



October 22, 2020

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2512 San Elijo Ave.  
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RE: 2221 Wabash St – New Construction Historic District Commission Submission

2221 Wabash is a mid-block lot on the west side of Wabash nearly equidistant from Michigan Avenue to the North and Dalzelle Street to the South. The proposed structure is a single-family home comprised of a two-bedroom unit and is approximately 1112 GSF. The existing structure is approximately 460 GSF and the two additions are 247 GSF and 405 GSF respectively.

This project faces several challenges; because of the unique configuration of the lot and its connection to 2225 Wabash. The owner intends to rebuild 2221 Wabash in parallel with 2225 Wabash. The goal of this project was to preserve as much of the original structure as feasible, however based on further assessment during the start of renovation we have determined that this is not possible because of further decay of foundations.. Bases on our assessment attached; conducted by the project structural engineer we are not able to preserve the original portion of the home. In consideration of the historic character of the home and the neighborhood this project and the design for 2225 Wabash propose a modern design with new construction that seek to draw from historic context and design as inspiration while maintaining the integrity of neighborhood's historic fabric.

The home has a traditional gable end with a cover porch entry. New materials will include Hardie siding with paint colors as noted on the plans. New materials have been listed on the attached elevations and will consist of a mixture of Brick, Lap Board Wood Siding and metal panel for the roof.

1. Height:

The proposed structure is a one-story structure, with a total height of approximately 20'-2" above grade. This height is constant with the adjacent properties.

2. Proportion of Front Façade:

The front façade of the proposed structure is approximately 28'-0" wide, making it wider than it is tall, with a lower rectangular proportion. A portion of the front façade is pushed further back to the west to maintain the original elevation as the primary focus of front façade.

3. Proportion of Openings:

The windows proposed for the structure are generally wood casement style. Individual windows are taller than they are wide and grouped together to form larger areas of glazing. On the front façade, the openings make up about 20% of the façade.

4. Rhythm of Solid to Void:

Openings in the facades of the proposed structure are regular and ordered, like the existing Greek revival homes on either side of the proposed structure. Individual windows and groups of windows are placed to be considerate of adjacency between new façade and existing.

5. Rhythm of Spacing of Buildings:

The lot has a width of approximately 18'-0" at the street, and it is anticipated that this space in front of the building will remain open. The proposed structure has a significant setback from the East property line approximately 82' from the property line to the front facade. The close placement to the existing house to the south is consistent with the close spacing between other existing homes on the block. The close placement to the proposed home to north is also consistent with spacing of homes in the neighborhood.

6. Rhythm of Entrance and/or front porch projections:

The proposed structure features an existing asymmetric front porch entry, which is to remain. The covered porch provides a visual break in the tall gable end wall and creates visual interest with its railing and shed roof.

7. Materials:

The proposed structure is comprised of wood framing with a concrete foundation, and a metal standing-seam roof on the new portions, existing roof area will be re-shingled. The majority of the facades are clad in wood ship-lap siding new and existing is lap siding. Trim used around the windows will be wood painted to accent the existing structure. Brick is used as a base element for transition between the existing structure and new additions.

8. Textures:

Texture is at play in the relationship between the lap siding, ship-lap wood siding, brick, and smooth metal accent and trim panels. The majority of the front façade is clad in horizontally oriented wood siding to provide continuity between the existing siding and new.

9. Colors:

The color palette of the proposed structure has been kept neutral and natural in order to blend in with the existing homes on the block. The brick, metal panels and roof, and painted wood siding are all within a gray-scale pallet.

10. Architectural Details:

The architectural details of the proposed structure are very simple in order to complement the existing modest homes on the block and the addition which we are connecting to. The overall massing and roof shape are similar to adjacent historic homes, while the clean simplified detailing of the addition is more contemporary. In order to match the level of detail and visual interest of the existing homes, a concept of layering and texture is used to create depth and hierarchy in the

facades. The goal is to establish the existing structure as the primary focus and allow the addition to have a supporting role.

#### 11. Roof Shapes:

Similar to many existing homes on the block, the proposed structure features a simple roof line with a single ridge running down the center of the structure, and front-facing gables. With an attempt to balance the existing roof line with the roof line of the addition the roofs have been offset in the vertical to create a break between the existing and proposed.

#### 12. Wall of Continuity (setbacks):

The front setback of the proposed structure is not at all similar to adjacent properties and because of this we are challenged with maintaining the street façade continuity. This home was established before many of its neighbors existed and because of the age of the home it has a very unique site arrangement that has been altered at time to accommodate its adjacent neighbors. The home that previously was sited on 2225 Wabash influenced the 'L' shape to lot that we currently have and while that home no longer existing, we are left with a very unique lot with a lot of historic character.

#### 13. Landscape Features:

The front lawn of the proposed structure is grass turf, consistent with adjacent properties. More decorative bushes and flowering plants will be included along the north and south property lines. A simple brick foot path extends from the sidewalk to the east façade to provide access to the unit.

#### 14. Open space:

This directly is approximately 18'-0" of frontage along Wabash street. It is planned that this narrow front portion of the lot will remain open in the future for street access

#### 15. Scale of Facades/Façade Elements:

The overall structure is a similar scale to the existing homes on the block. The front elevation is fairly simple with few façade elements. Window groupings are always in the same plane as the overall façade. Window groupings are generally 2 windows wide and consistent in shape between the new and existing facades, and account for approximately one-quarter of the overall façade width. Solid walls have been used where we are in close proximity to adjacent parcels.

#### 16. Directional Expression of Front Elevation:

The directional expression of the front elevation is generally horizontal. The south portion of the front façade has the existing covered entry and is clad in the existing siding. The remaining portion of the façade is clad in brick and horizontally oriented wood ship-lap siding, painted. This composition expresses the width of the front façade, emphasizing its vertical split between the existing and proposed additions

17. Rhythm of Setbacks:

The front setback is 82' because of the location of the existing structure the building has minimal setbacks on the rear and sides the existing location of the building will require variances for the side and rear yard setbacks.

18. Lot Coverage:

- a. Lot Size: 3383 Square Feet
- b. Building Footprint: 1112
- c. Percentage of lot Coverage: 32.9%

19. Degree of Complexity in Façade:

The proposed structure is very simple in massing and façade complexity. The façade uses a simple palette of 4 materials, organized in a way to provide hierarchy, depth and interest without relying on additional detail and applied architectural elements.

20. Orientation/Vistas/Views:

The long axis of the proposed structure is oriented east-west with the front of the structure facing Wabash street. Bedrooms are placed at the rear of the building, while the living space is organized to the front of the home, because most of the green space for the lot is located in the front yard the home has a focus on connecting living space with that area for its primary exterior use and connection to the neighborhood.

21. Symmetric or asymmetric appearance:

The appearance of the proposed structure is asymmetric to complement existing asymmetric homes on the block. Windows on the front façade are aligned in groups of two with the existing and proposed matching each other. The additions connect the existing and with the break in plane between the two facades helps reinforce the asymmetry of the home.

22. General Character:

Corktown is made up of modestly detailed small-scaled homes on narrow lots creating a dense walkable neighborhood. The proposed structure follows the simple massing and closely spaced arrangement precedent set by the existing adjacent homes. The materials used for the proposed structure speak to the textural quality of the existing homes with the use of wood ship-lap siding and brick. More contemporary materials such as the standing seam metal roof and metal trim panels speak to the longevity of the neighborhood and the notion that Corktown houses are built to last. The homes in Corktown were built over various periods of time, and are examples of many architectural styles. What makes the neighborhood cohesive is the attention to scale, proportion, and quality in each home regardless of style. While the proposed structure utilizes some contemporary elements, the overall scale, massing, and textural quality are inspired by and designed to complement the overall Corktown character.

Proposed Brick:

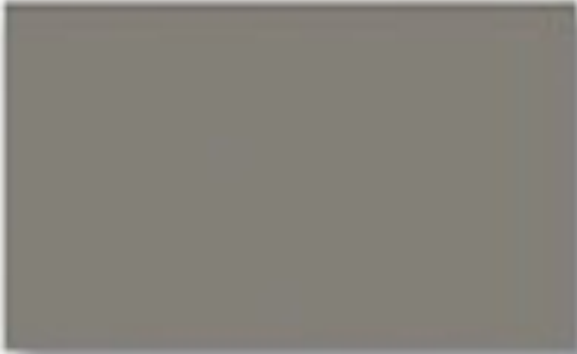




Grey Ship Lap Boards:



Metal panel Color:



**SLATE GRAY ▲**