

5/5/2019

Design Intent
2176 Kittredge

The project is very much rooted in traditional design patterns while at the same time incorporating gestures and materials that are modern and current. By accentuating the two lower floors which are built of concrete, we are able to create a proportionate plinth for the five floors of building above. The concrete base is 25 feet in height and the floors above are 50 feet which gives the building a comfortable and traditional sense of balance.

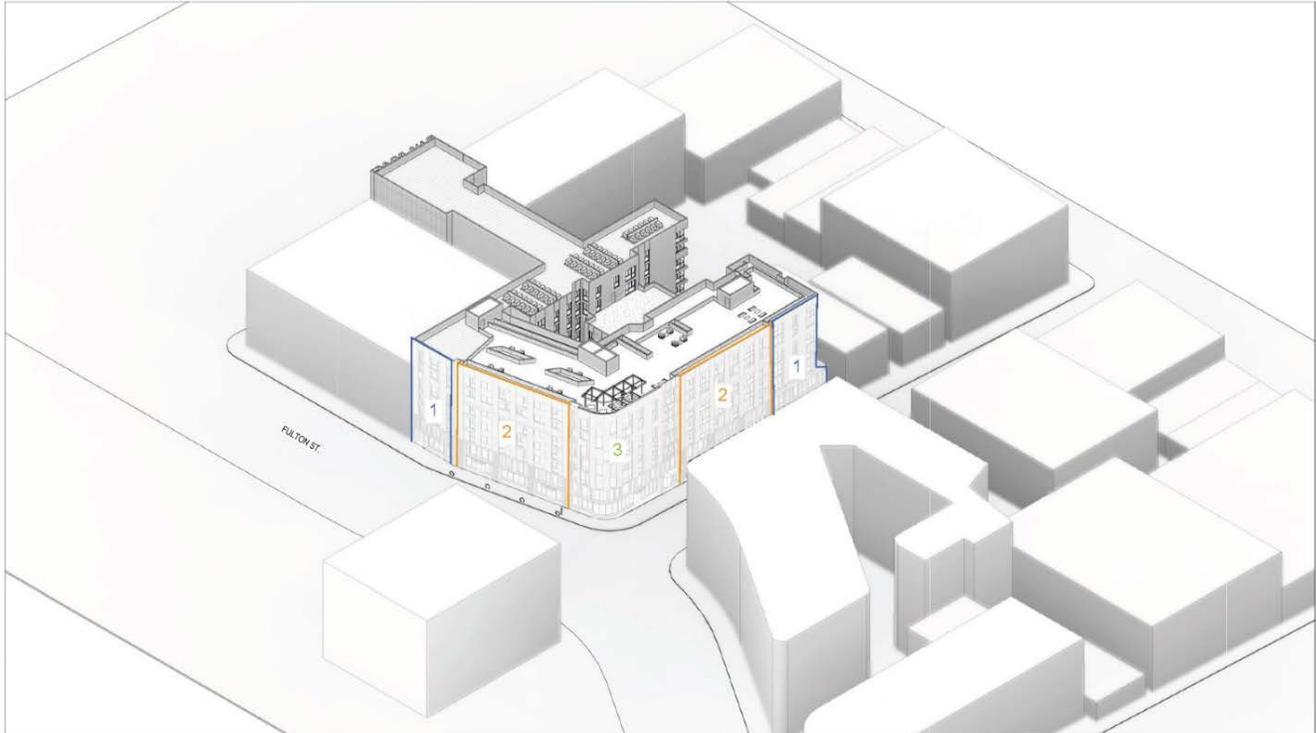


Diagram 1

In essence, the facade has three frontages; one on Kittredge, one on Fulton and one on Bancroft. On Bancroft and Kittredge, the new building bookends the Longfellow building, a beautiful historic structure. The Longfellow building has very pronounced horizontal lines. The downtown Design Guidelines encourage continuing and extending existing horizontal lines in new building designs. In contrast, Guidelines from the Department of the Interior regulating buildings adjacent to historic structures advises designers to not mimic the historical buildings. Because old structures like the Longfellow Hall have very tall floor heights, they often don't coincide with new buildings like ours with more moderate floor heights. Making horizontal connections between the two can sometimes feel contrived.

Our approach is to design a distinctly vertical section of new building immediately adjacent to the Longfellow building to act a small buffer between the old and new structures (see diagram 2 on next page).

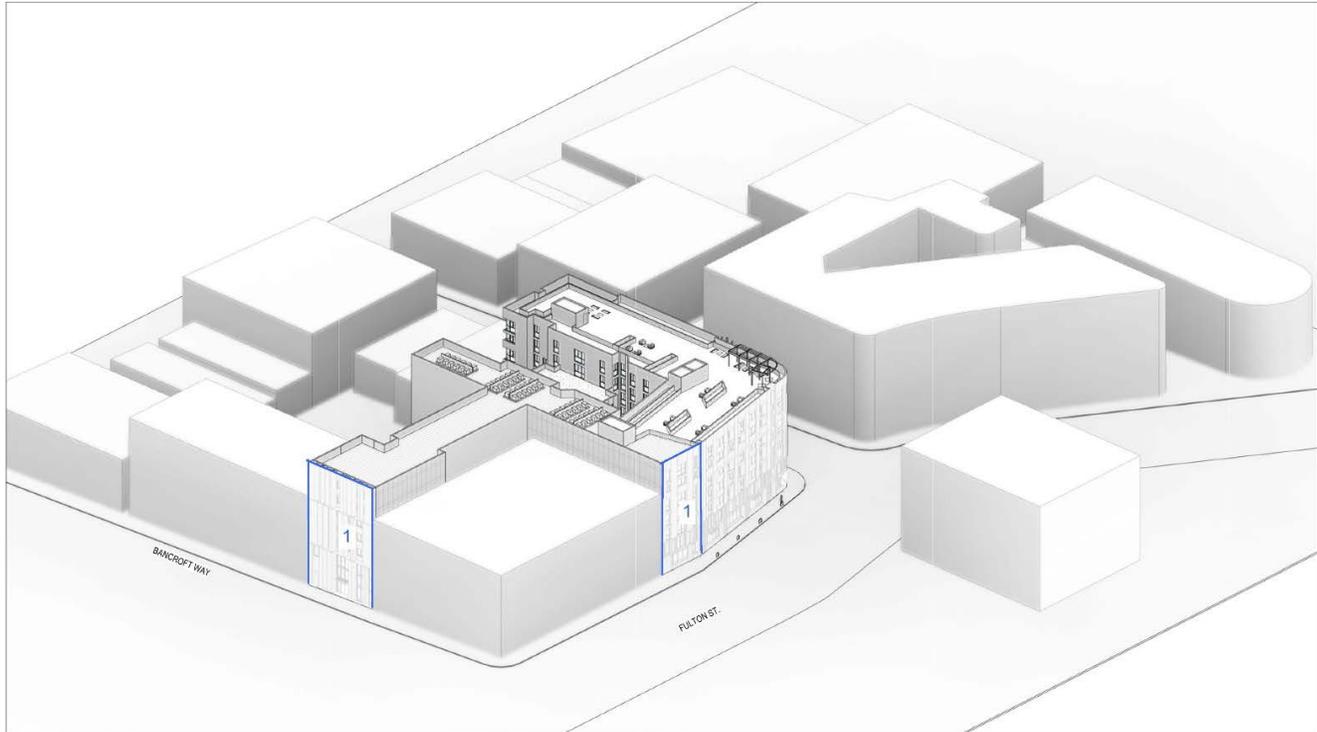


Diagram 2

We found this approach to enhance and elevate the Longfellow building's delicate proportions and design. Elevations on Fulton and Kittredge are both treated as distinct but related portions of the composition.

The portion of building (labeled #2 on diagram 1) between the curved corner (#3) and the vertical section (#1) has a very strong concrete base with pilasters going up 25'. These pilasters have a similar pleated cast-in-place design as UC's Edwards Stadium to the East. The three floors above the concrete base are capped by a strong horizontal element resembling a cornice that protrudes 18" beyond the plane of the building. All windows in this portion are deeply recessed and are equal in width. What gives the building a district look is the treatment of the windows.

The corner (#3 on diagram 1), being a special condition, is curved and clad in aluminum panels, a different material from the rest of the building; rhythm changes in the fenestration and vertical fin elements add some richness and movement as one walks or drives by the building.

The next portion of the building on Kittredge, facing north, is a repeat of element #2 on Fulton but with larger windows in consideration of the northerly orientation and impact of natural light.

The most westerly portion of the building on Kittredge is set back above the second floor and the western frontage to address the lower scale of the neighboring building. The setback also angles back toward the South and there is a planter on the 3rd floor to soften the edge.

We have strived to reach a balance of the old and the new and a design worthy of the important site it will occupy. The colors are kept light per the design guidelines and materials proposed convey permanence and solidity.