

July 15, 2022

RE: 346-362 W. Grand Blvd & 3636 Porter St. Development – New Construction Historic District Commission Submission

HDC Narrative

1. Height:

The proposed development features 3 building types, with two 2-story structures approximately 22'-6" above grade and one 3-story structure approximately 33' above grade.

2. Proportion of Front Façade:

The structure facing W. Grand Blvd. is approximately 150' wide. Seven of the eight units are roughly 17' wide, with the south corner unit being 22' wide, making the units taller than they are wide. The structure facing Porter St. is approximately 60' wide, with each of the three units measuring roughly 20' wide.

3. Proportion of Openings:

The proposed windows for the development are black aluminum clad casement style. Individual windows are taller than they are wide and are paired next to or near each other in spots to form larger areas of glazing. On the front façade of each structure, the openings make up approximately 30% of the façade.

4. Rhythm of Solid to Void:

Openings are arranged by floor level and individual unit. They exist in a repetitive but asymmetric fashion, with openings for each unit complimenting each other while still maintaining distinction. Some windows are given specific emphasis or detail to stand out visually, but remain in balance with the rest of the façade.

5. Rhythm of Spacing of Buildings:

The lot facing W. Grand Blvd. is approximately 160' wide at the street, with the structure set back approximately 8' from the property line. Its adjacent north and south facades are approximately 10' from the shared property lines. The 60' wide structure facing Porter St. is also approximately 8' from the property line. The east façade of this structure is approximately 12' from the adjacent property line. The proximity to neighboring structures is consistent with existing structures on W. Grand Blvd. Existing structures on W. Grand Blvd. generally sit near the street-facing property line, but will often have a fenced in front yard creating a larger setback. The proposed structures are in line with existing boundaries created by adjacent fencing. The two- and three-story units on W. Grand Blvd. are one continuous structure which creates a transition in height from the existing two-story neighboring property to the north and the Deliverance Center Church to the south.

6. Rhythm of Entrance and/or Front Porch Projections:

The entrances for each proposed unit in the structures are spaced in balance with other façade projections/openings, with entries mirroring each other to create wider shared covered porches. Entry coverings project out from the structure creating visual interest and distinction between the first and second levels.

7. Materials:

The proposed structures are comprised of wood framing faced with brick veneer and Hardie panel on concrete foundations, with burnished block foundation walls. Brick color was chosen to pair with existing brick structures in the neighborhood, and matches the brick of the adjacent 355 Porter St. residence. Black aluminum trim is used on openings. A neutral color palette is consistent with the neighborhood.

8. Textures:

Varying textures exist in balance, including brick, stone, Hardie panel, and metal accents. The majority of front-facing facades are clad in brick, to provide continuity and uniformity with existing structures, and vertically-oriented panels.

9. Colors:

The proposed development uses a neutral color palette similar to existing neighborhood structures. The primary brick color is aimed to match that used at 355 Porter St. The siding panels and trim are within a grayscale palette.

10. Architectural Details:

Architectural details are kept simple, with elements of the main facades pushed and pulled to create the primary visual interest. Details such as columns and balcony railings are kept simple and contemporary. Massing and material details are used to create hierarchy in the facades and to show distinction between individual units and levels in the structure.

11. Roof Shapes:

A flat roof is used that is similar in shape to the neighboring structure to the north of the proposed structure facing W. Grand Blvd, among others. It is used to cap the height of structures to not become much taller than surrounding buildings, while still having 2-3 levels. The roof of the W. Grand Blvd. structure acts as a transitional piece from adjacent house to adjacent church.

12. Wall of Continuity (Setbacks):

The setback of the proposed structure on Porter St. is consistent with existing structures on the street. The proposed structure on W. Grand Blvd. is set closer to the property line than neighboring buildings, pushing the wall of continuity forward from existing structures due to the fact that the proposed structures do not have enclosed front yards like their neighbors.

13. Landscape Features:

The proposed front lawn is approximately 10' from the main structure to the public sidewalk. It is grass turf, with a cement foot path leading from the sidewalk to each entry. There are above ground planters integrated into the porches, and at-grade planters located between the porches in each structure. There is a large deciduous tree located between the proposed structure on W. Grand Blvd. and the existing structure to the north, approximately 9' north of the structure and 22' set back from the front property line.

14. Open Space:

The proposed structure on W. Grand Blvd. faces the grassy islands that separate the two sides of the street.

There are several adjacent empty lots on the corner of Porter St. and 25th St. which are privately locally owned.

15. Scale of Façade/Façade Elements:

The structure of the proposed facades is generally made of up large scale elements. This primarily includes massings being pulled forward, recessed entries and balconies, and visual focus on large Hardie panels. Brick is used as a smaller scale material though the facades. Windows are set individually or in pairs, with limited or no framing details. Solid walls are used where the proposed structures face existing structures.

16. Directional Expression of Front Elevations:

The directional expression of the front facades is generally vertical. The larger proposed structure on W. Grand Blvd. features vertical panels and windows which are taller than they are wide. Massing details which are pulled forward on the façade are also taller than wide. The structure on Porter St. also features more vertical window and massing detail elements. Horizontal elements, such as bricks and entry coverings and balconies, balance these elements, but still give an overall vertical emphasis.

17. Rhythm of Setbacks:

The proposed structures have generally uniform setbacks, with breaks where covered porches step forward.

18. Lot Coverage:

- a. Lot Size: 21330 square feet
- b. Building Footprint: 9188 square feet
- c. Percentage of Lot Coverage: 43%

19. Degree of Complexity in Façade:

The proposed structures feature less complex facades with contemporary elements. There are simple, neutral materials and color palettes. Subtle details such as texture and depth changes are used to create hierarchy and interest, mainly on the street-facing facades.

20. Orientation/Views/Vistas:

The proposed structures on W. Grand Blvd. and Porter St. face southwest and southeast, respectively. W. Grand Blvd. is a major corridor, and facing the main structure of the proposed development reinforces the importance of the structure. Porter Street is one of only two streets which runs from Clark Park to the Fisher Service Drive. By filling in the corner at W. Grand Blvd. and Porter, the project creates a prominent focal point for people travelling along Porter Street. The Porter Street structure also directly faces the Deliverance Center church.

21. Symmetric or Asymmetric Appearance:

The proposed structures feature an asymmetric but balanced appearance. Individual unit facades will mirror each other, creating pairs of symmetrical units on a wholly asymmetric structure. The larger structure on W. Grand Blvd. features 2-story units to its north and 3-story units to the south. Though they are distinct, changes in material and proximity to the neighboring 2-story home and large church across Porter St. create a balance. The structure facing Porter St. features 3 units, with 2 mirroring each other in an asymmetric fashion.



22. General Character:

Hubbard Farms is a mixed-use and multi-density neighborhood with many different styles of housing. The proposed structure compliments the eclectic materials palette of the neighborhood while looking toward a modernizing and contemporary style.