

POUDRE GARAGE

PROJECT NAME: POUDRE GARAGE

PROJECT TYPE: MIXED-USE

PROGRAM SUMMARY: 13,150 SF TOTAL
4,900 SF RENOVATED
8,250 SF NEW

6 APARTMENTS
3250 SF GROUND FLOOR COMMERCIAL

PROJECT COMPLETION DATE: Q1 2018

PROJECT LOCATION: FORT COLLINS, CO



PROJECT NARRATIVE

A renovation and addition to a listed historic forest service garage, **this project takes its design cues from the art-deco styling, existing massing, and materiality of the original building** and carefully acknowledges its historic neighbors while optimizing a highly constrained urban infill site.

Per the Secretary of the Interior's standards, the project **achieves authenticity and compatibility**, featuring details, materials and architectural character derived from the historic building without being imitative. It **leverages a symmetrical art-deco parti to remain compatible with the original garage, while using contemporary materials and detailing to distinguish itself from the historic construction.**

The original building was built in 1936-37 as a U.S. Forest Service "supervisor's warehouse," combining **administrative and vehicle maintenance functions**. As the building aged and USFS needs changed, it underwent a series of modifications. The art-deco garage doors were replaced with fixed glazing, and other openings were filled when the USFS converted the building to office uses, before selling the property in 1995. Various alterations made the building ineligible for the National Register, yet it retained the majority of its historic character and was **designated a local landmark** in 1997.

We were retained to design a mixed-use renovation of the garage and an addition on the adjacent (rear) empty lot, repairing a hole in the streetscape. **The project adds six loft-style apartment units to the site, increasing the neighborhood's sense of security and walkability**, and replaces existing surface parking with concealed spaces. **The roof of the historic building is utilized as exterior living areas for the units**, activating the building facade. The historic garage portion of the building is reconfigured for office and **commercial space that activates the street**. The non-original storefront has been replaced with **glazed garage-style doors that provide a trace of its former use while increasing transparency and porosity.**

Within 200 feet are nine historic or potentially historic buildings, two of which are immediately adjacent to the property. This sensitive context necessitated a delicate intervention, and **we worked carefully through several iterations with the local Landmark Preservation Commission** to ensure that the addition and alterations are compatible with the context.

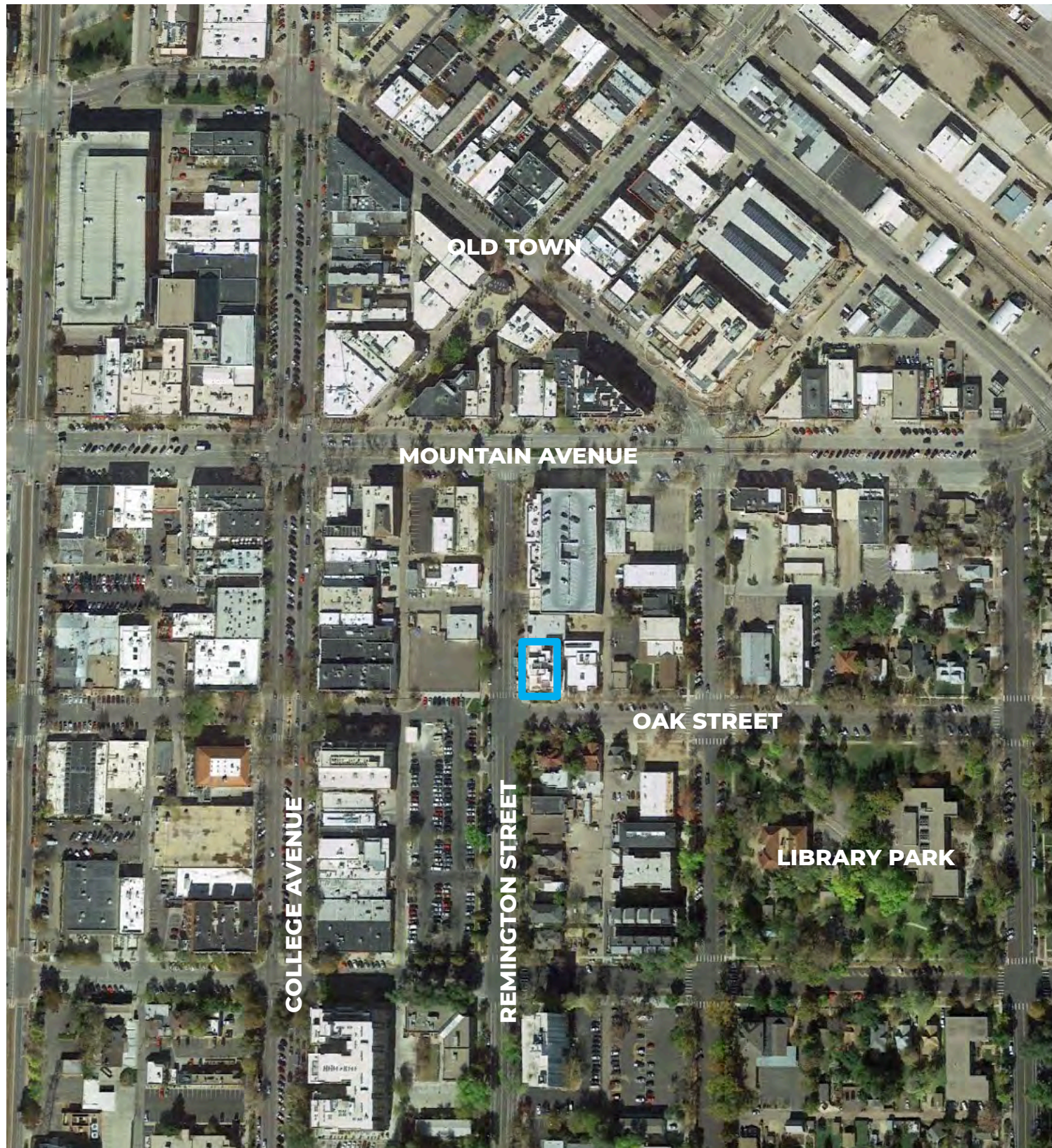
Throughout this process, **we also worked closely with the client, as it was to serve as their own office space**. The client had this to say about the process:

The things that really stand out for our group when dealing with the architects were not only their professionalism, but their creativity. One would think that of course any architect would be creative but from our experience that is not necessarily true. [...] They managed to design a brand new wing [...while...] honoring the historic portion and its origin. [...] Now that we are back in the building we are truly pleased with how the project turned out. This building is not only an investment but it is also our personal office. It is a delight to work in such a beautiful space and we get compliments on it from clients all the time.

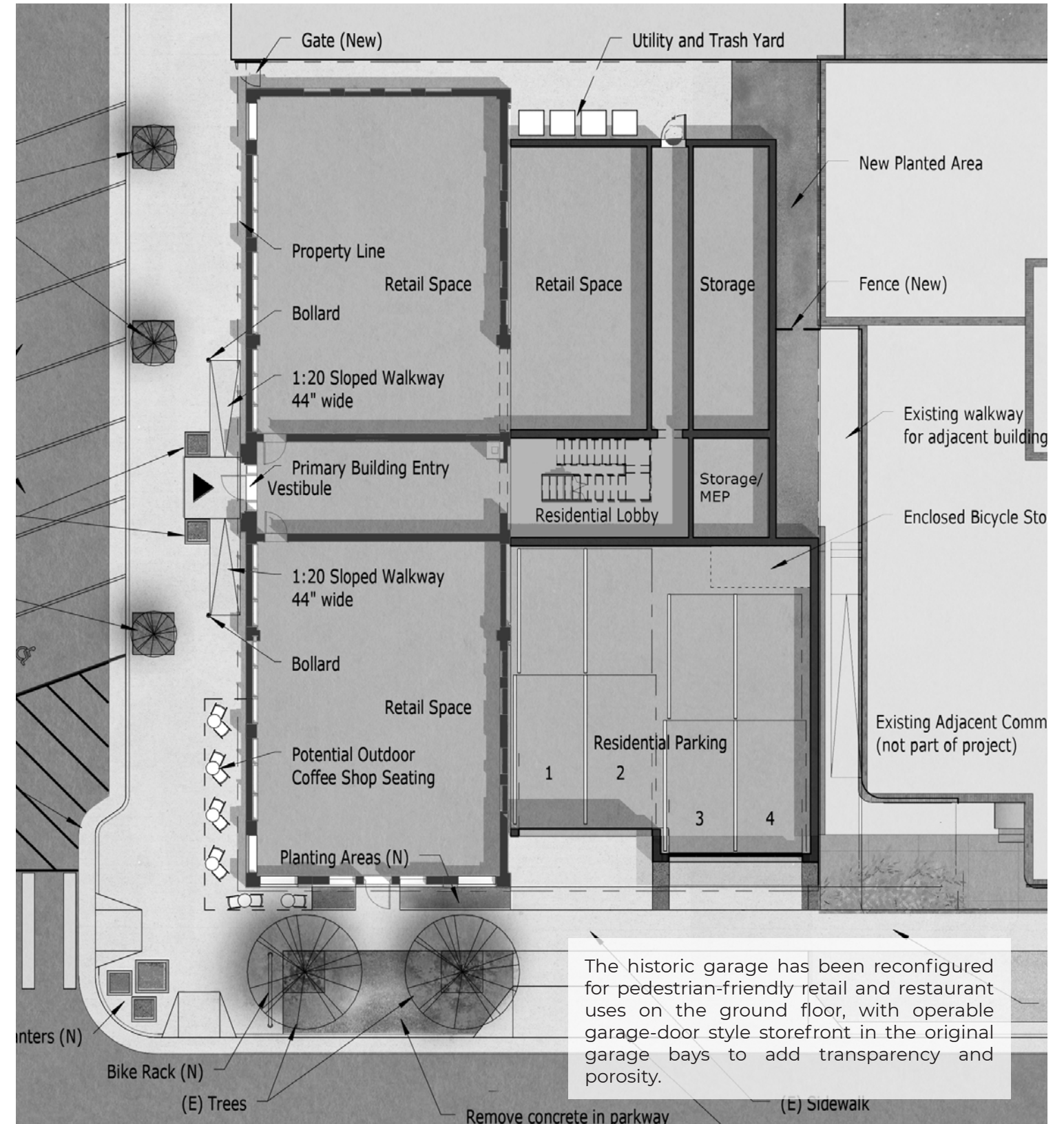
-Tricia Diehl, Owner and Project Manager



HISTORIC PHOTOGRAPH
FROM 1938-1942



CONTEXT



SITE PLAN

MASSING EVOLUTION

Working to maximize a constrained site while respecting a local landmark surrounded by historic properties, these diagrams show the process of initial massing discussions with the local landmark preservation commission.

MAXIMUM ALLOWABLE MASS
Per Downtown Old City Center
Sub-district

1

MASSING STRATEGIES



ALTERNATIVE MASSING
Per Downtown Old City
Center Sub-district

2

MASSING STRATEGIES

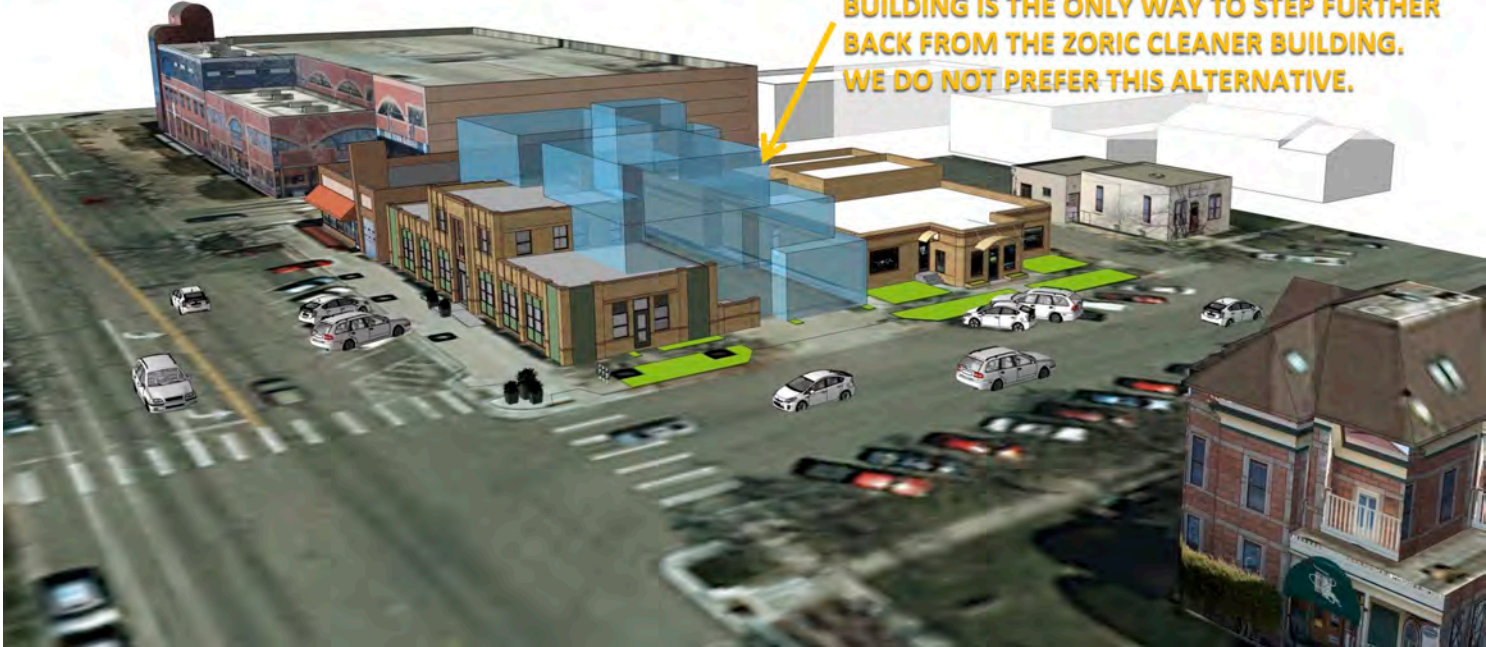


ALTERNATIVE MASSING
Per Downtown Old City
Center Sub-district

3

MASSING STRATEGIES

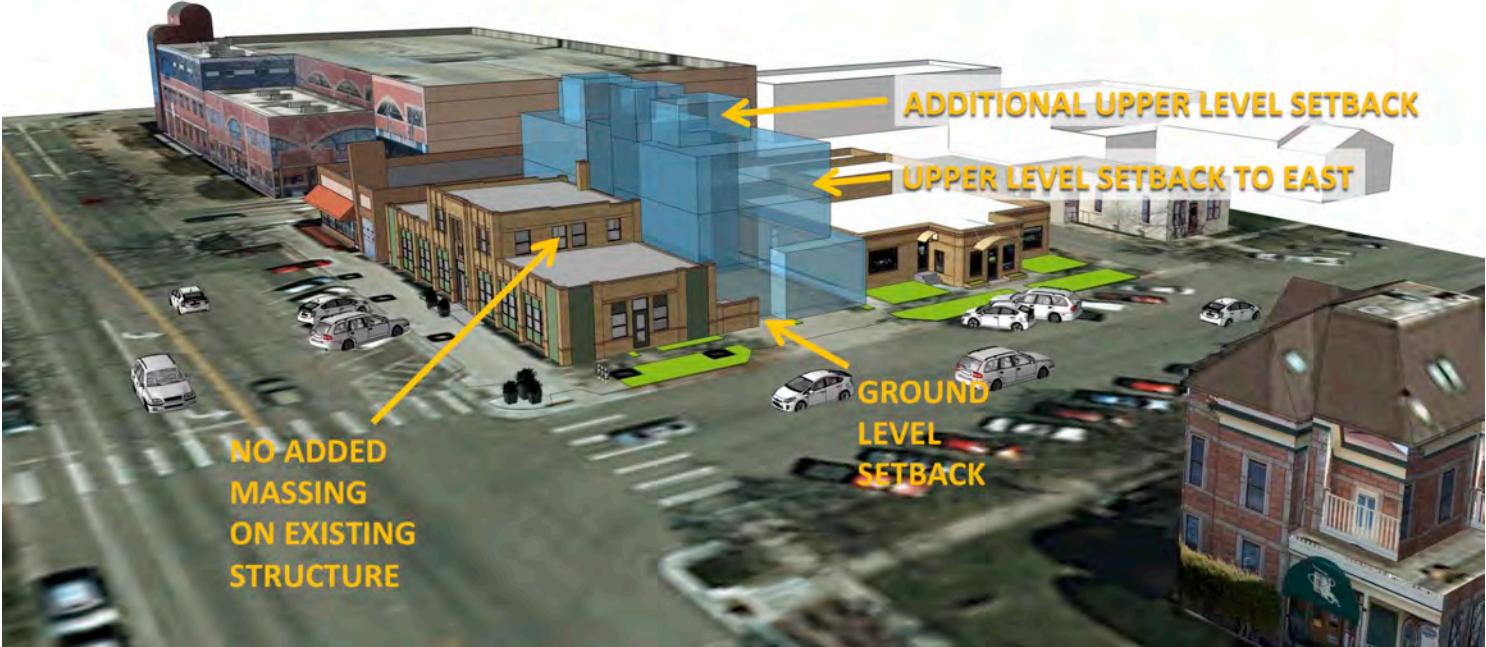
PER COMMENTS FROM FIRST REVIEW, PLACING NEW CONSTRUCTION ON TOP OF THE HISTORIC BUILDING IS THE ONLY WAY TO STEP FURTHER BACK FROM THE ZORIC CLEANER BUILDING. WE DO NOT PREFER THIS ALTERNATIVE.



PROPOSED MASSING
Avoids building on top of
existing structure

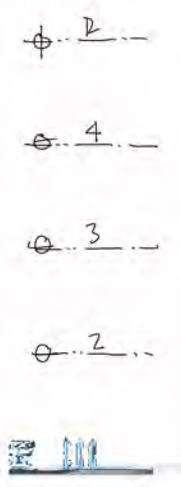
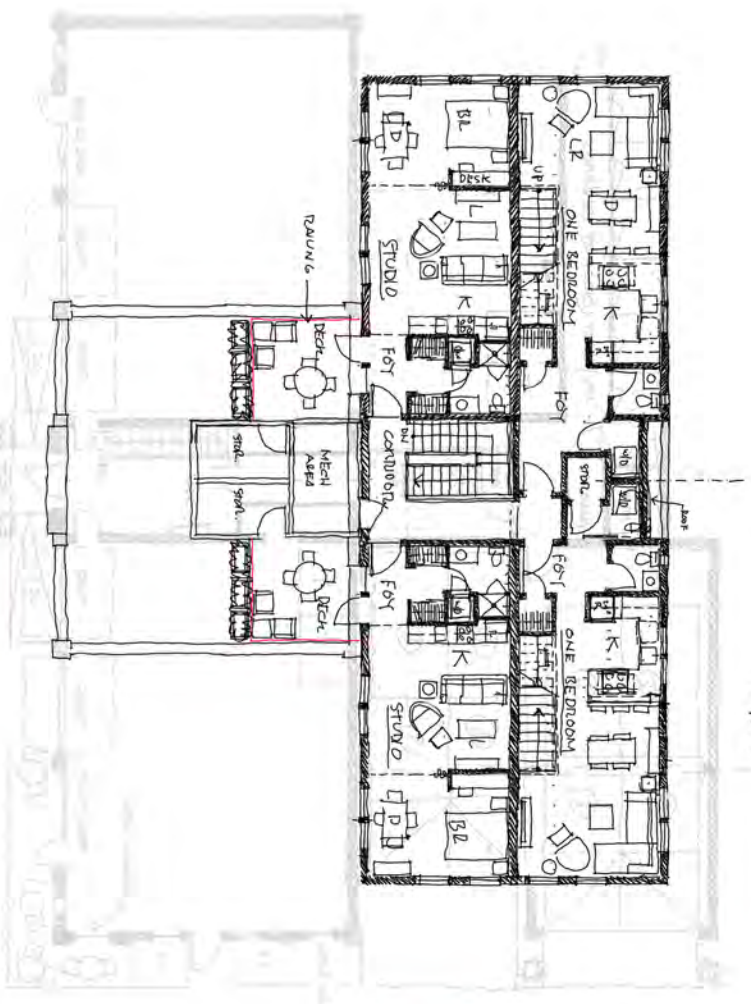
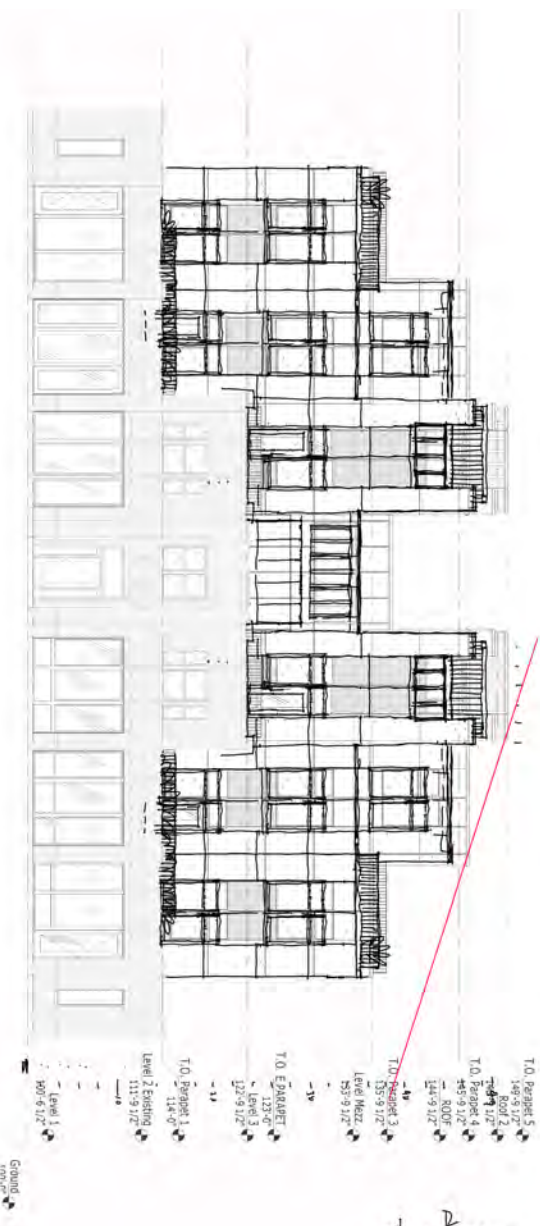
4

MASSING STRATEGIES

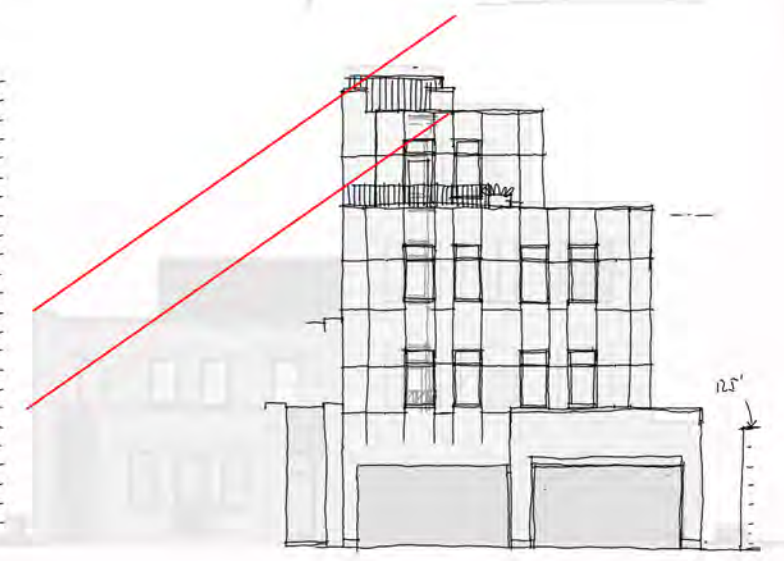


INITIAL DESIGN SKETCHES

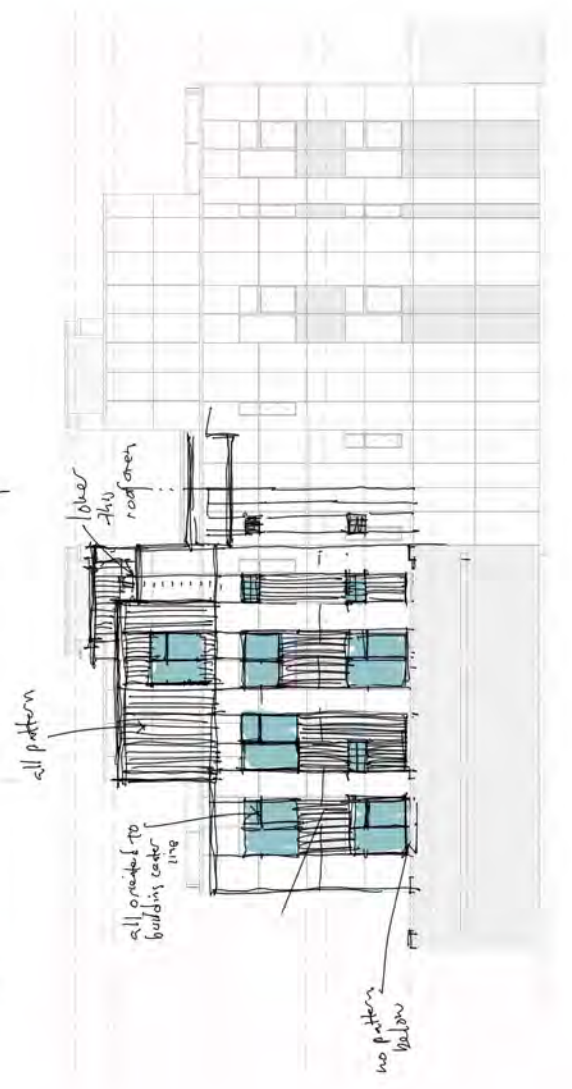
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



FACADE ALTERATIONS



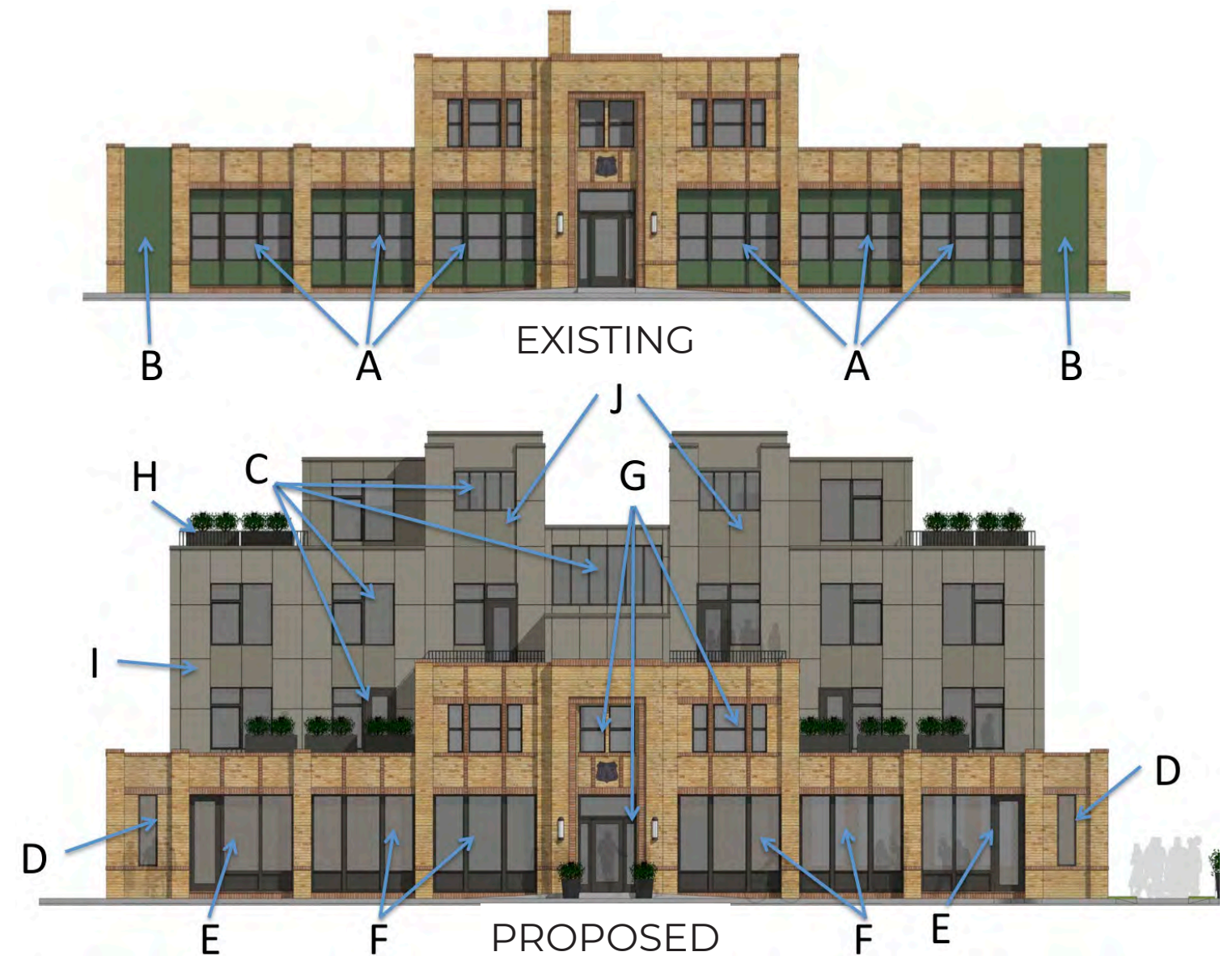
EXISTING WEST ELEVATION - 1995



EXISTING WEST ELEVATION - 2016

The green panels in the existing photographs and elevations show the original garage bays converted into fixed glazing and the end bay openings filled with concrete block and covered with painted siding.

As shown at right in a proposal submitted to the local Landmark Preservation Commission, the non-original elements have been removed, adding new garage-door style storefront and adding glazing back to filled openings.



- A. Remove infill windows from old garage door openings
- B. Remove deteriorating Masonite panels covering the building at the corners
- C. Openings of addition to be bronze color like the existing plaque and lights
- D. New storefront windows in existing openings at corners, bronze to match historic details
- E. New storefront windows and door in garage door openings, bronze to match historic details
- F. New garage doors in garage door openings, bronze to match historic details
- G. Repaint existing windows, bronze to match historic details
- H. Simple railings, bronze to match historic details
- I. A lighter, neutral colored cement panel rainscreen is the primary material of the addition
- J. Accent cladding panels are recessed to enhance tower definition

PRINCIPAL ELEVATION DESIGN STRATEGIES

Set-back secondary elements follow art-deco pattern and reduce appearance of mass

Stepped down massing on addition suggests deference to existing building

Window patterns align with existing opening modules

Stepped massing and parapet follows pattern on original building

Addition respects architectural modules on existing building

Differential side setbacks align with architectural module



Strong bilateral symmetry of existing building is respected in proposed addition

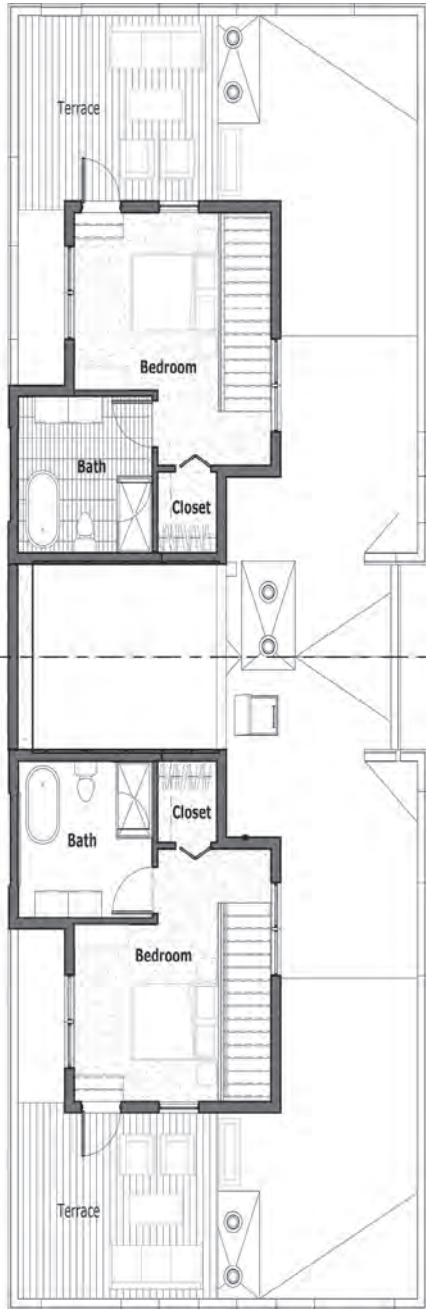
RESIDENTIAL FLOOR PLANS



LEVEL TWO



LEVEL THREE



MEZZANINE

A central goal of the unit planning was for each of the six units to have a terrace. The roof of the existing garage was restructured to support spacious occupiable decks at levels two, three and level three mezzanine

The west elevation, facing Remington street, shows the strong bilateral symmetry used in the addition to relate to the historic art-deco garage. Joints in the fiber-cement panel rainscreen are used to break down the building mass and relate to the modularity of the original brick construction. Accents of vertically grooved fiber cement panel emphasize verticality and relate to the vertical orientation and shadow play of the original brick detailing.



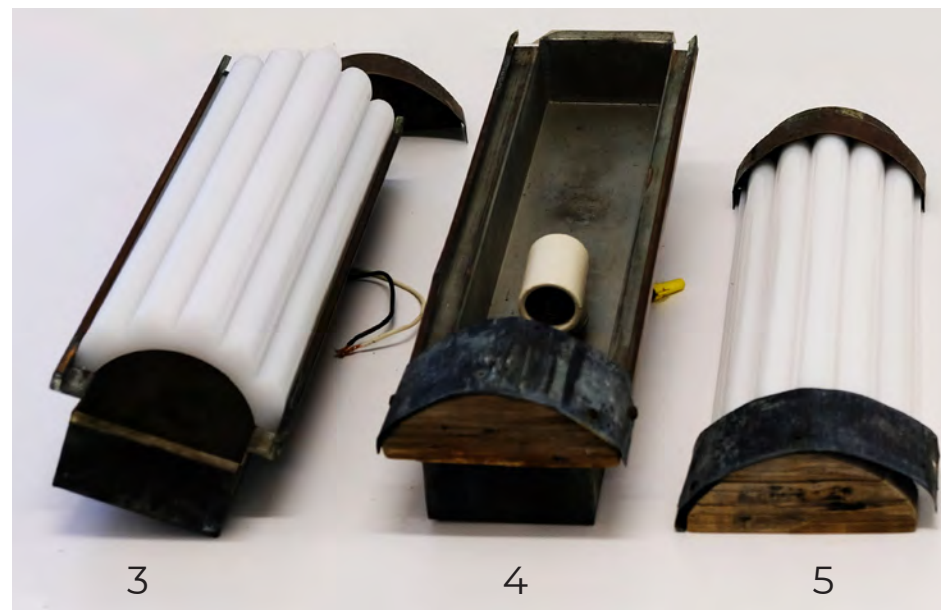
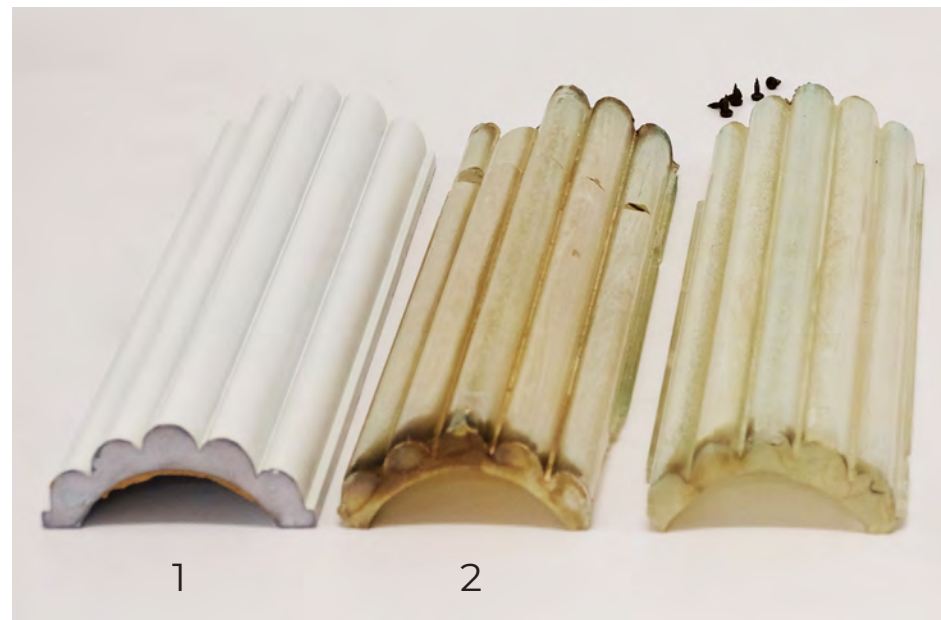
VIEW FROM REMINGTON STREET

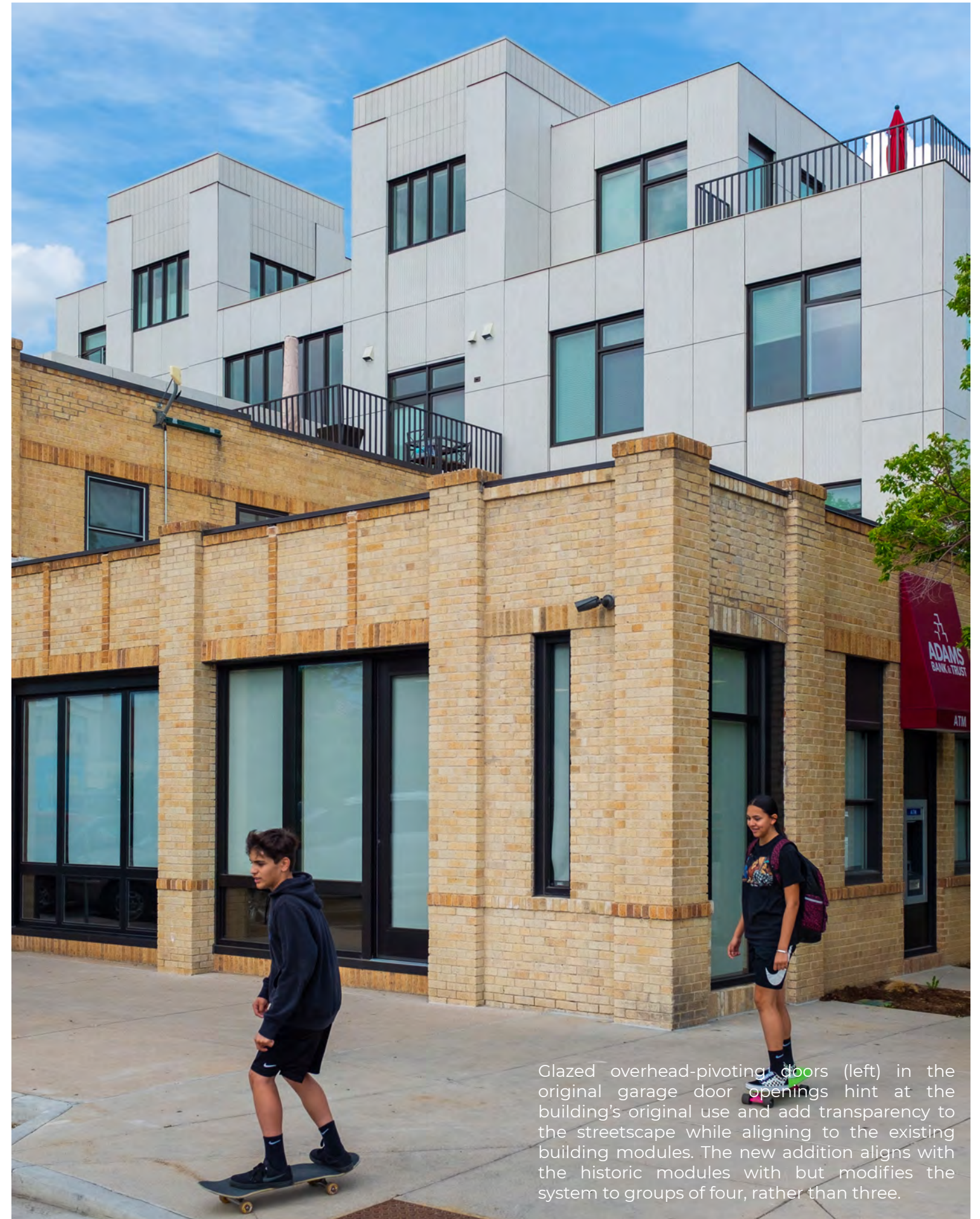
SCONCE LENS DETAIL

One of the few decorative elements on the building, the original cast-glass and bronze art deco sconces (left), were unfortunately damaged during construction (item 2 below).


In order to restore this crucial piece of the building's character, we designed, 3D printed, and hand finished a mold positive (item 1 below). We then engaged Thomas Coffin, an artist and mold maker with extensive architectural historic preservation experience, to cast replacement lenses of a UV-resistant translucent resin (3 and 5 below, shown in place at right).

The owner has stored the original lenses for safekeeping and has the finished mold should additional replacements be needed.





Glazed overhead-pivoting doors (left) in the original garage door openings hint at the building's original use and add transparency to the streetscape while aligning to the existing building modules. The new addition aligns with the historic modules with but modifies the system to groups of four, rather than three.



A key element of the detailing was recessing the vertically grooved panels that vertically connect windows, to emphasize verticality and provide depth to the facade.

Joints in the fiber-cement panel rainscreen are used to break down the building mass and relate to the modularity of the original brick construction.

From the south, a brick portion of the new addition recognizes the materiality, scale and setbacks of both the historic garage and the adjacent brick Zoric Cleaners building (bottom right).



View from the northeast, showing the residential units looking over downtown Fort Collins to Horsetooth mountain.



RESIDENTIAL

Expansive windows and an uncluttered, industrial aesthetic are key design elements for the unit interiors.



CENTRAL STAIRCASE

An airy central staircase with custom art-deco inspired guardrails is the project's central social space, linking each of the residences to the entry in the historic portion of the building and providing access to the second floor commercial space.

COMMERCIAL

A raw and unpretentious interior was desired for the commercial office space with some color and furnishing nods to the original USFC users. Sustainable and durable eucalyptus flooring is used in spaces throughout the project.

