

The **Elm Street Residence** consists of the renovation of an existing abandoned row-house and new urban infill in an adjacent empty lot. The existing building suffered fire damage to the wood floor structure, allowing us liberty with creating new spaces in the brick volume. The properties reside within a historic district with stringent guidelines that required negotiating the materials, heights, and aperture rhythms of the adjacent 3 and 4 story buildings, as well as the pedestrian character of the neighboring storefronts.

In order to satisfy the height requirements of the historic guidelines and to maintain the square footage constraints of a single family residence, a 2 story volume was created at the principal facade, in dialogue with the urban fabric of the block. A clearly articulated base, middle, and top, with vertically-emphasized window openings were required by the guidelines. The roof slopes back from the street level to define a generous covered terrace with a 12 foot overhang connected to the rear courtyard, creating a private retreat from the busy market traffic and urban setting.

The new addition features a large open space for kitchen and living, with a unifying wall of cabinetry on the North wall, and a generous courtyard on the East end of the site. The courtyard is lined with Corten steel planter boxes and is defined by a large Corten steel privacy wall on the East, an existing brick wall on the North, and a new plaster wall on the South, extending from the interior space to create a new garage. Large steel-plate clad openings were created between the existing and new structures to allow easy and open movement at the ground level, and a visual connection at the stair. A horizontal zinc datum connects the openings around the room, providing lighting and organizing the space into 2 zones.

The West facing Elm Street facade has a custom-fabricated aluminum-plate screen element at the street level. The pattern is based on running bond brick coursing that shifts parametrically - closed to provide privacy at the bottom, and open to provide light at the top of the window wall. The screen was designed, fabricated, and installed by the Architect and production team. The facade rendering is inspired by the paintings of **Rene Magritte**, underscoring the simultaneity of the unfamiliar with the commonplace. The Elm Street facade was thickened to produce deep shadows and depth for the entry and screen. The upper windows are framed with 1/4" plate steel to reinforce the clean modern approach to detailing while still respecting the forms and proportions of the existing historic context. The brick is a lightly glazed ironspot graphite, capped by an illuminated steel plate cornice.

The existing building accommodates bedrooms and bathrooms, as well as a new open stair and elevator for **aging-in-place**. Doors defining major spaces are full-height pocket doors, allowing the owners to keep bedrooms and bathrooms open and light-filled when not occupied. Showers are zero threshold and can accommodate a wheelchair. Two additional roof decks provide views over historic Findlay Market at the 2nd and 4th floors. The project received **LEED Platinum** certification, and features hydronic floor heating on the main level and PV panels on the roof.