

March 21, 2022

RE: 2225 Wabash St – New Construction Historic District Commission Submission

## Narrative

1444 Michigan Ave is a 3 Story mixed use building on the north side of Michigan Ave. between Trumbull St and Eight St. The building footprint stretches to W. Elizabeth St with an additional store front facing onto Elizabeth St. The Michigan Ave. Façade has a large storefront at the street level with 2 commercial spaces and the 2<sup>nd</sup> floor is currently used as residential. The 3<sup>rd</sup> floor is set back from the street façade maintaining the consistent parapet heights of adjacent buildings.

Our proposal is to renovate the interior of the 2<sup>nd</sup> floor to create an event space. Additionally, we are planning to construct a new 3<sup>rd</sup> floor expanding the approximately 750 sq.ft. 3<sup>rd</sup> floor adding an additional 650 sq.ft. and creating a roof terrace with access to a 2<sup>nd</sup> terrace on the roof of the 3<sup>rd</sup> floor via an exterior stair.

## Scope of Work

2<sup>nd</sup> floor:

- Interior renovation for event space
- replace windows on west elevation.

New Construction:

- 650 expansion of 3<sup>rd</sup> floor
- New windows/doors
- Roof terrace with planters and railing
- Exterior stair to 3<sup>rd</sup> floor roof terrace, parapet to be used as railing on 3<sup>rd</sup> floor roof terrace  
Extend existing interior stairs to provide egress from interior space of 3<sup>rd</sup> floor and roof terraces.

## Design Style Responses

1. Height

- a. The proposed structure is two at the street and 3 stories in the middle of the building, with a total height of approximately 27'-10" above grade (2 story). 44' to top of 3<sup>rd</sup> floor parapet, This height is constant with the adjacent properties which are also two or 3 stories tall.

2. Proportion of Front Façade

- a. The front façade of the proposed structure is approximately 40'-0" wide, making it slightly wider than it is tall but an overall square in proportion. The south

portion of the front façade is consistent with the neighboring buildings maintaining a continuous street façade.

### 3. Proportion of Openings

- a. The windows proposed for the structure are generally wood double style on the second and 3<sup>rd</sup> floors and store front on the ground floor. 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 40% of the façade.

### 4. Rhythm of Solid to Void

- a. 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 directly above each other from the first to second floor.

### 5. Rhythm of Spacing of Buildings

- a. The proposed structure matches the consistency of spacing with adjacent buildings, the 3<sup>rd</sup> floor is set back to minimize the impact at the street level and from the intersection of Michigan Ave. and Trumbull St..

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

- a. The proposed structure features a symmetric front entry for two commercial spaces and for the access to the 2<sup>nd</sup>/3<sup>rd</sup> floors.

### 7. Materials

- a. The proposed structure is comprised of wood framing with a concrete foundation, and a flat roofs. The majority of the facades are clad in brick, the front façade is clad in a buff color brick contrasting with the red brick on the remaining facades. main material concept is to create hierarchy and order by using the different materials to define zones that nest inside each other. The addition will be wrapped in brick on the sides and a portion of the rear with the remainder being clad in a contrasting shiplap siding.

### 8. Textures

- a. Texture is at play in the relationship between the ship-lap wood siding, brick and window fenestration. The majority of the front façade is clad in horizontally oriented wood ship-lap siding. Nested within the field brick wings, windows and 3 pairs of French doors for the majority of the façade on the front face of the 3<sup>rd</sup> floor..

### 9. Colors

- a. 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 and roof, and painted wood ship-lap siding are all within a gray-scale pallet.

#### 10. Architectural Details

- a. The architectural details of the proposed structure are very simple in order to complement the existing modest homes on the block. The overall massing and roof shape are similar to adjacent historic homes, while the clean simplified detailing are 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 vertically oriented wood ship-lap siding projects out from the wall slightly further than the horizontally oriented siding. Windows and metal panel are further inset from the wood siding, creating multiple layers of depth. While the facades do not feature much ornament, this layering of materials will create dynamic and interesting shadow lines on the façade. The overall effect is intended to be effective but subtly, as to not overwhelm the character of the adjacent existing buildings.

#### 11. Roof Shapes

- a. Similar to many existing buildings on the block, the proposed structure features a simple flat roof line

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

- a. The front setback of the proposed structure is similar to adjacent properties. This helps maintain the already established wall of continuity. In addition, the projection of the front porch and built-in planters along the front façade of the structure maintain the secondary wall of continuity created by the front porches of adjacent homes.

#### 13. Landscape Features

- a. The shallow front lawn of the proposed structure is grass turf, consistent with adjacent properties. More decorative bushes and flowering plants will be included in the built-in planter boxes that wrap the front and south facades. Vegetated screens are also proposed at the south-east corner of the structure, increasing the amount of decorative vegetation visible from the street. A simple concrete foot path extends from the sidewalk along the south façade to provide access to the entries of each unit.

#### 14. Open space

- a. The lot of this area is densely built to maintain a strong commercial storefront street wall.

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

- a. 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 3-4 windows wide, which is approximately one-quarter to one-third of the overall façade width.

#### 16. Directional Expression of Front Elevation

- a. The directional expression of the front elevation is generally vertical. The recessed store fronts and the 2<sup>nd</sup> floor bay windows create visual interest and draw you view to the front façade. The 3<sup>rd</sup> floor is set back far enough that visually from the street it will disappear.

#### 17. Rhythm of Setbacks

- a. The front setback of the proposed structure is consistent with adjacent properties on the block.

#### 18. Lot Coverage

- a. Lot Size: 5880 Square Feet
- b. Building Footprint: 5880
- c. Percentage of lot Coverage: 1000%

#### 19. Degree of Complexity in Façade

- a. The proposed structure is very simple in massing and façade complexity. The façade uses a simple palate of 2 materials, organized in a way to provide hierarchy, depth and interest without relying on additional detail and applied architectural elements.

#### 20. Orientation/Vistas/Views

- a. The long axis of the proposed structure is oriented north-south with the front of the structure facing Michigan Ave. The event space and roof terrace are oriented to face south this gives opportunity for views and daylight to the event spaces.

#### 21. Symmetric or asymmetric appearance

- a. The appearance of the proposed structure is asymmetric to complement existing asymmetric homes on the block. Windows on the front façade are aligned to the north edge, while the recessed front entry is situated to the south side. This arrangement of openings along with the “nested” approach to materials creates a balanced composition.

#### 22. General Character

- a. Corktown is made up of modestly detailed small-scaled homes and commercial buildings 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 structures. The materials used for the proposed structure speak to the textural quality of the existing structures with the use of wood ship-lap siding and brick. The contemporary use of these material speak to the longevity of the neighborhood and the notion that Corktown structures are built to last. The buildings 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 compliment the overall Corktown character.

**Exterior images:**



**Michigan Ave Facade**



W. Elizabeth Façade



East Façade



West Façade



West Façade

