

69 CENTRE ST. RESIDENTIAL ADDITION: INTRODUCTIONS & PROJECT GOALS

TEAM

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PROJECT GOALS

AGING IN PLACE, INTERGENERATIONAL LIVING

HISTORIC RESTORATION

THOUGHTFUL REGENERATIVE LANDSCAPE DESIGN

CLIMATE RESILIENCY

PROJECT TIMELINE

JUNE 2024: HP ACD ADVISORY REVIEW JANUARY 2025: ABUTTERS MEETING

FEBRUARY 2025: HPA DEVELOPMENT COMMITTEE MEETING

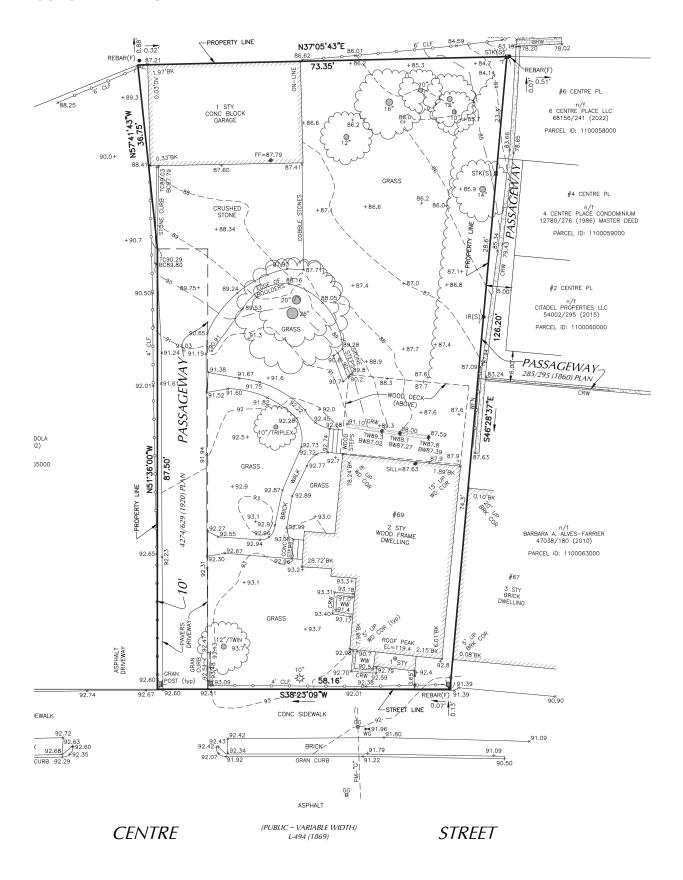
MAY 2025: HP ACD DESIGN REVIEW SUMMER 2025: BREAK GROUND?



NEIGHBORHOOD CONTEXT



EXISTING SITE CONTEXT





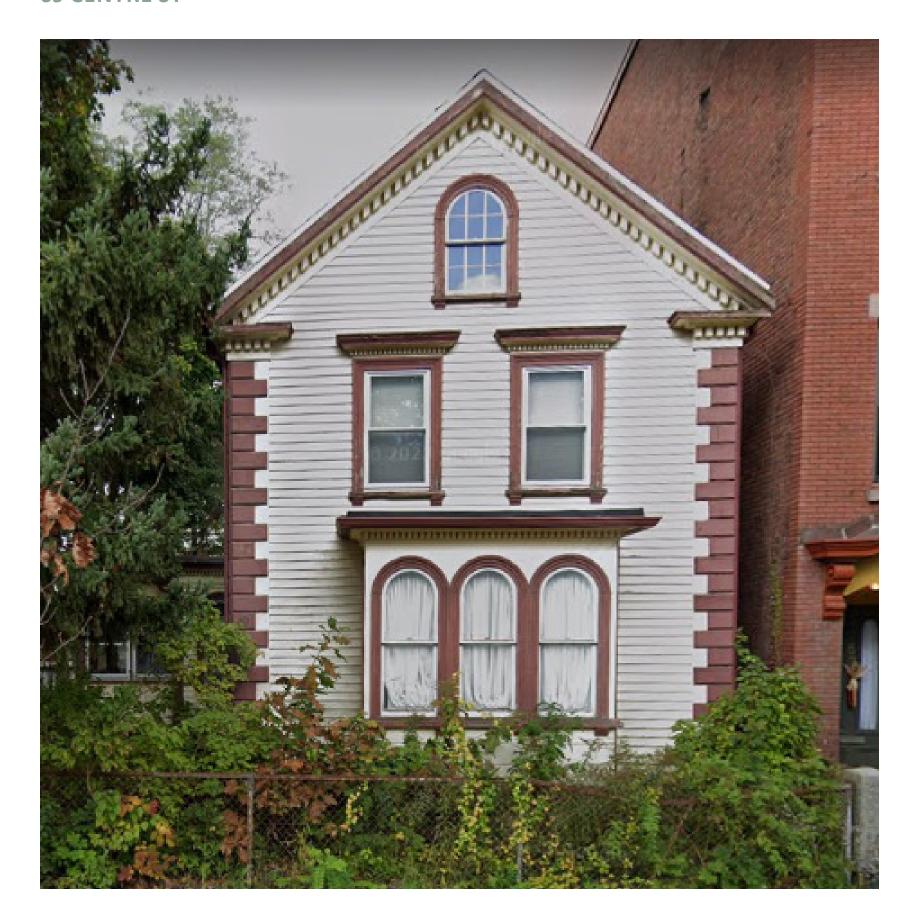


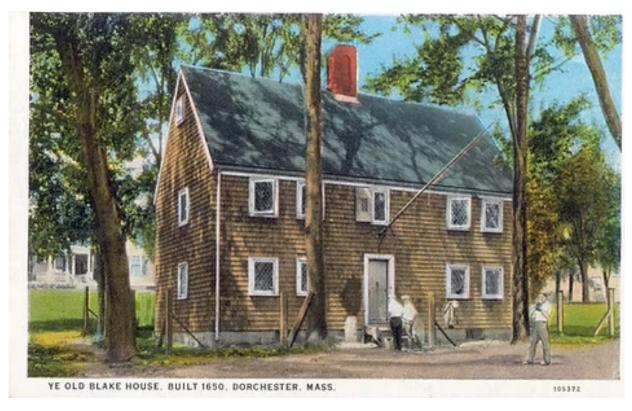






69 CENTRE ST.: NEO-COLONIAL STYLE







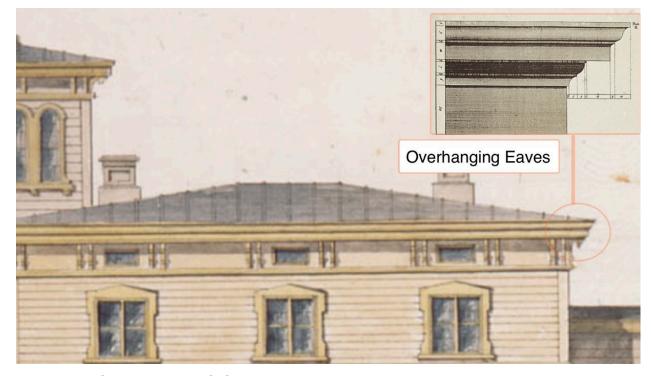
EXISTING BUILDING ANALYSIS: NEO-COLONIAL STYLE

69 CENTRE ST



GEORGIAN STYLE REFERENCES

- DENTIL MOULDING AROUND WINDOWS AND ALONG ROOF EDGES
- STAGGERED BRICK DETAIL ON PUBLIC FACE
- ENTRY DOOR ON THE SIDE AWAY FROM STREET
- GENERALLY THIN LONG FLOOR PLANS (TWO ROOMS WIDE BY THREE ROOMS IN LENGTH



ITALIANATE STYLE REFERENCES

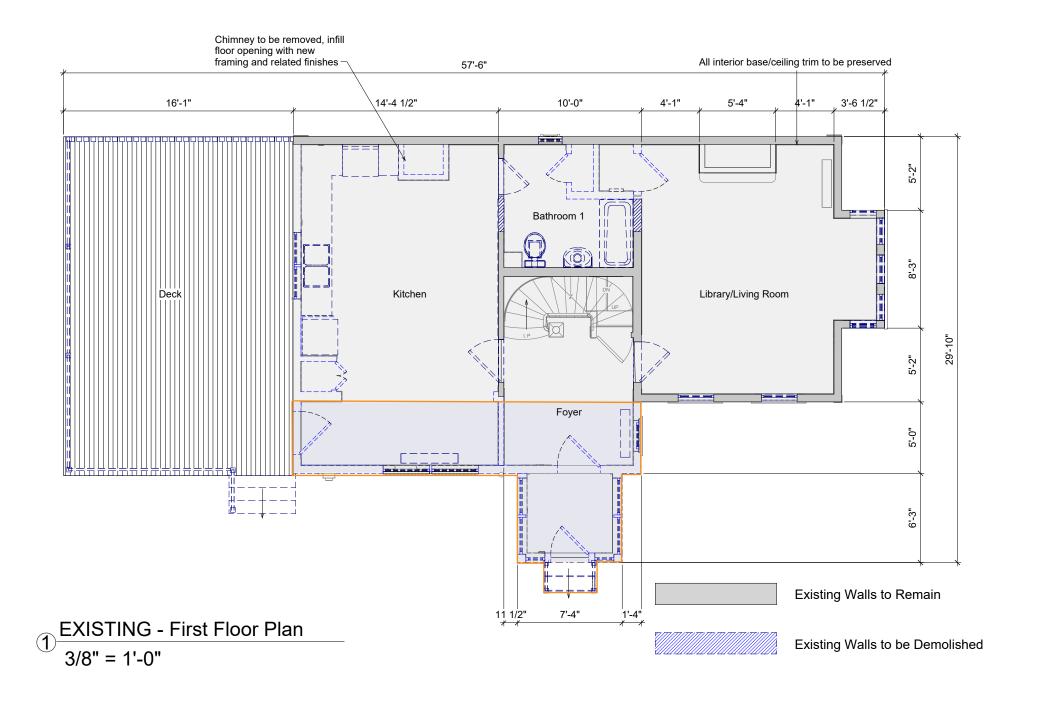
- DRESSED OVERHANGING EAVES
- ORNAMENTAL DESIGNS UNDER EAVES







PROPOSED WORK: DEMOLITION OF NON-ORIGINAL EXTENSION

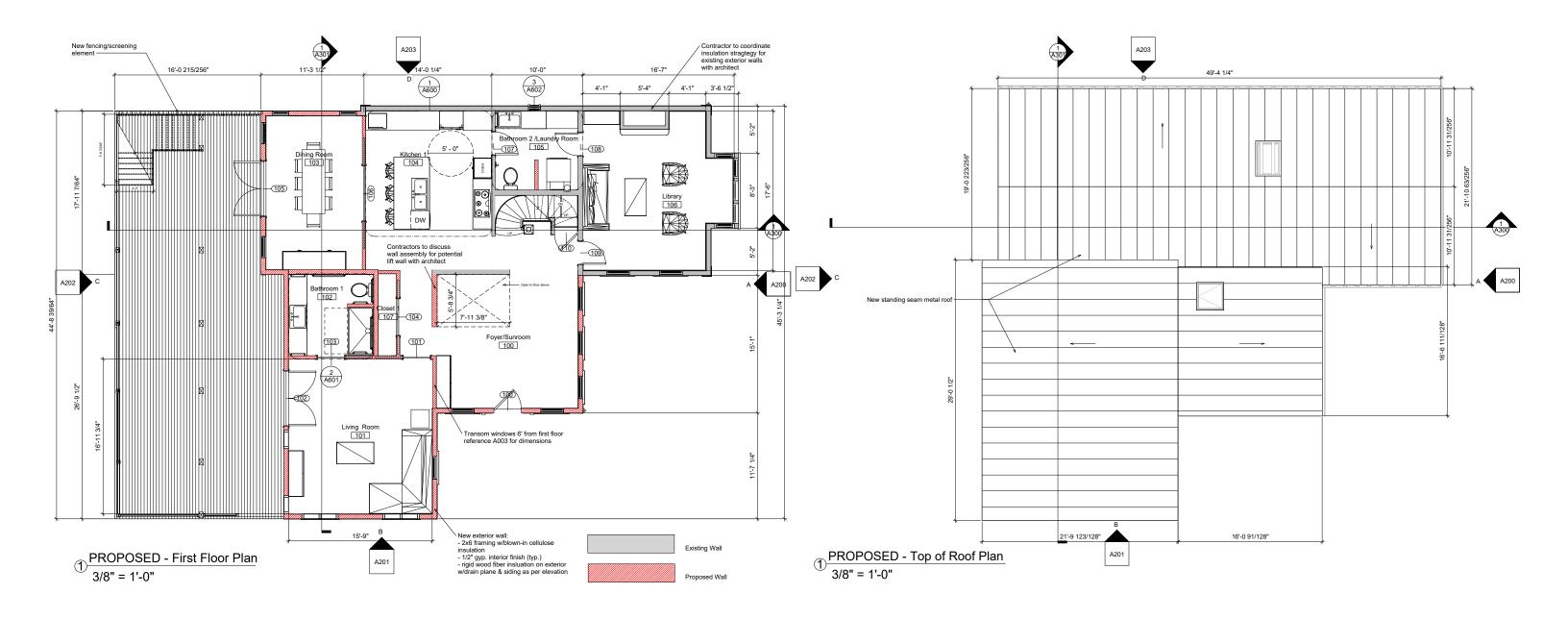








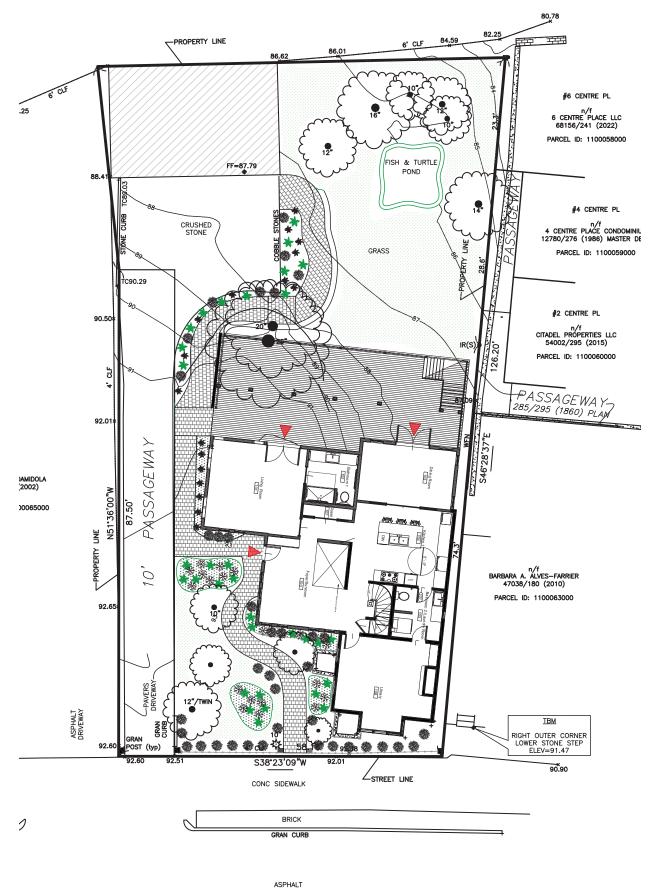
PROPOSED WORK: SETBACKS & PROPORTION





SITE DESIGN: INCLUSIVELY-DESIGN WALKWAYS AND OPEN SPACE

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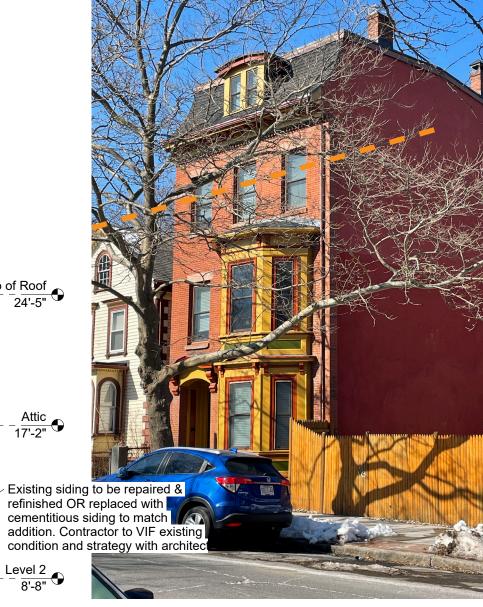
LANDSCAPE GOALS

- KEEP AS MANY EXISTING TREES IN PLACE AS POSSIBLE; PROTECT DURING CONSTRUCTION
- INCORPORATE RAIN & POLLINATOR GARDENS IN MULTIPLE LOCATIONS THROUGHOUT THE YARD
- PATHWAYS & HOME ENTRIES USING UNIVERSAL DESIGN STANDARDS
- IMPROVE STREET PRESENCE & COMFORT WHILE MAINTAINING PRIVACY



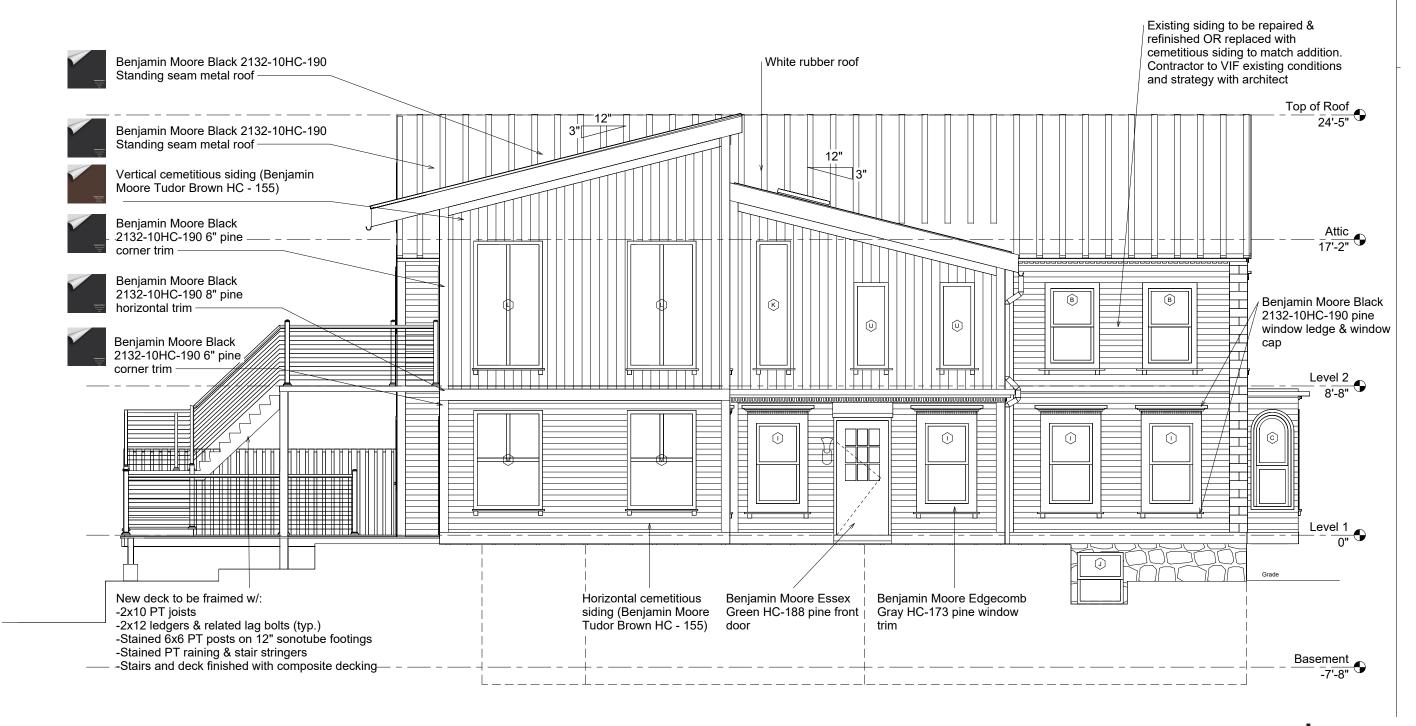
PROPOSED SOUTH/FRONT ELEVATION







PROPOSED WEST/SIDE ELEVATION



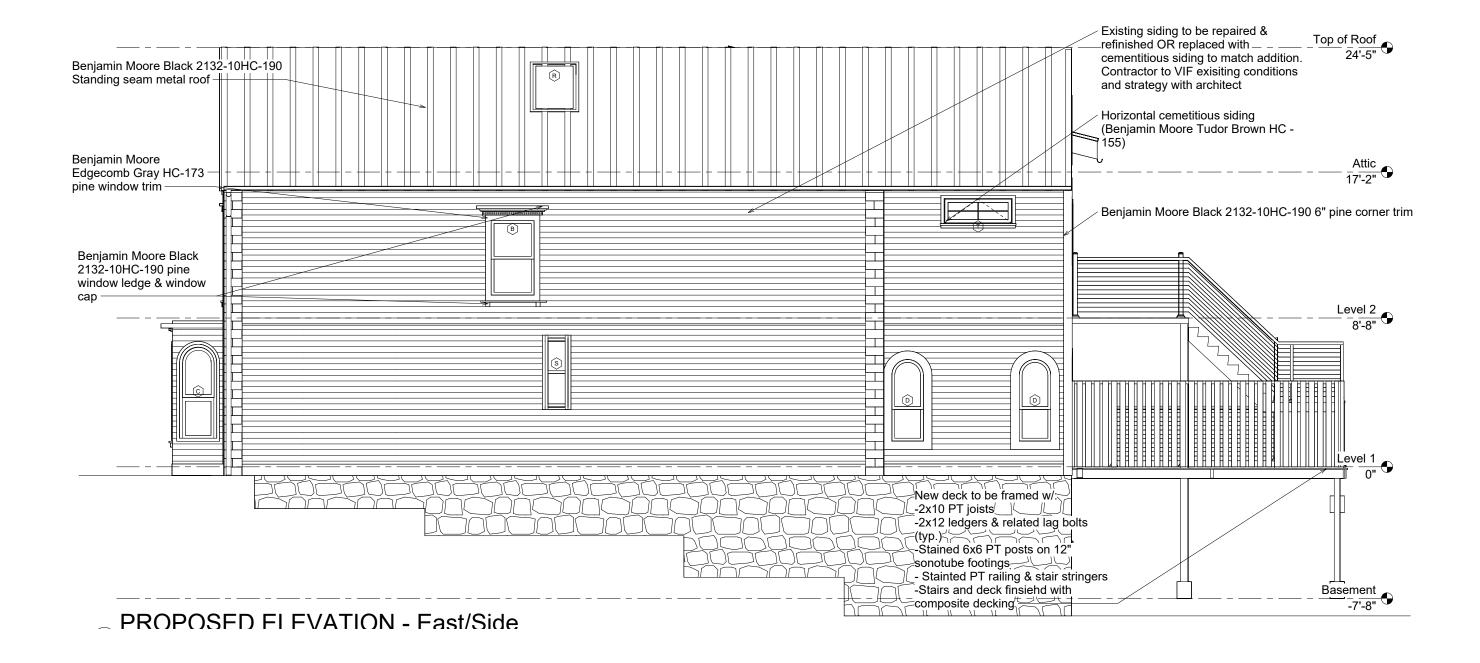


PROPOSED NORTH/REAR ELEVATION





PROPOSED EAST/SIDE ELEVATION





SITE DESIGN: INCLUSIVELY-DESIGN WALKWAYS AND OPEN SPACE

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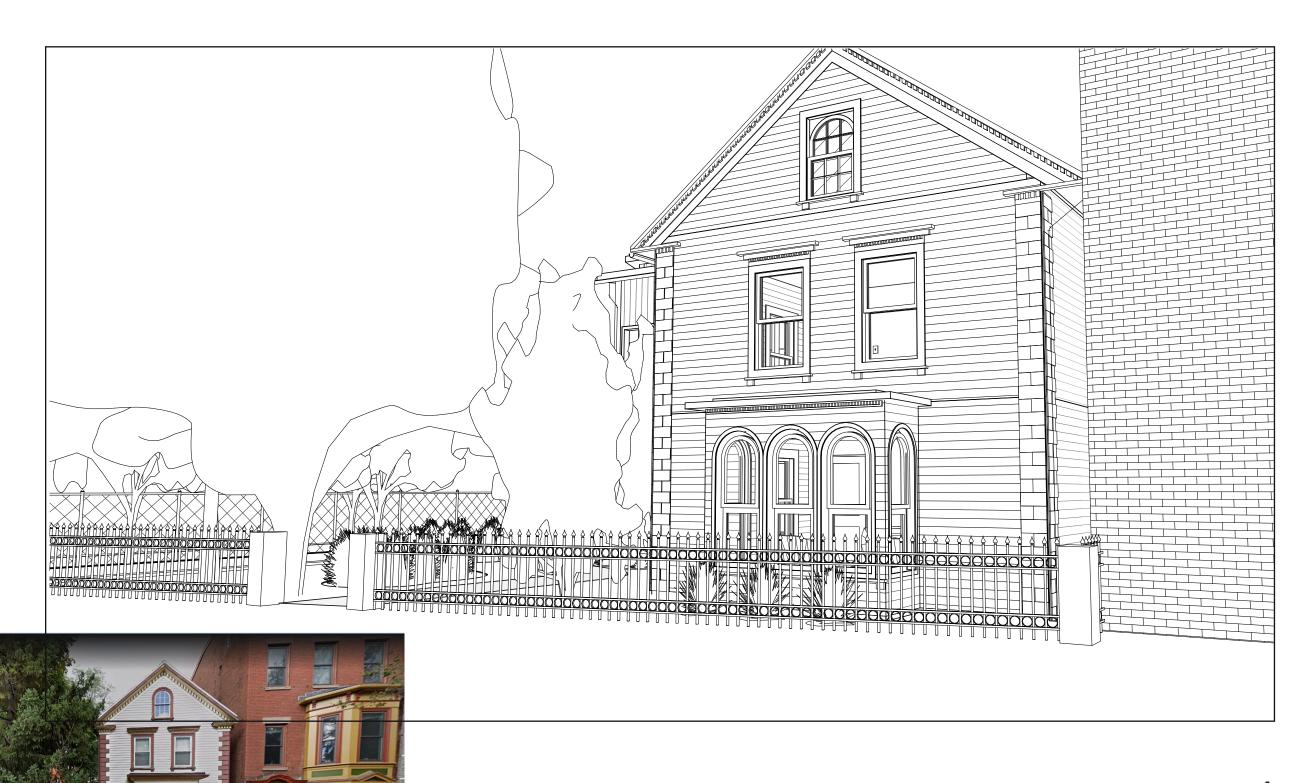




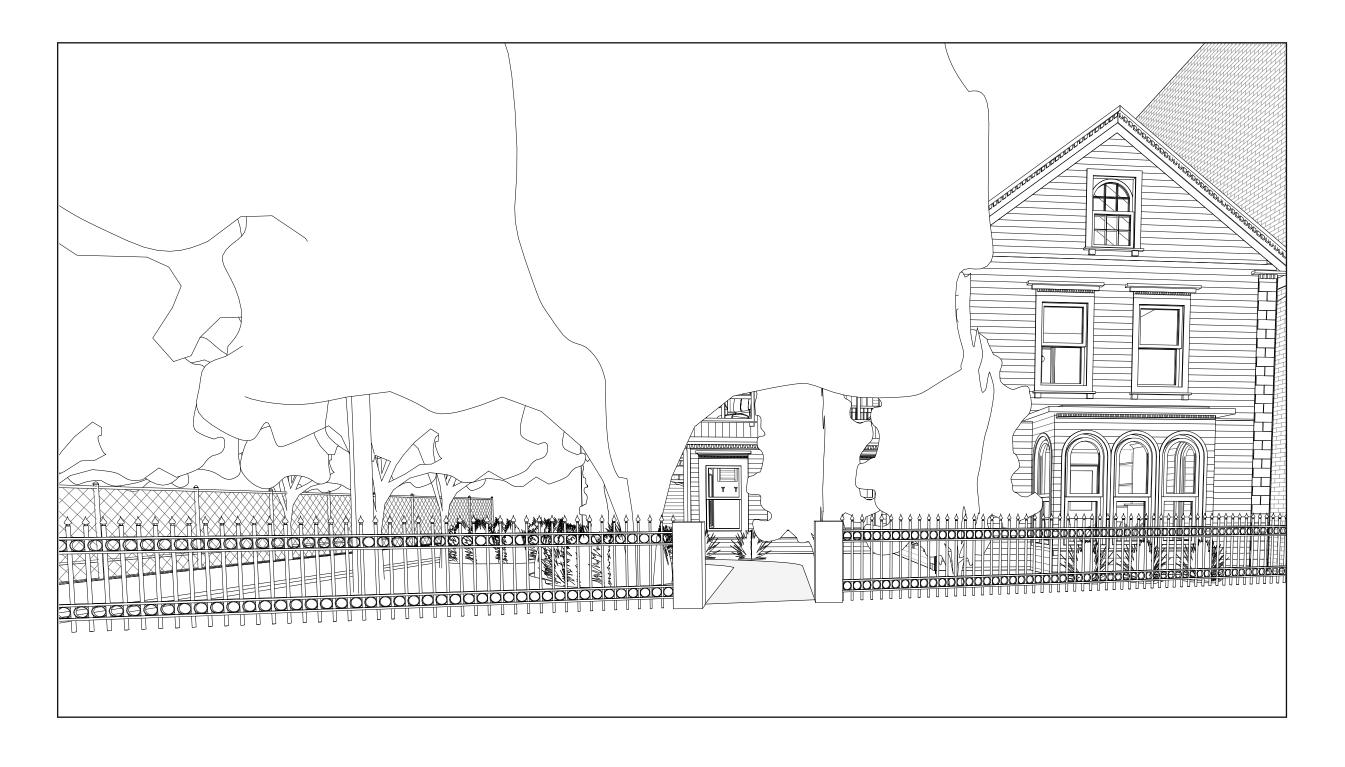




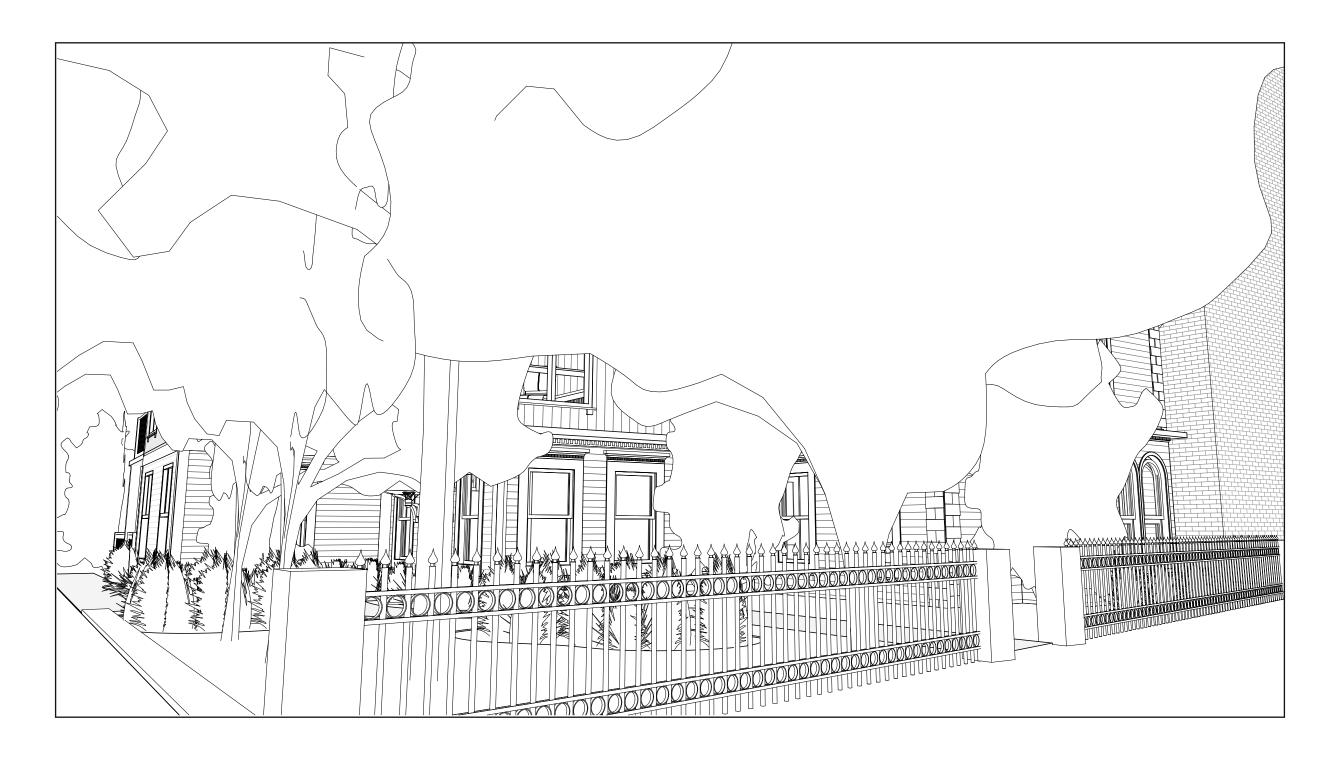




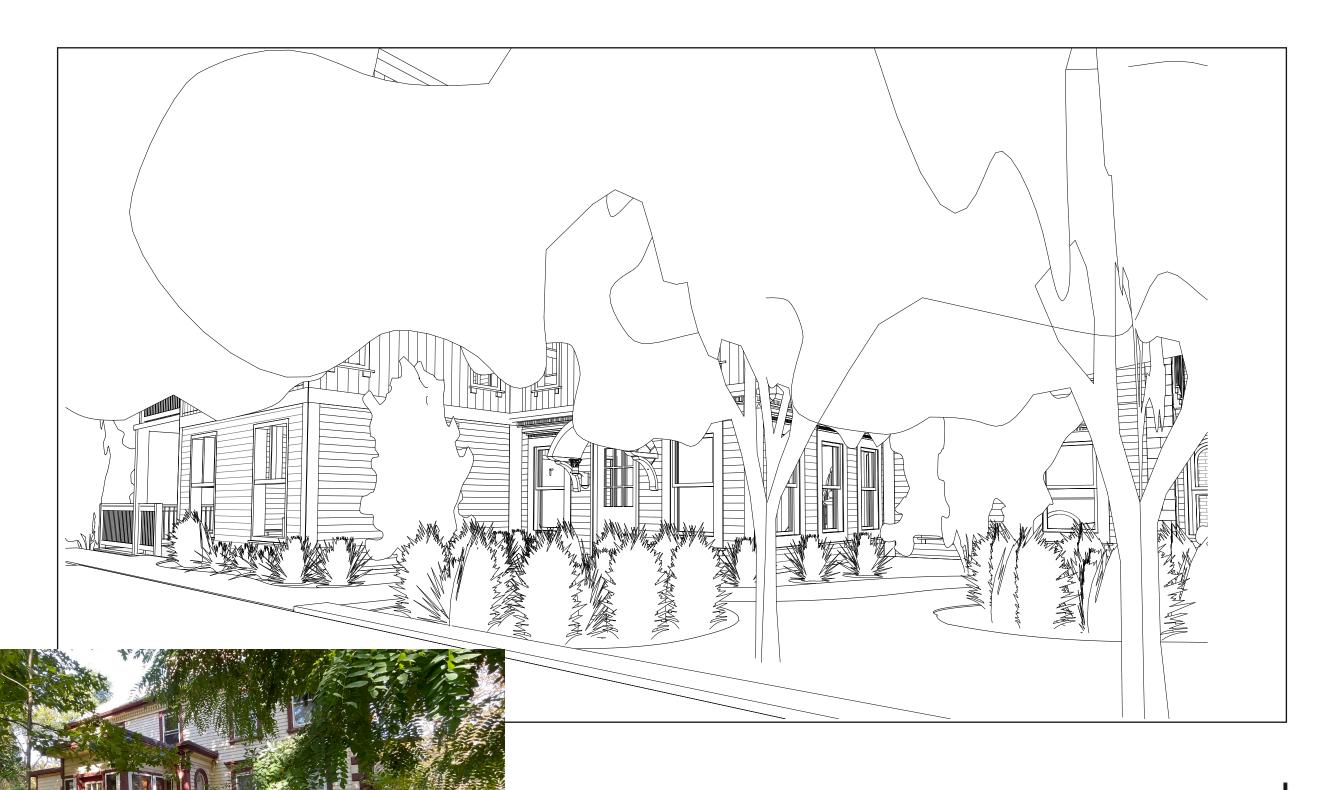












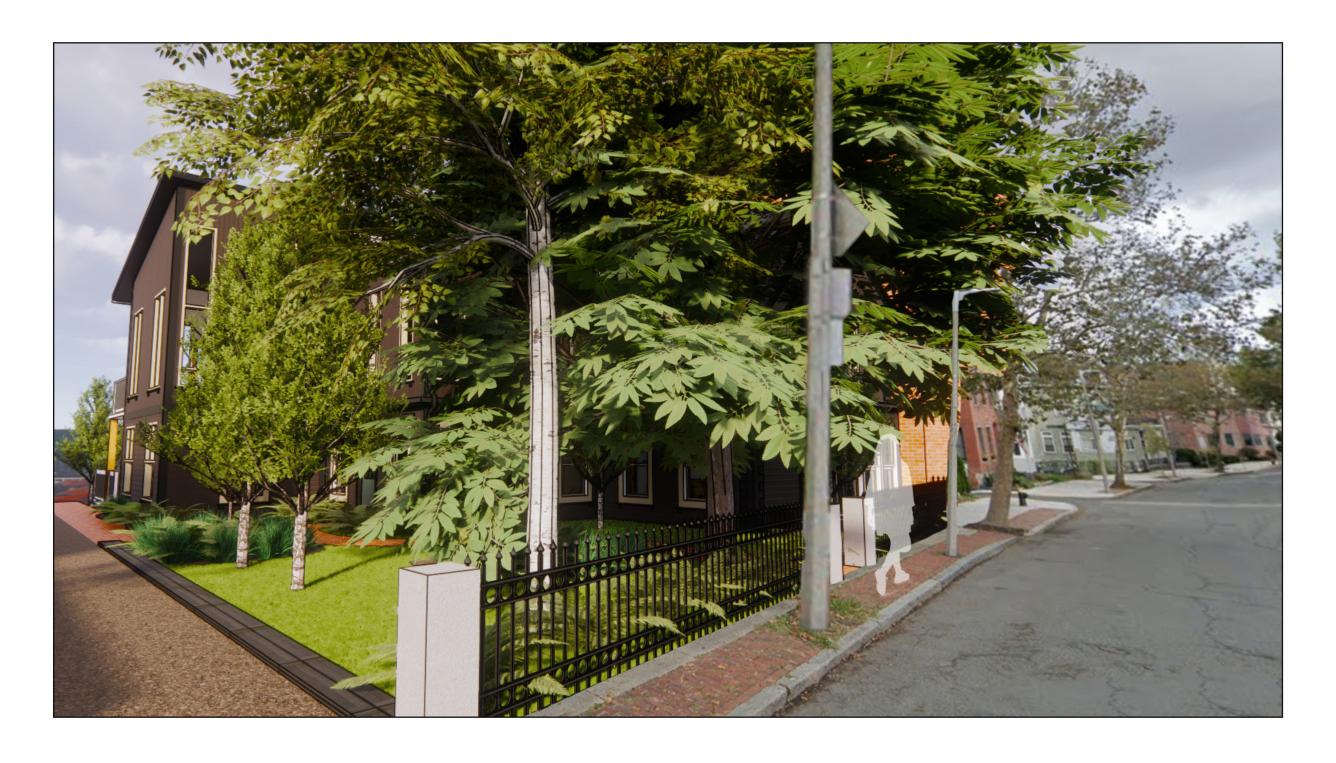


















HIGHLAND PARK STANDARDS & CRITERIA

COMPATIBLE WITH DISTRICT GOALS TO PRESERVE & ENHANCE CHARACTER-DEFINING ASPECTS

DIVERSITY OF BUILDING MASSING AND HEIGHT

SETBACKS AND SPACE BETWEEN BUILDINGS AND STREET THAT PRESERVES/ENHANCES EXISTING RELATIONSHIPS

HEIGHT SHALL RESPECT CERTAIN STANDARDS OF SCALE

DIVERSITY OF OCCUPANCY





THANK YOU!

Michael Chavez, NCARB, NOMA, AIA, LEED AP

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