



Project Summary BcDc— Ps-Pearl St. Duplex, Hp-Harvard Park Duos

BcDc in partnership with Koelbel Urban Homes, have celebrated the completion of 4 modern duplex residences providing modern urban living for a variety of happy homeowners.

The paired custom Duplex Homes, located within the heart of Old South Pearl Street, offers a fresh take on urban living.

The homes offer 3 levels of finely detailed modern dwelling with expansive walls of glass connecting the open interiors with multiple outdoor living spaces. Large front porches, expertly crafted courtyard gardens and upper level roof decks, further connect the homeowners to the city and the mountains beyond.

From the outset, BcDc had the mindset to liberate the design of the home, by anchoring the center of the main level living space with an expansive kitchen, suited for everyday activities as well as large gatherings of friends and family. A large dining area is located towards the front of each home, expanding outwards to a front porch and entry garden. A very spacious living space occupies the rear of the home, offering both maximum privacy and connection to the finely detailed courtyard garden through the use of a large floor to ceiling sliding window arrangement.

A unique approach to the design of the upper levels was a direct response to the increasingly diverse buyer preferences. For one of the homes, a 3 Bedroom upper level was integrated with an open third story “tree house” space on the third floor, leading directly to a west facing roof top deck. The adjacent home offers 2 Bedrooms on the upper level and even larger Owners and guest suites. The third level “tree house” incorporates a 3rd Bedroom/home office and private bath along with a crash pad and roof deck.

The architecture balances the vertical nature of the form with strong horizontal lines of the porch and upper level roofs and incorporates an extensive use of natural materials. Locally sourced brick, a nod to the historic neighborhood, is paired with clear cedar, which wraps the areas of direct human contact at entries, porches, courtyards and upper balconies. The result is a warm modernism that seamlessly integrates to the interior, with the expansive white oak floors, dark maple cabinetry and a dramatic slatted stair wall, constructed of the same white oak as the floor from which it rises 2 stories.

The large roof overhangs provide an architectural connection to the scale of the neighborhood as well as minimizing solar heat gain. A combination of high density closed cell insulation; a 90% efficient furnace and a hybrid electric water heater are integrated for maximum comfort and energy efficiency. Andersen 100 Series Windows, comprised of a composite “Fibrex” fiber content frame and low – E glazing, offer an advanced option for all fenestration. All of the included windows meet the Energy Star Certification and Andersen is Energy Star Partner of the Year.

The design of a duplex residence, by its very nature, minimizes construction material and maximizes energy efficiency through the common wall.

The Harvard Park Duo of paired homes has produced 4 new homes on adjacent home sites. A challenging sloping site was the key driver of the design, resulting in a series of “platforms”, integrating the homes from east to west and producing a rare celebration fabulous mountain views from both the main and upper levels. The living area is again located at the rear of the home with a stepped floor resulting in 10-foot ceilings, a see through 2-sided indoor-outdoor fireplace and an abundance of glass framing the courtyard and views beyond. The generous courtyard spaces are further integrated with the natural topography gently leading one on a procession through both indoor and outdoor living.

The 2 buildings were designed with maximum diversity along the street elevations with no visible knowledge of similar floor plan designs. A large butterfly roof frames the front porches of the south homes, echoing in an inverted fashion, the shallow pitch of the roof form above. Clerestory windows and a vaulted upper ceiling offer a counter point to the more angular neighbor to the north.

This northern Duplex incorporates a series of dramatic L-Shaped porch forms, with strong horizontal rooflines turning 90 degrees into vertical walls. Bronze toned standing seam metal siding, is paired with a custom brick (locally sourced) and arranged in a vertical bond, and clear natural cedar siding and soffits.

Stucco and a similar color palette of exterior trim and windows, unite the Duos striking a balanced diversity. A diversity of buyer preferences was distilled down into varied upper floor plan offerings with regards to Bedrooms and Amenities.

The sustainable building practices of Pearl Street were echoed at Harvard Park, building another series of efficient homes using top-notch material offerings.