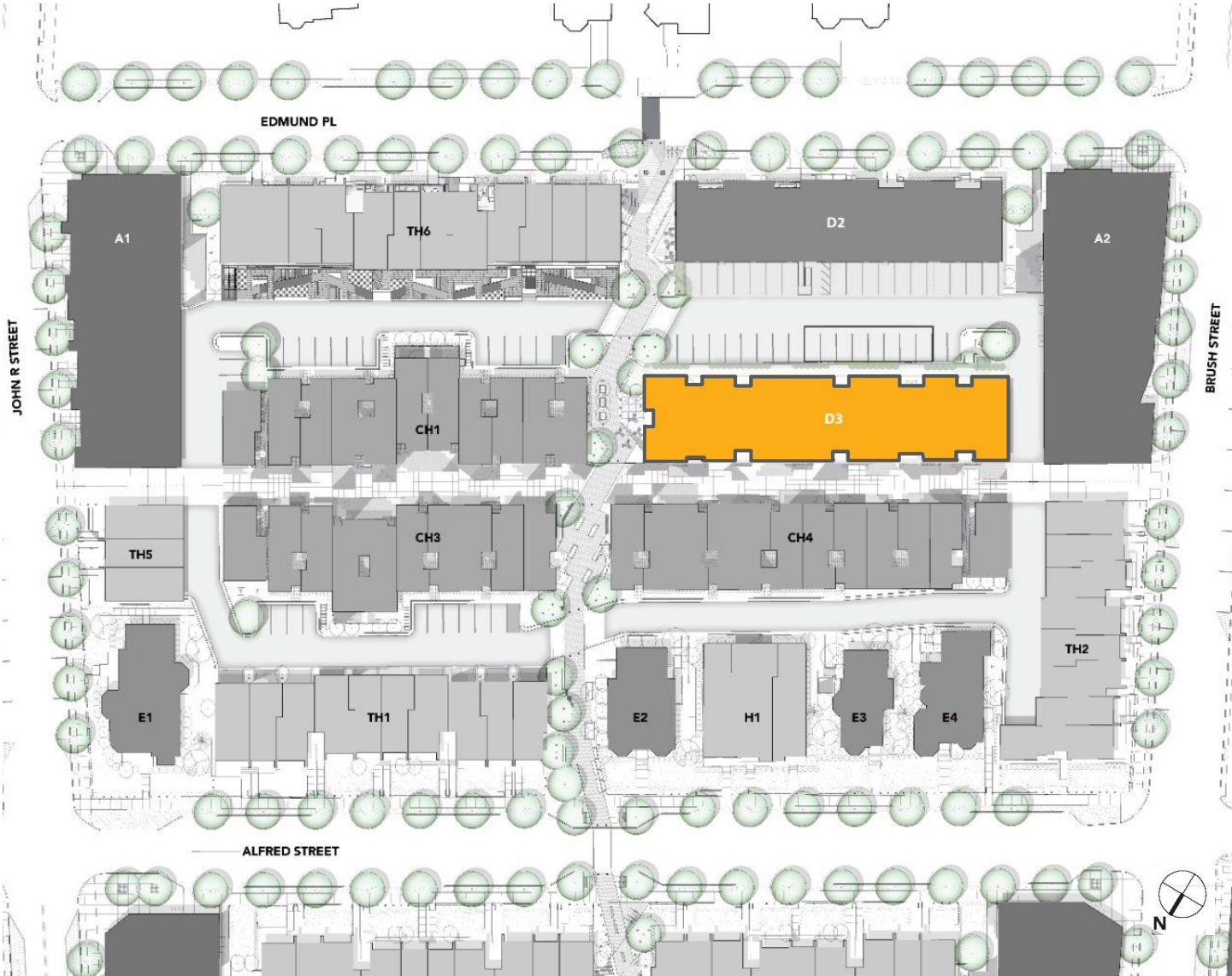


# 286 Edmund Place

Historic District Commission  
Presentation

September 2022







286 Edmund Pl.

290 Edmund Pl.

*The Design Responds to the Brush Park Elements of Design in the following Ways:*

- ❑ **Massing & Context:** *The massing splits and steps down to link the scales of larger housing blocks to the north, and smaller townhomes to the south. Addresses Brush Park Elements of Design #11, #16, and #19.*
- ❑ **Frontage:** *The building responds to the neighborhood with a variety of elements that achieve porosity and complexity, including porches, balconies, and niches, Addresses Brush Park Elements of Design #6, #17, and #20.*
- ❑ **Materiality:** *The composition of brick coursing and detailing paired with textured metal relief provides a richness in materiality across the facade Addresses Brush Park Elements of Design #7, #8, and #9.*
- ❑ **Openings:** *.An interplay of archways & vertically proportioned openings mixes contemporary arrangements with historical elements. Addresses Brush Park Elements of Design #3 and #4.*



**View looking Southeast**

**BUILDING ELEVATIONS**



**North**

**A-2**

**D-3**

**CH-1**

**A-1**



**South**

**A-1**

**CH-1**

**D-3**

**A-2**

**PHOTOS OF ADJACENT BUILDINGS**



**A-2**



**CH-1/  
CH-3**



**A-1**

**Relationship of roof shapes**

“Examples of many roof shapes, including pitched gable roofs, hip roofs, mansard roofs, and gambrel roofs are present. Different types are sometimes combined in a single structure, and tower roofs, cupolas, lanterns, belvederes, monitors, conical roofs are used on various Victorian houses. Flat roof areas in the center of hip or mansard roofs are frequent...” (*Brush Park Elements of Design, # 11*)

- The building is capped with two roof types:
  - The northern half of the building steps down to a gabled roof, flanked to the south with a flat roof & tall brick parapet
  - Building massing steps down from 3 to 2 stories to blend with existing Carriage Homes to the south

**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*)

- Arched entries, corrugated relief, and general window dimensions are vertical in proportion

**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*)

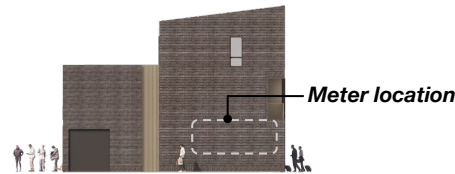
- Complexity of building elements is achieved through:
  - Arched Entries
  - Brick orientation switch & joint detailing
  - Deep Brick window returns
  - Stepped roofline



**North facade**



**South facade**

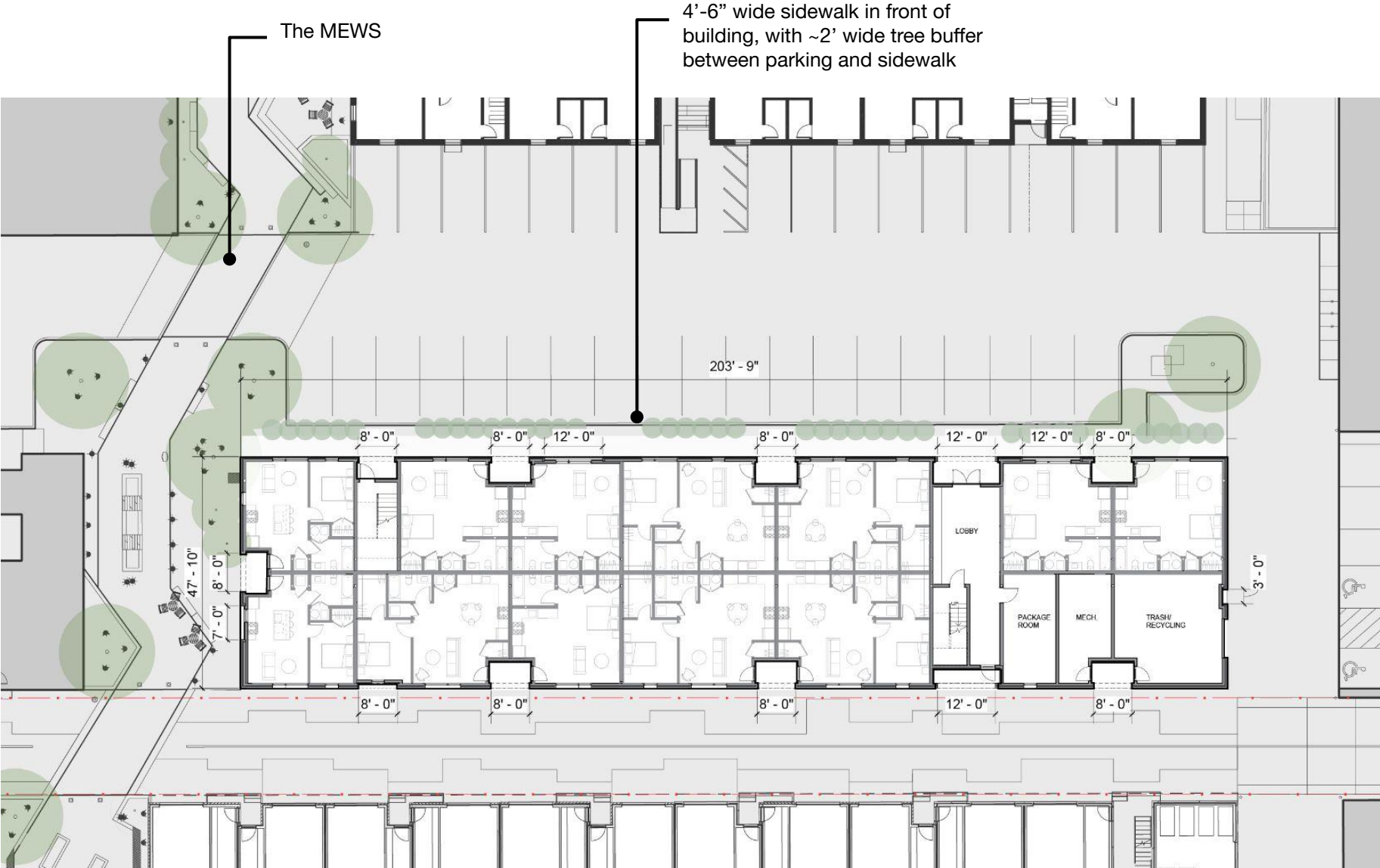


**East Facade**



**West Facade**

***The massing splits and steps down to link the scales of larger housing blocks to the north, and smaller townhomes to the south***



**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)

- Unit entries are buffered by covered, inset porches to provide conditions that enable social interaction with the streetscape.

**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)

- Unit porches and common lobbies setback at the ground floor (+/- 3.5 feet and 6 feet) along northern, western, and southern facades

**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 north-south, with lower massing at south
- Lobbies inset within massing to allow for units at the perimeters for views of mews & skyline.
- Private balconies provide views north and south



View looking Northeast



South Facade Arched entries

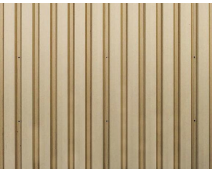
Lobby Entry

***The building responds to the neighborhood with a variety of elements that achieve porosity, including porches, balconies, and niches***





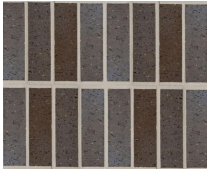
**CORR-01**                      **MAS-01**                      **MAS-02**                      **MTL-01**



CORRUGATED CLADDING  
6" RIBS, VERTICAL



BRICK CLADDING  
2 1/4" MODULAR, ONYX



STACKED BOND  
3/4" EXTRUSION  
2 1/4" MODULAR ON EDGE



RAILINGS, DOORS, AND WINDOWS  
POWDER COATED BRONZE

**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 a dark brick, secondary material is a corrugated metal panel
- Facade is an interplay of metal & detailed brickwork

**Relationship of textures.**

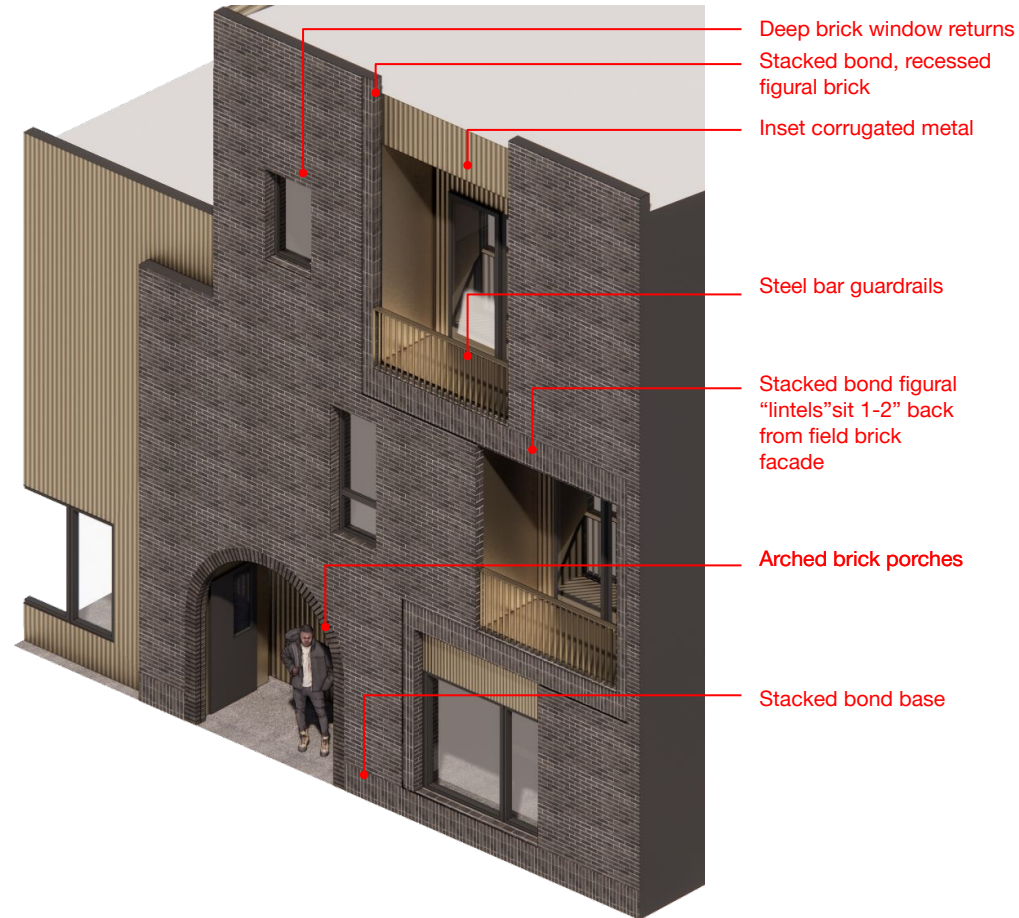
“The most common relationship of textures in the district is the low-relief pattern of mortar joints in brick contrasted to the smoother or rougher surfaces of stone or wood trim...” (*Brush Park Elements of Design*, #8)

- Variation in brick coursing (Running & Stacked bonds) composed throughout the building create subtle variation
- Dark brick is contrasted by smooth metal panels
- Metal guardrails with ¼” Steel bar balusters provide areas of lightness at balconies

**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)

- Charcoal brick tones with visible iron spots is the main material employed across the facades.

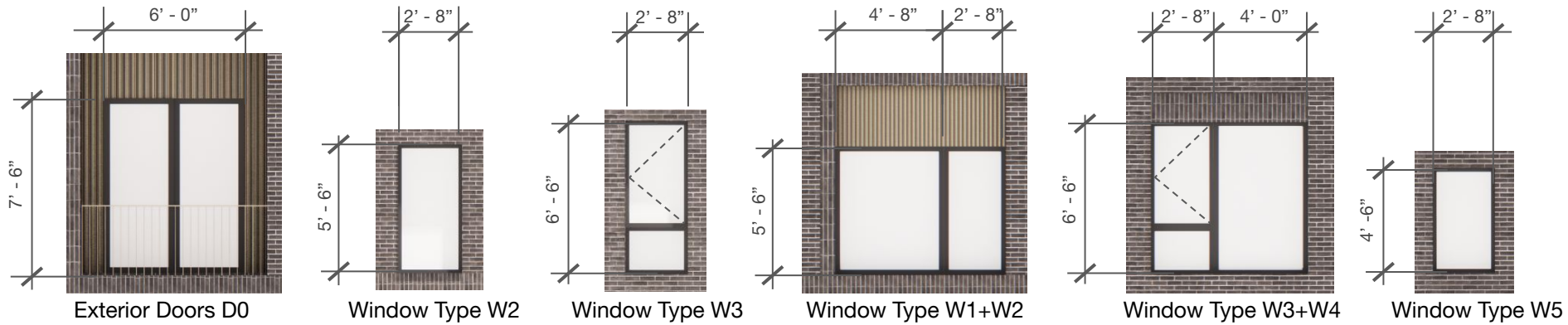


**The composition of brick coursing and detailing paired with textured metal relief provides a richness in materiality across the facade.**

**BLOCK ELEVATION**



**OPENINGS**



**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)

- A compositional arrangement of brick arches span the building’s facades to mark lobby and unit entrances. These arches vary in size, depth, and detail.
- Arches connect to historical vernacular of the Brush Park neighborhood

**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
- Fenestrations are vertically proportioned to align with the neighborhood



Patterson Terrace on John R Street, Brush Park



2550 John R Street, Brush Park

***An interplay of archways & vertically proportioned openings mixes contemporary arrangements with historical elements***







MERGEARCHITECTS<sup>inc</sup>

## Appendix



BUILDING ELEVATIONS

