

22Aug2020

8542 White Avenue – Brentwood, Missouri

Mitigating Measures

Set residence footprint back 4'-0" from building line to reduce the imposition relative to adjacent structures.

Building material on first level of Front Elevation replaced with brick to respond to the predominant context material of the adjacent residences.

Main roof slope lowered to 5:12 pitch, bringing the total height of the highest point of the roof to 28'-9", a full 6'-4" below the 35'-0" maximum as allowed by the City of Brentwood Ordinance.

Because of that reduction in main roof pitch and volume, the apparent height of the main roof (outside of the dormer) is on 20'-6" at all edges.

Porch roof slope reduced to 4:12 to reduce the extent of roofing visible at ground level.

Heights and slopes of the Garage and dormer roofs reduced to 9:12 to reduce the perception of structure size from street level.

Front porch extended 2'-0" to decrease the sense that the Garage is a prominent extension projecting from the main building.

Main roof ends modified to hip condition, greatly reducing the volume under roof and overall structure size as observed from street level.

Garage and dormer gable end faces broken up with hip skirt, "modified dutch gable" at gutter line, greatly reducing the feeling of a vertical element, and in the case of the Garage, providing an increased shadow line and functional coverage at the door opening below.

Massing Study

<https://youtu.be/ozNR0SWE0zw>

