



208-210 Rex Ave

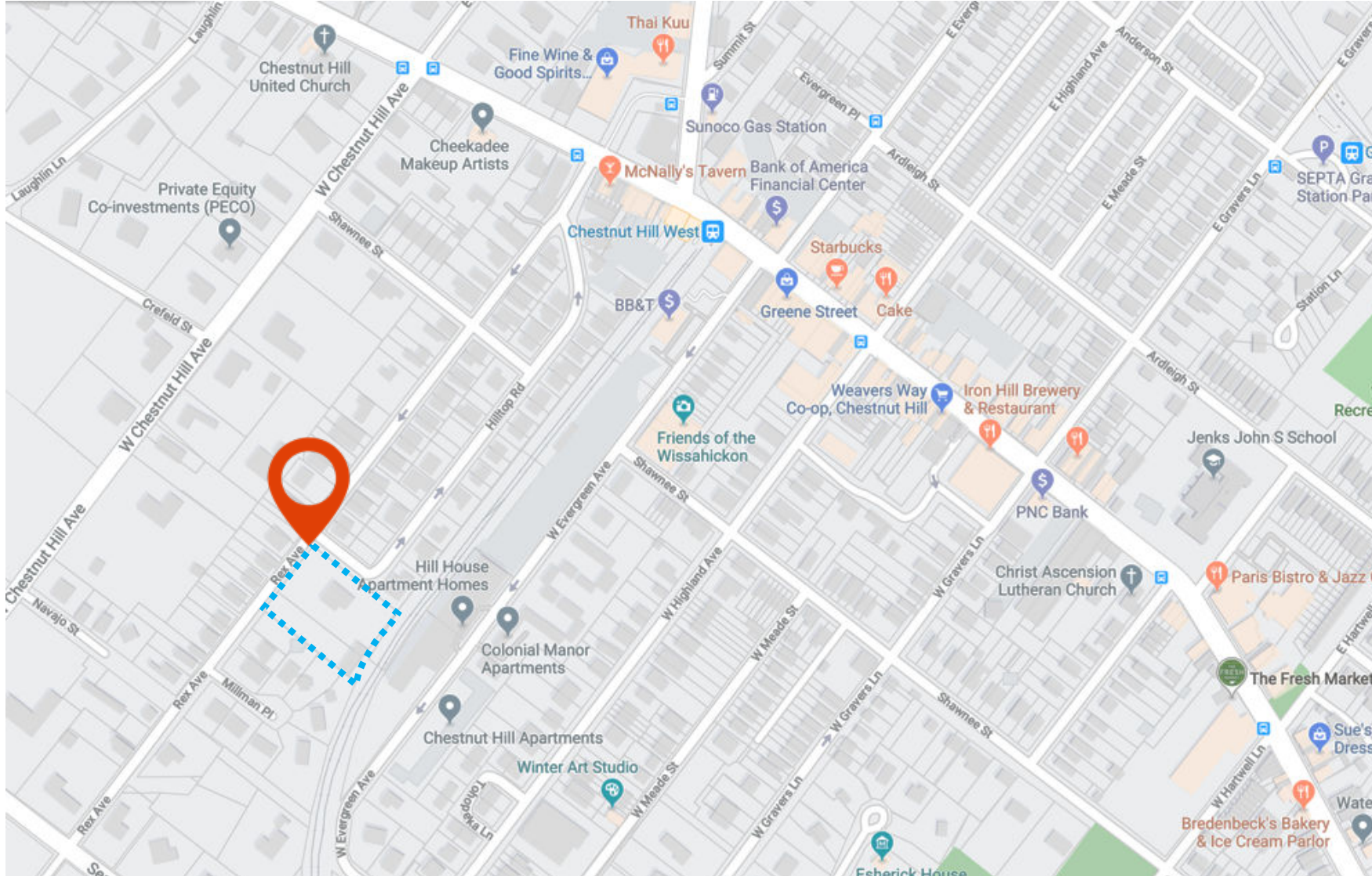
DEVELOPMENT CONCEPT

For discussion purposes only

January 9, 2020



208-210 Rex Ave – Location and Parcel Information



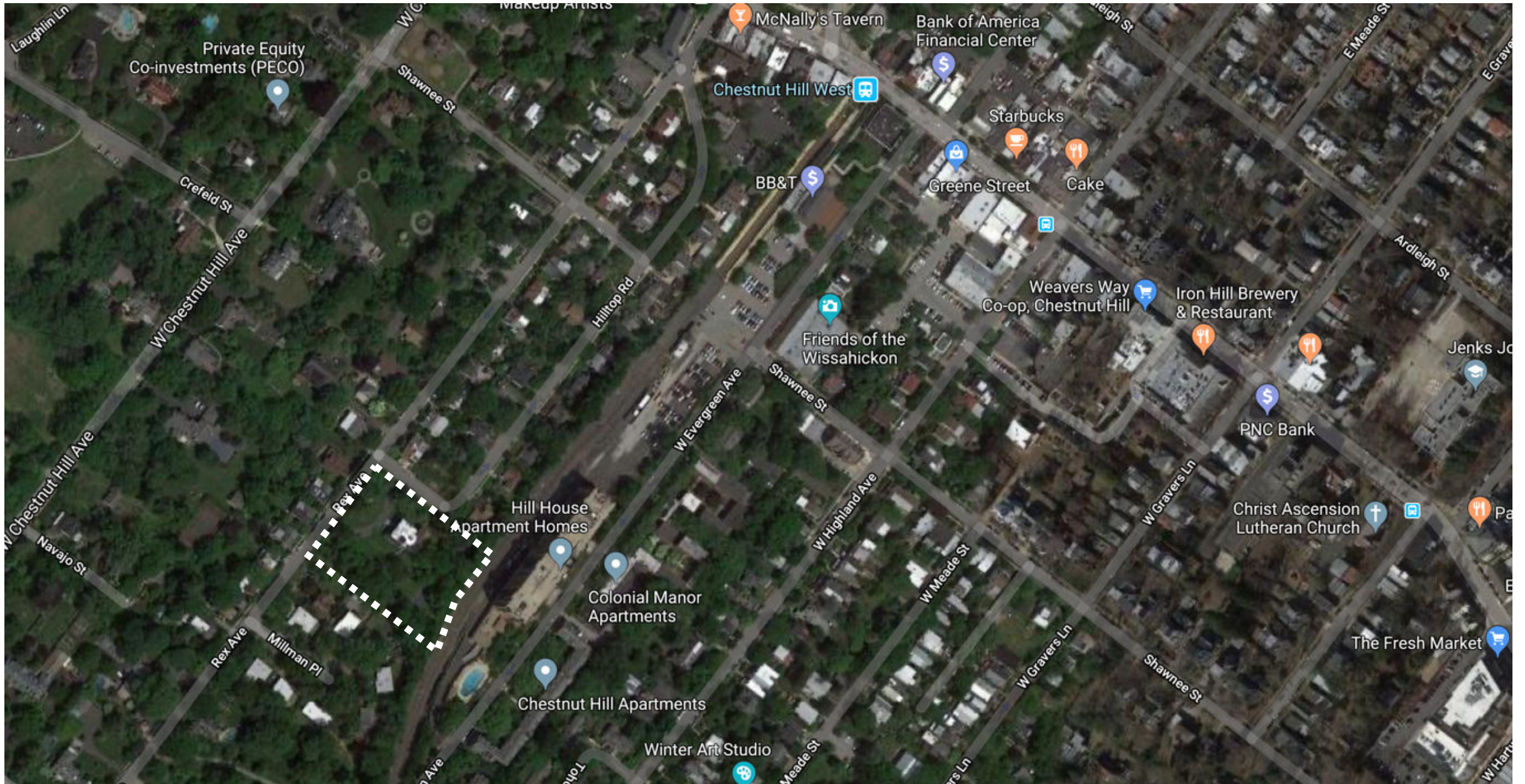
OPA Account #
092217910

Lot Area
59,059 SF

Current Zoning
RSD-3
Residential Single
Family Detached-3

Existing Structure
4,293 SF Footprint
7.27% Lot Coverage

208-210 Rex Ave – Satellite View



Rex Ave Street View from NW Corner
(Crefeld & Rex)



Rex Ave Street View from West, Directly
facing Mansion



Rex Ave Street View from West facing Mansion via Driveway



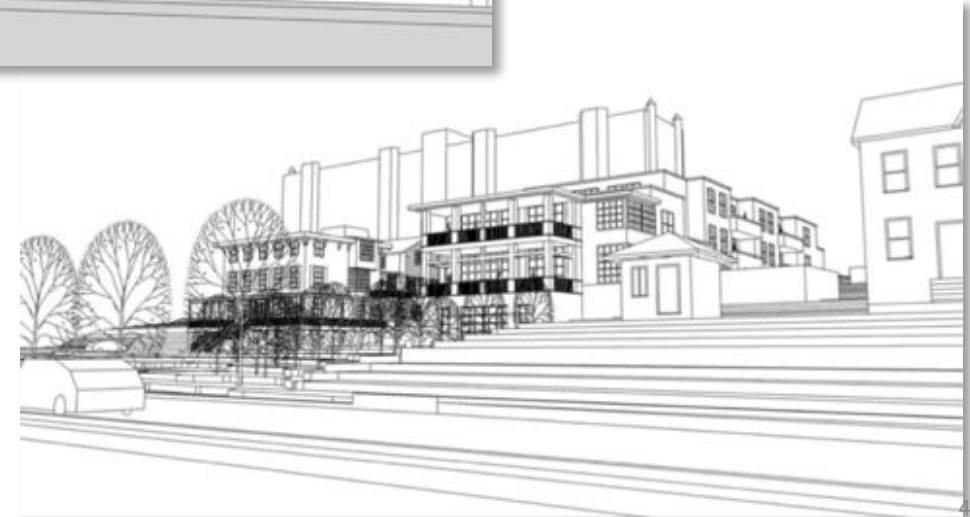
Site Development History

We understand and respect the community's desire to preserve the Hirst-Duhring Mansion at 208-210 Rex Ave due to its architectural history, character, and association with noted architect H. Louis Duhring.

In 2018 a design was proposed which many thought appeared to detract from the mansion's presence instead of complementing it. As we understand it, the design (shown to the right) was generally not well received when presented to the community due to a variety of reasons.



Prior development plans in 2018 did not have neighborhood support due to its overuse of the site.





Attempting a Thoughtful & Considerate Design

“ Our neighborhood is a mix of single-family housing styles: detached homes, *twins*, center-hall colonials, pre-20th-century house, split levels and the *occasional mansion*.

“ Our houses are *owner occupied* and we tend to stick around for a while, because we have found an ideal place to live.

Source: STATEMENT OF COMMUNITY VALUES: REX AVENUE

In partnership with **Cecil Baker + Partners Architects**, it has been our goal to conceptualize a thoughtful design that harmonizes the desires and values of the community along with its historic nature. Key design principles include:

- Restoration of the existing mansion
- Keeping density & design consistent with neighborhood
- Working with the slopes of the property versus eliminating them
- Applying complementary materials & color palette consistent with area
- Minimizing impact to available street parking
- Including ample greenery & landscaping
- Effectively managing stormwater



Proposed Project

Four (4) Condominiums in Mansion

Adaptive reuse of mansion that converts the residence into 4 unique bi-level units

Four (4) New Paired Twins (8 Residences)

New construction of complementary structures at a height of 38 ft above average grade

Private Drive & Parking

Off-street deeded surface & garage parking (14 surface, 8 garage)

Relevant Data

Lot Area	59,059 SF
Mansion Footprint	4,293 SF
Mansion Lot Coverage	7.27%
Twin Home Footprint (ea)	1,438 SF
Twin Home Footprint (total)	11,504 SF
Twin Home Lot Coverage	19.48%
Total Footprint	15,797 SF
Total Lot Coverage	26.75%
Lot Area per Unit (12 Total Units)	4,921 SF

Proposed Project Rendering

cecil baker + partners
ARCHITECTS



Corner of Crefeld St. and Rex Ave.

Draft 09.24.2019



Satellite View – Current



Satellite View – Proposed (Expanded)





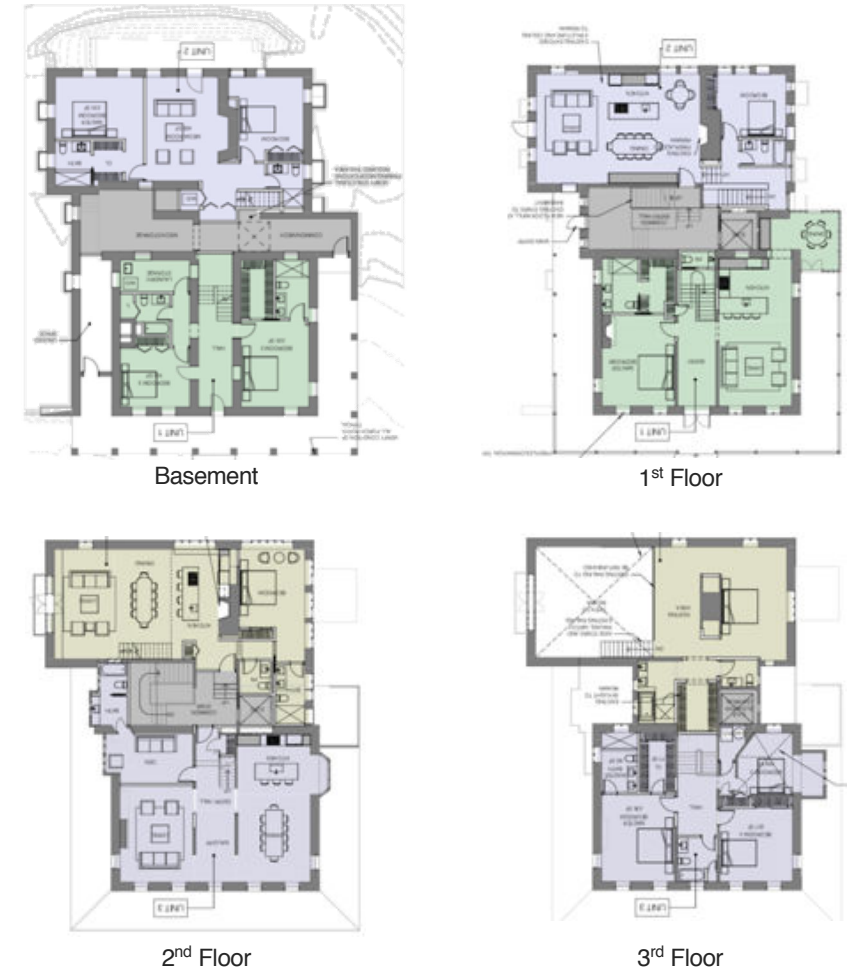
The Mansion Units

This design repurposes the Hirst-Duhring Mansion to create 4 uniquely designed, highly desirable homes while preserving its architectural heritage.

These bi-level homes are comprised of three, 3-bedroom units and one, 2 bedroom unit. These homes range from 2,300 to 2,700 square feet of living space with a shared elevator in the common corridor. All owners will have deeded parking spaces in an off-street surface lot to be accessed via Crefeld St.



Unit 1 – 2,641 SF
Unit 2 – 2,629 SF
Unit 3 – 2,670 SF
Unit 4 – 2,293 SF





The Twin Residences

The eight (8) twin residences are comprised of two different types, A & B, as noted in this plan.

Type A (3,764 SF) is the common 4 floor design with a basement that are mirrored in the twins (homes 5 thru 8) located at the top of the hill.

Type B (homes 2 & 4; 3,085 SF) is a 3 floor design with a basement configured to accommodate the steep grading on the site while also respecting height.

The use of glazing on the top floor is intended to minimize the perceived height of the homes with respect to the mansion.



Home Type A B



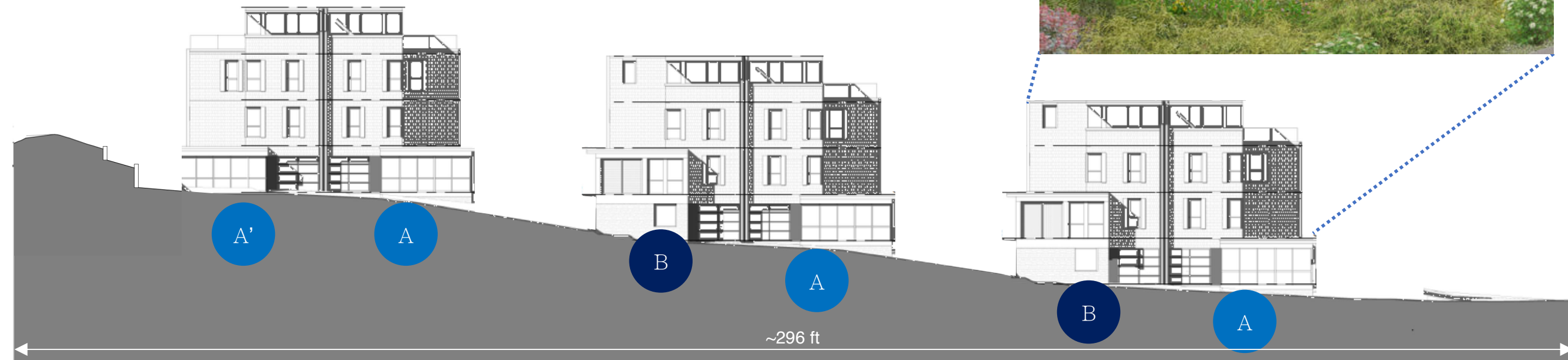
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Twin Home Section View to Illustrate Site Grading

Given the steep slopes of the site, to come up with a viable program, it was required to either design into the slope or to utilize them.

It was decided to use the slope to maintain the character of the lot. By doing so we were able to gain approximately 9 ft of elevation per twin set which then levels off at the top of the hill. Each building has a height of 38 ft above average grade.





The Twin Residences

Homes include open floor plans spanning 3,085 and 3,764 square feet of living space respectively.

These homes will include 4 beds/4.5 baths in Type A homes or 3 beds/3.5 baths in Type B homes.

All residences come with a 1 car garage, an elevator, outdoor terraces, large glass enclosed living areas and deluxe modern touches.

Also available are 6 additional, potentially deeded, spots located on the private drive.



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A Word from the Architect

How to respond to our beautiful architectural heritage where current economic realities make the structure no longer sustainable?
How to create a new use to transform old bones into a vital new organism?
Where may the line be drawn between that which adds to the new life versus acknowledging those realities that are no longer commensurate with a crucial new use?

Here at the corner of Rex Avenue and Crefeld Street we are faced with just such a conundrum. The Hirst-Duhring Mansion is clearly an asset that enriches a neighborhood, and is, indeed, one of the flagship moments in Chestnut Hill. As a large residence it has no single family or institutional takers. Inevitably it will suffer the vicissitudes that come with economic withdrawal.

It sits in a burgeoning residential district and at best should reinforce and solidify current trends.

We started with the Mansion. Quickly determined that there was no benefit to altering the historical exterior - to the contrary, it enhances the economic value of the real estate. On the interior the basic center hall layout and grand rooms to the rear are an asset to subdividing the Mansion into four residences, each 2,500SF (+/- 200SF), a size that is in the valuable crosshairs of comparable restoration projects. The new layouts shall benefit from some of the historic fabric - yet will offer every convenience of contemporary cosmopolitan living. All four will be highly desirable new homes. The site plan in the immediate environs of the Mansion will be restored but also incorporate parking for two cars per residential unit, a marketing requirement.

In order to justify the substantial costs to the restoration of the Mansion we are proposing that the balance of the site be developed as Twins. We are proposing that this unit type is compatible with the immediate neighborhood as well as creating a “village” of like-sized residences. The architecture attempts to be sympathetic to the Mansion, creating a project identity and specifically avoiding the feel of a Gated Community. Each residence includes a garage with site parking to allow for guests in order not to burden the community with additional parking.

The steep site is terraced to create a cascade of twins, with the gaps between as entry/terraced gardens. The materials we are currently suggesting are stone at the base, ideally compatible with that of the Mansion, and cedar shingle above. Eave projections respond to the iconography of the mansion. We are on that narrow ledge of slavish replication and creating a palette of independent contemporary architecture. This is our great challenge.

— cecil baker



Thank you!

It is our hope that the time and efforts of all involved have produced a design that aligns with community values, incorporates our development principles, and will be constructively welcomed by the neighborhood and community. We look forward to working together with you all on this project.

For questions, comments or discussion, please feel free to reach out to anyone on our team.



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