

65 WALGROVE AVENUE AHRB REVIEW SUPPLEMENTAL MATERIAL SECOND STORY ADDITION DESIGN STUDY

1. SECOND STORY VOLUME EXTENSION

2A. BOOKED WINGS 'SUNROOM' ADDITION (2ND STORY ONLY)

2B. BOOKEND WINGS 'SUNROOM' ADDITION (1ST & 2ND STORIES)

3. PROMINENT ORIGINAL HOUSE W/ DEFERENTIAL ADDITION (S.P.E. COMPLIANT)

4. PROMINENT ORIGINAL HOUSE W/ DEFERENTIAL ADDITION (PROPOSED DESIGN)

REFERENCE IMAGERY

I. COLONIAL WALL DORMERS

II. COLONIAL 2ND STORY SUNROOM ADDITIONS

III. GOOGLE MAPS IMAGERY SHOWING RELATIONSHIP WITH NEIGHBORING HOUSE (59 WALGROVE)

IV. MASSING RENDERING OF THE PROPOSED STREET FACADE

DESIGN STUDY 1

SECOND FLOOR EXTENSION

DESCRIPTION

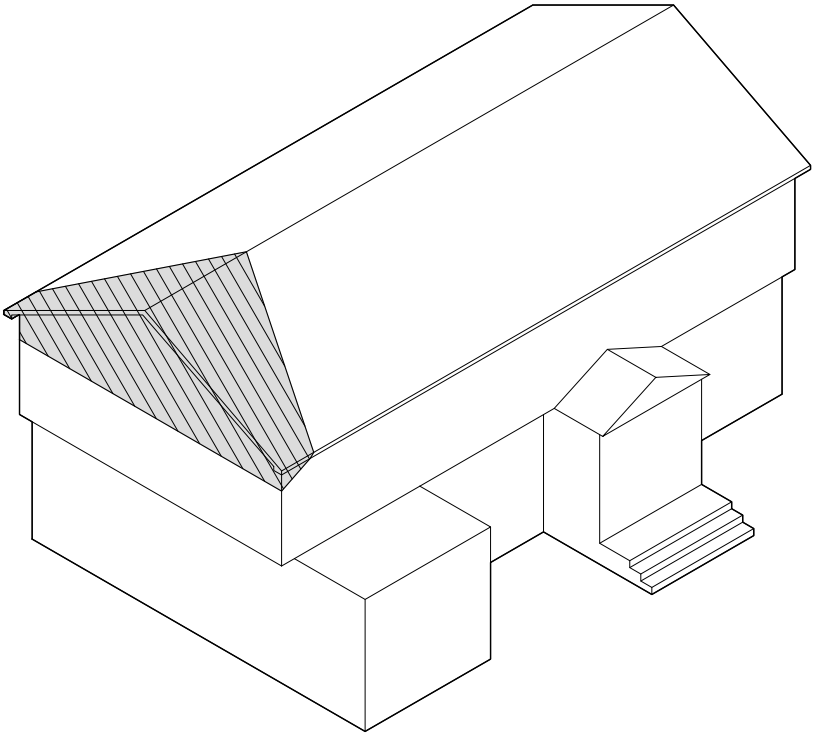
TAKING DESIGN CUES FROM THE STEPPED STREET FACADE UNIQUE TO THE GARRISON COLONIAL STYLE, THE 2FL VOLUME IS EXTENDED OVER THE GARAGE. WITH A SIMILAR STEP ON THE NORTH FACADE TO CREATE A PLAYFUL COMPOSITION OF STACKED ARCHETYPAL FORMS.

DESIGN STUDY ADVANTAGES / REASONS WHY CONSIDERED

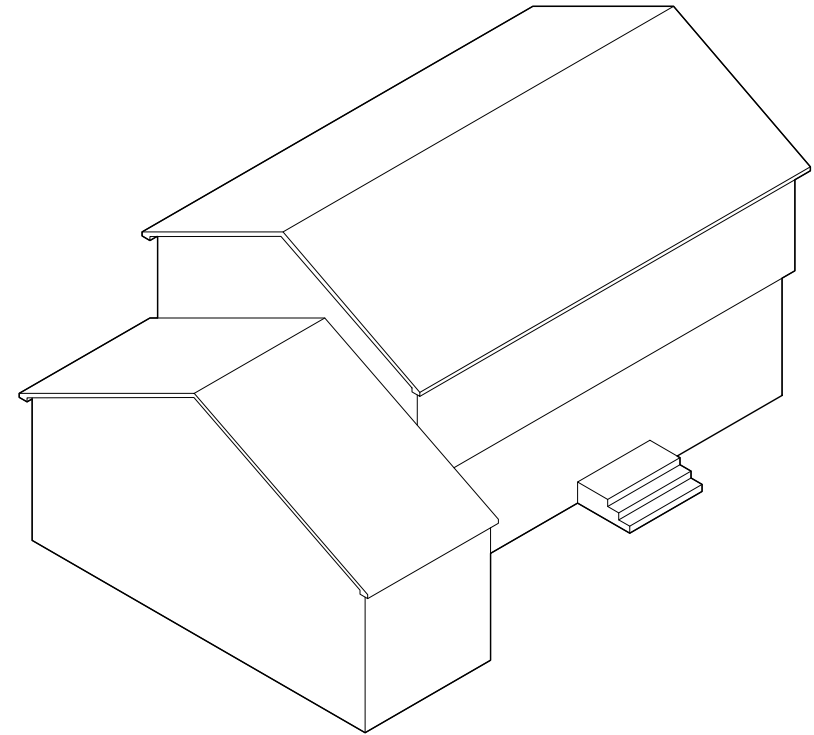
- SIMPLE CONCEPT, STRUCTURE AND COMPOSITION OF VOLUMES.
- OPPORTUNITY FOR THE 1-STORY GARAGE ROOF TO BE REFERENTIAL OF THE NEW SUNROOM FORM.

DESIGN STUDY LIABILITIES / REASONS WHY NOT ACCEPTABLE

- INTEGRITY OF THE ORIGINAL ARCHITECTURE IS LOST BY ELIMINATING THE STRONG SYMMETRY TYPICAL OF THE STYLE.
- SIMPLICITY OF THE FRONT FACADE IS LACKING VISUAL INTEREST.
- DESIGN STUDY HAS THE LARGEST VOLUME BREAKING THE SKY EXPOSURE PLANE.



DESIGN STUDY 1



EXISTING



N-S SECTION AT 2FL ADDITON WEST ELEVATION



E-W SECTION AT 2FL ADDITION NORTH ELEVATION



SECTION KEY EAST ELEVATION

DESIGN STUDY 2A

'SUNROOM' BOOKEND WINGS (2FL ONLY)

DESCRIPTION

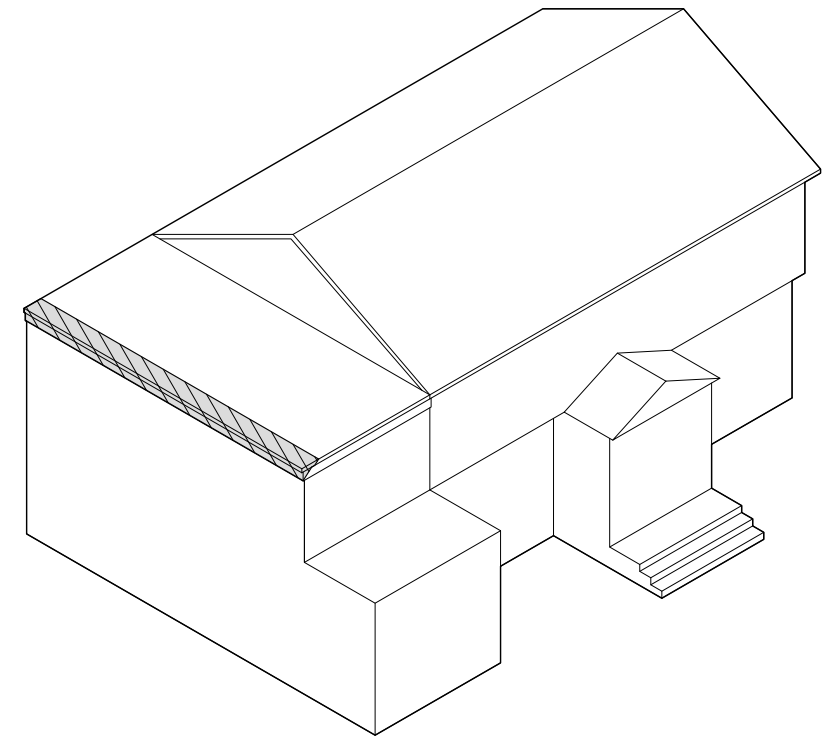
THE ORIGINAL GARRISON COLONIAL HOUSE IS FLANKED BY 'SUNROOM' STYLE WINGS THAT DISTINGUISH THEMSELVES FROM THE CENTRAL BRICK AND SHINGLE VOLUME WITH FLAT ROOFS AND CONTRASTING FACADE MATERIALS OF RECESSED FLAT PANELS AND LARGER AREAS OF GLAZING.

DESIGN STUDY ADVANTAGES / REASONS WHY CONSIDERED

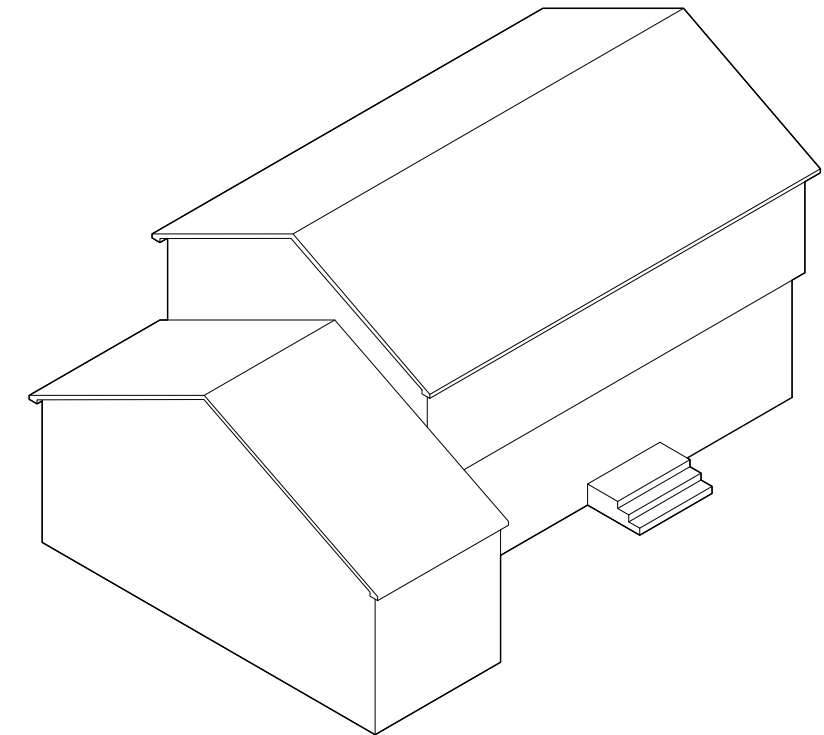
- OPPORTUNITY FOR A PLAYFUL, BALANCED RELATIONSHIP BETWEEN 'SUNROOM' WINGS BRACKETING THE ORIGINAL HOUSE.
- LOW FLAT ROOF IS ONLY MINIMALLY IN THE SKY EXPOSURE PLANE.

DESIGN STUDY LIABILITIES / REASONS WHY NOT ACCEPTABLE

- IN ORDER FOR THE NEW FLAT ROOF TO ALIGN WITH THE EXISTING ROOF, THE 2FL LEVEL & 1FL CEILING IN THE ADDITION NEED TO BE LOWERED LEAVING THE NEW CHILDREN'S BEDROOMS AND EXISTING MUDROOM WITH CEILING HEIGHTS LESS THAN 8'-0" AND AN AWKWARD 7'-0" SOFFIT AT A PORTION OF THE KITCHEN CEILING.
- THE PROGRAM SPACES OF KIDS' BEDROOMS ARE PRIVATE SPACES AND NOT COMPATIBLE WITH THE OPENNESS OF A 'SUNROOM' TYPE FACADE.
- CHANGE IN MATERIAL/STYLE ON LONG, CONTINUOUS EAST FACADE (REAR) IS NOT VERY ELEGANT AND RELATIONSHIP WITH THE KITCHEN WINDOW IS AWKWARD.
- SIGNIFICANT COST INCREASE OVER OTHER DESIGN STUDY DUE TO THE ADDITIONAL STRUCTURAL REFRAMING.



DESIGN STUDY 2A



EXISTING



N-S SECTION AT 2FL ADDITON WEST ELEVATION



E-W SECTION AT 2FL ADDITION NORTH ELEVATION



SECTION KEY EAST ELEVATION

DESIGN STUDY 2B

'SUNROOM' BOOKEND WINGS (FULL)

DESCRIPTION

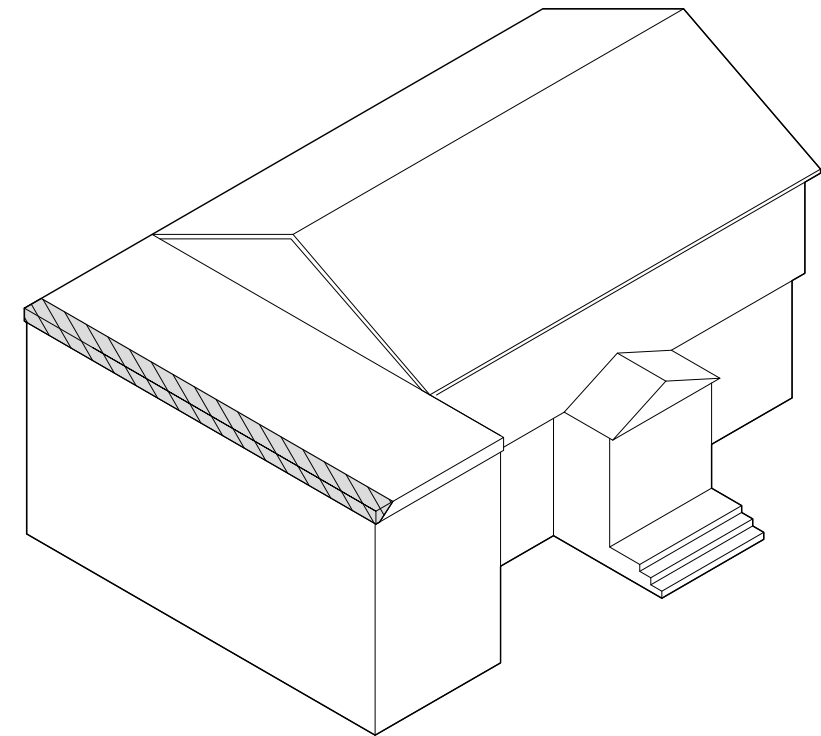
THE ORIGINAL GARRISON COLONIAL HOUSE IS FLANKED BY 'SUNROOM' STYLE WINGS THAT DISTINGUISH THEMSELVES FROM THE CENTRAL BRICK AND SHINGLE VOLUME WITH FLAT ROOFS AND CONTRASTING FACADE MATERIALS OF RECESSED FLAT PANELS AND LARGER AREAS OF GLAZING.

DESIGN STUDY ADVANTAGES / REASONS WHY CONSIDERED

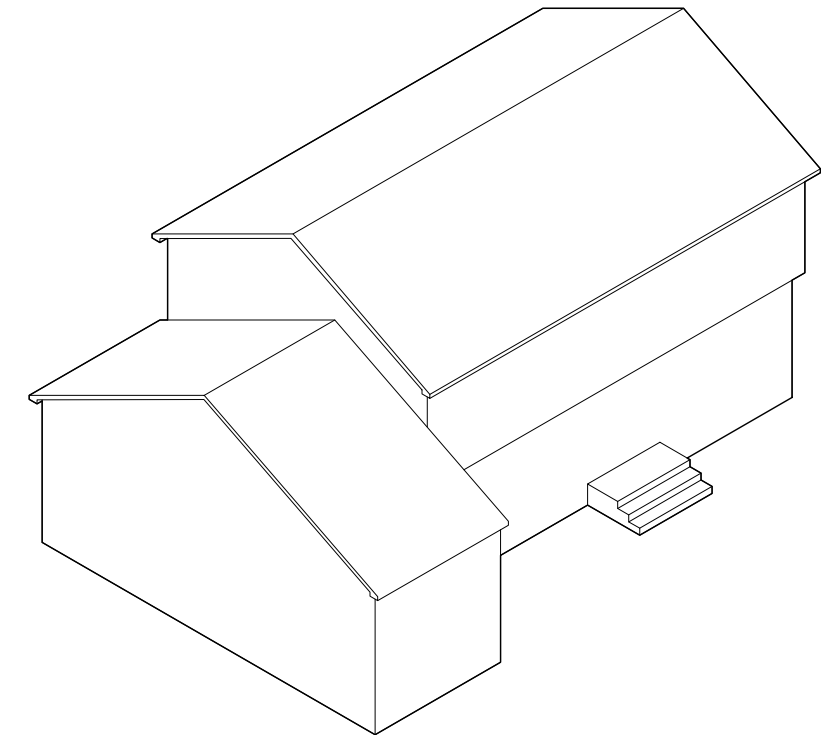
- EXTENDING ADDITION OVER ENTIRE GARAGE MINIMIZES THE PRESENCE OF THE GARAGE MASS AND ROOF CONDITION ON THE STREET FACADE.
- OPPORTUNITY FOR A PLAYFUL RELATIONSHIP BETWEEN WINGS SHIFTED IN OPPOSING DIRECTIONS BRACKETING THE ORIGINAL HOUSE.
- LOW FLAT ROOF IS ONLY MINIMALLY IN THE SKY EXPOSURE PLANE.

DESIGN STUDY LIABILITIES / REASONS WHY NOT ACCEPTABLE

- IN ORDER FOR THE NEW FLAT ROOF TO ALIGN WITH THE EXISTING ROOF, THE 2FL LEVEL & 1FL CEILING IN THE ADDITION MUST BE LOWERED LEAVING THE NEW CHILDREN'S BEDROOMS AND MUDROOM WITH CEILING HEIGHTS LESS THAN 8'-0", AND AN AWKWARD 7'-0" SOFFIT AT A PORTION OF THE KITCHEN CEILING.
- THE PROGRAM SPACES OF KIDS' BEDROOMS, MUDROOM & GARAGE ARE PRIVATE AND NOT COMPATIBLE WITH THE OPENNESS OF A 'SUNROOM' TYPE FACADE.
- CHANGE IN MATERIAL/STYLE ON LONG, CONTINUOUS EAST FACADE (REAR) IS AWKWARD AND REQUIRES THE KITCHEN WINDOW BE REMOVED TO AVOID IT SPANNING BETWEEN STYLES.
- SIGNIFICANT COST INCREASE OVER OTHER DESIGN STUDIES DUE TO THE ADDITIONAL STRUCTURAL REFRAMING



DESIGN STUDY 2B



EXISTING



N-S SECTION AT 2FL ADDITON WEST ELEVATION



E-W SECTION AT 2FL ADDITION NORTH ELEVATION



SECTION KEY EAST ELEVATION

DESIGN STUDY 3

DIFFERENTIAL S.E.P. COMPLIANT

DESCRIPTION

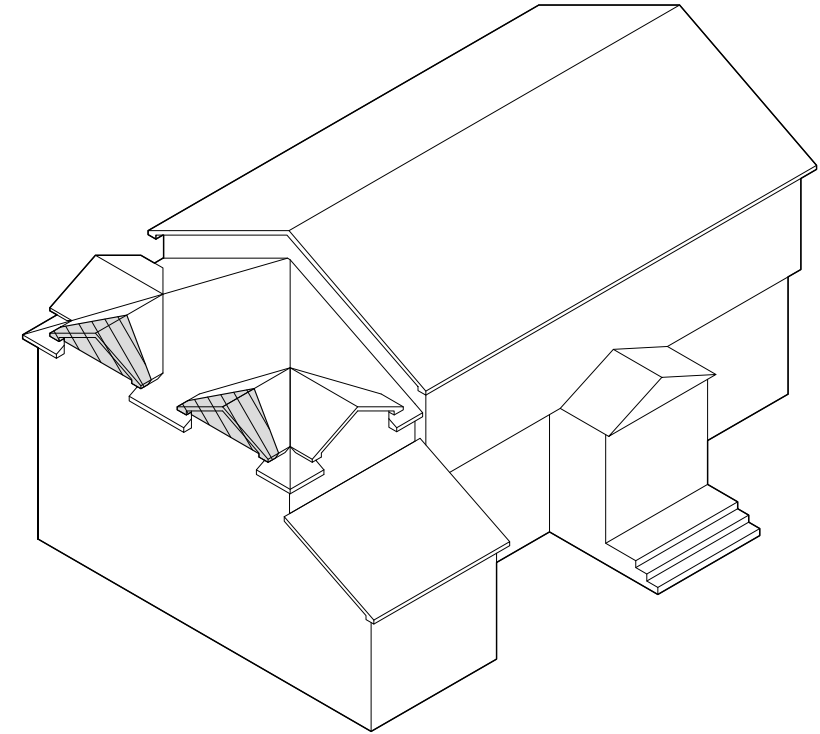
THE INTEGRITY AND MASSING OF THE ORIGINAL GARRISON COLONIAL HOUSE IS PRESERVED AND FEATURED BY A DEFERENTIAL SECOND STORY ADDITION, THOUGH THE NEW ROOF DESIGN BREAKS FROM THE CONTEXTUAL STYLE IN ORDER TO COMPLY WITH SKY EXPOSURE PLANE CODE.

DESIGN STUDY ADVANTAGES / REASONS WHY CONSIDERED

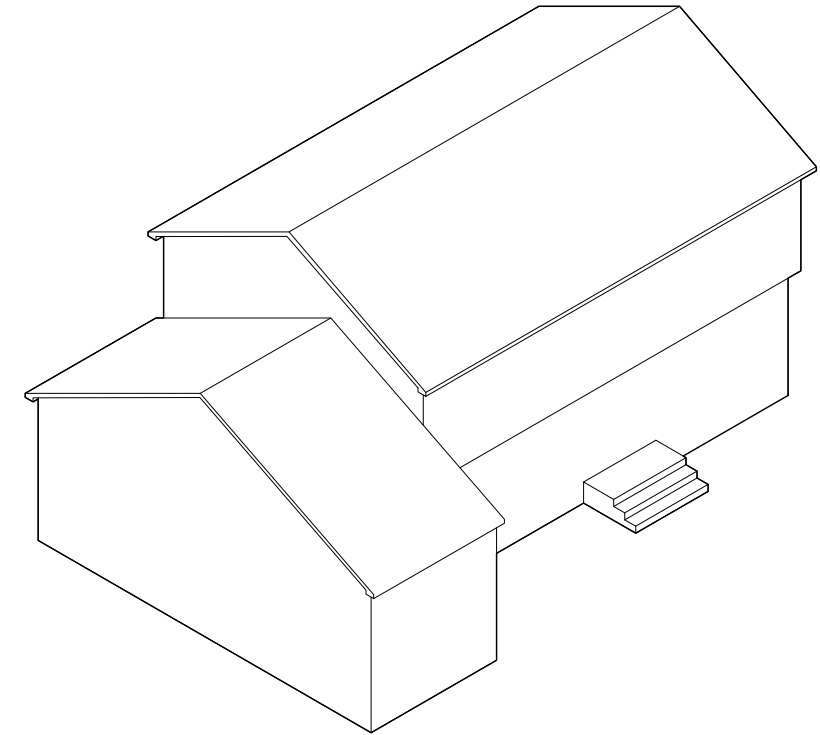
- COMPLIANCE W/ SKY EXPOSURE PLANE
- THE LOWER ROOF RIDGE HEIGHT AND SETBACK STREET FACADE ALLOW THE ORIGINAL GARRISON COLONIAL MASSING TO BE CLEARLY RECOGNIZABLE AND PROMINENT, EXPRESSING THE STRONG SYMMETRY TRADITIONAL TO THE STYLE.
- SIMILAR GABLE FORMS AT THE DORMER AND PORTICO, AND SHED FORMS AT THE GARAGE ROOF AND MAIN VOLUME, CREATE A COMPOSITION OF REFENCIAL ELEMENTS TO TIE TOGETHER THE VARIOUS MASSING COMPONENTS.

DESIGN STUDY LIABILITIES / REASONS WHY NOT ACCEPTABLE

- HIP ROOF IS NOT CONTEXTUAL TO THE GARRISON COLONIAL STYLE, NOR MOST VARIATIONS OF THE COLONIAL REVIVAL STYLE MORE BROADLY.
- THE USABLE AREA OF THE NEW, ALREADY SMALL, KIDS' BEDROOMS IS SIGNIFICANTLY REDUCED BY THE LOW CEILING HEIGHT AT THE EXT. WALLS.
- SIGNIFICANT COST INCREASE OVER OTHER DESIGN STUDIES DUE TO THE NECESSARY COMPLEXITY OF HIPPED ROOF AND FOUR DORMERS.



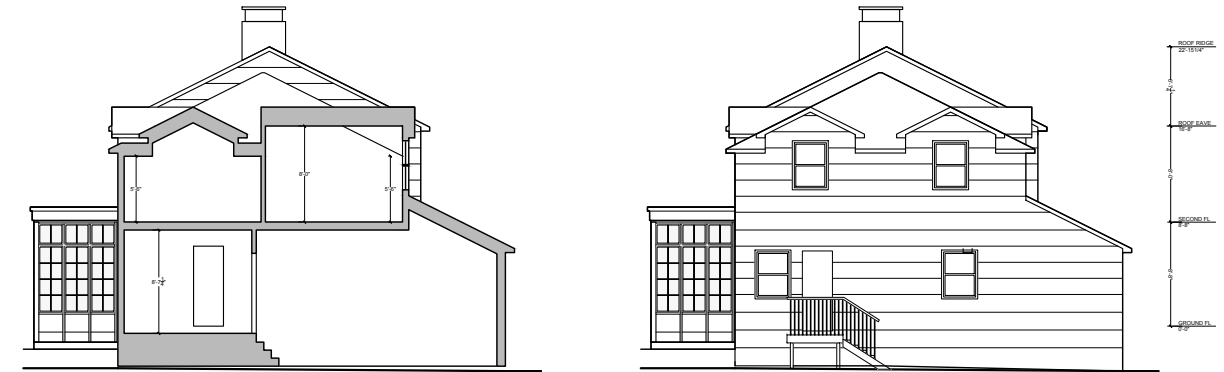
DESIGN STUDY 3



EXISTING



N-S SECTION AT 2FL ADDITON WEST ELEVATION



E-W SECTION AT 2FL ADDITION NORTH ELEVATION



SECTION KEY EAST ELEVATION

DESIGN STUDY 4: PROPOSED

DEFERENTIAL & CONTEXTUAL

DESCRIPTION

THE INTEGRITY AND MASSING OF THE ORIGINAL GARRISON COLONIAL HOUSE IS PRESERVED AND FEATURED BY A DEFERENTIAL SECOND STORY ADDITION.

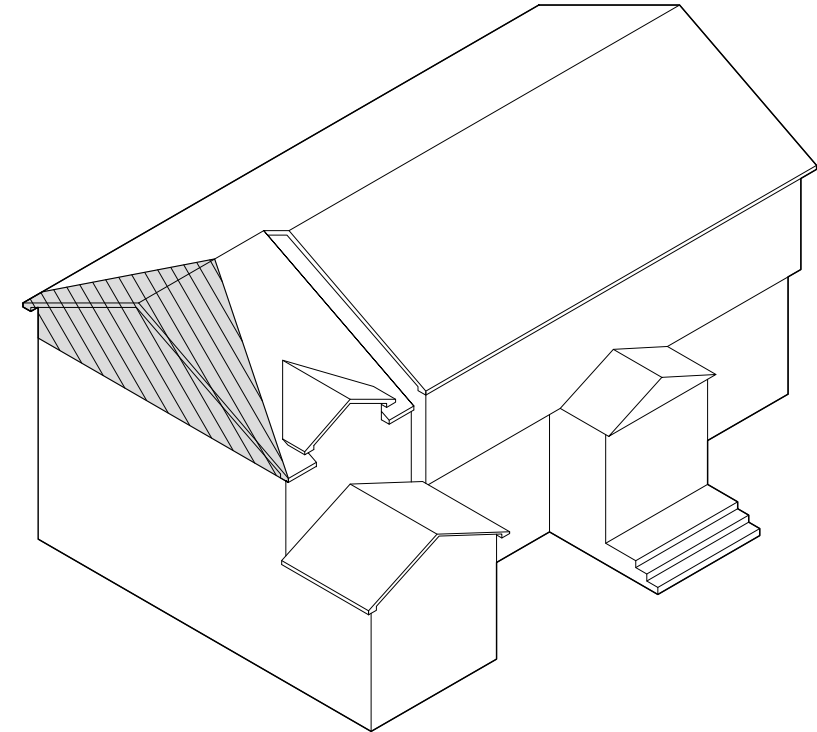
ALL FORMAL MASSING, STYLE, MATERIALS AND DETAILING OF THE ADDITION ARE TO MATCH, OR FOLLOW THE CHARACTER OF, THE EXISTING HOUSE.

DESIGN STUDY ADVANTAGES / REASONS WHY CONSIDERED

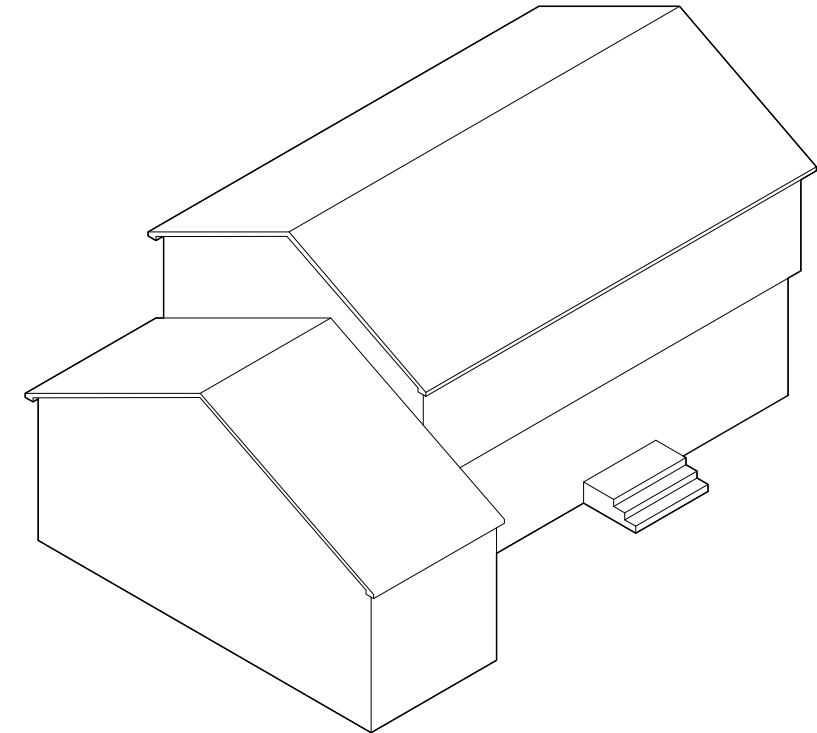
- THE LOWER ROOF RIDGE HEIGHT AND SETBACK STREET FACADE ALLOW THE ORIGINAL GARRISON COLONIAL MASSING TO BE CLEARLY RECOGNIZABLE AND PROMINENT, EXPRESSING THE STRONG SYMMETRY TRADITIONAL TO THE STYLE.
- CONTINUING THE EAVE ON THE EAST (REAR) FACADE HIDES THE AWKWARD CONDITIONS AT THE KITCHEN WINDOW AND ROOF STEP WHILE CREATING A CLEAN EAST FACADE WITH A COMPOSITION VARIED WINDOWS.
- SIMILAR GABLE FORMS OF THE DORMER, GARAGE ROOF AND PORTICO CREATE A COMPOSITION OF REFENTIAL ELEMENTS TO TIE TOGETHER THE VARIOUS MISSING COMPONENTS.

DESIGN STUDY LIABILITIES / REASONS WHY DESIGN IS PREFERRED

- THOUGH SOME EXISTING CONDITIONS AROUND THE ADDITION ARE NOT IDEAL FOR THE OVERALL COMPOSITION, GIVEN THESE CONDITIONS AND THE PROHIBITIVE COST OF MAJOR STRUCTURAL MODIFICATIONS, THE ARCHITECT & OWNER STRONGLY AGREE THAT THIS PREFERRED DESIGN IS THE MOST SUCCESSFUL AT PRESERVING THE ORIGINAL MID-CENTURY COLONIAL CHARACTER WHILE PROVIDING THE SPACE AND FUNCTIONALITY NEEDED BY A GROWING MODERN FAMILY.
- WITH REGARD TO THE IMPACT OF THE SKY EXPOSURE PLANE BREAK, THE LARGEST INCREASE IN ROOF HEIGHT AND THE SKY EXPOSURE PLANE GENERALLY, ARE LOCATED AT THE EAST (REAR) OF THE BUILDING. DUE TO THE CURVE OF WALGROVE AND SITING OF THE NEIGHBORING HOUSE TO THE WEST, THE PROPOSED SIGNIFICANTLY REDUCE DAYLIGHT AT THE NEIGHBORING HOUSE.



DESIGN STUDY 4



EXISTING



N-S SECTION AT 2FL ADDITON WEST ELEVATION

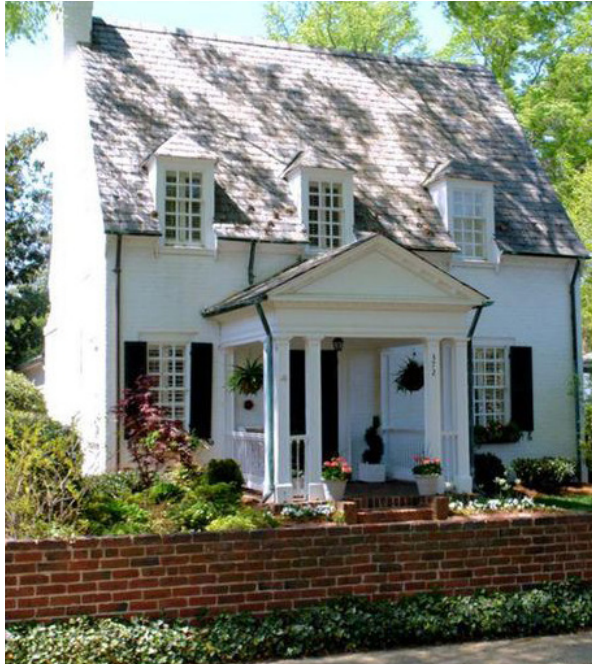


E-W SECTION AT 2FL ADDITION NORTH ELEVATION



SECTION KEY EAST ELEVATION

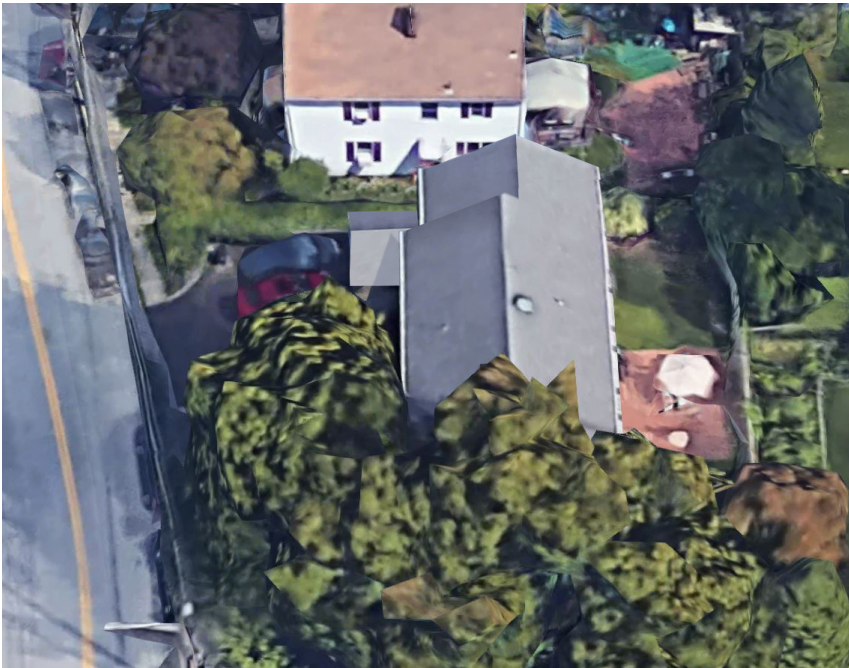
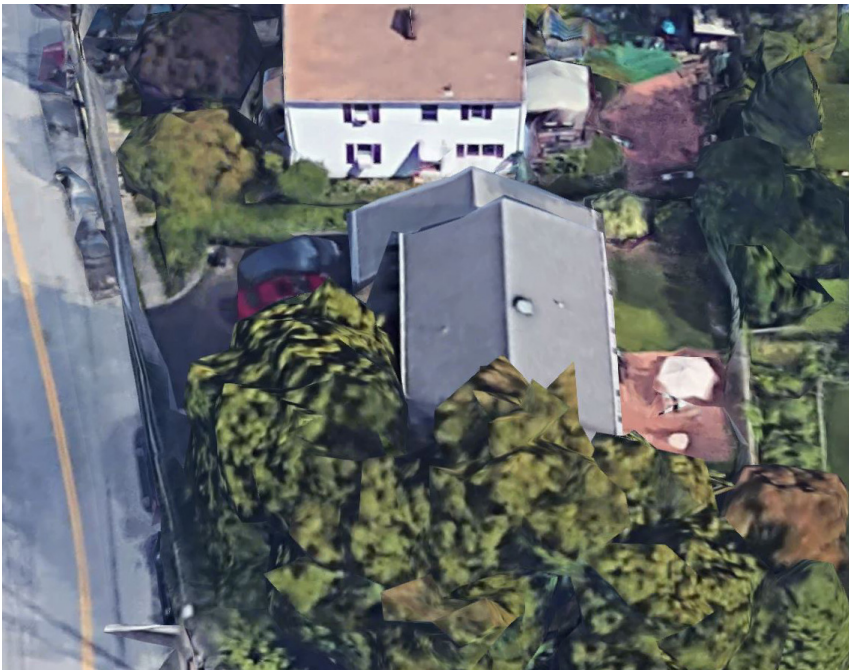
I. COLONIAL WALL DORMERS



II. COLONIAL TWO-STORY SUNROOM TYPE ADDITIONS



III. GOOGLE MAPS IMAGERY SHOWING RELATIONSHIP WITH NEIGHBORING HOUSE (59 WALGROVE)



IV. MASSING RENDERING OF THE PROPOSED STREET FACADE

