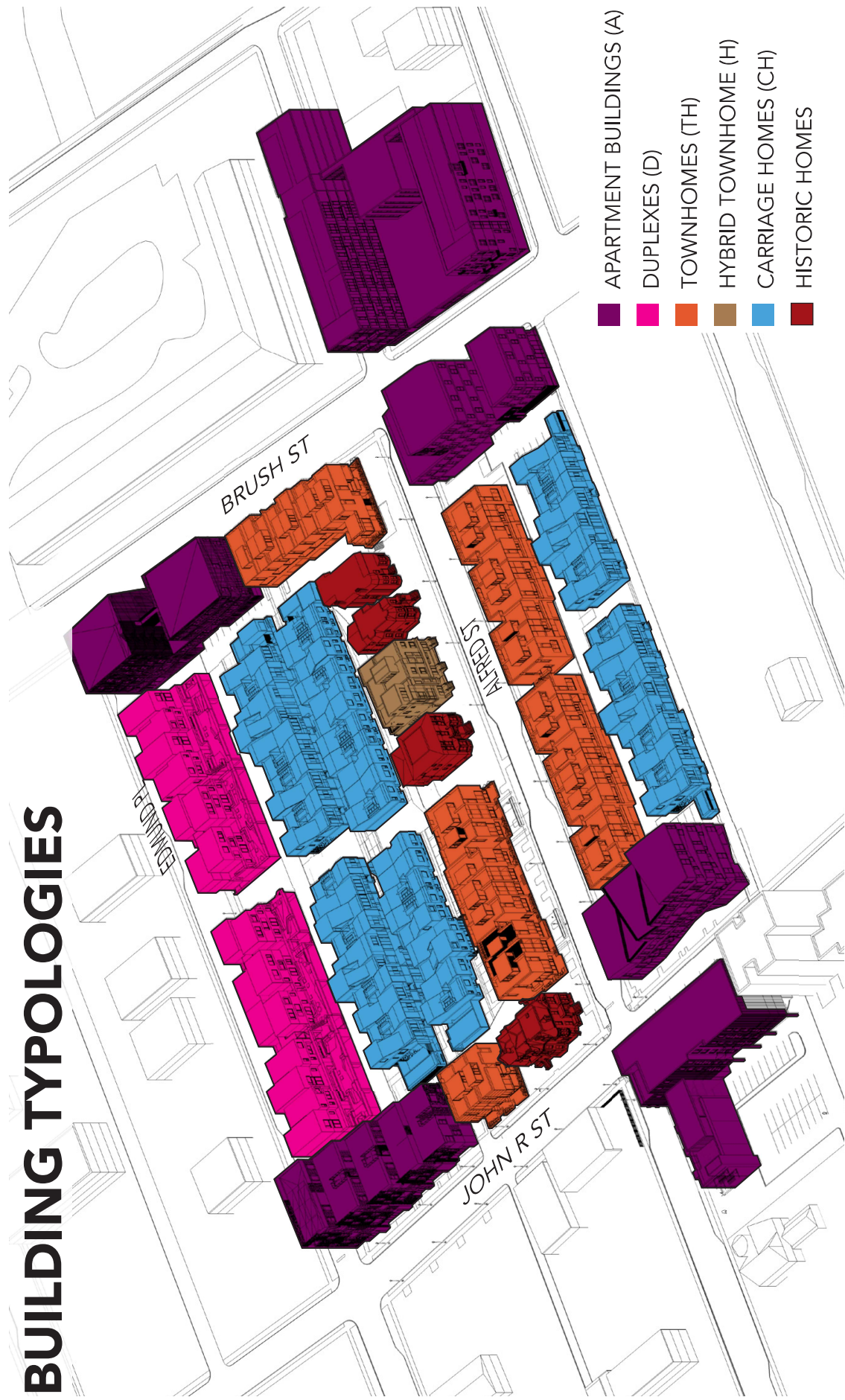


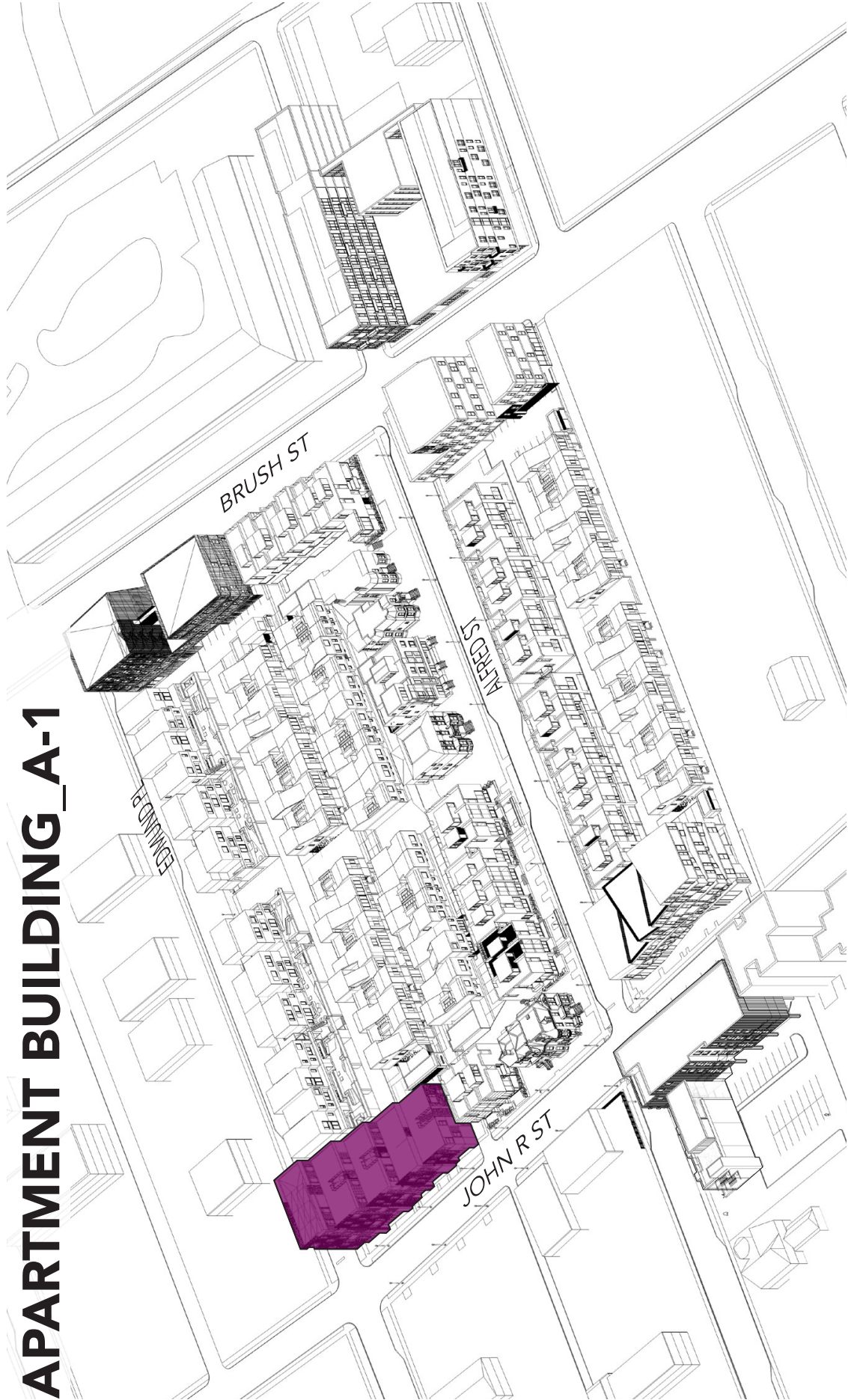
**AGENDA** BACKGROUND  
APPROACH  
PROCESS  
PLANNING  
FORM BASED GUIDELINES  
SITE PLAN DESIGN  
**BUILDING TYPOLOGIES**  
SUMMARY

# BUILDING TYPOLOGIES



- APARTMENT BUILDINGS (A)
- DUPLEXES (D)
- TOWNHOMES (TH)
- HYBRID TOWNHOME (H)
- CARRIAGE HOMES (CH)
- HISTORIC HOMES

# APARTMENT BUILDING\_A-1



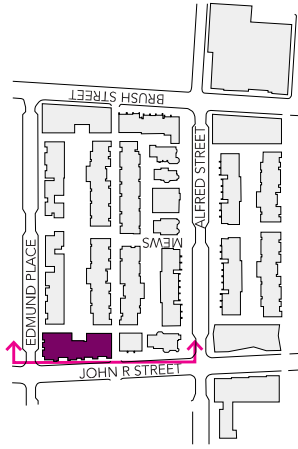
**A-1 restores the corner of John R and Edmund with a strongly defined street edge and active ground-floor retail. The stepped shape is a form that combines density, open space, and contextual reference.**



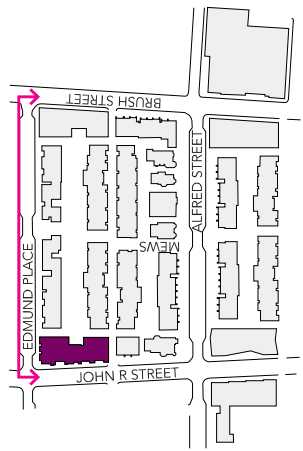
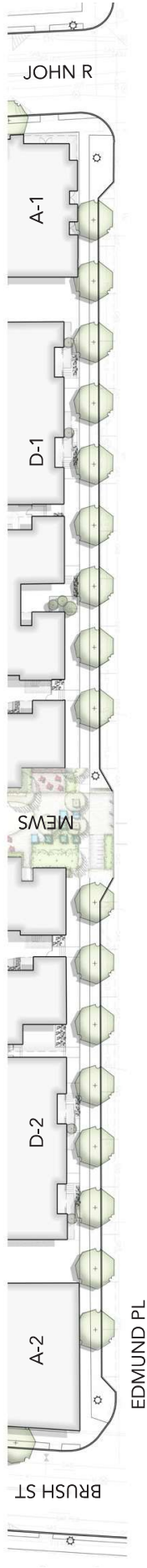
# APARTMENT BUILDING\_A-1\_BLOCK CONTEXT



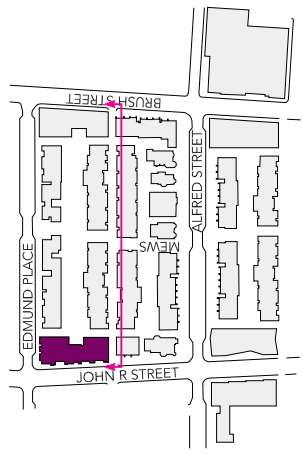
JOHN R ST



# APARTMENT BUILDING\_A-2\_BLOCK CONTEXT



# APARTMENT BUILDING\_A-2\_BLOCK CONTEXT



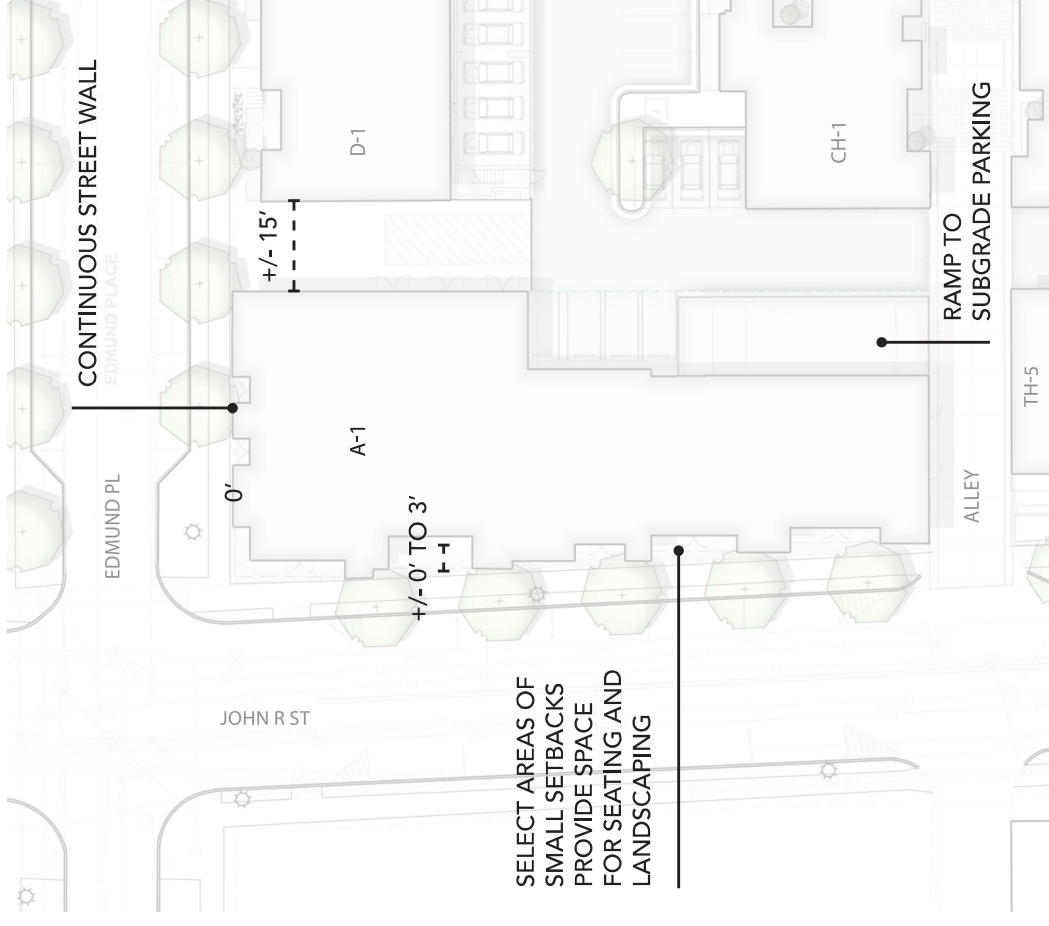
## APARTMENT BUILDING\_A-1\_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Walls of continuity (#12)

- » Building generally runs the length of the two front property lines, establishing continuous street walls
- » Robust corner enhances continuity

Relationship of open space to structures (#14)

- » Overall, the building has a close relationship to the street, which is treated as public space through pedestrian-oriented facades
- » Select areas of minimal setbacks provide open space for seating and additional streetscape
- » Upper levels include multiple roof decks for residential open space



Rhythm of building setbacks (#17)

- » Little to no setbacks, consistent with other buildings on north-south streets

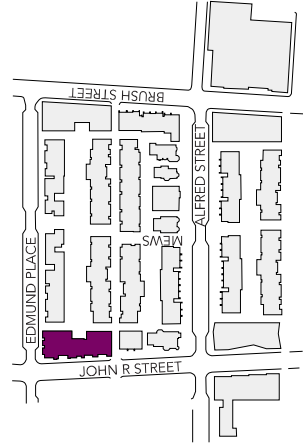
Relationship of lot coverage (#18)

- » This building is located on a dissolved parcel shared by multiple buildings: between John R and Brush, north of Alfred, including the vacated alley
- The built area of all buildings on this dissolved parcel occupies +/- 50% of the land area

- » Unbuilt land area includes open spaces, parking, and internal circulation

Rhythm of spacing of buildings on streets (#5)

- » Spacing from adjacent structures to the east and the south accommodates privacy and code requirements while creating a continuous street wall as much as possible
- » Spacing between A-1 and the building to the east along Edmund Place is similar to that of historic residential spacing patterns (+/- 15 feet)
- » A-1 is separated from the building to the south on John R Street by the alley





# APARTMENT BUILDING\_A-1\_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS



## Proportion of building's front facade (#2)

- » Harmonious composition of five vertically-oriented masses
- » Masses gradually step down in height and back from property line along John R Street

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

- » Openings (windows, entries, storefronts) constitute +/- 35% of the total facade area, consistent with historical precedents
- » At ground level, mullions divide storefront openings into vertically-oriented panels
- » At upper levels, windows are square or vertically proportioned

## Rhythm of solids to voids in front facade (#4)

- » Window placements are varied to create interest and avoid excessive repetition; balanced across the facade
- » Storefront openings are placed at the ground level in strategic locations to create openness and enhance the pedestrian environment



# APARTMENT BUILDING\_A-1\_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

## Relationship of materials (#7)

- » Primarily facade material is brick
- » Metal trim

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

- » Windows at residential levels are slightly inset, creating architectural detail and depth
- » Storefront entrances are inset at the ground level, shaded by projecting building masses above
- » The absence of projections at the ground plane is to maximize accessibility to commercial uses



## Relationship of textures (#8)

- » Brick pattern provides architectural detail and texture across the facade
- » Gradation of projected brick to flush standard brick creates contrast to emphasize critical edges
- » Relationship between textured brick pattern and smooth standard brick
- » Smooth metal trim provides additional layer of texture to the brick facades

## Relationship of colors (#9)

- » Charcoal-colored brick, relating to the slate tones of historic homes
- » Dark metal trim provides an accent color

## Relationship of architectural details (#10)

- » Variation in brick detailing provides architectural interest and facade relief
- » Gradation of projected brick to flush standard brick creates a contrast that emphasizes critical edges
- » Dark metal mullions and window surrounds reinforce architectural datum



# APARTMENT BUILDING\_A-1\_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Relationship of roof shapes (#11)  
 » Flat roofs at varying heights

Relationship of significant landscape features and surface treatments (#13)  
 » Sidewalks are maintained characteristically close to the curb  
 » Street trees in the landscape strip between sidewalk and curb  
 » Vegetated roof decks provide additional landscaped elements to the facades  
 » Vehicular site access is maintained from the rear off existing alley



Scale of facades and facade elements (#15)  
 » Facades elements at differing scales  
 » Overall building is broken into five distinct masses, breaking up the horizontal scale of the building  
 » Ground floor retail openings are large in scale, signifying a public use  
 » Residential openings are smaller in scale and more rhythmic

Directional expression of front facades (#16)  
 » Each facade is comprised of vertical design elements  
 » Residential windows are vertically proportioned  
 » Overall building is broken into vertically-oriented masses

Degree of complexity with the facades (#19)  
 » Detailed brick patterning creates complexity in shadow lines and material texture  
 » Differing window sizes and spacing on the residential levels offer more architectural interest than typical repetitive openings  
 » Dark metal mullions and window surrounds add simple detail to windows

# APARTMENT BUILDING\_A-1\_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Orientation, vistas, overviews (#20)

- » Primarily oriented to John R, consistent with other apartment buildings oriented to north-south streets
- » Roof terraces at each floor provide views of the street, neighborhood, and Downtown; each terraced area has unique views
- » Building defines the street edge and provides a visibly active corner
- » Restores the historic relationship of vistas within the neighborhood

Symmetric or asymmetric appearance (#21)

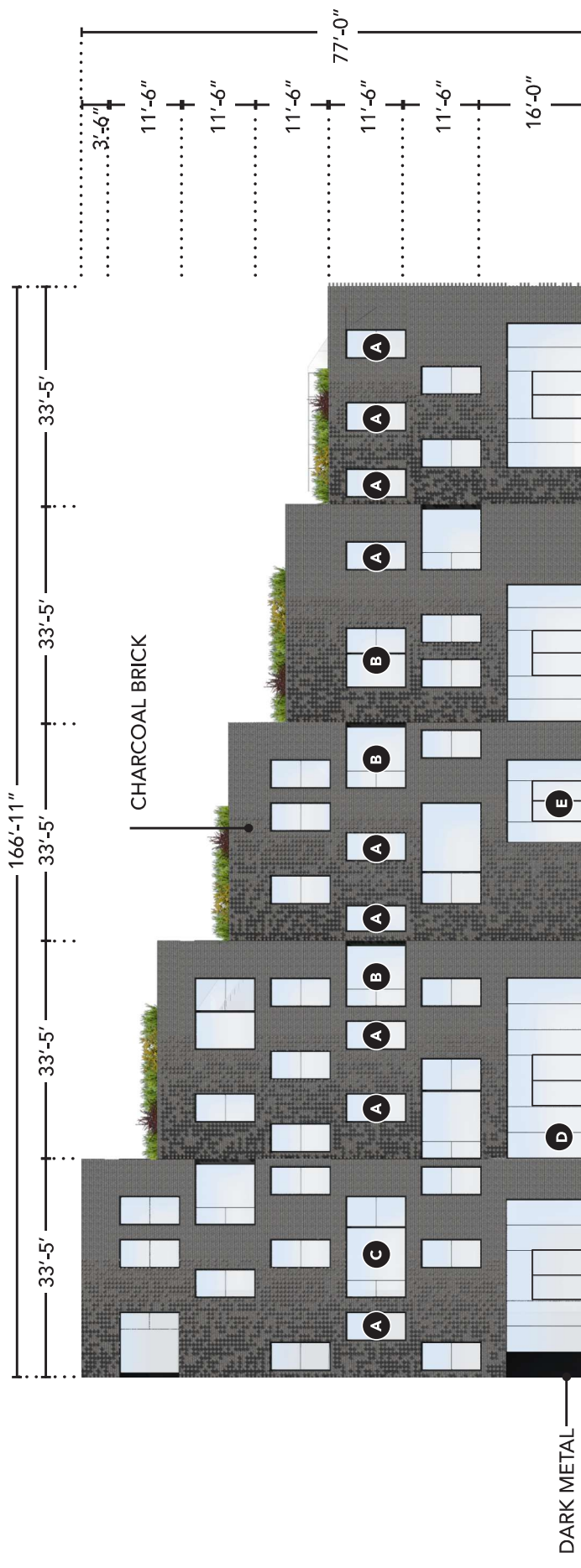
- » Asymmetrical but balanced composition - common throughout the neighborhood



General environmental character (#22)

- » Brick is utilized in a contemporary application to create architectural detail and contrast
- » The building's mass acknowledges the heights of nearby existing structures, blending with the neighborhood fabric

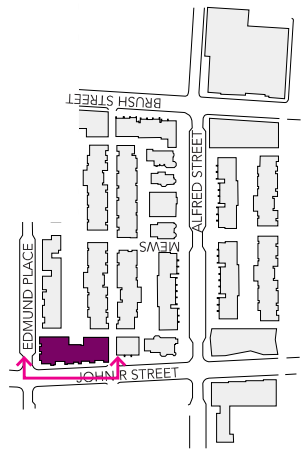
# APARTMENT BUILDING\_A-1\_WEST ELEVATION ALONG JOHN R



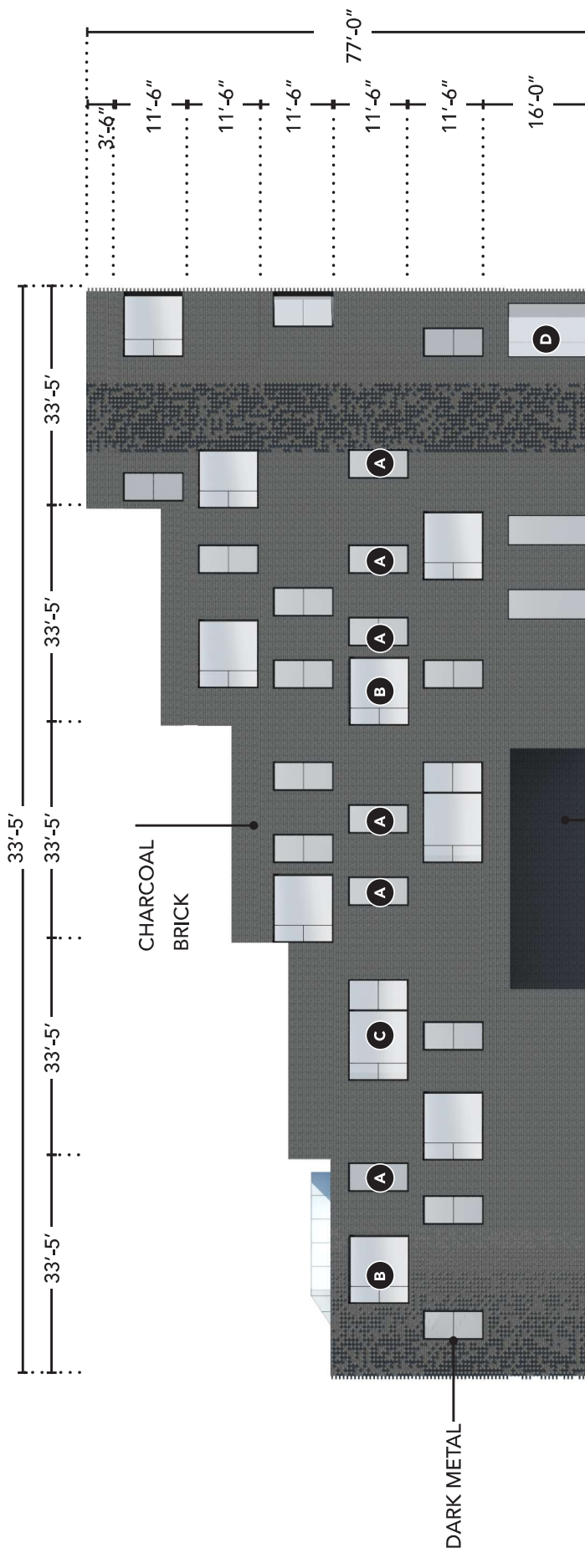
## OPENING SCHEDULE\*

- A** WINDOW TYPE A, TYPICAL
- B** WINDOW TYPE B, TYPICAL
- C** WINDOW TYPE C, TYPICAL
- D** STOREFRONT TYPE D, TYPICAL
- E** STOREFRONT DOOR TYPE E, TYPICAL

\*REFER TO A-1 WINDOW AND DOOR SHEETS FOR FURTHER DETAILS



# APARTMENT BUILDING\_A-1\_EAST ELEVATION FROM NEIGHBORING PARCEL

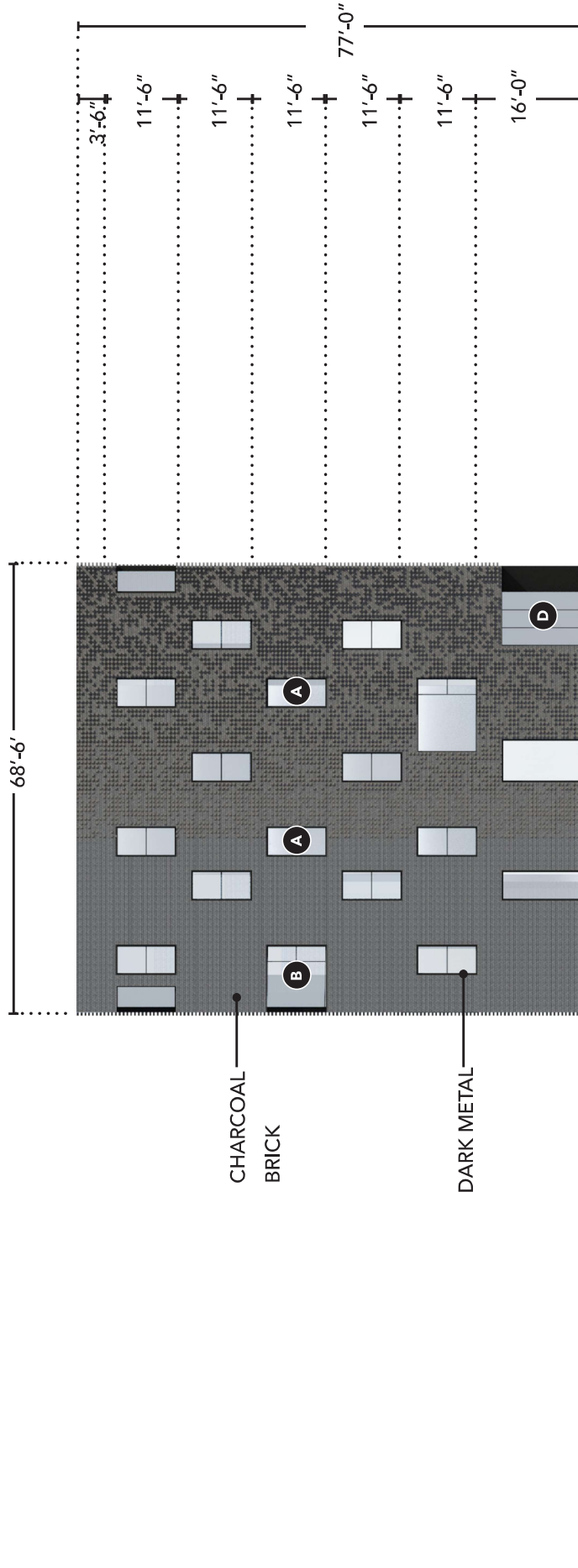


## OPENING SCHEDULE\*

- A** WINDOW TYPE A, TYPICAL
- B** WINDOW TYPE B, TYPICAL
- C** WINDOW TYPE C, TYPICAL
- D** STOREFRONT TYPE D, TYPICAL
- E** STOREFRONT DOOR TYPE E, TYPICAL

\*REFER TO A-1 WINDOW AND DOOR SHEETS FOR FURTHER DETAILS

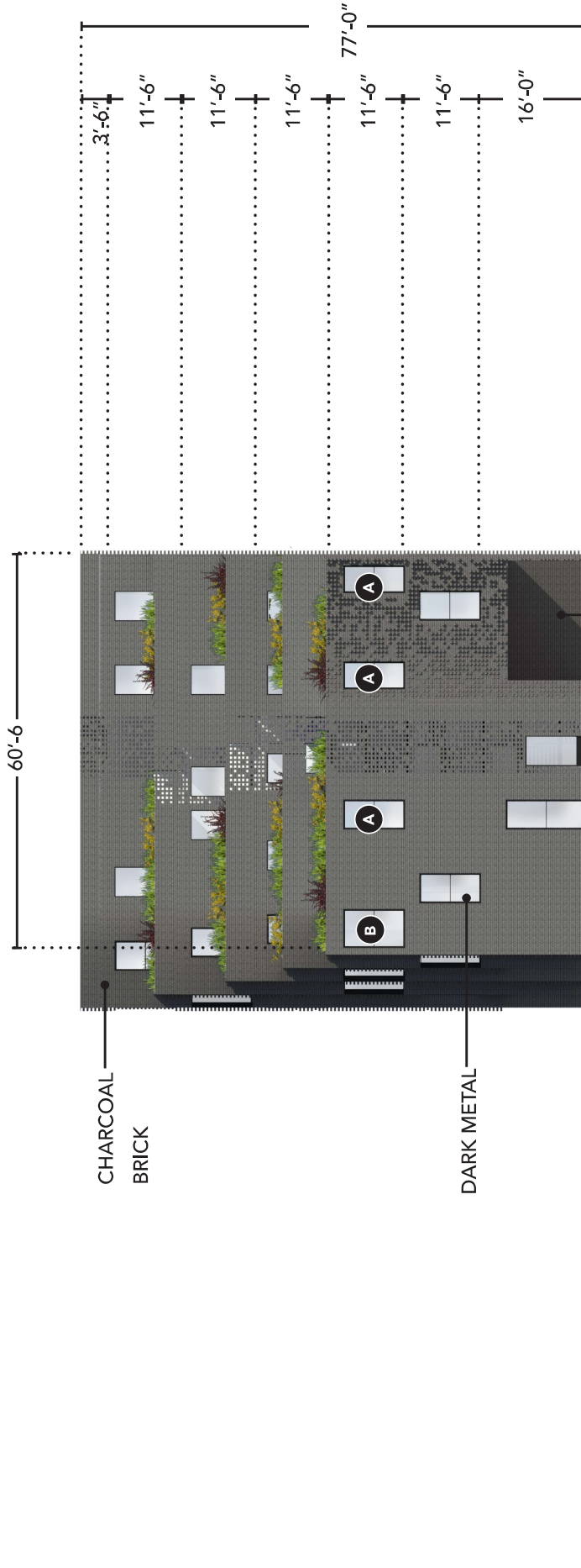
# APARTMENT BUILDING\_A-1\_NORTH ELEVATION ALONG EDMUND PLACE



## OPENING SCHEDULE\*

- A** WINDOW TYPE A, TYPICAL
  - B** WINDOW TYPE B, TYPICAL
  - C** WINDOW TYPE C, TYPICAL
  - D** STOREFRONT TYPE D, TYPICAL
  - E** STOREFRONT DOOR TYPE E, TYPICAL
- \*REFER TO A-1 WINDOW AND DOOR SHEET FOR FURTHER DETAILS

# APARTMENT BUILDING\_A-1\_SOUTH ELEVATION FROM THE ALLEY



ENTRANCE TO  
SUBGRADE PARKING

## OPENING SCHEDULE\*

- A** WINDOW TYPE A, TYPICAL
- B** WINDOW TYPE B, TYPICAL
- C** WINDOW TYPE C, TYPICAL
- D** STOREFRONT TYPE D, TYPICAL
- E** STOREFRONT DOOR TYPE E, TYPICAL

\*REFER TO A-1 WINDOW AND DOOR SHEETS FOR FURTHER DETAILS



# APARTMENT BUILDING\_A-1\_BUILDING MATERIAL PALETTE

PRIMARY CLADDING(S)



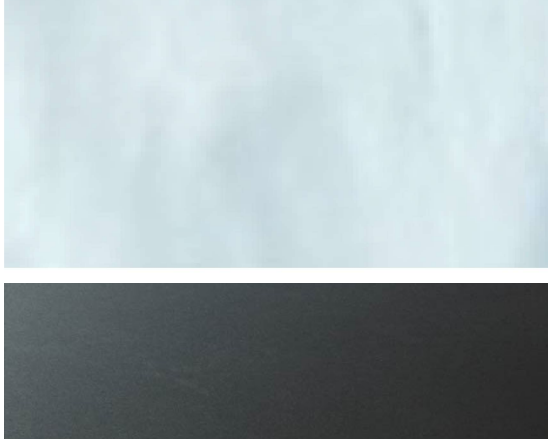
CHARCOAL BRICK

SECONDARY CLADDING(S)



DARK METAL

WINDOW, DOOR, STOREFRONT



DARK ANODIZED ALUMINUM  
WINDOWS + STOREFRONT, TYPICAL  
GLAZING

RAILING, ACCENT, DETAILS



PROJECTED BRICK PATTERN

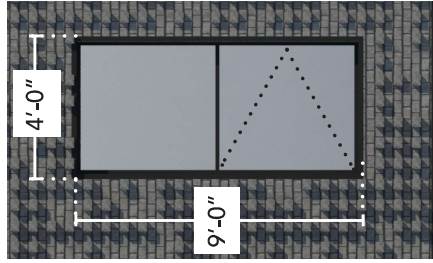


MESH GUARDRAIL



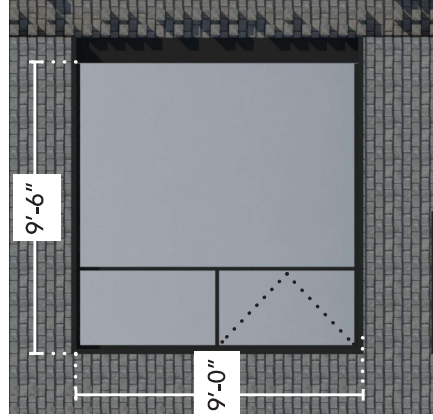
# APARTMENT BUILDING\_A-1\_WINDOW, DOOR, + STOREFRONT SHEET

WINDOW TYPE A



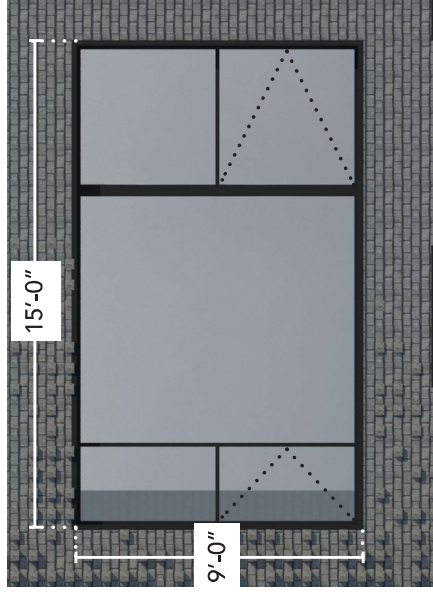
**TYPE A\_4'-0" X 9'-0"** DARK ANODIZED ALUMINUM WINDOW.

WINDOW TYPE B



**TYPE B\_9'-6" X 9'-0"** DARK ANODIZED ALUMINUM WINDOW.

WINDOW TYPE C



**TYPE C\_15'-0" X 9'-0"** DARK ANODIZED ALUMINUM WINDOW.

