

290 Edmund Place

Historic District Commission Update

November 2020










Aspects of the design previously presented to the HDC that we understood as reason for denial:

- ❑ **Massing:** The building should read more as multiple buildings with pass-throughs, reflecting the broken streetscape of the historical homes and serving as tradeoffs to the bookend buildings.
- ❑ **Materiality:** Material strategies should create more “softness” and “rhythm”.
- ❑ **Street Front:** The concrete base should contrast less with building body.
- ❑ **Openings:** The building openings should respond more to the openings on the adjacent Townhomes.



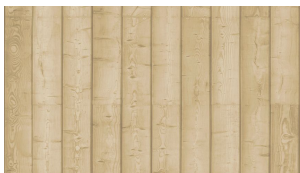
WD-01	MAS-01	MAS-02	MAS-03	MTL-01
				
<p>CEDAR CLADDING 4" WIDE, CLEAR COAT, VERTICAL</p>	<p>BRICK VENEER 2 1/4" MODULAR, MONTEREY RED MIX</p>	<p>TEXTURED BRICK 2 1/4" MODULAR, MONTEREY RED MIX</p>		<p>RAILINGS, DOORS, AND WINDOWS POWDER COATED DARK BRONZE</p>

The proposed redesign responds to HDC feedback in the following ways:

- ❑ **Massing:** A staggered setback and varied brick tones break down the massing into more vertically oriented proportions. Addresses *Brush Park Elements of Design* #2, #16, and #19.
- ❑ **Materiality:** A revised material palette, composition, and texture adds variety, softness, and scale. Addresses *Brush Park Elements of Design* #7, #8, and #9.
- ❑ **Street Front:** Ground floor stoops and landscaping engages the pedestrian scale along the street. Addresses *Brush Park Elements of Design* #6, #17, and #20.
- ❑ **Openings:** Windows, varied in size, bridge the two scales of the Townhomes and the LOHA bookend buildings. Addresses *Brush Park Elements of Design* #3 and #4.



WD-01 MAS-01 MAS-02 MAS-03 MAS-04 MTL-01



CEDAR CLADDING
4" WIDE, CLEAR COAT, VERTICAL



BRICK VENEER
2 1/4" MODULAR, LIGHT GREY



BRICK VENEER
2 1/4" MODULAR, MEDIUM GREY

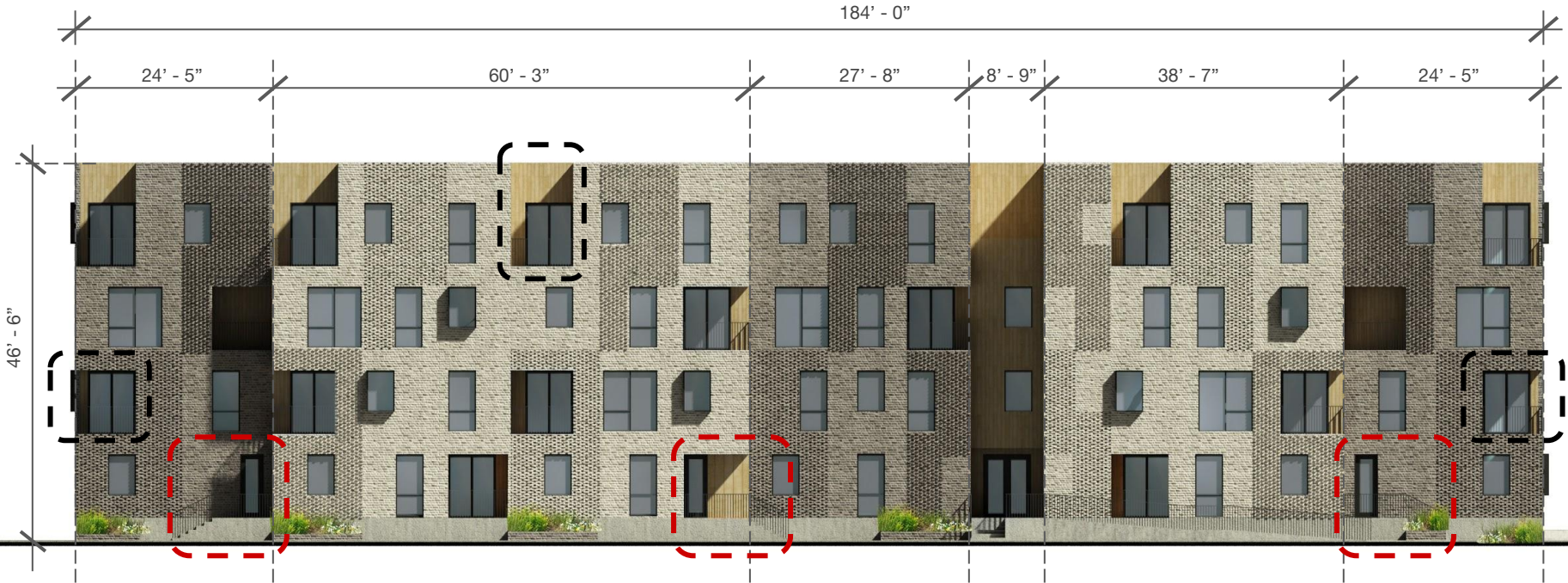


TEXTURED BRICK
2 1/4" MODULAR



RAILINGS, DOORS, AND WINDOWS
POWDER COATED DARK BRONZE

BUILDING ELEVATION (Facing Edmund Place)



- Newly added balconies
- Newly added stoops and stair access

WD-01	MAS-01	MAS-02	MAS-03	MAS-04	MTL-01
 <p style="font-size: small; margin-top: 5px;">CEDAR CLADDING 4" WIDE, CLEAR COAT, VERTICAL</p>	 <p style="font-size: small; margin-top: 5px;">BRICK VENEER 2 ¼" MODULAR, LIGHT GREY</p>	 <p style="font-size: small; margin-top: 5px;">BRICK VENEER 2 ¼" MODULAR, MEDIUM GREY</p>	 <p style="font-size: small; margin-top: 5px;">TEXTURED BRICK 2 ¼" MODULAR</p>		 <p style="font-size: small; margin-top: 5px;">RAILINGS, DOORS, AND WINDOWS POWDER COATED DARK BRONZE</p>

Proportion of building’s front facade

“Buildings in the district are usually taller than wide; horizontal proportions exist only in incompatible later buildings, except for row house buildings.” (*Brush Park Elements of Design*, #2)

- Length of building is broken into portions varied in size, breaking down overall building mass and projecting the image of smaller, individual buildings

Directional expression of front facades.

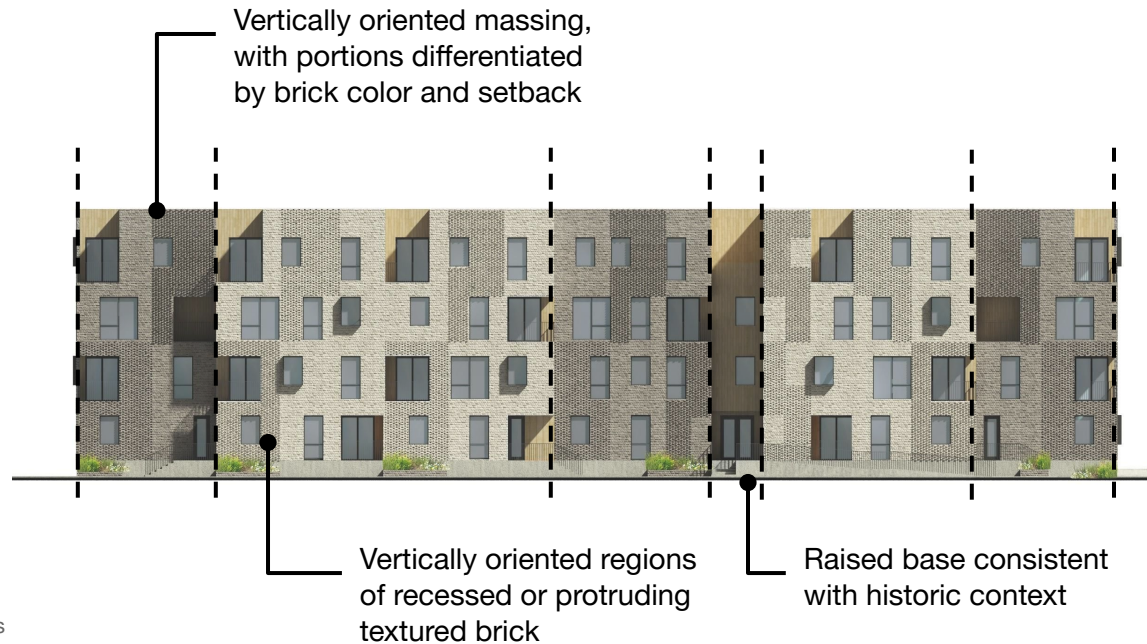
“A substantial majority of the buildings in the district have front facades vertically expressed. Exceptions are some commercial buildings on Woodward, row houses on John R. or Brush, and some duplexes or row houses east of Brush.” (*Brush Park Elements of Design*, # 16)

- Vertically oriented massing along the front facades
- Vertical proportions of textured brick regions

Degree of complexity with facades.

“The older houses in the district are generally characterized by a high degree of complexity within the facades, with bay windows, towers, porches, window and door hoods, elaborate cornices, and other devices used to decorate the buildings...” (*Brush Park Elements of Design*, # 19)

- Subtle but high degree of complexity through:
 - Stepped entries and front stoops
 - Protruding window surrounds
 - Carved voids (balconies)
 - Varied brick color and texture



Staggered front setbacks break up the massing while vertically oriented details respond to the surrounding historic context.

Relationship of materials.

“By far the most prevalent material in the district is common brick; other forms of brick, stone and wood trim are common; wood is used as a structural material only east of Brush...” (*Brush Park Elements of Design*, #7)

- Primary facade material is brick
- Brickwork is a lighter tone to reduce visual bulk
- Concrete base reinforces the 3-foot plinth datum of the historic form

Relationship of textures.

“The most common relationship of textures in the district is the low-relief pattern of mortar joints in brick contrasted to the smoother or rougher surfaces of stone or wood trim...” (*Brush Park Elements of Design*, #8)

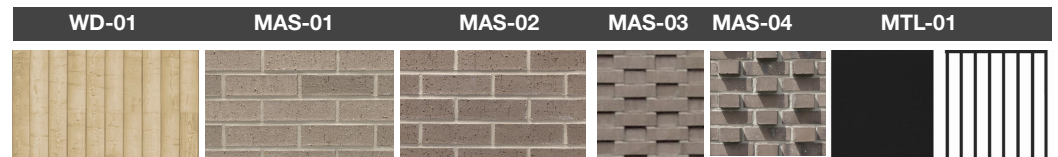
- Vertical patterning of brick provides complexity in texture using a single material
- Brick is contrasted by smooth accent materials like wood (in the carved voids) and metal (at the window surrounds)
- Balconies contribute a dynamic, tactile element at the pedestrian level



Relationship of colors.

“Brick red predominates, both in the form of natural color brick and in the form of painted brick. Other natural brick and stone colors are also present. These relate to painted woodwork in various colors, and there is an occasional example of stained woodwork. Roofs of other than asphalt are in natural colors; older slate roofs are often laid in patterns with various colors of slate.” (*Brush Park Elements of Design*, #9)

- Grey brick tones are drawn from the variety of grays in neighboring roofs



Brick serves as the primary facade material, with softness and variation achieved through color and texture. Smooth wood and dark metal accents provide additional contrast.



The MEWS

Entry stoops play a role similar to the traditional front porch

4' tall shrubs

Grasses & perennials

Planters with 18 - 30" ferns

DN

UP

DN

ELECTRIC METERS

GAS METERS

Rhythm of entrance and/or porch projections.

“Most buildings have or had a porch or entrance projection. The variety inherent in Victorian design precludes the establishment of any absolute rhythm, but such projections were often centered.” (*Brush Park Elements of Design*, #6)

- Entry conditions socially activate the streetscape, similar to the role of the traditional front porch

Rhythm of building setbacks

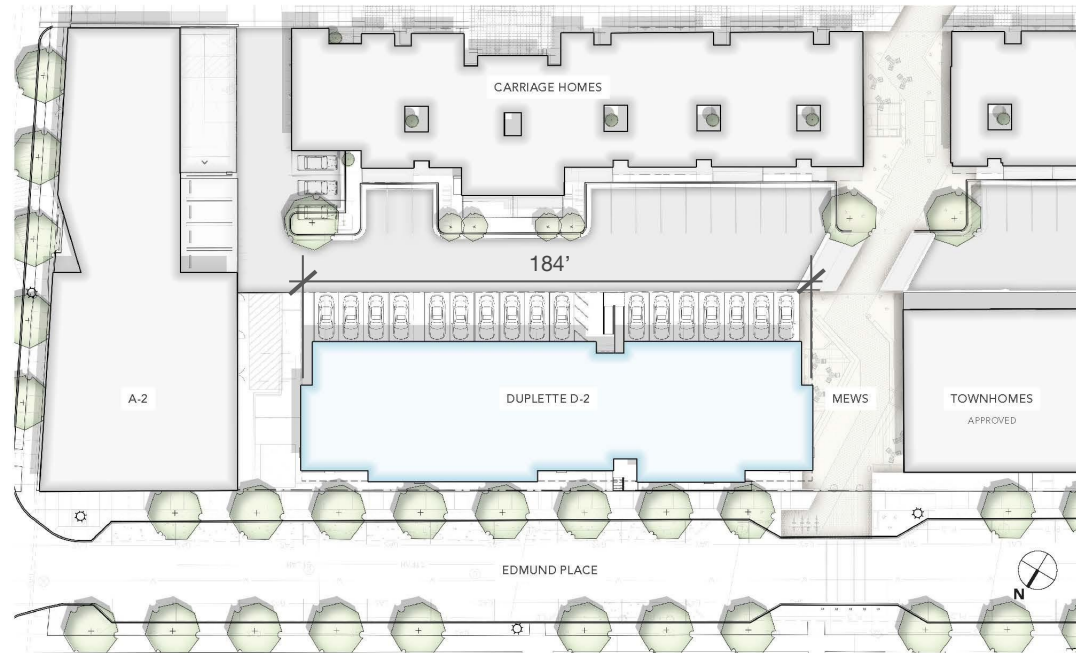
“Buildings on the north-south streets generally have little or no setback, while older houses on the east-west streets between Woodward and Brush have some setback, which varies from street to street, though generally consistent in any one block.” (*Brush Park Elements of Design*, #17)

- Staggered building face setback at the ground floor (+/- 3.5 feet and 7.5 feet) along Edmund Place
- Rhythm of massing is emphasized through landscaping and change in brick color

Orientation, vistas, overviews

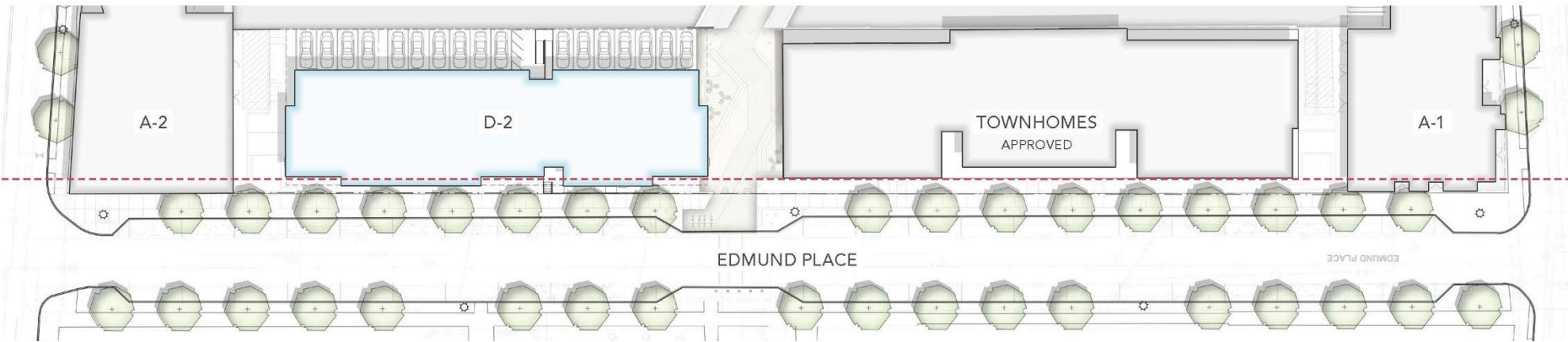
“Houses are generally oriented to the east-west streets, while apartments and commercial structures are more often oriented to the north-south streets.” (*Brush Park Elements of Design*, #20)

- Oriented to Edmund Place with a residential presence
- Private balconies in all units provide views north of the neighborhood and along Edmund

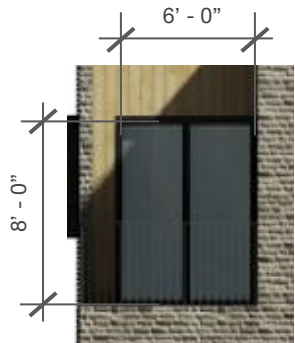


The building has a residential presence along Edmund Place and responds to the neighborhood context.

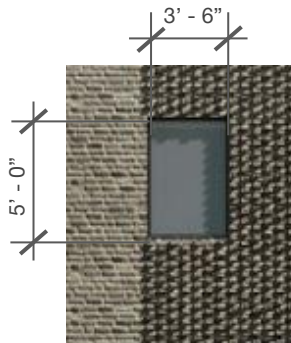
BLOCK ELEVATION



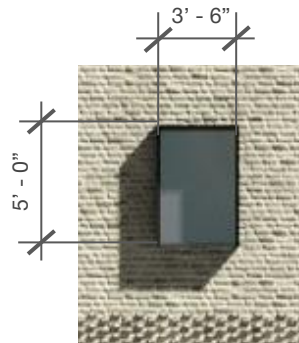
OPENINGS



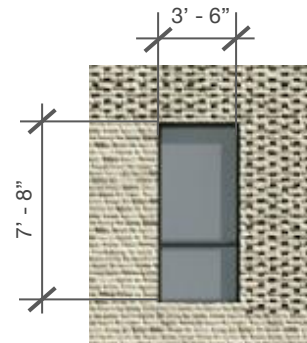
Exterior Doors D0



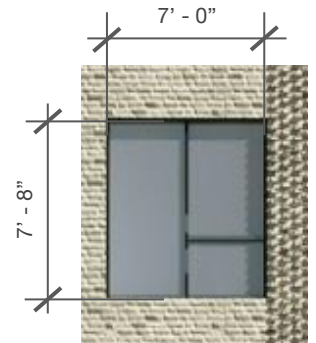
Window Type W1/W3



Window Type W3
With Window Box



Window Type W1+W2



Window Type W1+W2+W4

Proportion of openings within the facade.

“Areas of void generally constitute between fifteen percent and thirty-five percent of the total facade area, excluding roof. Proportions of the openings themselves are generally taller than wide; in some cases, vertically proportioned units are combined to fill an opening wider than tall.” (*Brush Park Elements of Design*, #3)

- Openings (windows, entries) constitute +/-25% of total facade area, consistent with neighborhood precedent
- Openings are vertically proportioned



— — Newly added combined windows

Vertically proportioned window units are combined to create larger openings and variety on the facade

Rhythm of solids to voids in front facade.

“Victorian structures in the district often display great freedom in the placement of openings in the facades, although older examples are generally more regular in such placement than later examples.” (*Brush Park Elements of Design*, #4)

- Contemporary interpretations of the freedom displayed in the placement of openings on Victorian structures through staggered massing and irregular placement of openings in the facade



Historic homes across the street from proposed design

The building’s varied window proportions and placement break down the proportions of the front facade.







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