

# 321 IRVINE AVENUE RESIDENCE

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# 321 IRVINE AVENUE RESIDENCE

The design team has studied and analyzed the context of the 321 Irvine Avenue Residence from a variety of perspectives. From a historical standpoint, the down-hill position of Irvine Avenue from the mansions on Summit Avenue lent itself to use for servants' quarters, gardens, and carriage houses. Over time, as these historic structures have fallen into disrepair, they have been removed or replaced with a miscellaneous collection of residential structures.

The most recent construction along Irvine Avenue is the house immediately to the west of subject property. The material palette and massing are not in line with the historic guidelines nor the historic character of St Paul. The townhomes further east on Irvine Avenue reflect, in many ways, massing that is more in keeping with the 'back-of-house' nature of the street, but serve as a challenging precedent for future development because of the dramatic grades along the west end of Irvine.

Rather than relating to previous projects in the district that may or may not epitomize the desired character of new development, the design team feels that this project has the opportunity to make a shift — to define a new bold character for the street that draws from historic massing and defines a rhythm of solid and void at the street edge that minimizes impact on the site and utilizes the best contemporary building practices.

We feel that this project will set the bar for quality of design and construction within the historic district. It will neither mimic, nor ignore the architectural history of the area. Instead it will draw inspiration from the context and interpret the core design principals of the neighborhood in a contemporary way. In this fashion, the home will reflect our time in the same way the historic mansions of Summit Avenue reflected their own. It will define a new context for the next generation of redevelopment.

NEIGHBORHOOD BIRD'S EYE



A

B

C

D

E

F

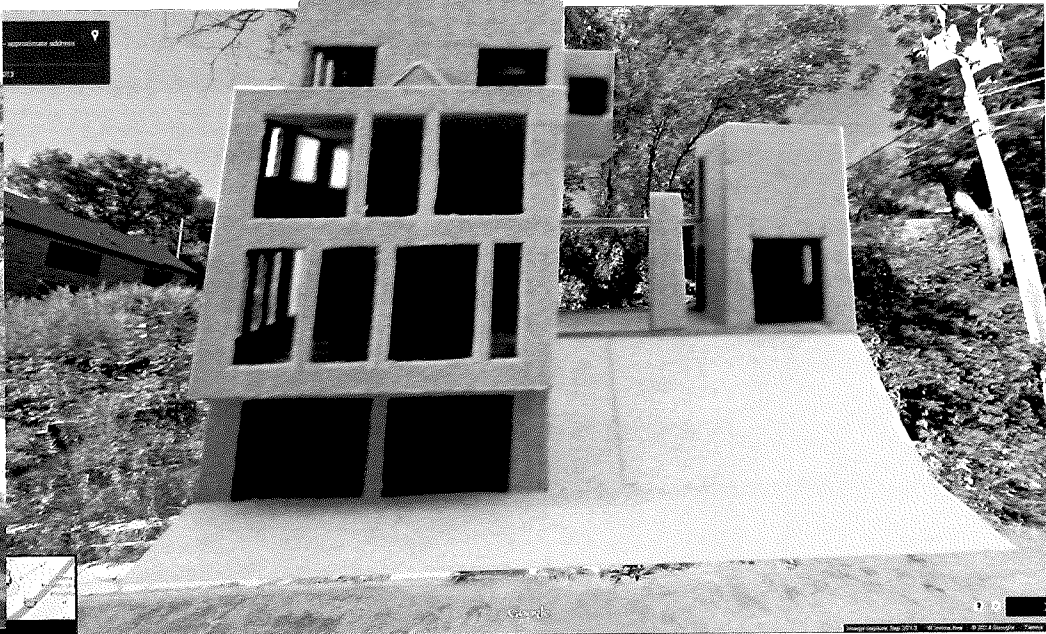
BUILDING FACADES



A



B



C



D

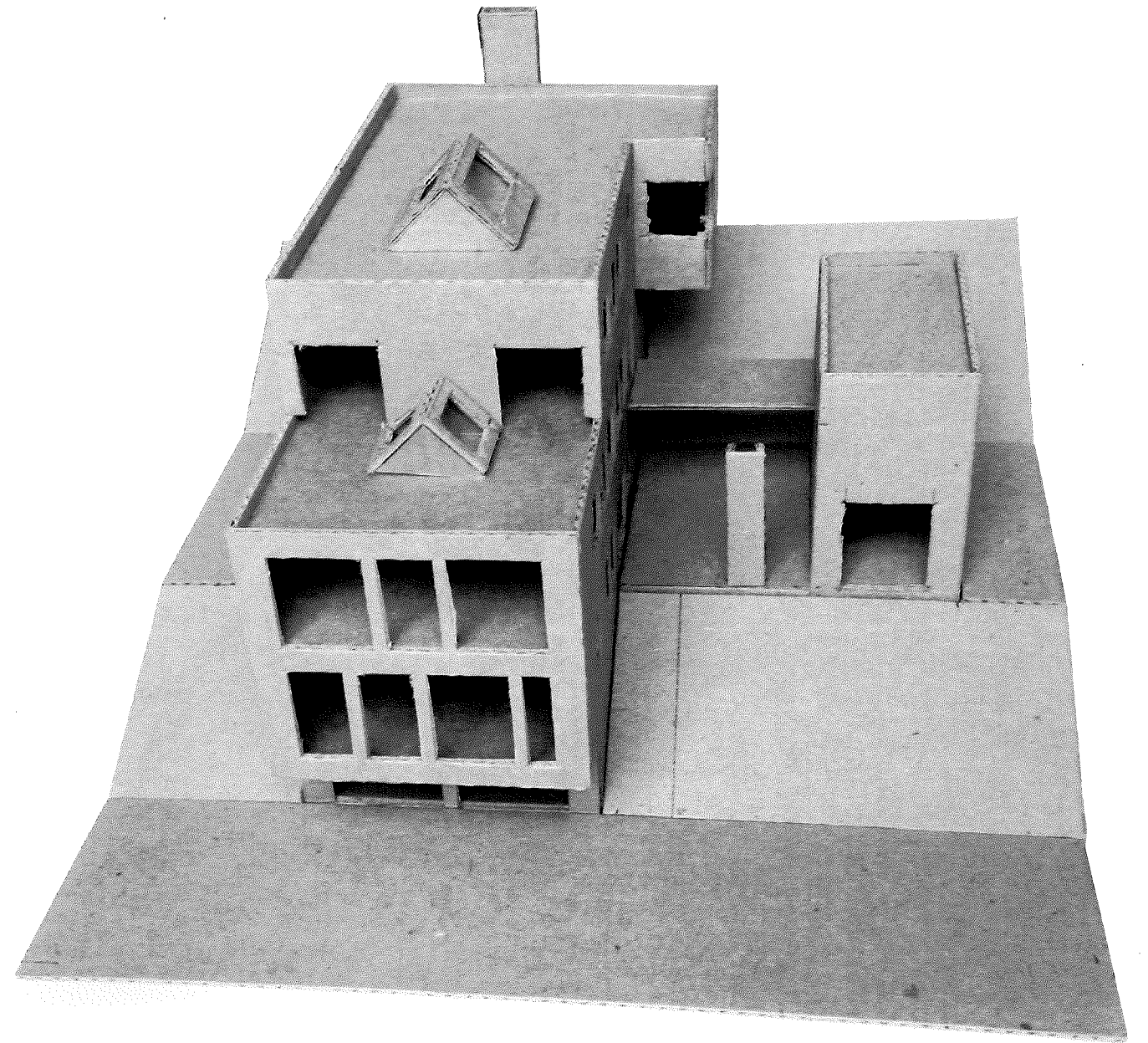
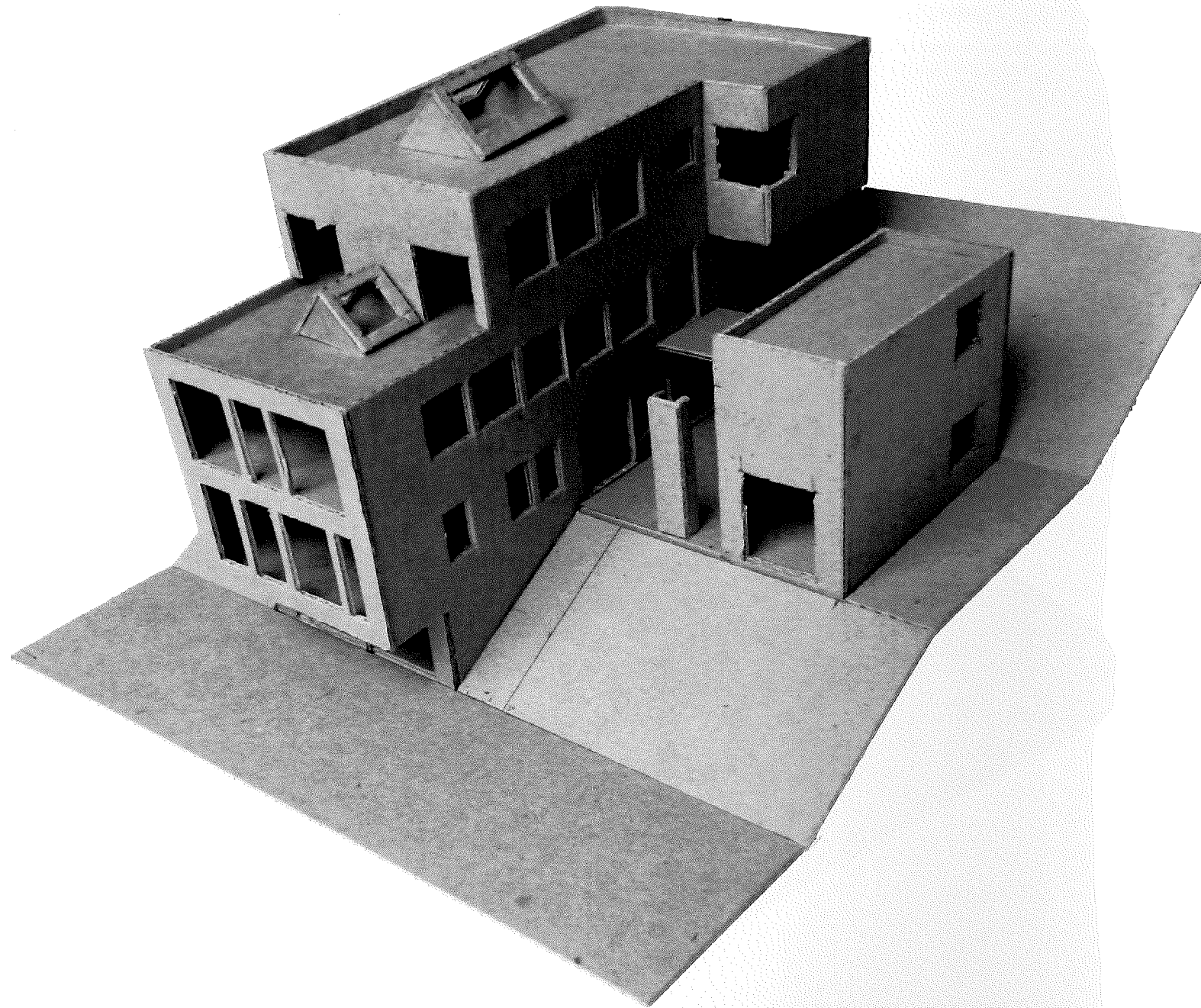


E

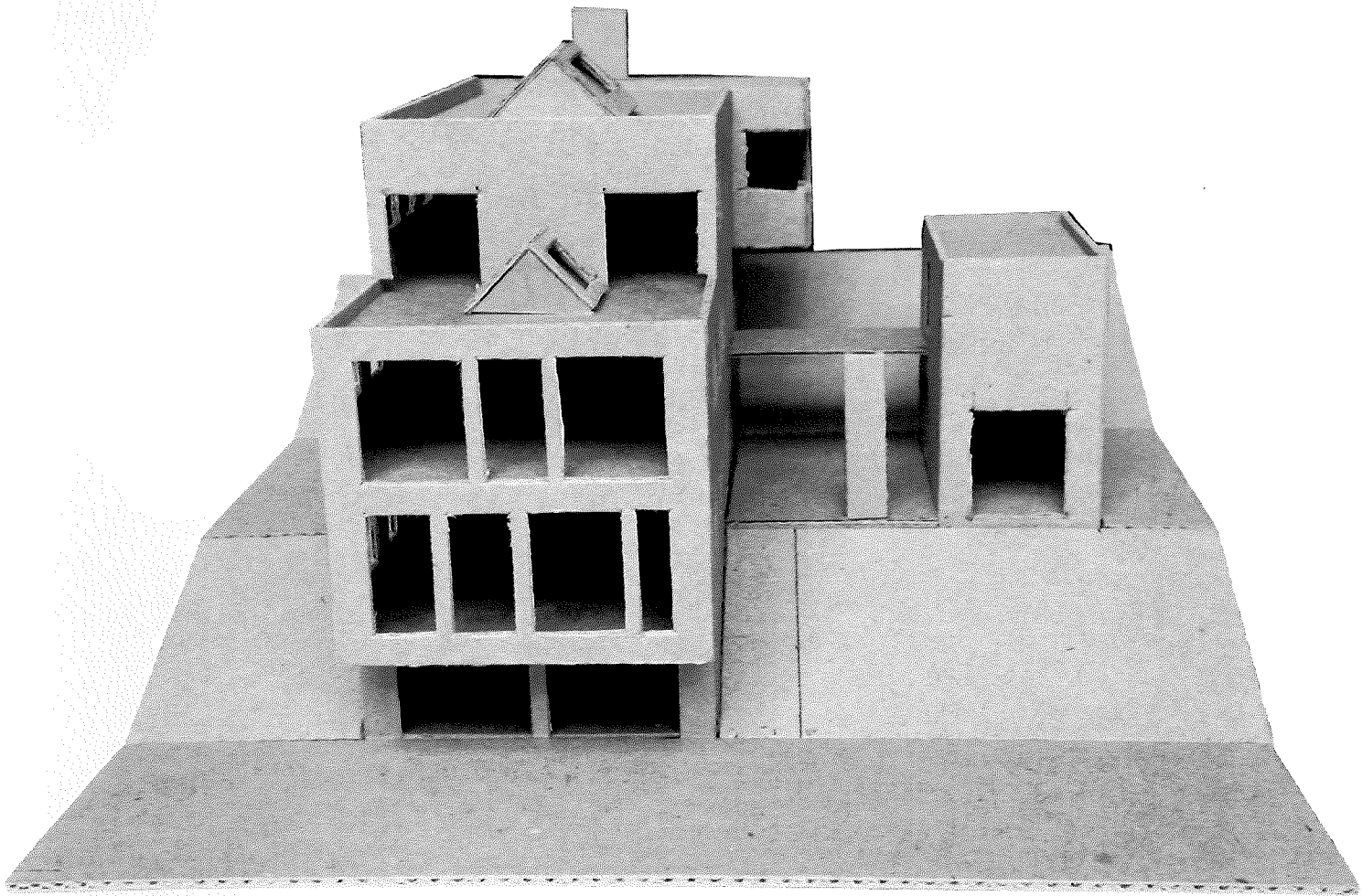
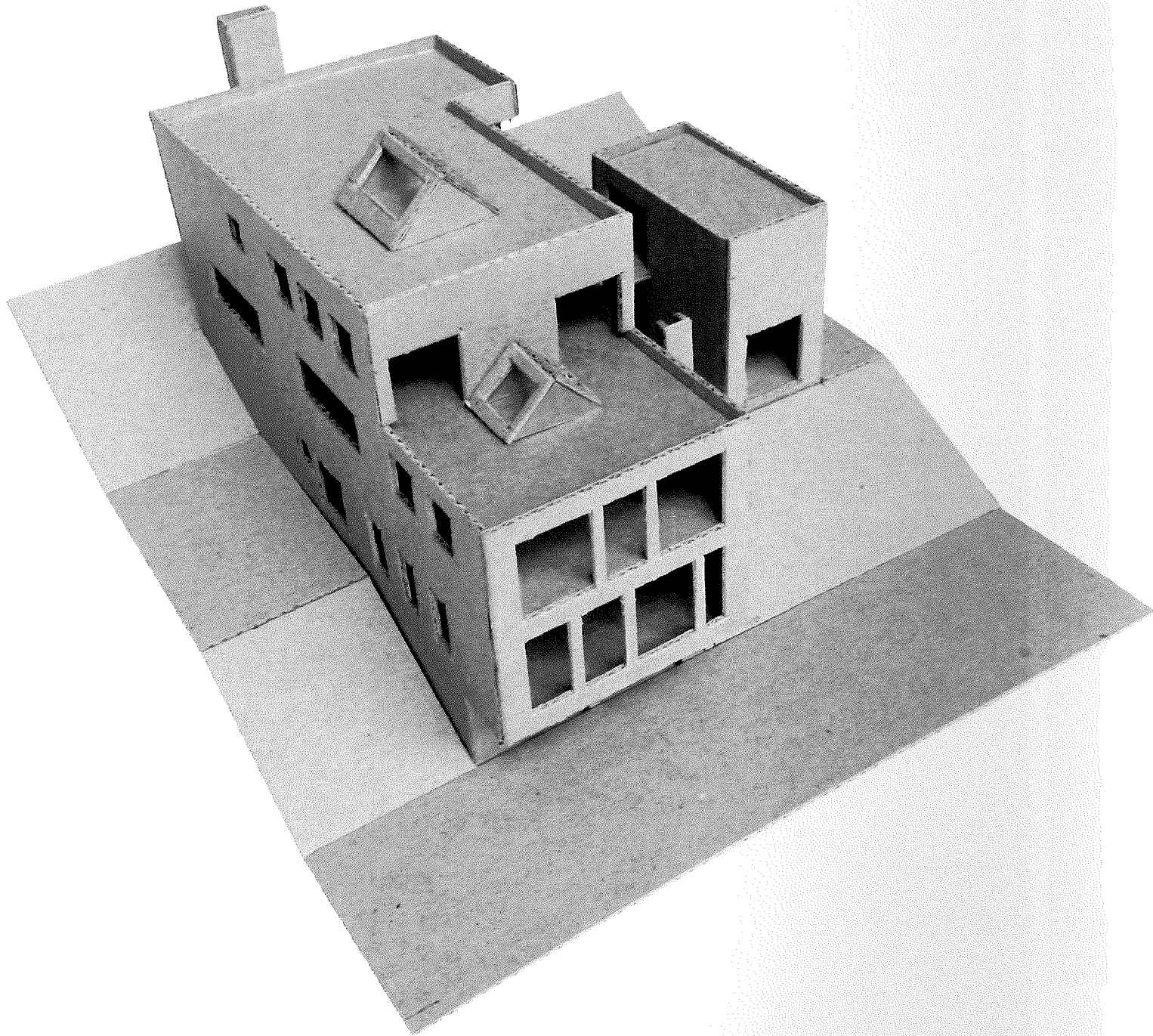


F

# CONCEPTUAL MODEL



CONCEPTUAL MODEL



# LANDSCAPE PRECEDENTS



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