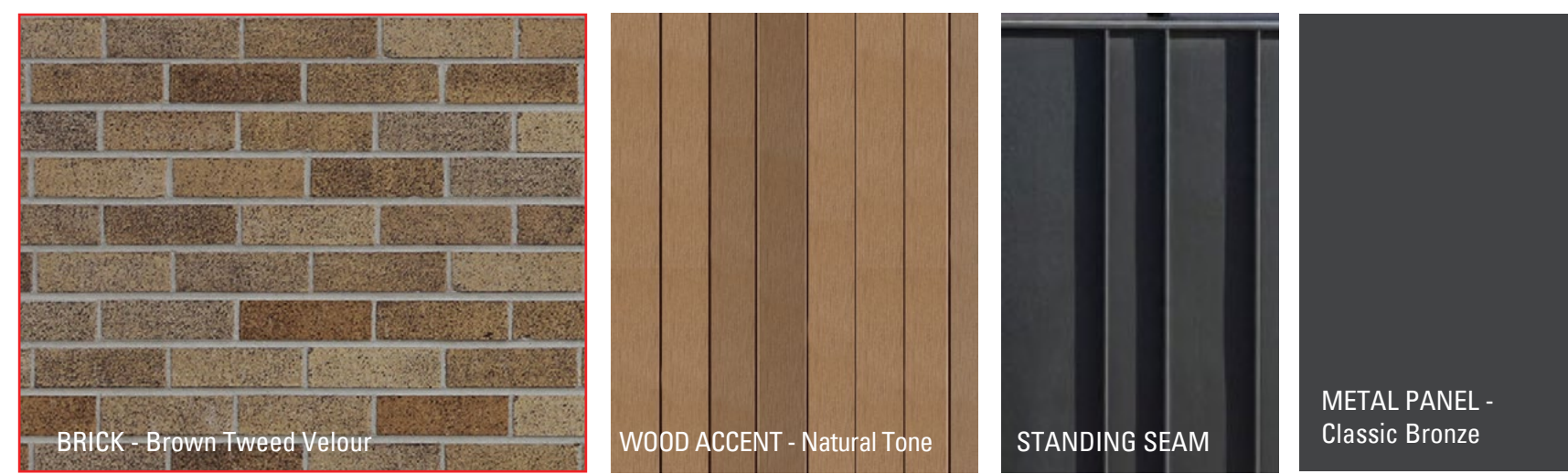
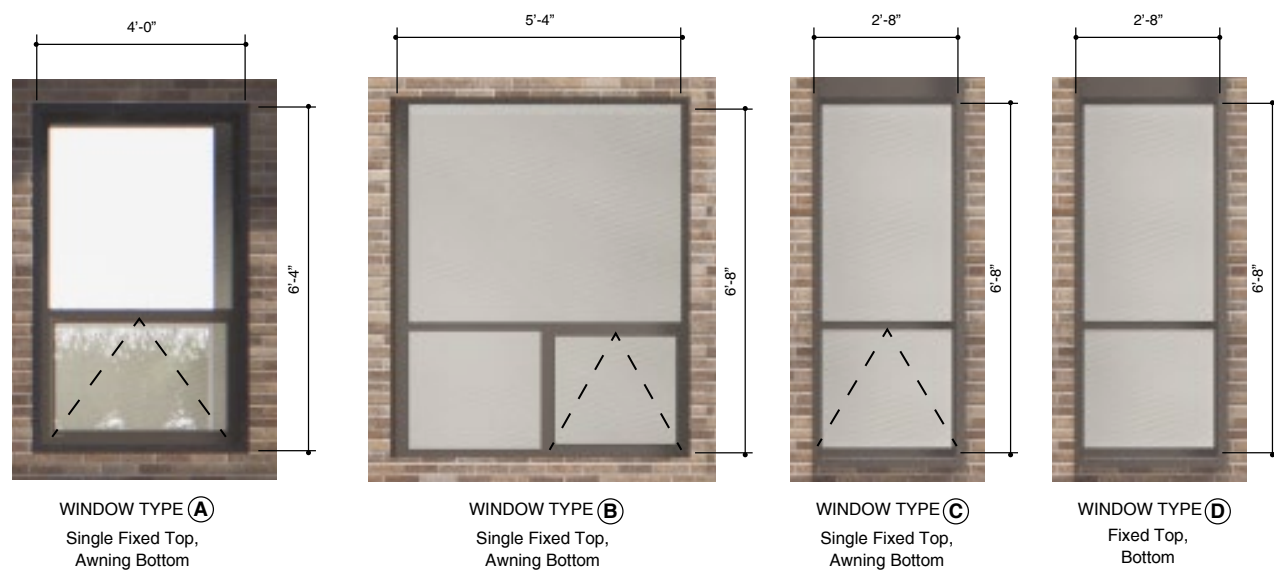
- Carriage Homes
- the Carriage Homes have both symmetrical and asymmetrical elements. They combine repetitive and mirrored units in a playful strategy of symmetry and repetition.

(22) General environmental character.

- General Elementa Development
- The proposed development builds on aspects of recent developments in the district that promote contemporary, high quality-innovative design, walkability, and a shared sense of community while still being highly sensitive to the historical importance of the district.

TOWNHOME ELEVATIONS

scale: 3/32" = 1'-0"



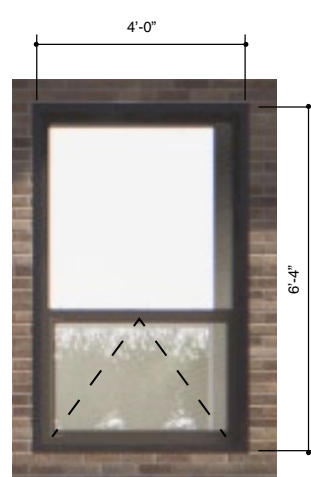
TYPICAL WINDOW: Residential Aluminum Clad Wood Window. Double Glazed w/ Low E glass.

TOWNHOME ELEVATIONS

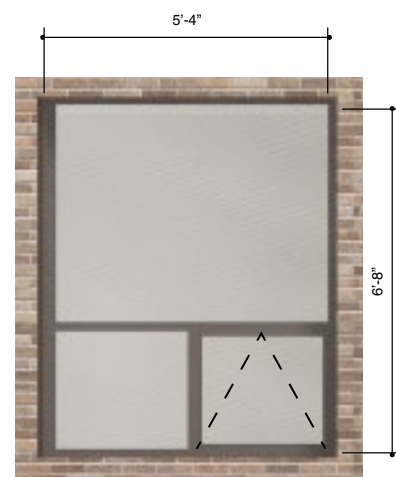
scale: 3/32" = 1'-0"



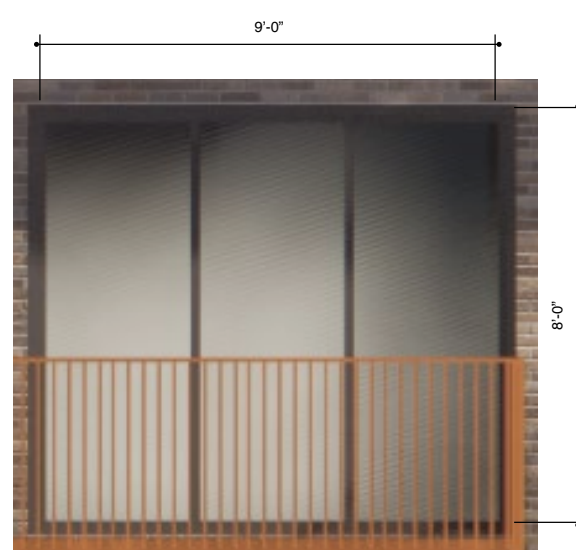
NORTH ELEVATION



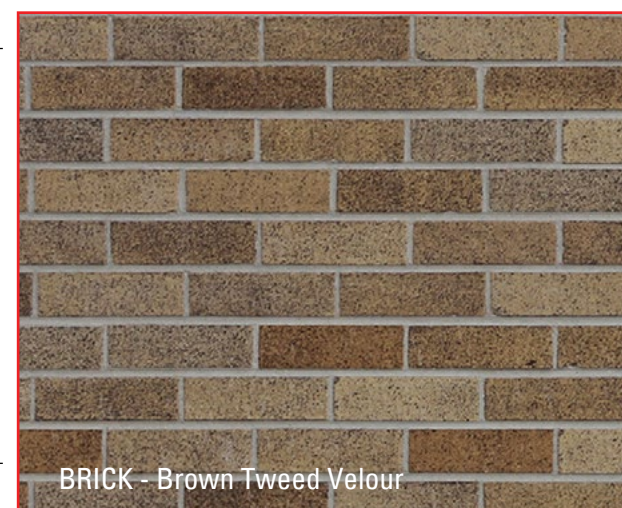
WINDOW TYPE (A)  
Single Fixed Top,  
Awning Bottom



WINDOW TYPE (B)  
Single Fixed Top,  
Awning Bottom



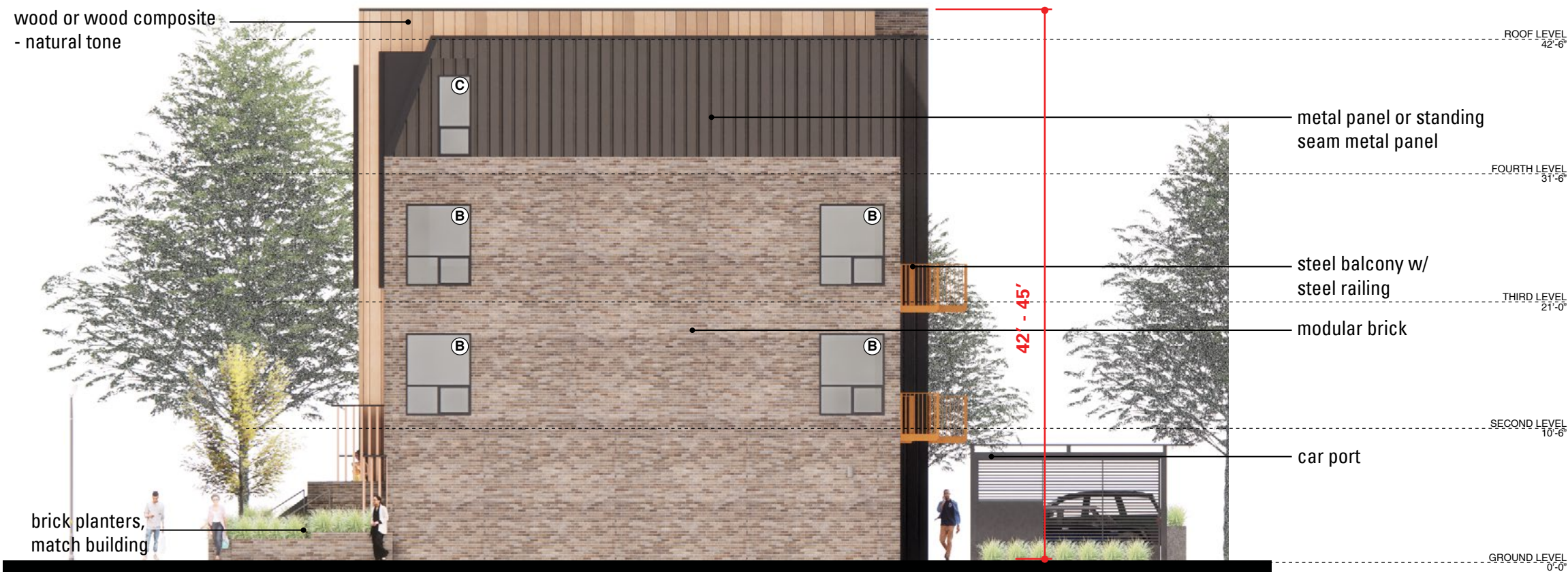
WINDOW TYPE (E)  
Sliding Door



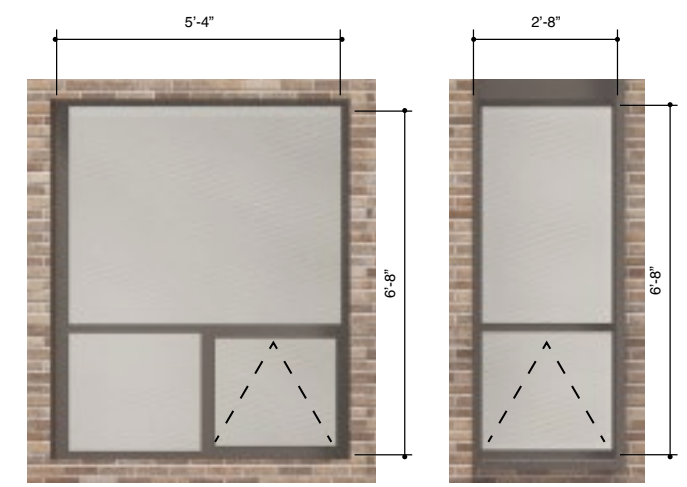
TYPICAL WINDOW: Residential Aluminum Clad Wood Window. Double Glazed w/ Low E glass.

TOWNHOUSE ELEVATIONS

scale: 3/32" = 1'-0"



EAST ELEVATION

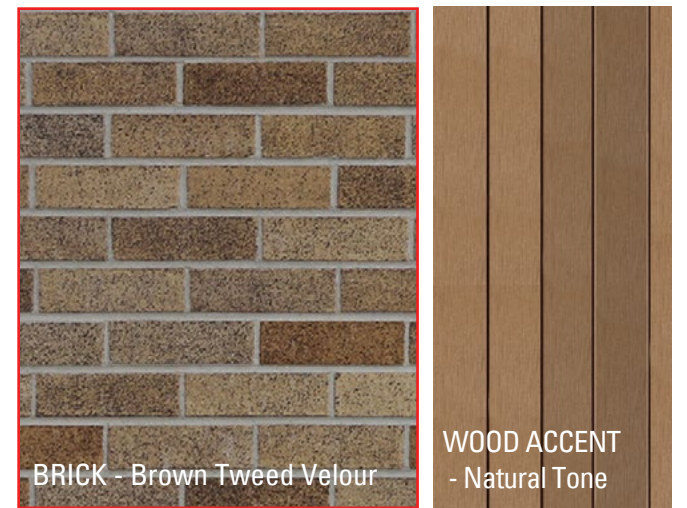
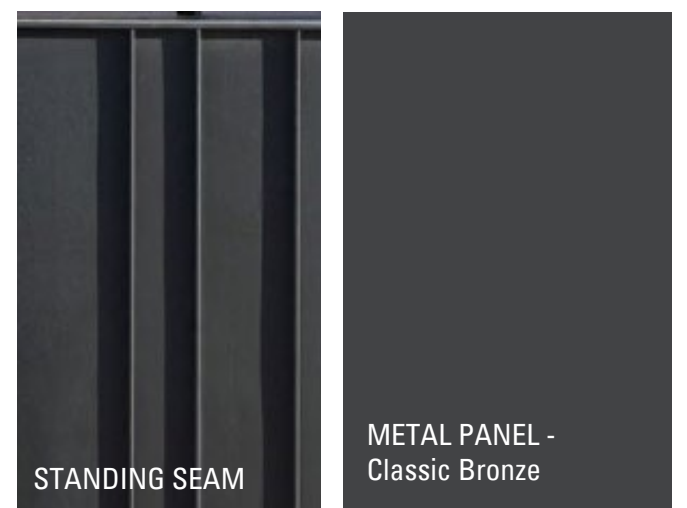


WINDOW TYPE B  
Single Fixed Top,  
Awning Bottom

WINDOW TYPE C  
Single Fixed Top,  
Awning Bottom



WEST ELEVATION





standing seam metal roof, typ. all pitched roofs

metal panel

wood slat privacy screen

brick planters, match building

metal panel or standing seam metal panel insert

modular brick

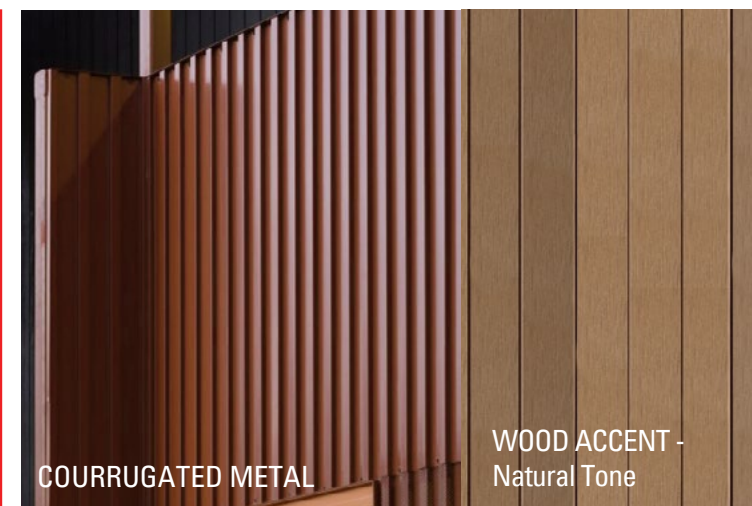
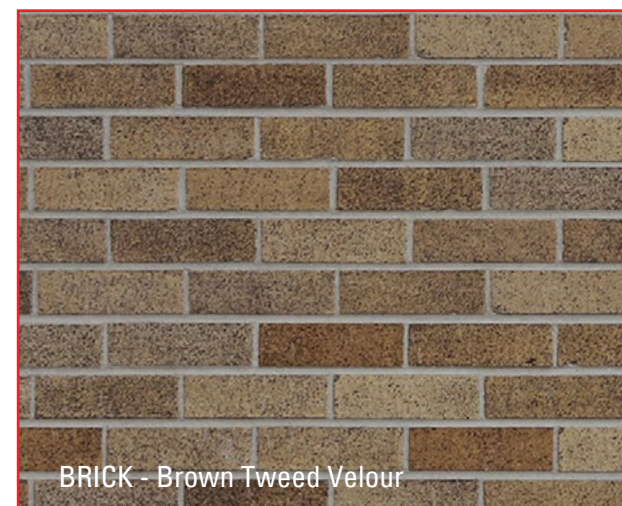
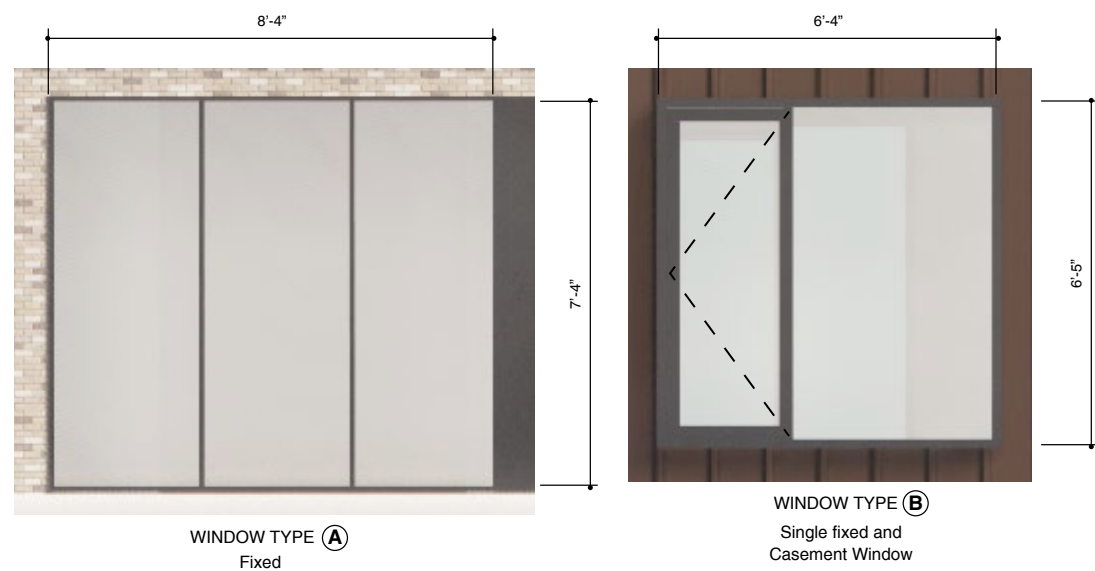
steel canopy

wood or wood composite - natural tone

concrete stairs

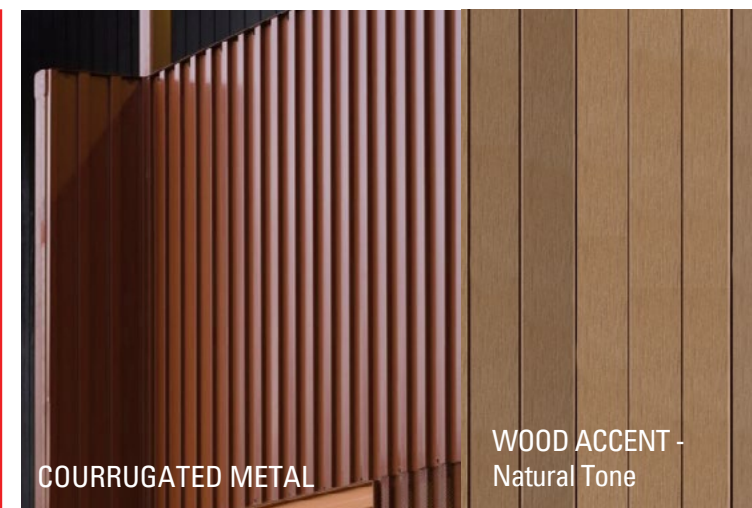
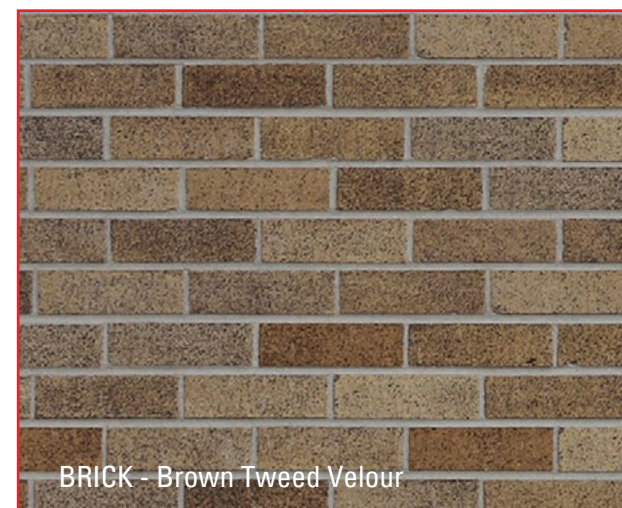
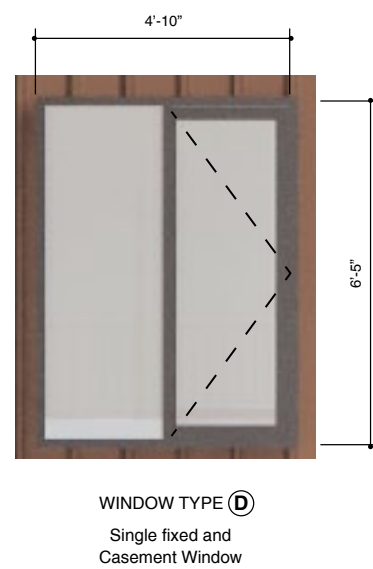
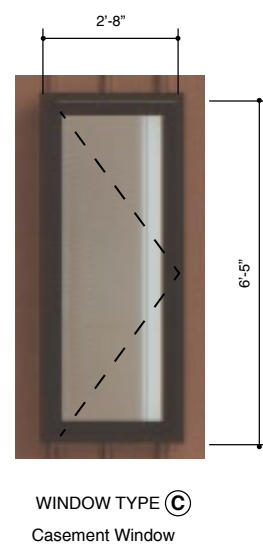
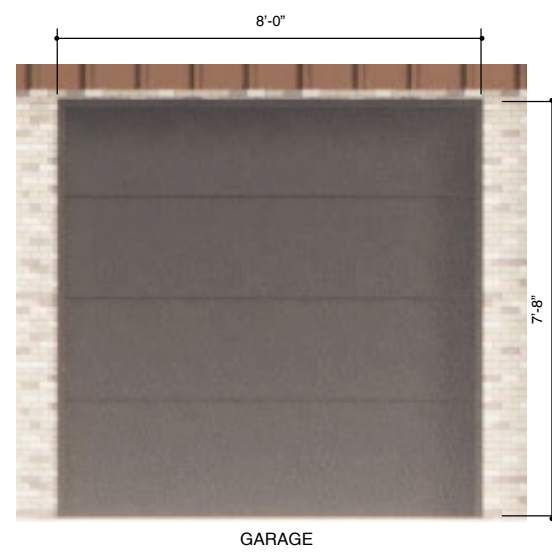
CARRIAGE HOME ELEVATIONS

scale: 3/32" = 1'-0"



TYPICAL WINDOW: Residential Aluminum Clad Wood Window. Double Glazed w/ Low E glass.



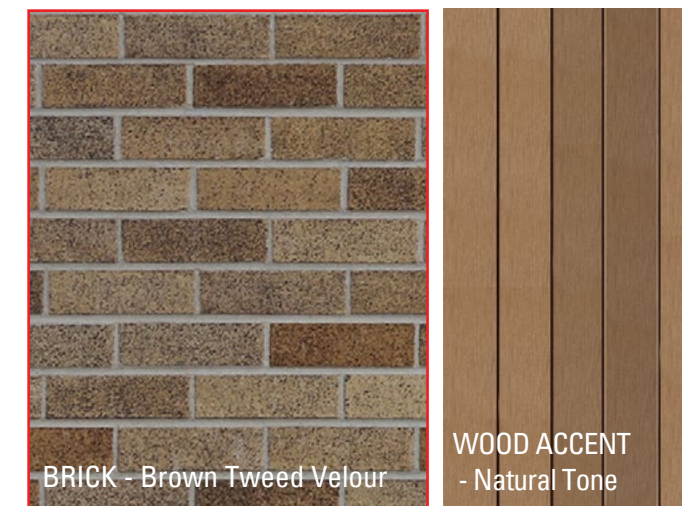
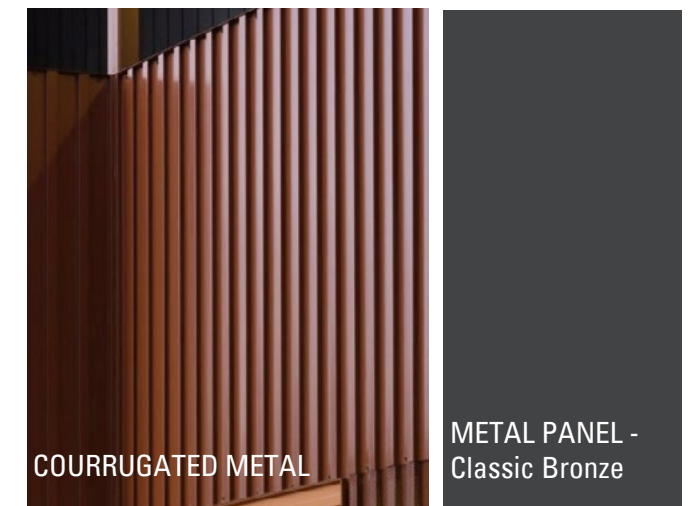
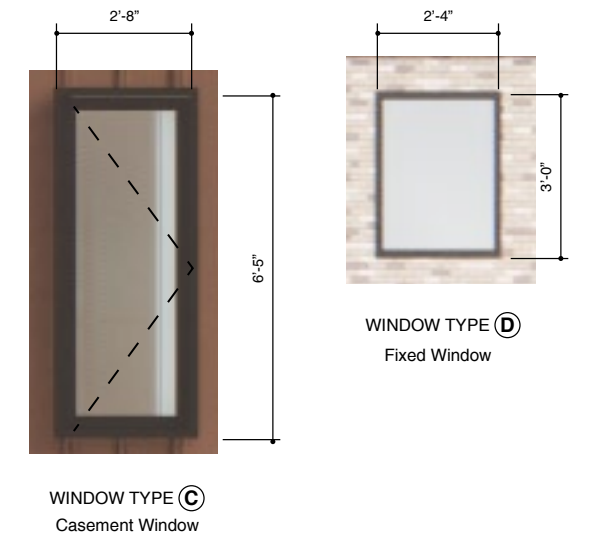


TYPICAL WINDOW: Residential Aluminum Clad Wood Window. Double Glazed w/ Low E glass.



CARRIAGE HOME ELEVATIONS

scale: 3/32" = 1'-0"







wood or wood composite

roof deck

corrugated metal panel

modular brick

steel railing

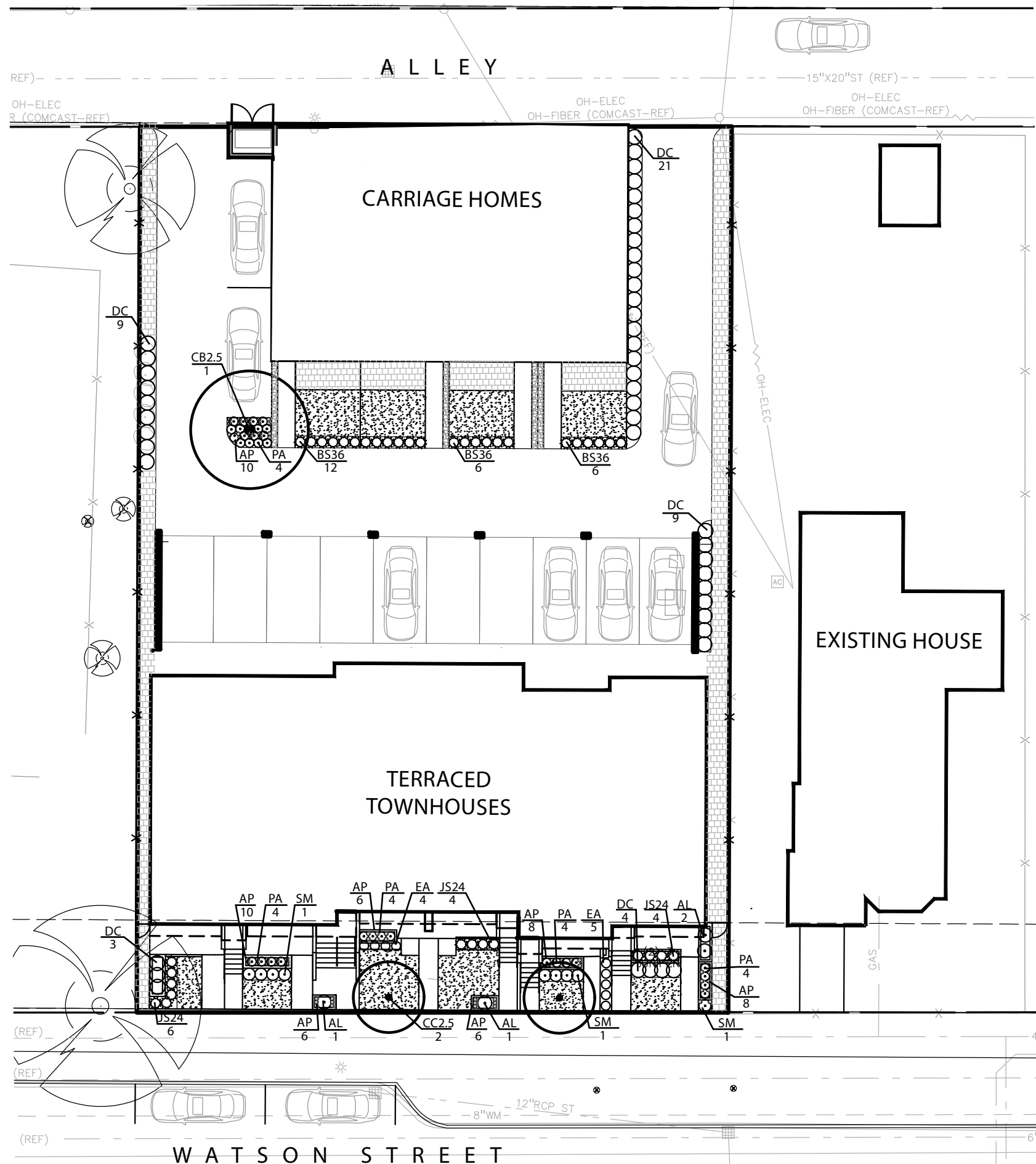
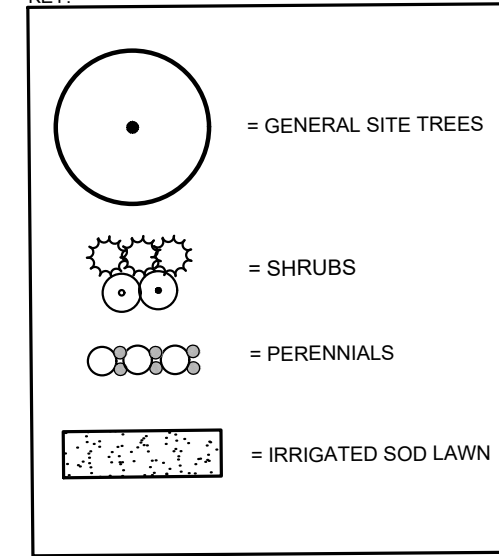
private courtyard

steel screen divider

0 10 20 40

Scale : 1" = 20'

KEY:



| QUANTITY                     | KEY SYMBOL   | COMMON NAME                | SCIENTIFIC NAME                              | SIZE        | SPEC   |
|------------------------------|--------------|----------------------------|--|-------------|--------|
| 2                            | CC2.5        | Forest Pansy Redbud        | <i>Cercis canadensis 'Forest Pansy'</i>      | 2.5" Cal.   | B&B    |
| 1                            | CB2.5        | Columnar European Hornbe   | <i>Carpinus betulus 'Columnaris'</i>         | 2.5" Cal.   | B&B    |
| 1                            | TOTAL DEC.   |                            |  |             |        |
| <b>SHRUB PLANT LIST:</b>     |              |                            |  |             |        |
| QUANTITY                     | KEY SYMBOL   | COMMON NAME                | SCIENTIFIC NAME                              | SIZE        | SPEC   |
| 24                           | BS36         | Blandy Boxwood             | <i>Buxus sempervirens 'Graham Blandy'</i>    | 36" Ht.     | Cont.  |
| 8                            | JS24         | Blue Star Creeping Juniper | <i>Juniperus squamata 'Blue Star'</i>        | 24" Sprd    | Cont.  |
| 24                           | TOTAL SHRUBS |                            |  |             |        |
| <b>PERENNIAL PLANT LIST:</b> |              |                            |  |             |        |
| QUANTITY                     | KEY SYMBOL   | COMMON NAME                | SCIENTIFIC NAME                              | SIZE        | SPEC   |
| 4                            | AL           | Powis Castle Artemisia     | <i>Artemisia ludoviciana 'Silver Queen'</i>  | 36" spacing | 1 Gal. |
| 65                           | AP           | Persian Onion              | <i>Allium aflatunense 'Purple Sensation'</i> | 8" spacing  | 1 Gal. |
| 46                           | DC           | Tufted Hair Grass          | <i>Deschampsia cespitosa</i>                 | 24" spacing | 2 Gal. |
| 9                            | EA           | Purple Wood Spurge         | <i>Euphorbia amygdaloides 'Purpurea'</i>     | 24" spacing | 2 Gal. |
| 32                           | PA           | Dwarf Fountain Grass       | <i>Pennisetum alopecuroides 'Hameln'</i>     | 24" spacing | 2 Gal. |
| 9                            | SM           | May night salvia           | <i>Salvia 'May night'</i>                    | 24" Ht.     | 2 Gal. |
| 161                          | TOTAL PER.   |                            |  |             |        |



Forest Pansy Redbud



Columnar European Hornbeam



Blandly Boxwood



Purple Wood Spurge



May Night Salvia



Powis Castle Artemisia



Dwarf Fountain Grass



Tufted Hair Grass



Persian Onion



Blue Star Creeping Juniper