

# EDMUND PLACE

HDC PRESENTATION | 06.24.2025

## Project Narrative

Edmund Place is a 4 story, new construction, mixed-use building located in the Brush Park Historic District. The proposed project will occupy 301 and 321 Edmond Place at the Northwest corner of Edmond and Brush.

There will be 57 units spread across the 4 floors. The ground floor will consist of a lobby and commercial space at the south end of the building with the rest of the floor being occupied by walk-up units.

The building will have a masonry facade on all 4 sides with regular bays. These bays step out going north along Brush to accommodate the angle of the street. The regularity of these bays is broken up by opaque panels that are placed between the large windows. Horizontal cast stone elements will be introduced at window sills and the parapet




The proposed building occupies the East portion of the site along Brush while the rest of the site is occupied by a linear private park separating the building from parking along the West side of the property. This parking will be accessed from the alley to avoid additional curb cuts along Edmond. .



**WOODWARD  
CAPITAL  
PARTNERS**

**MCINTOSH  
PORIS  
ARCHITECTS**



-  PROJECT SITE
-  THOROUGHFARES
-  BRUSH PARK









**(1) Height.**

The apartment building consists of 4 stories of residential with a lobby and small commercial space along the south at the corner of Edmund and Brush. The architectural articulation of the apartment building breaks up the visual massing of the project, creating a gradation in scale. The elements of design note that the height of buildings in the district vary from 1 to 11 stories. The report also notes that later redevelopment in the district included "Apartment buildings not more than four stories tall, most often located on Brush." This situates the proposed development well in the context of the overall neighborhood at the street it has the largest frontage on.

**(2) Proportion of building's front facades.**

Due to the nature of the corner site, the building has 2 front facades. The elements of design note that buildings are typically taller than they are wide, which is the case for this building on it's shorter face along Edmund. Along Brush, the building is wider to fill out the block but the stepped massing breaks up this length with a series of appropriately proportioned volumes

**(3) Proportion of openings within the facade.**

The building has a consistent proportion of openings along all facades besides the northern facade facing the alley. This elevation is consistent with the rest of the building except for the ground floor which is more opaque to do it's proximity to the alley. The percent open on the building varies between 35% and 37% which is at the higher end of the range listed in the elements of design (15%-35%). We feel it is harmonious with the rest of the district. The openings are taller than they are wide which is also consistent with the elements of design.

**(4) Rhythm of solids to voids in the front facades.**

This building looks to situate itself somewhere in between the elements of design description of facade rhythm. The bays are very regular but they are broken open by an opaque panel that provides variation in the rigor of the openings.

**(5) Rhythm of spacing of buildings on streets.**

This project occupies 3 lots while the lot furthest to the West will be used for parking. This is consistent with noted irregular spacing and size of lots in the district. The Building's facade along Brush helps restore the street wall on the block providing a context similar to when Brush was lined with apartment buildings.

**(6) Rhythm of entrance and/or porch projections.**

While there are no enclosed projections, the walk-up units on the ground floor along Brush provide reference to the entrances of the Victorian homes and create a similar language to many of the townhomes built in the district recently

**(7) Relationship of materials.**

The elements of design note that overwhelmingly the most prevalent material in the district is common brick. This building follows that direction with all four elevations being predominantly brick. Cast stone sills and parapet compliment the brick

**(8) Relationship of textures.**

The elements of design state that "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." The brick facade on th is building is broken up by a hierarchy of bays. There is a primary bay which is most clear on the East facade along Brush as it steps out going North. Each of these steps comprises two bays. The intermediate bay is recessed between each floor line to provide hierarchy and a small shadow line. The brick and ,mortar is broken up by horizontal cast stone elements providing a contrast in texture.

**(9) Relationship of colors.**

The building will be clad in a natural brick blend ranging from light to dark tones of warm gray/ brown This is complimented by the cast stone detailing

**(10) Relationship or architectural details.**

The architectural details of this building emphasize the detailing around openings with the solid panels that break-up the regularity of the windows. The case stone sills provide a shadow line, and the intermediate pilaster provides a hierarchy of vertical elements. This is in reference to the Victorian homes emphasizing openings as described in the elements of design.

**(11) Relationship of roof shapes.**

While many of the Victorian homes have elaborate pitched roofs, the apartment and commercial buildings that followed were predominately design with flat roofs. This building follows that pattern to be consistent with the building typology in the district.

**(12) Walls of continuity.**

The apartment building abuts the front and side property lines, creating a wall on continuity consistent with what is described in the elements of design: " On John R. and Brush, and east of Brush, buildings are typically placed at or near the sidewalk with little or no front yard. Where buildings are continuous, a wall of continuity is created. " The stepping of the building along Brush provides the wall of continuity while breaking down the mass of the building to a scale more similar to the historic homes of the district.

**(13) Relationship of significant landscape features and surface treatments.**

The elements of design mainly note the amount of vacant land in the district. The lack of curb cuts for drive aisles is also mentioned. This project follows that pattern by providing parking access via the alley. The parking is offset from Edmund to provide the required landscape buffer and allow for a pleasant street frontage.

**(14) Relationship of open space to structures.**

This project looks to contribute to building out of the large amount of opens space noted in the elements of deign. By holding the corner at Brush and Edmund, it helps reintroduce the street wall. Where there is open space on the site, it is landscaped to provide an intentional green space and respite from development

**(15) Scale of Facades and Facade Elements**

The elements of design note a large variety in how different buildings approach this relationship. This building strikes a balance between a cohesive overall massing that is broken down into different scales. There is the vertical brick pilasters that step back on Brush. The bays and window openings provide regularity while the opaque panels within in the window bays breaks this up. Horizontal banding helps provide shadow lines and breaks of the monolithic brick wall to provide scale.

**(16) Directional expression of front elevation.**

The elements of design note that the vast majority of buildings in the district have vertical expressed front facades. This is project follows that direction with it's shorter facade along Edmund. The longer facade on Brush is broken up by stepping to help emphasize verticality as well

**(16) Rhythm of building setbacks.**

This building abuts the sidewalk which is consistent with the other buildings that are on a corner lot.

**(17) Relationship of lot coverage.**

The elements of design note the difference between the single family home lot coverage compared to the apartment buildings. This project is more consistent with the older buildings in the district by occupying less than half of the lot.

**(19) Degree of complexity within the facades.**

This district is characterized by Victorian homes with a high degree of complexity and apartment buildings that have more classic, simpler ornamentation. This building looks to provide a reference to ornamentation but still be of it's time. Brick insets at secondary bays, cast stone sills, and horizontal elements, as well as deep inset windows provide a rich level of detail while remaining contemporary

**(20) Orientation, vistas, overviews.**

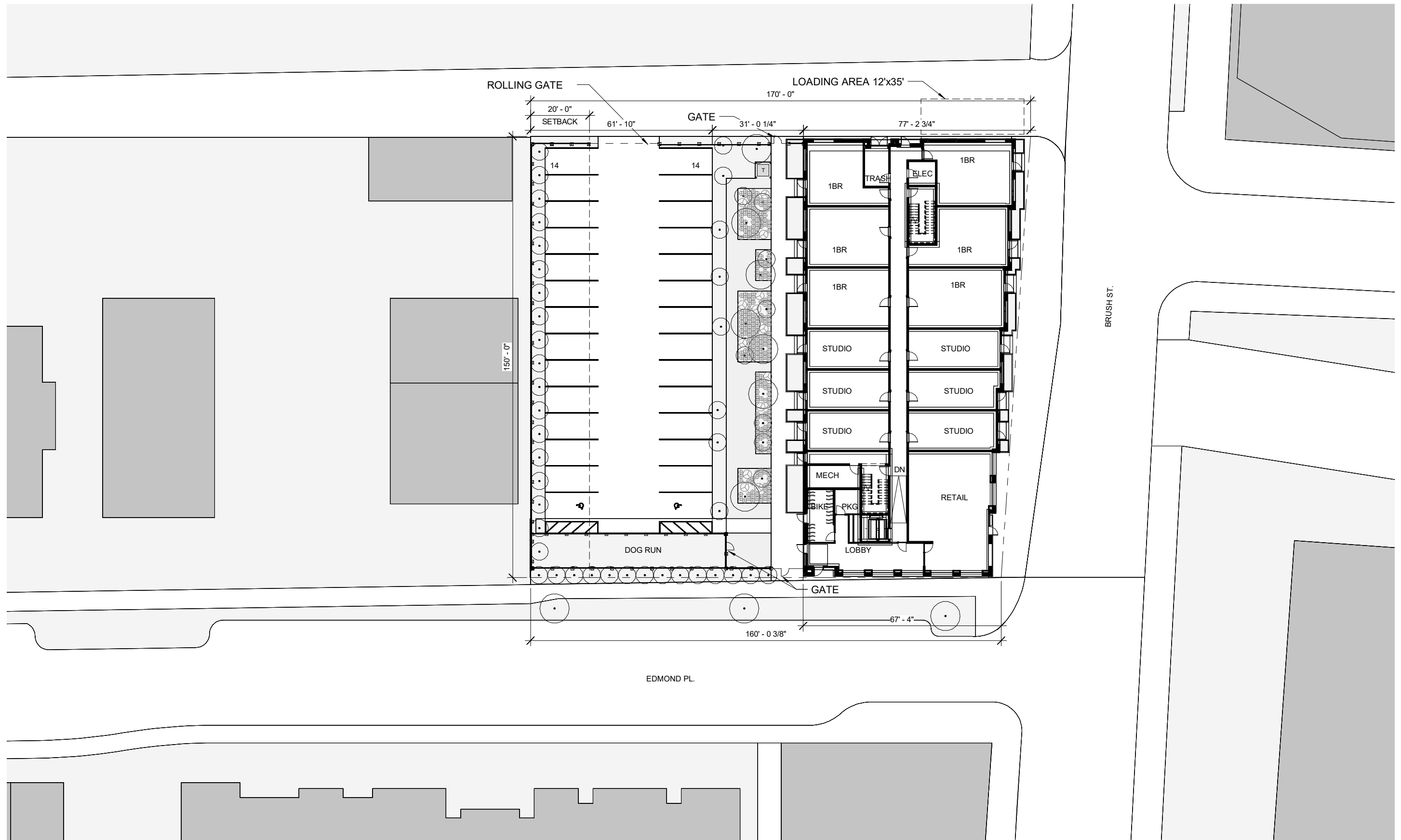
The building is oriented to both Edmund and Brush as it is on a corner lot. The main entrance to the building is off of Edmund while walk-up entries to units line the Brush frontage.

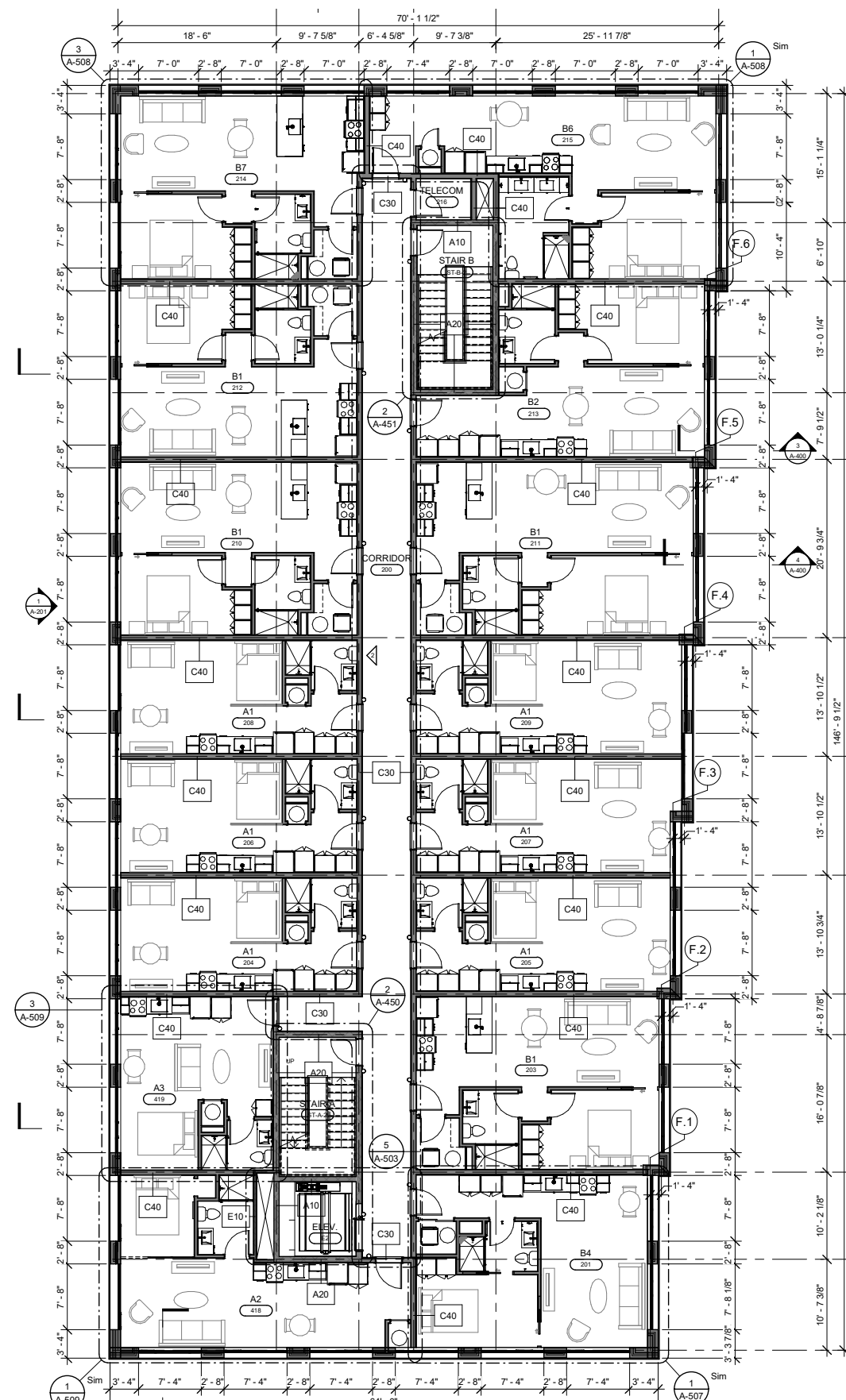
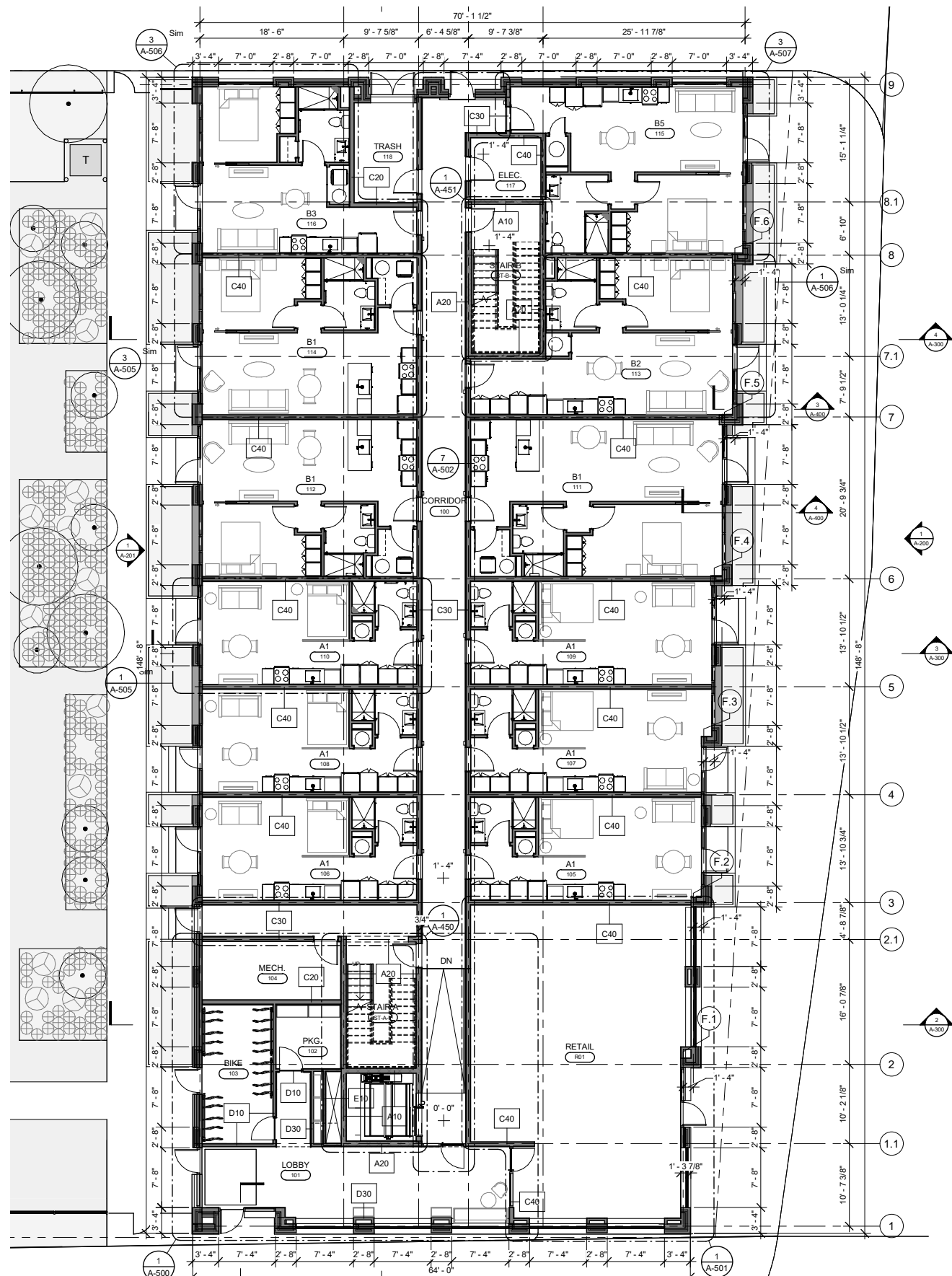
**(21) Symmetric or asymmetric appearance.**

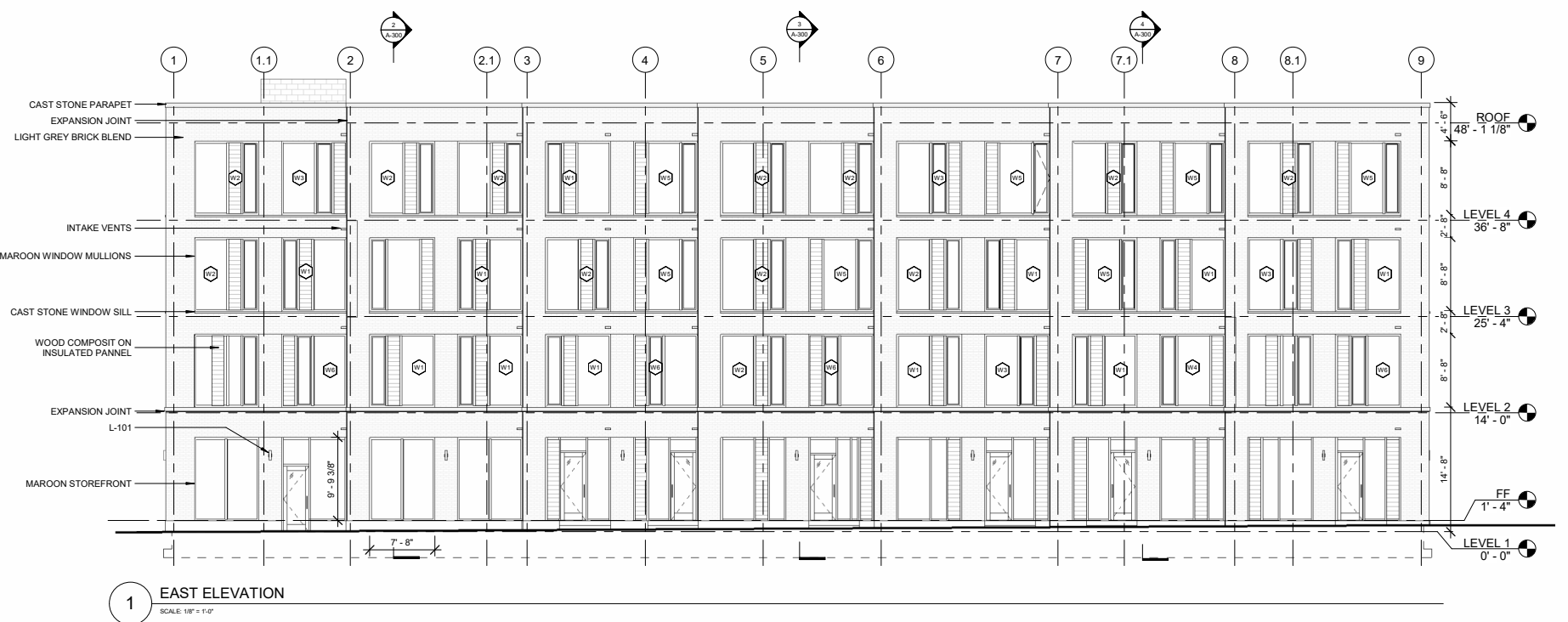
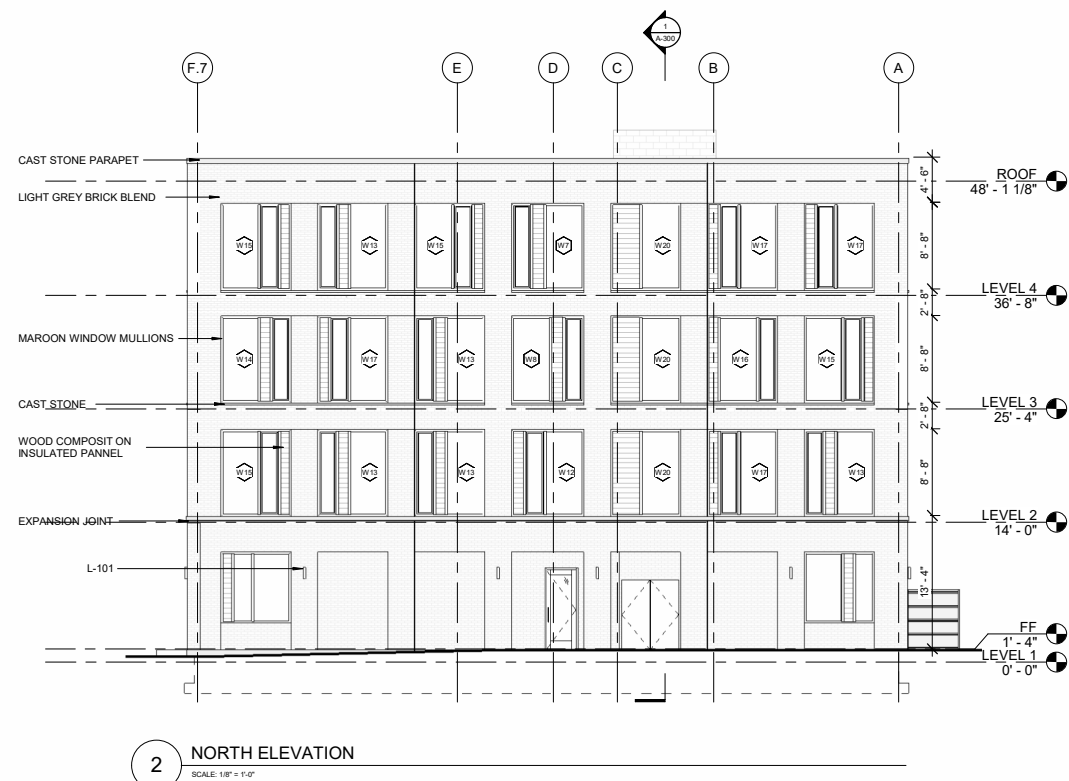
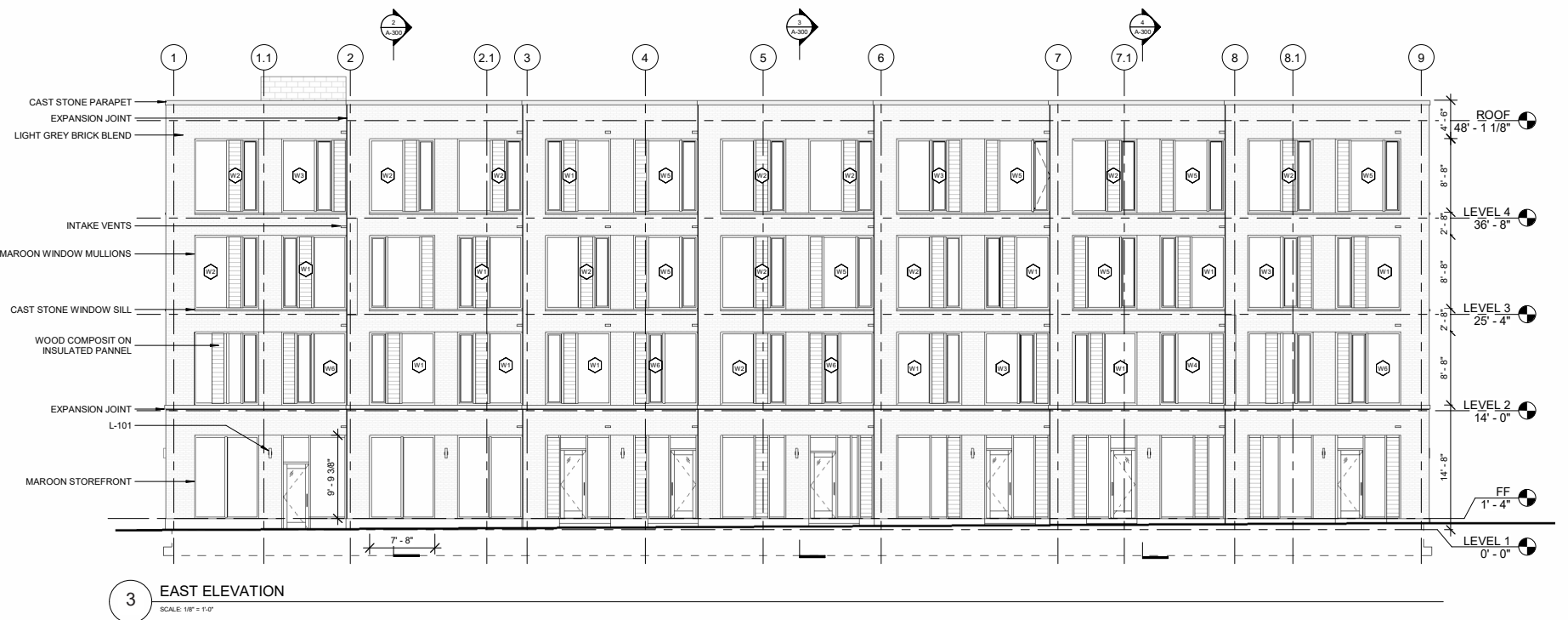
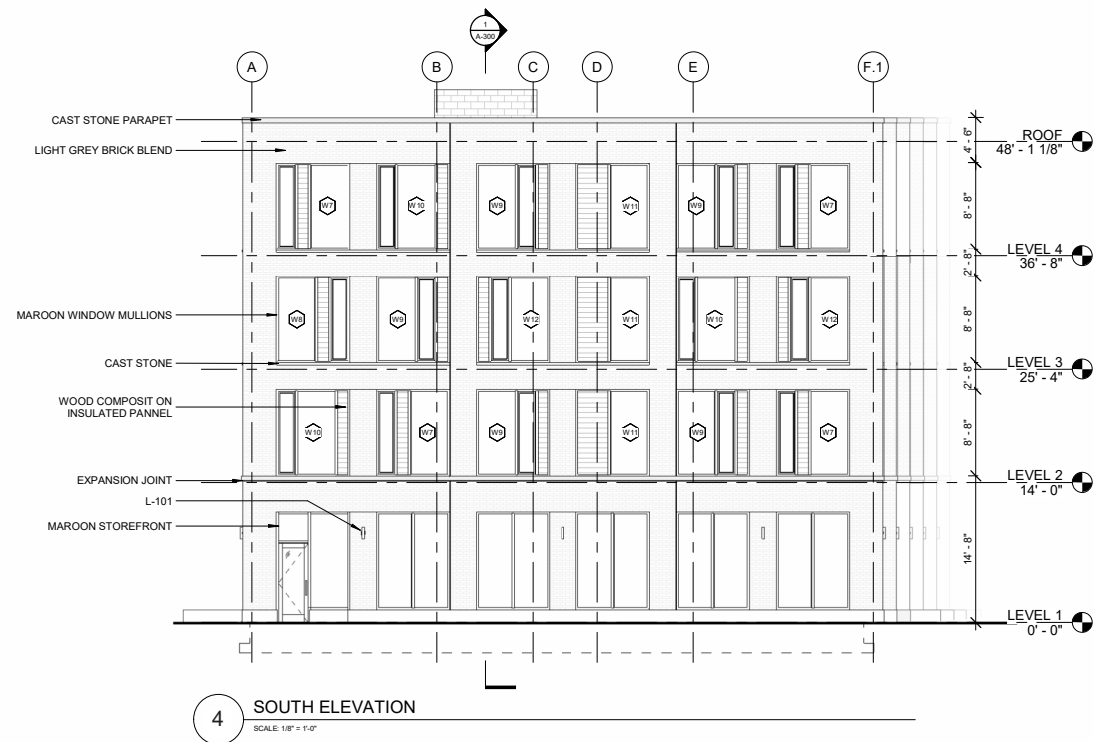
This building provides an generally symmetrical, regular appearance that has sub-elements to break up the rigor of pure symmetry. This is consistent with the elements of design that note; "Asymmetrical but balanced compositions are common".

**(22) General Environmental character.**

The elements of design state "The environmental character is of an old urban neighborhood which has undergone, and is undergoing, considerable change." This considerable change has drastically increased in the recent years of development in the district. We are striving for a building that is timeless yet not derivative. This will create a link between the beautiful historic homes and the dramatic, contemporary developments in the district.



















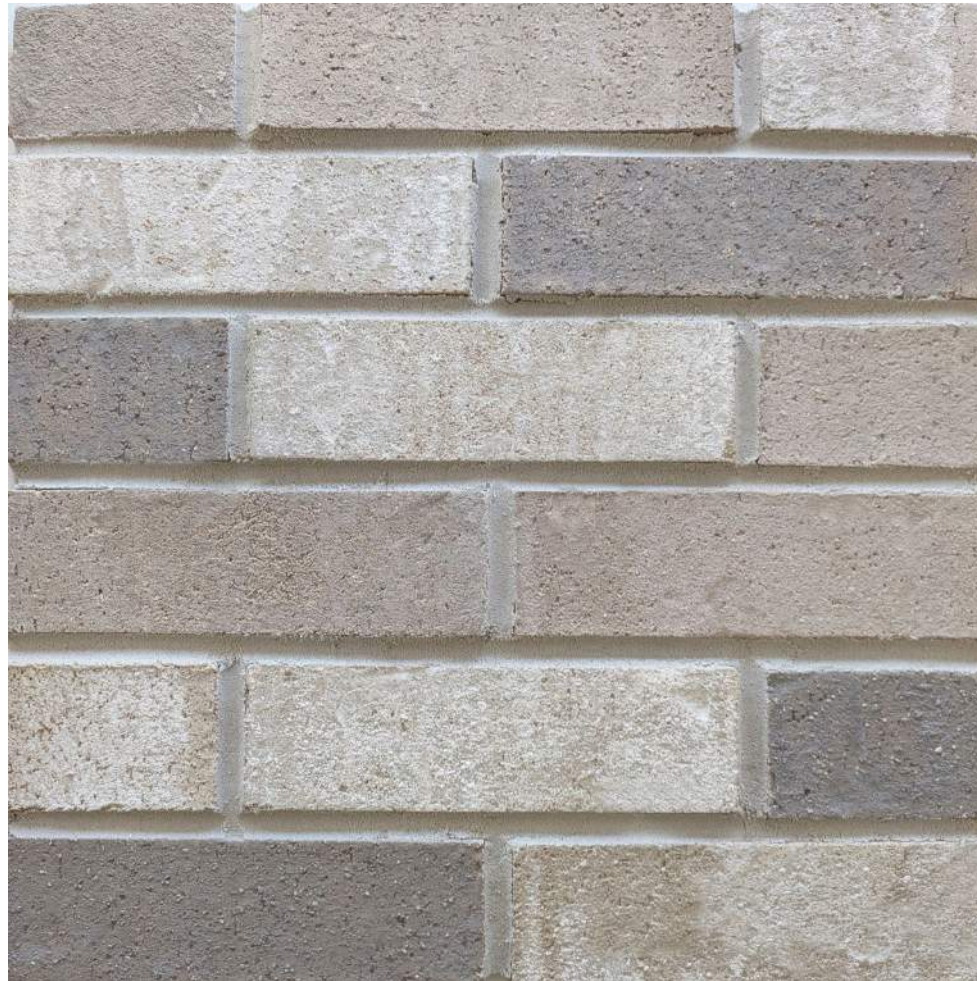




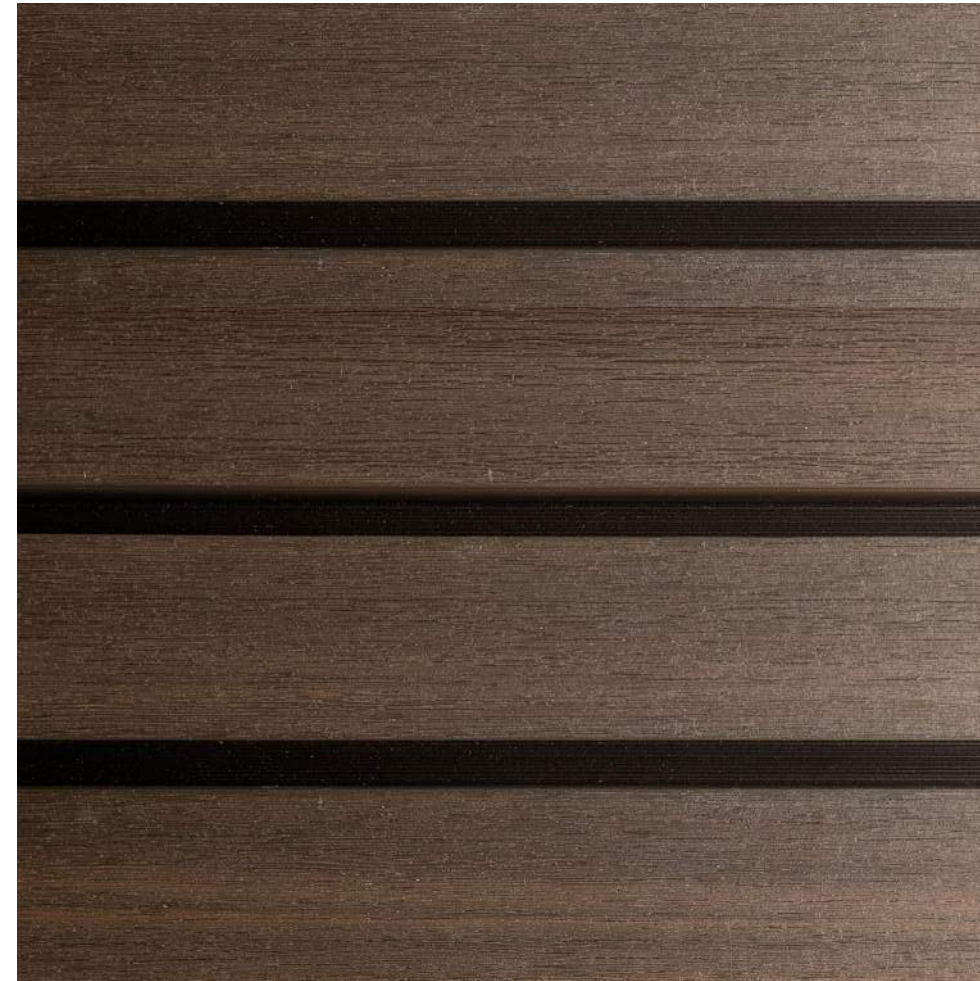








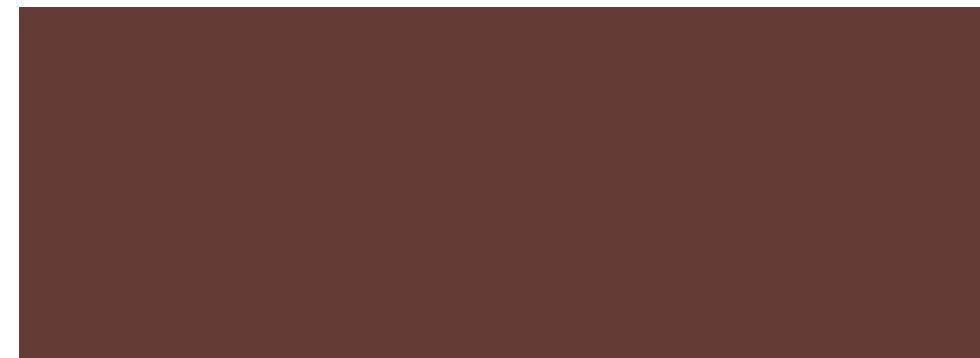
**BRICK BLEND - WINTER MIST**



**FAUX-WOOD INFILL PANEL - BRAZILIAN IPE**



**CAST STONE SILLS - STANDARD BUFF**



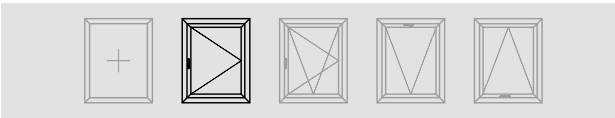
**WINDOW MULLION RAL - 8015**





SIMPLE, BUT ALL YOU NEED!

- Category: Windows
- System: Supera CW
- Operation Type: Casement
- Glazing: Double, argon gas filled
- Spacers: Warm edge with dessicant
- Glass: Guardian® Glass
- Reinforcement: Steel



FEATURES



1 tree planted for every window/door sold



Price to quality ratio



Top-selling product

NFRC	Intertek	PHI	PHIUS	LEED	NetZero	STC/OITC
Tested	Tested	Not Certified	Not Certified	Up to 44 points	Capable	Tested

Insulated Glass Unit Options

Thickness (in.)

Glass Types

Low-E Coating

Extras

5/32 – 25/64



Annealed



Tempered



High Altitude

Premium SunGuard® ClimaGuard®



Laminated



Ceramic Enamel



Frosted



Sound Glazing



Bird Safe Glazing

Performance Grade							
CW40	CW50	CW60	CW70	AW40	AW50	AW60	AW70
✓	✓	✓	✓	✗	✗	✗	✗



WINDOWS AND DOORS

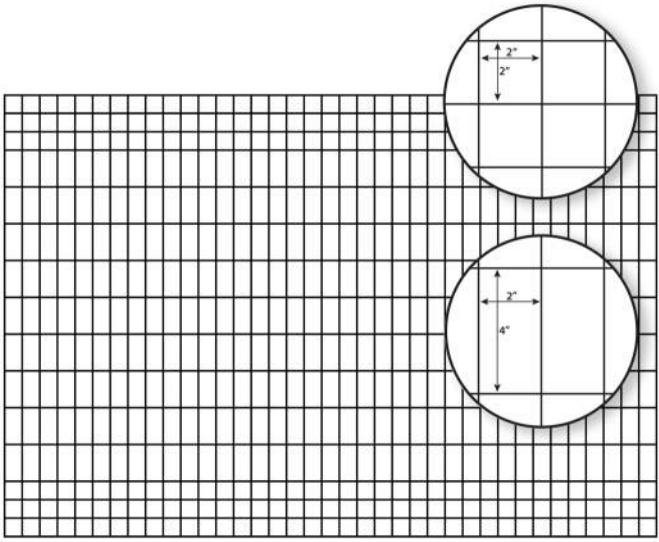


Residential Deco Steel Fencing Specifications Chart

**PANELS**  
Material: Galvanized Q195 Steel  
Horizontal/Vertical Grid: 4.0mm Steel Rod (approx. 9 gauge)  
Grid Spacing: 2" x 2" top and bottom grid spacing, 2" x 4" middle grid spacing  
Available Heights: 48", 60" and 72"  
Available Colors: Black  
Finish: Black Powder Coating  
Warranty: 10-Year Limited Warranty  
Welded grid construction  
Standard Packaging: 1 panel per carton

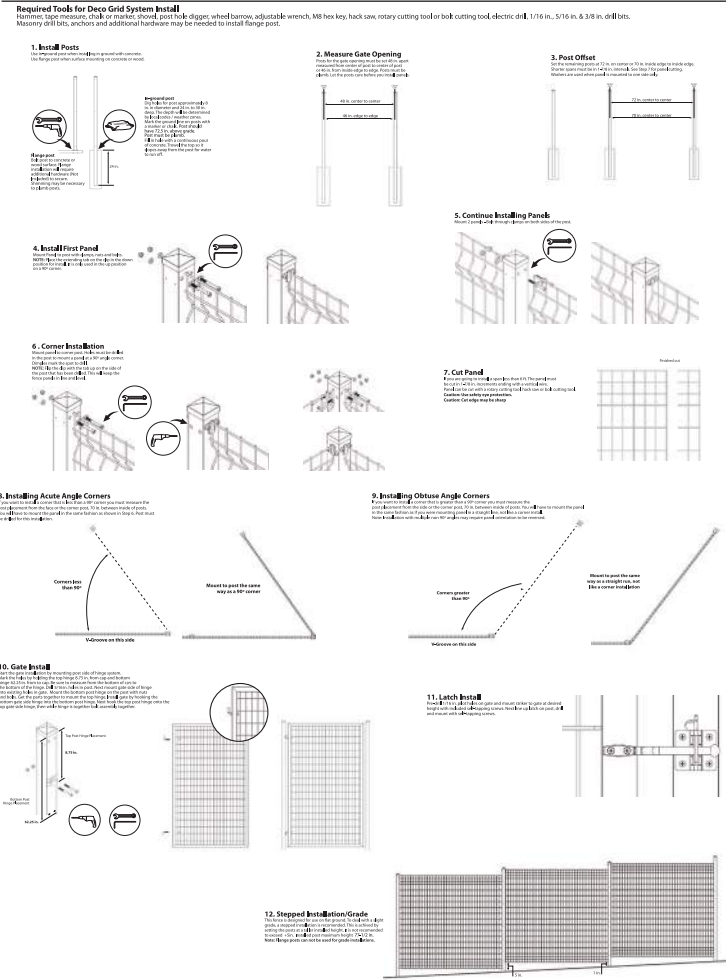
**Posts:**  
Material: Galvanized Q195 Steel  
Universal Posts: 0.059" wall thickness  
Available Standard Heights: 74", 86", and 98"  
Available Flange Heights: 50", 62", and 74"  
Available Colors: Black  
Finish: Black Powder Coating  
Warranty: 10-Year Limited Warranty  
All posts are pre-punched to accept Euro Clip Kits  
Standard Packaging: 6 posts per carton  
Post Spacing: 72" center to center, 70" post edge to post edge.

**Gates:**  
Material: Galvanized Q195 Steel Frame: 1.57" square x 0.059" thick  
Grid Spacing: 2" x 2" top and bottom grid spacing, 2" x 4" middle grid spacing  
Welded frame and grid construction  
Available Heights: 48", 60" and 72"  
Available Widths: 4' and 5'  
Available Colors: Black  
Finish: Black Powder Powder Coating  
Warranty: 10-Year Limited Warranty  
Standard Packaging: 1 gate per carton



6 ft. Deco Grid Install

Note: Clamps and Hardware are inside posts. Remove parts from the bottom of post.



FENCING



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