

# **CITY MODERN DUPLLETTE D-2**

HISTORIC DISTRICT COMMISSION UPDATE

**SEPTEMBER 2020**  
BEDROCK ARCHITECTURE









# AGENDA

## D-2 DESIGN UPDATE

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- HISTORIC CONTEXT
- ORIGINAL DESIGN
- PROPOSED DESIGN
- ELEVATIONS
- MATERIALS
- OPENINGS

-  HISTORIC HOMES
-  TOWNHOMES
-  CARRIAGE HOMES
-  THE FLATS
-  DUPLETTE D-2
-  BUILDING H-1



# HISTORICAL CONTEXT

## CITY MODERN

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The historic mansions work in harmony to create a rich rhythm of solid and void, while the roof lines and building forms vary in order to break down their mass. **This set of criteria creates a cohesive, familiar streetscape while affording each individual home a distinctive character.**

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# APPROVED D-2 DESIGN

# PERSPECTIVE

APPROVED DESIGN

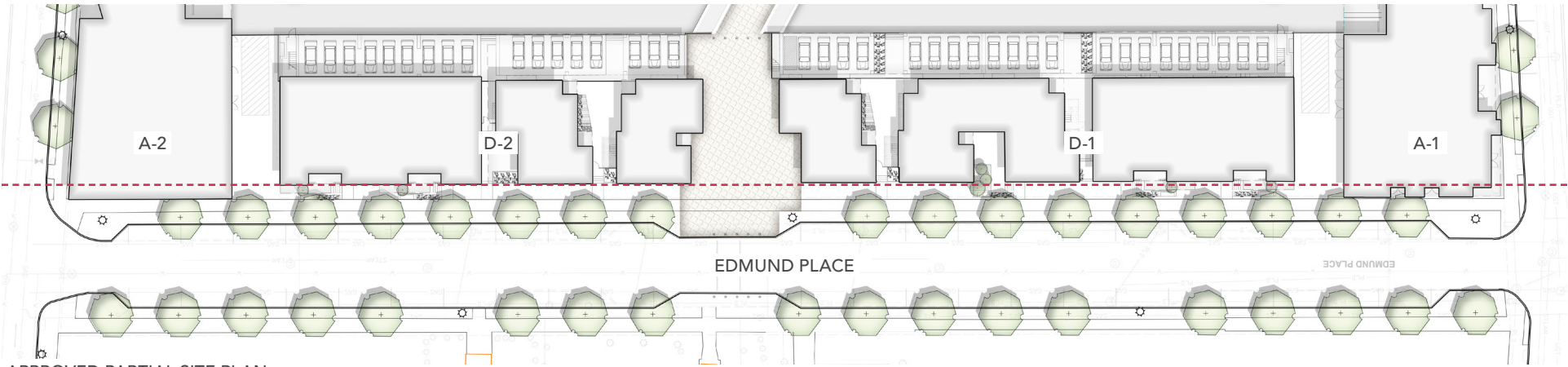


# CONTEXT + MATERIALS

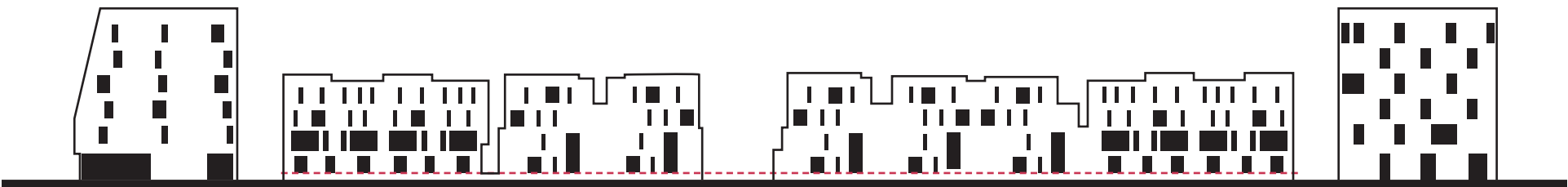
APPROVED DESIGN



APPROVED NORTH ELEVATION



APPROVED PARTIAL SITE PLAN



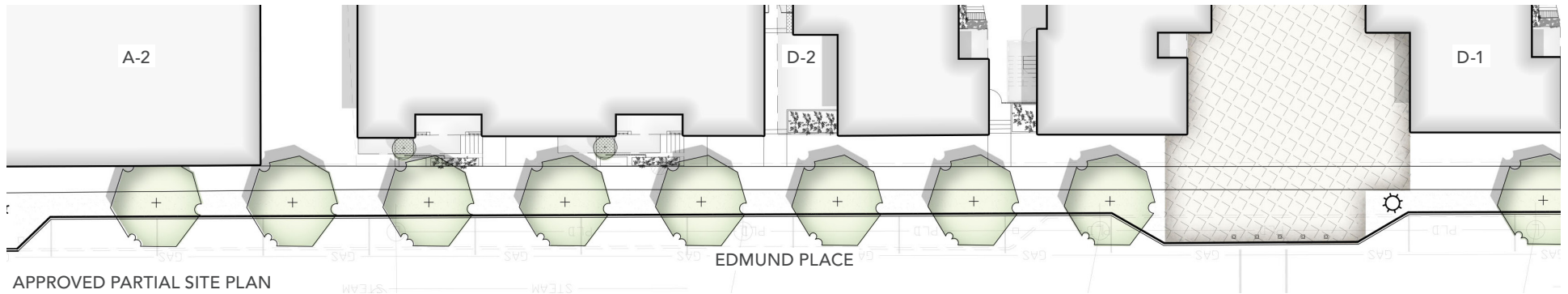
APPROVED FORM + FENESTRATION

# CONTEXT + MATERIALS

APPROVED DESIGN



APPROVED NORTH ELEVATION



APPROVED PARTIAL SITE PLAN

## PRIMARY CLADDING(S)      SECONDARY CLADDING(S)



LIGHT GRAY BRICK  
LIGHT & MEDIUM GRAY



CHARCOAL + IRONSPOT MIX W/  
DARK MORTAR



CEDAR SIDING  
NATURAL CLEAR COAT



VARIED RED MIX W/ LIGHT  
MORTAR



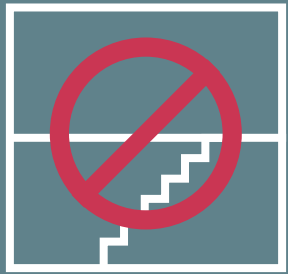
DARK + MEDIUM GRAY MIX W/  
LIGHT MORTAR

# PROPOSED D-2 DESIGN

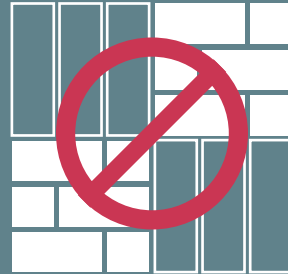


# DESIGN GOALS

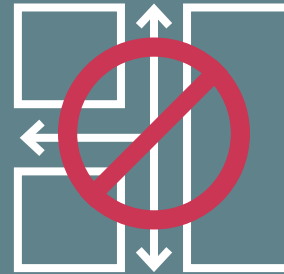
PROPOSED DUPLEX D-2



**REDUCE EXTERIOR  
VERTICAL  
CIRCULATION**



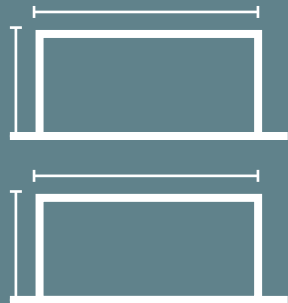
**REDUCE VARIETY  
OF EXTERIOR  
MATERIALS**



**REMOVE  
INTERMEDIATE  
PATHWAYS**



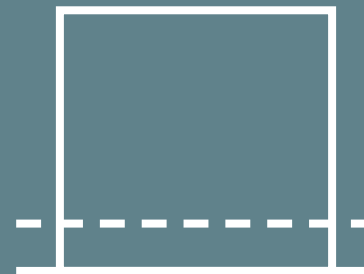
**MAINTAIN  
PEDESTRIAN SCALE  
ALONG STREET**



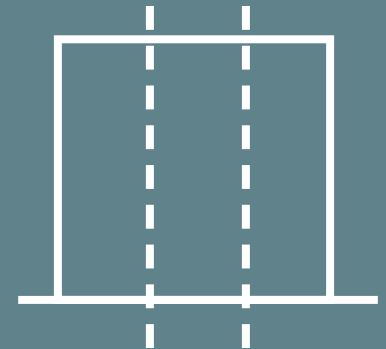
**MAINTAIN BUILDING  
HEIGHT + GENERAL  
FOOTPRINT**



**INCREASE DENSITY  
OF UNIT MIX**



**MAINTAIN HISTORIC  
DATUM AT GROUND  
FLOOR**



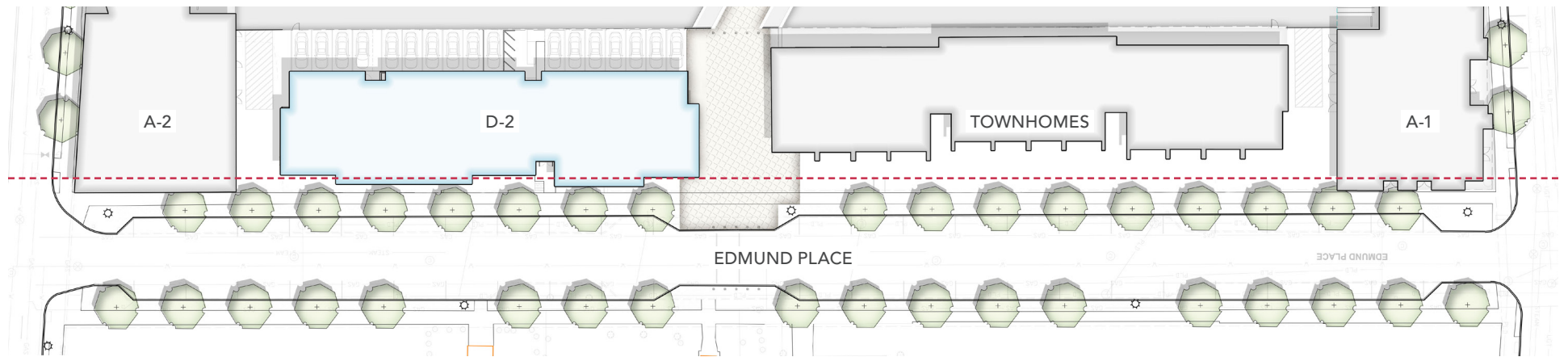
**MAINTAIN VERTICAL  
ORIENTATION**

# CONTEXT + MATERIALS

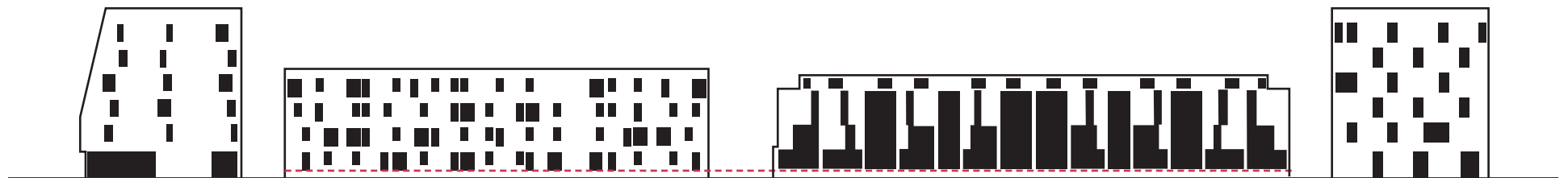
## PROPOSED DESIGN



PROPOSED STREETScape



PROPOSED PARTIAL SITE PLAN



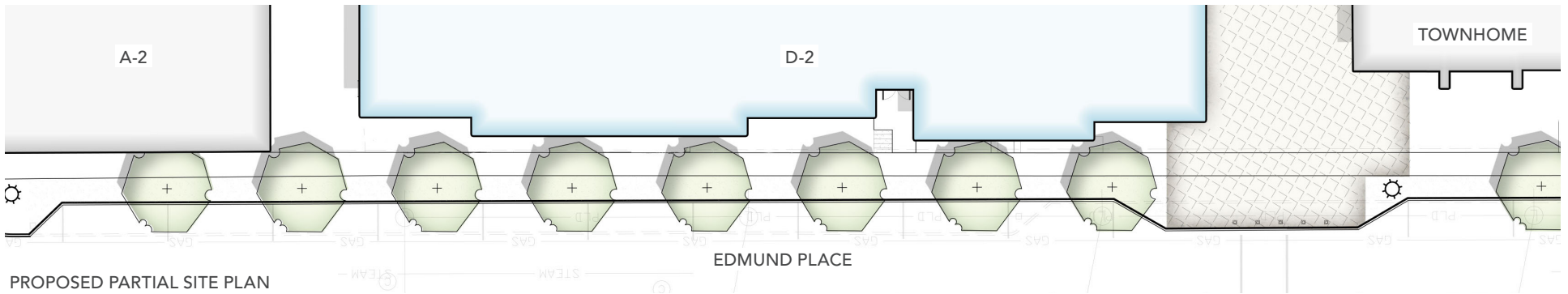
PROPOSED FORM + FENESTRATION

# CONTEXT + MATERIALS

## PROPOSED DESIGN

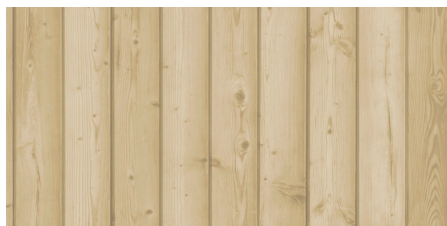


PROPOSED PARTIAL STREETSCAPE



PROPOSED PARTIAL SITE PLAN

**WD-01**



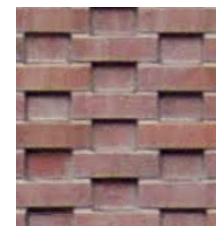
RED CEDAR CLADDING  
4" WIDE, CLEAR COAT, VERTICAL

**MAS-01**



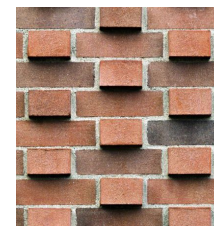
BRICK VENEER  
2-1/4" MODULAR, MONTEREY RED MIX

**MAS-02**



TEXTURED BRICK  
2-1/4" MODULAR, MONTEREY RED MIX

**MAS-03**



**MTL-01**



RAILINGS, DOORS, AND WINDOWS  
POWDER-COATED DARK BRONZE

# REFINED DESIGN

## PROPOSED DUPLEX D-2: MATERIAL REGIONS



PROPOSED NORTH MATERIAL REGIONS

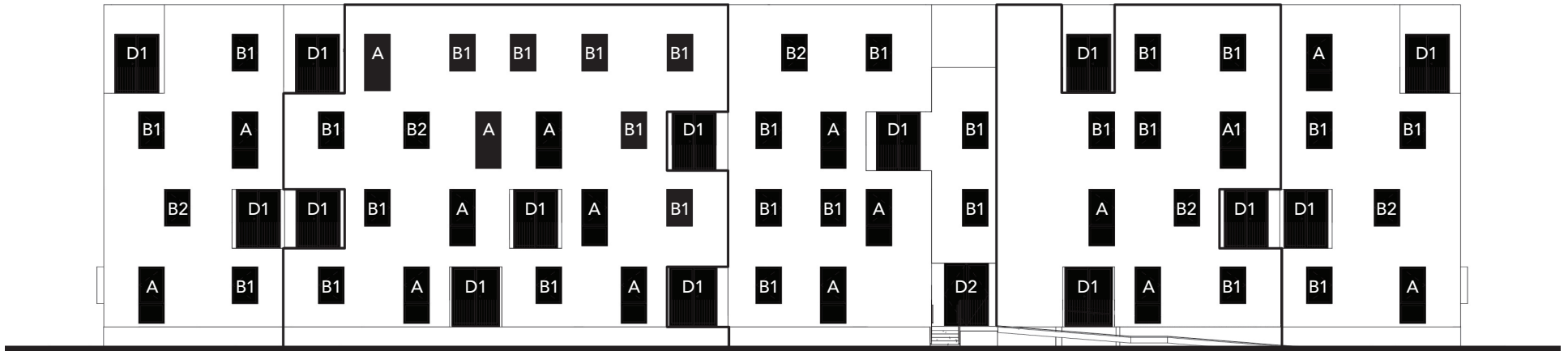


PROPOSED SOUTH MATERIAL REGIONS



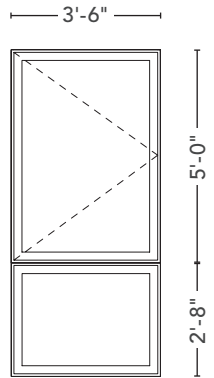
# REFINED DESIGN

## PROPOSED DUPLEX D-2: OPENINGS



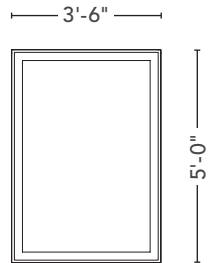
PROPOSED NORTH OPENINGS

### WINDOW TYPE A



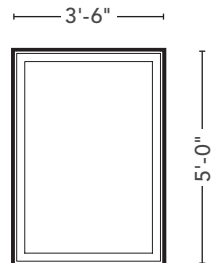
ALUMINUM CLAD WOOD CASEMENT + FIXED WINDOW

### WINDOW TYPE B



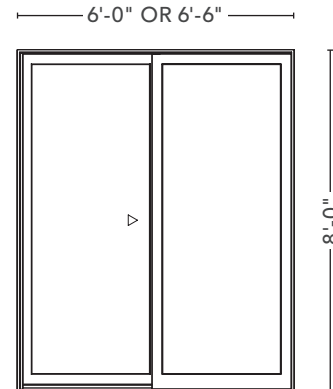
ALUMINUM CLAD WOOD FIXED WINDOW

### WINDOW TYPE B2



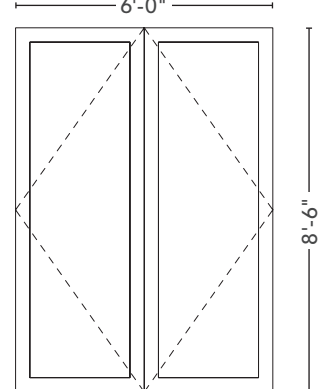
ALUMINUM CLAD WOOD CASEMENT WINDOW WITH METAL WINDOW BOX

### UNIT BALCONY DOOR D1



ALUMINUM EXTERIOR SLIDING DOOR WITH FULL LITE

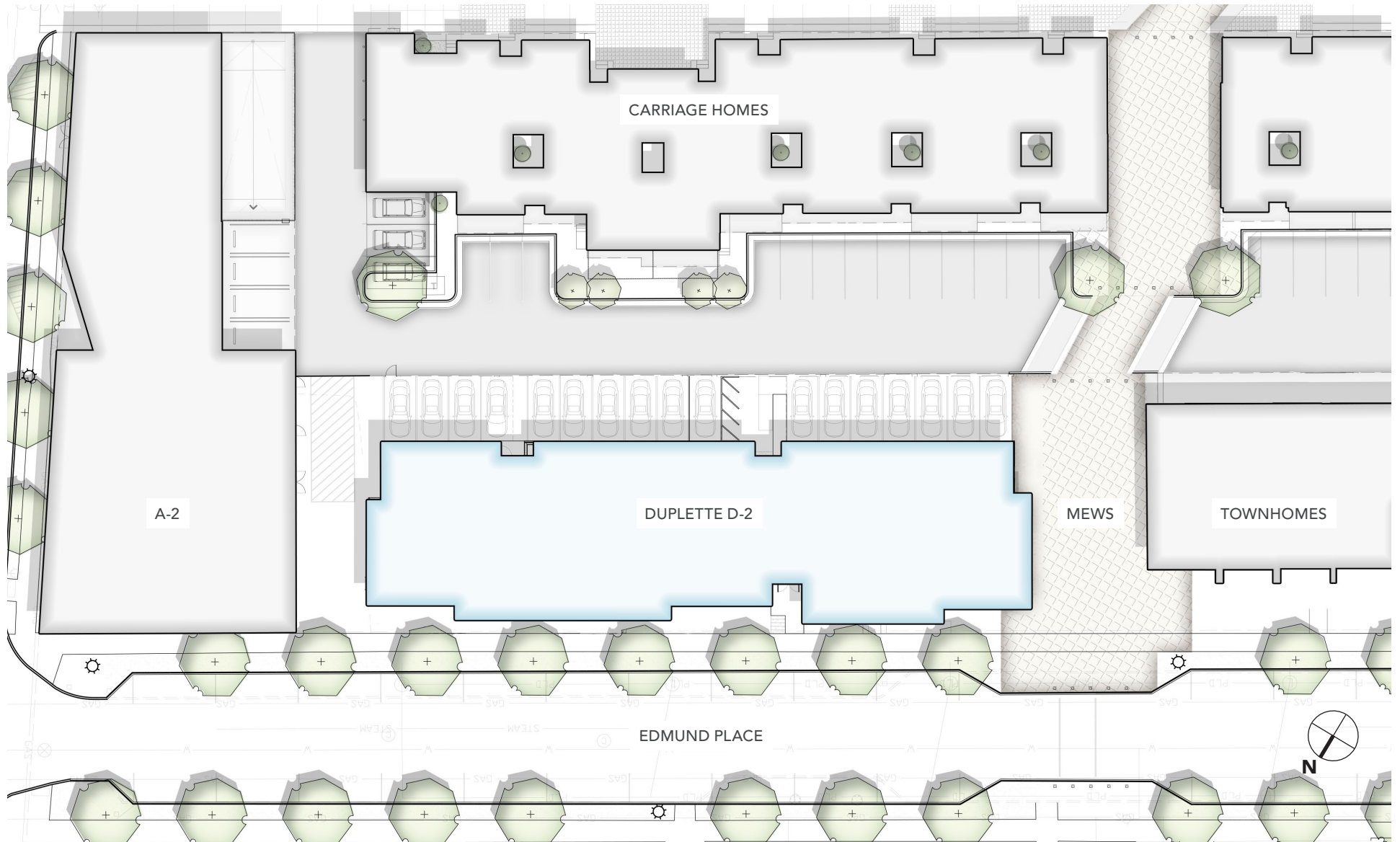
### ENTRANCE DOOR D2



ALUMINUM + GLASS EXTERIOR STOREFRONT DOUBLE DOOR

# SITE PLAN

## PROPOSED DUPLEX D-2



# PERSPECTIVE

PROPOSED D-2 DESIGN



# ELEVATIONS

PROPOSED



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



# ELEVATIONS

PROPOSED



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

# MATERIALS

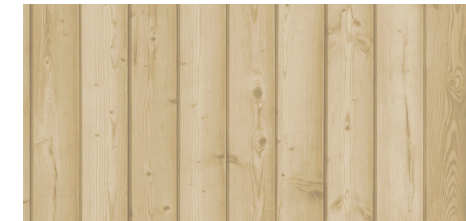
PROPOSED

**MAS-01**



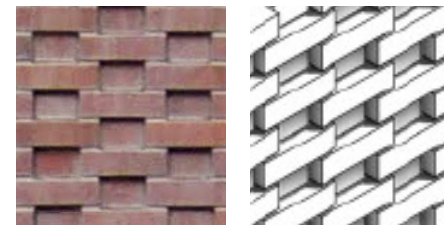
BRICK VENEER  
2-1/4" MODULAR, MONTEREY RED MIX

**WD-01**



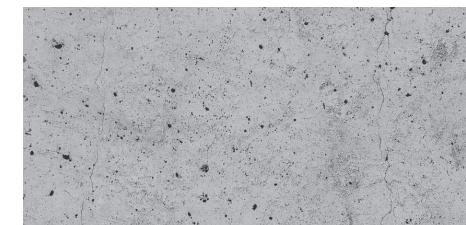
RED CEDAR CLADDING  
4" WIDE, CLEAR COAT, VERTICAL

**MAS-02**



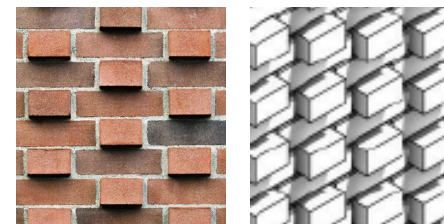
TEXTURED BRICK, RECEDING  
2-1/4" MODULAR, MONTEREY RED MIX

**CON-02**



POURED CONCRETE  
EXPOSED FOUNDATION WALL

**MAS-03**



TEXTURED BRICK, PROTRUDING  
2-1/4" MODULAR, MONTEREY RED MIX

**MTL-01**



RAILINGS, DOORS, AND WINDOWS  
POWDER-COATED DARK BRONZE

# OPENINGS

## PROPOSED WINDOWS

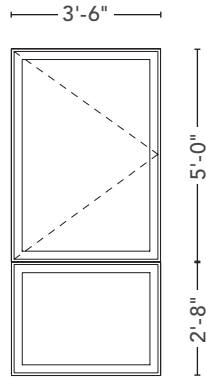
MANUFACTURER:  
QUAKER WINDOWS AND DOORS

SERIES:  
M600 MODERNVU

MATERIAL:  
ALUMINUM

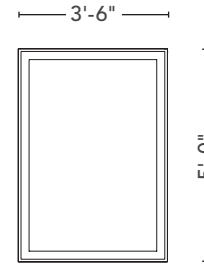
COLOR:  
DARK BRONZE ANODIZED

### WINDOW TYPE A



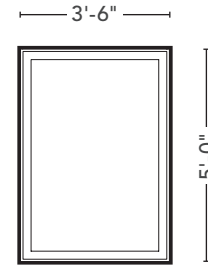
ALUMINUM CLAD WOOD CASEMENT +  
FIXED WINDOW

### WINDOW TYPE B1



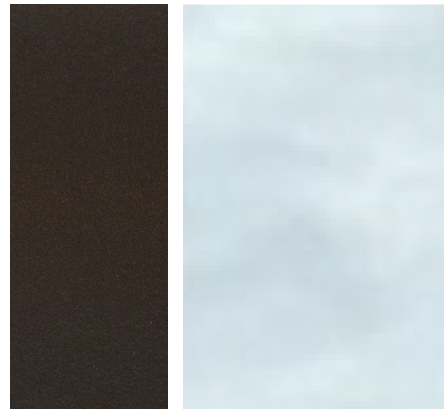
ALUMINUM CLAD WOOD FIXED  
WINDOW

### WINDOW TYPE B2



ALUMINUM CLAD WOOD CASEMENT  
WINDOW WITH METAL WINDOW BOX

### MATERIALS



DARK BRONZE ANODIZED ALUMINUM  
+ TYPICAL GLAZING

### SAMPLE IMAGE



QUAKER CASEMENT WINDOW WITH  
MINIMAL PROFILE

# OPENINGS

## PROPOSED DOORS

### BALCONY DOORS

MANUFACTURER:  
QUAKER WINDOWS AND DOORS

SERIES:  
M600 MODERNVU

MATERIAL:  
ALUMINUM

COLOR:  
DARK BRONZE ANODIZED

### LOBBY ENTRANCE DOORS

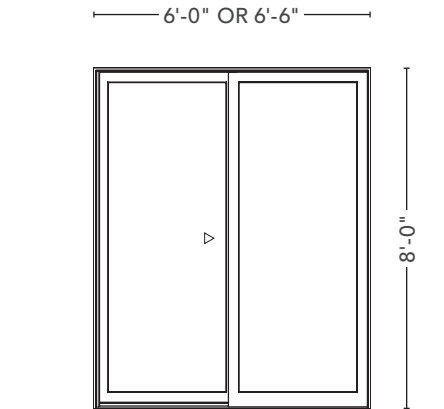
MANUFACTURER:  
KAWNEER

SERIES:  
INSULCLAD 360

MATERIAL:  
ALUMINUM

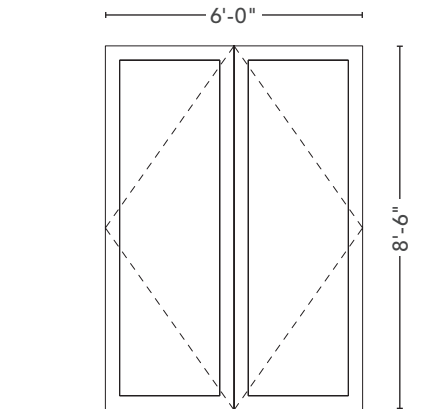
COLOR:  
DARK BRONZE ANODIZED

#### UNIT BALCONY DOOR D1



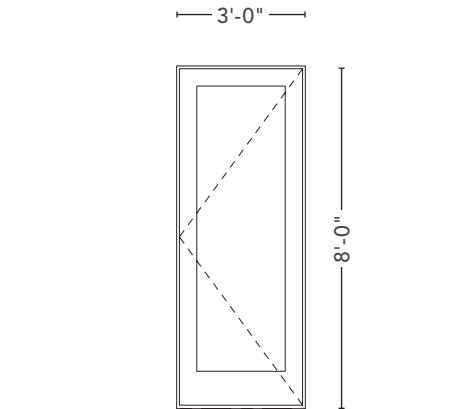
ALUMINUM EXTERIOR SLIDING DOOR  
WITH FULL LITE

#### LOBBY ENTRANCE DOOR D2



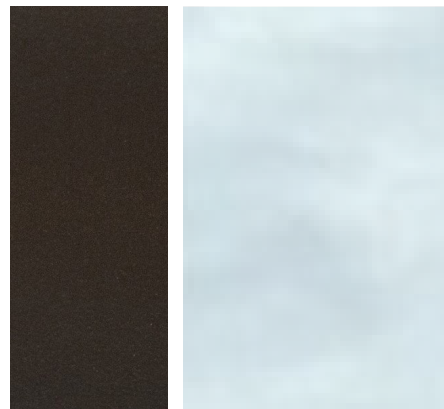
ALUMINUM + GLASS EXTERIOR  
STOREFRONT DOUBLE DOOR

#### UNIT BALCONY DOOR D3



ALUMINUM EXTERIOR SWINGING  
DOOR WITH FULL LITE

#### MATERIALS



DARK BRONZE ANODIZED ALUMINUM  
+ TYPICAL GLAZING

#### SAMPLE IMAGE



QUAKER EXTERIOR SWINGING DOOR  
WITH FULL LITE



**BEDROCK**

— DETROIT —