

PROGRAM SUMMARY:

THROUGH REGENERATIVE DESIGN STRATEGIES, THE NEGLECTED WAREHOUSE AT 274 BRAGG AVENUE HAS BEEN REPURPOSED INTO AN INDUSTRIAL-STRENGTH HOME.

PROGRAM STATEMENT:

LOCATED WITHIN A STONE'S THROW OF AUBURN UNIVERSITY AND THE QUIANT DOWNTOWN OF AUBURN, ALABAMA, THE STRUCTURE AT 274 BRAGG AVENUE WAS TRANSFORMED FROM A WAREHOUSE INTO A CHARMING, YET INDUSTRIAL, HOME. AFTER WORK BEGAN, RESEARCH REVEALED THAT THE "BRAGG HOUSE," AS IT'S AFFECTIONATELY BEEN CHRISTENED, PROVED TO HAVE A MORE INTERESTING PAST THAN EXPECTED. THE BRICK STRUCTURE WAS BUILT IN 1920 AND RECORDS AS EARLY AS 1926 REVEAL THAT THE BUILDING WAS USED AS A LOCAL POOL HALL. OVER THE PAST 90 YEARS, THE STRUCTURE HAS BEEN ADAPTED TO ACCOMMODATE A NIGHT CLUB, GROCERY STORE, CLOTHING STORE, CAB COMPANY, RECYCLING CENTER, RESTAURANT, CABINET SHOP, AND EVEN A CHURCH. THE PRIMARY DESIGN STRATEGY OF THIS PROJECT WAS TO REVEAL THE HISTORIC PATINA OF THE STRUCTURE WHILE CAREFULLY ADAPTING THE BUILDING INTO A RESIDENCE FOR A YOUNG, GROWING FAMILY.

THE ORIGINAL STRUCTURE CONSISTED OF FOUR ISOLATED SPACES, EACH HAVING INDEPENDENT UTILITIES AND ENTRANCES FROM THE STREET. THE RENOVATION ACCENTUATED THE ORIGINAL EXTERIOR OPENINGS, BUT STRATEGIC PORTALS WERE INTRODUCED WITHIN THE INTERIOR WALLS TO FOSTER NEW RELATIONSHIPS BETWEEN THE FOUR SPACES. WITHIN THE INDUSTRIAL-SCALE INTERIOR, DENSE VOLUMES OF PROGRAM FLOAT AS MASSES TO PROVIDE A SPATIAL GRADIENT BETWEEN THE PUBLIC AND PRIVATE REALM. THE EASTERN WALL HAS ALSO BEEN CAREFULLY PENETRATED TO INTEGRATE THE INTERIOR WITH THE NEWLY INAUGURATED GARDEN.

To7.01

BUILDING AREA: (SF)

3,390 GSF

COST PER SQUARE FOOT:

COST WITHHELD BY CLIENT

CONSTRUCTION COST

COST WITHHELD BY CLIENT

DATE OF COMPLETION:

JANUARY 2011

To7.02

274 BRAGG RENOVATION



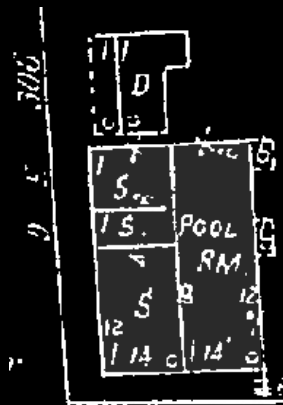
THE STRUCTURE, ORIGINALLY BUILT IN 1920, PROVIDED MERCANTILE SPACE ALONG THE INTERSECTION OF BRAGG AVENUE AND FRAZIER STREET. THE HISTORIC OPENINGS WERE RECALIBRATED WITHIN THE RENOVATION, BUT DENOTED WITH RAW STEEL PANELS TO PROVIDE A LEGIBLE JUXTAPOSITION BETWEEN THE NEW AND OLD.

To7.03

274 BRAGG RENOVATION



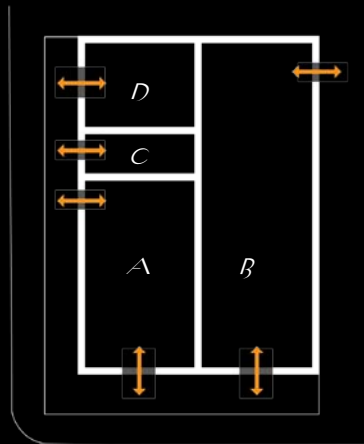
THE SOUTH- AND WEST-FACING AWNING HAS PROTECTED THE STRUCTURE FOR OVER 90 YEARS FROM THE HOT SUMMER SUN. NOW RESTORED, THE AWNING CONTINUES TO PROVIDE AN INTIMATE, WELCOMING RELATIONSHIP TO THE STREET.



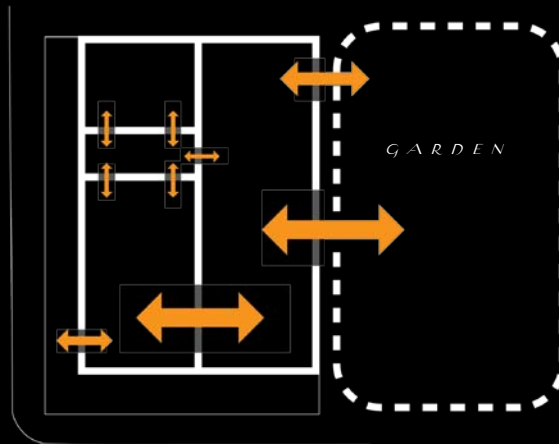
1926 SANBORN MAP, SHOWING THE BUILDING OCCUPIED BY THREE STORES AND A POOL HALL.

To7.04

274 BRAGG RENOVATION



BEFORE



AFTER

STRATEGIC OPENINGS WERE INTRODUCED WITHIN THE INTERIOR WALLS TO FOSTER NEW RELATIONSHIPS BETWEEN THE FOUR SPACES.

CAREFULLY CALIBRATED OPENINGS WERE ALSO INTRODUCED WITHIN THE EASTERN WALL TO INTEGRATE THE INTERIOR WITH THE NEWLY INAUGURATED GARDEN.

To 7.05

274 BRAGG RENOVATION



FLOOR PLAN, WITH THE EXISTING WALLS HIGHLIGHTED.



To 7.06

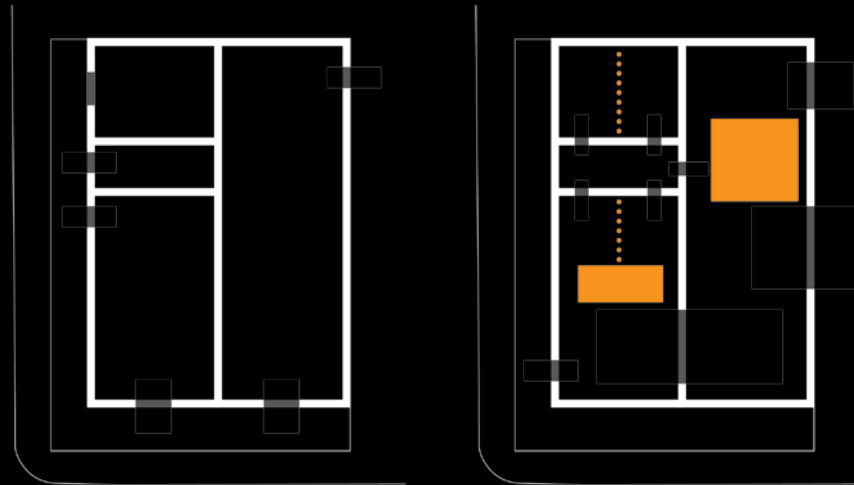
274 BRAGG RENOVATION



THE OPENINGS ALONG BRAGG AVENUE HAVE BEEN THICKENED AND METHODICALLY DETAILED TO PROVIDE APPROPRIATE PRIVACY AS WELL AS SOUND ATTENUATION BETWEEN THE INTIMATE LIVING SPACE AND THE LIVELY STATE ROAD.

To7.07

274 BRAGG RENOVATION



BEFORE

AFTER

IN ORDER TO RETAIN THE INDUSTRIAL SCALE VOLUMES OF THE INTERIOR, DENSE PROGRAM OF BATHROOMS, LAUNDRY, CLOSETS, AND STORAGE ARE STRATEGICALLY GATHERED AND EMPLOYED TO SEPARATE BEDROOMS FROM THE PUBLIC SPACES OF THE HOUSE.

To 7.08

274 BRAGG RENOVATION



CLOSETS AND STORAGE SPACE ARE AGGREGATED WITH THE LAUNDRY AND BATHROOMS TO SHIELD THE BEDROOMS FROM THE PUBLIC AREAS. GRAND POCKET DOORS EXTEND TO PROVIDE FURTHER SEPARATION AS NEEDED.



WITHIN THE WET ROOMS, LOW FLOW FIXTURES AND DUAL FLUSH TOILETS ARE INSTALLED TO PRESERVE WATER. RAINWATER IS ALSO HARVESTED FROM THE ROOF TO BE USED IN THE GARDEN.



To7.09

274 BRAGG RENOVATION



THE ORIGINAL METAL STAMPED CEILING TILES WERE CAREFULLY REMOVED, RESTORED AND REHUNG. PLASTER REPLICAS WERE FORMED TO REPLACE THE MISSING CORNER PIECES. OFF THE SHELF LIGHT FIXTURES WERE MANIPULATED TO ELIMINATE THE NEED FOR JUNCTION BOXES WITHIN THE CEILING, WHICH WOULD HAVE PENETRATED AND OBSCURED THE RESTORED CEILING.

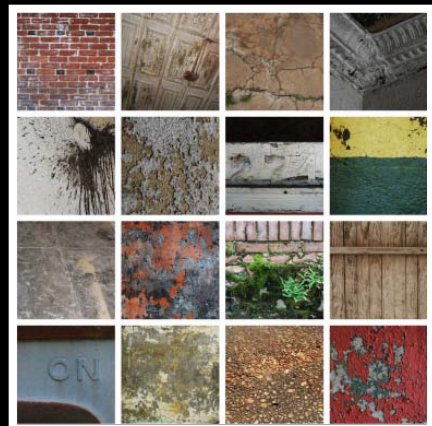
To7.10

274 BRAGG RENOVATION



THE FORMER BARBER SHOP WAS
REWORKED INTO A NATURALLY
LIT STUDY HALL.





To7.11

274 BRAGG RENOVATION

HISTORIC PATINAS AND TEXTURES WERE REVEALED WITHIN EACH SPACE. THE STRIKING THICKNESS OF THE MASONRY WALLS NOT ONLY PROVIDES STRUCTURAL STABILITY WITHIN THE BUILDING, BUT ALSO PROVIDES THERMAL STABILITY. THE THERMAL MASS OF THE WALLS STABILIZES THE DAILY TEMPERATURE FLUCTUATIONS, REDUCING THE ENERGY REQUIRED TO HEAT AND COOL THE HOUSE.



To 7.12

274 BRAGG RENOVATION



IN CONJUNCTION WITH OTHER REUSE STRATEGIES WITHIN THE BUILDING, EXTENSIVE PADS OF IMPERMEABLE CONCRETE IN THE LANDSCAPE WERE METHODICALLY DISASSEMBLED AND REUSED. THE RECLAIMED CHUNKS OF CONCRETE WERE ROTATED AND LAID TO REVEAL THE COLORFUL AGGREGATE EXPOSED BY THE CUTTING PROCESS. STORMWATER THAT ONCE FLOWED OVER THE IMPERMEABLE SURFACES AND INTO THE MUNICIPAL SYSTEM NOW PENETRATES THE GROUND, WATERING THE WILD AND WOOLY PLANTS AND RECHARGING THE GROUNDWATER.

To 7.13

274 BRAGG RENOVATION



THE GARDEN BECOMES AN
INTIMATE AND EXCITING
EXTENSION OF THE HOME.

PROJECT NAME:
274 BRAGG AVENUE RENOVATION

PROJECT LOCATION:
274 BRAGG AVENUE
AUBURN, ALABAMA 36830

OWNER/CLIENT:
DAVID AND ELIZABETH HILL

ARCHITECT + LANDSCAPE ARCHITECT OF RECORD:
DAVID HILL AIA, ASLA, LEED AP
HILLWORKS:

ARCHITECTURE + LANDSCAPE
ARCHITECTURE
274 BRAGG AVENUE
AUBURN, ALABAMA 36830

GENERAL CONTRACTOR:
GREGORY "SCOOP" LANGSTON
HF&L CONSTRUCTION
752 EAST GLENN AVENUE
AUBURN, ALABAMA 36830

PHOTOGRAPHER(S):
(PLEASE LIST WHICH SPECIFIC SLIDES GET CREDITED TO
EACH PHOTOGRAPHER(S) LISTED)
ALL PHOTOGRAPHS BY HILLWORKS

To7.X

PROJECT IDENTIFICATION
SLIDE

PLEASE DELIVER YOUR
COMPLETED POWERPOINT FILE
TO 200 COMMERCE STREET,
SUITE 200, MONTGOMERY,
AL 36104 ON A CD. ALSO
INCLUDE THIS IDENTIFICATION
INFORMATION IN A SEALED
ENVELOPE BEARING ONLY THE
CODE NUMBER ON FRONT.