

ADELPHI

≡ Q U A R T E R ≡

Adelphi Quarter is a Mixed Use development that was completed in late 2020 in the King Lincoln – Bronzeville community on the east side of Downtown Columbus. The area's residents have historically been Black or from lower socioeconomic groups and in recent years have been largely underserved as it relates to growth or development within the area. The neighborhood had a rich, well-documented history that mirrored the Harlem Renaissance from the early 1900's thru the 1960's when the area was cut off from Downtown by the building of an Interstate. The community's history is filled with stories of artists and entrepreneurs that were true, authentic "community builders".

The goal of this project was to integrate in and honor the fabric, character and rich heritage of the King Lincoln neighborhood and to become a catalyst for a revitalization of growth and development in the area by bringing affordable, safe, diverse housing options to the east side of downtown. To be a development that would weave together a storied and soulful history infused with a spirited new generation of creatives.

Our design problem to solve for was to create apartment units and interior and exterior gathering spaces that were vibrant, comfortable, and exuded the character and personality of an area of the city that has this rich cultural and artistic heritage.

Developer: Borror Development and Kingsley + Co.; a minority owned commercial real estate investment and development firm.

Location: Columbus, Ohio

Industry: Mixed Use Development

Size: 97,600 sq/ft

Apartment Units: 130

Retail Spaces: 5



SITE HISTORY AND SIGNIFICANCE

The Adelphi Building; built in 1921, was home to the first loan and savings company in Ohio created by and for the black community, in an era where this was unheard of. This bank helped to fund small business throughout the community helping the Bronzeville neighborhood to become a self sufficient thriving community.



MCNABB FURNERAL HOME (1947)

The construction of Interstate 71 in the 1960s split this area up causing a major disruption and downfall of the once successful area, leaving many buildings in the surrounding area including the Adelphi Building abandoned.



RE-CREATED ADELPHI STOREFRONT (2021)

Carl Eugene Barnett, an African American Architectural engineering graduate from The Ohio State University, developed the specifications and plans for this building while supervising the process of construction. This loan and savings bank became a strong business that helped smaller black owned businesses start up.

In the 1940s the original bank was sold to become a funeral home. The McNabb Funeral home existed in this space until 2013.

The stones from the front of the Adelphi building were all removed and salvaged prior to the building being demolished in 2017. Part of our design / construction process was to measure and identify exactly how these stones could get reapplied to the new exterior design of one of the retail tenant spaces. It was important to the community that the facade be maintained due to it's historical significance.

ADELPHI LOAN AND SAVINGS COMPANY (1927)



ADELPHI BUILDING (2017)



INSPIRATION

The history and culture are so rich in the community that we wanted to highlight this richness via the design, brick selection and color palette. Highlighting art and music, layering of texture and materiality, and showcasing artists work were a few ways we were able to incorporate this vibrant language throughout the project.



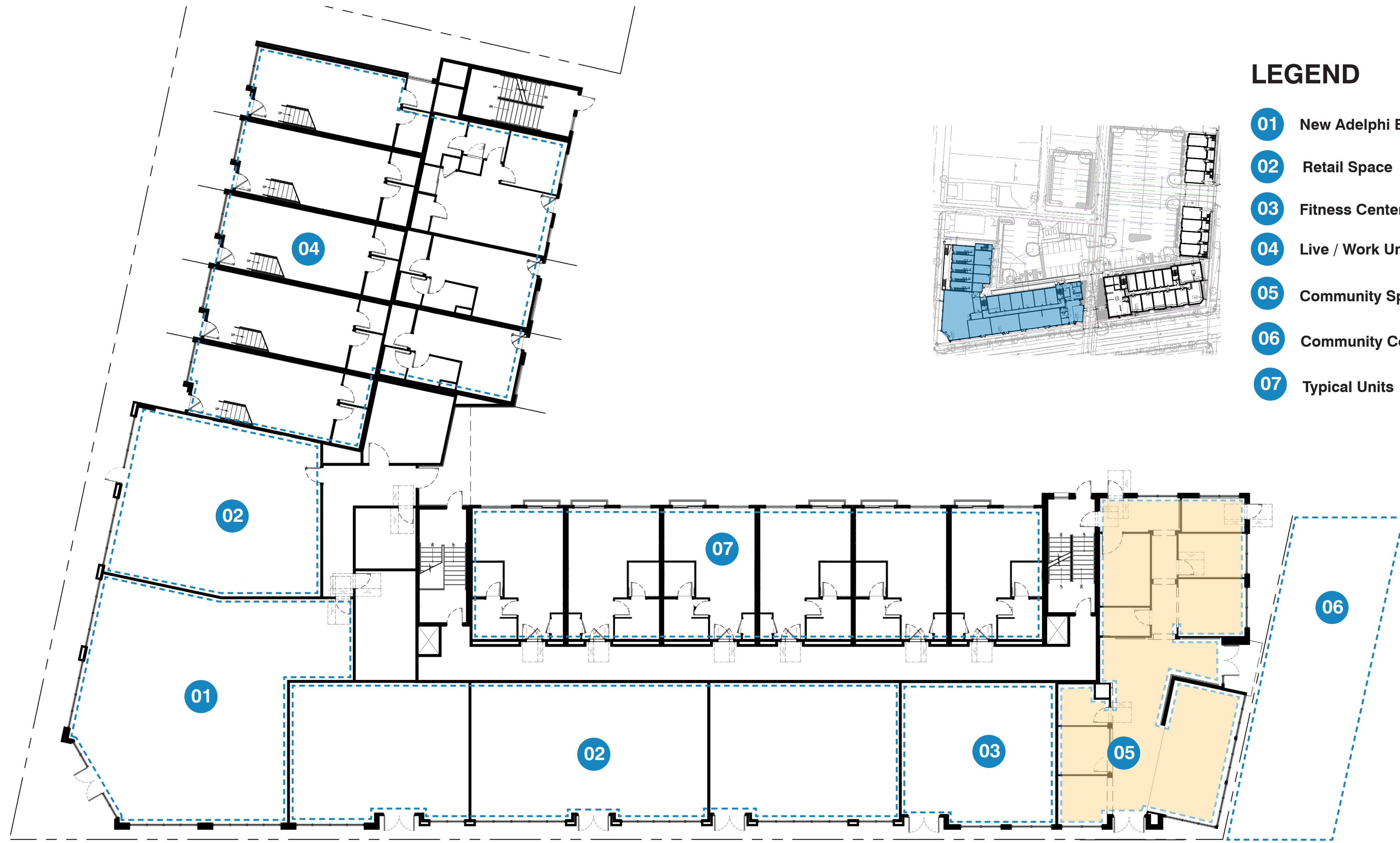


LEGEND

- 01 Community Gathering Room + Outdoor Gathering
- 02 Fitness Center
- 03 Townhomes
- 04 Live / Work Studio Units
- 05 Re-Used Adelphi Facade

LEGEND

- 01 New Adelphi Bank
- 02 Retail Space
- 03 Fitness Center
- 04 Live / Work Units
- 05 Community Space
- 06 Community Courtyard + Outdoor Gathering
- 07 Typical Units



LEVEL 1 BUILDING A
scale: 1/16" = 1'-0"

Long Street

LEGEND

- 01** Leasing Office
- 02** Community Gathering Room
- 03** Meeting Room / Coworking
- 04** Hospitality Space
- 05** Mail Room
- 06** Bike Storage
- 07** Restroom
- 08** Community Outdoor Gathering
- 09** Fitness Center



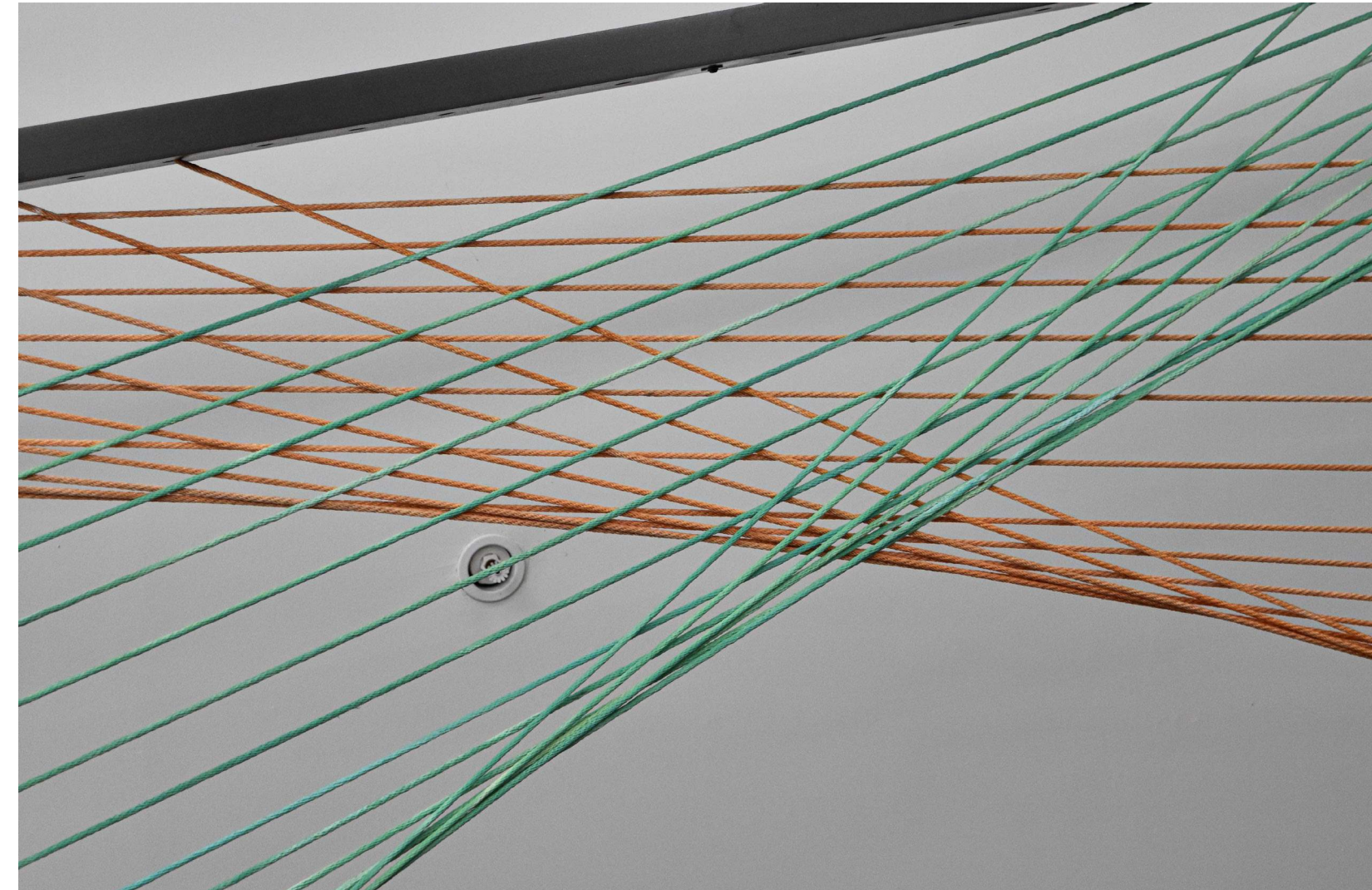


INTERIOR DEVELOPMENT

The interior design of the Community Space was designed to highlight a vibrant color palette, art that felt authentic to the heritage of the community, and furniture options that would invite residents in to use the space in a number of ways. There was a theme of “WOVEN” in the design and material selections because of the idea that things that are woven are inherently stronger. When people come together and weave new and old ideas together, they all become stronger.







DETAILS

Storytelling and Brand Building can be found in the details of a space. Fonts, color, language, texture; both visual and tactile surfaces. These all helped us to build a visual narrative for this space about weaving together culture, history, social vibrancy and art into the design.

The fabrics, furniture and lighting were heavily textured and full of color. A space that felt well-traveled was the goal and thoughtfully curated with lively art.

The graphics implementation team was able to use the theme of “woven” to fabricate our hanging ceiling art element. This included pieces of thin, colorful rope that were woven together and criss-crossed to create a visually pleasing hanging sculpture that can also be seen from the outdoor courtyard.

The property primary signage and wayfinding elements all had a bit of a exploded banana leaf theme. In some spaces this is simple tone on tone and others it’s bold contrasting colors. It provided a visual element that could be carried thru corridors and monument signs, as well as marketing materials for the leasing team.

Art is certainly more than just visual, the community residents include writers, musicians and visual artists. That’s why it felt important to include a type of unit that could be live / work on the west side of the property. This created a home environment for these artists to work from home and still have an affordable street presence to be able to meet with clients easily.



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CARL L. BROWN

CARL L. BROWN'S MARKET LOCATED AT 1053-1055 MT. VERNON AVENUE PROVIDED FRESH GROCERY'S INCLUDING FISH AND MEATS TO THE COMMUNITY ON A DAILY BASIS. MR. BROWN EVENTUALLY SOLD THIS STORE LOCATED NEXTDOOR TO THE EAST MARKET, TO MR. JAMES AND MRS. MAUREEN FLOOD. HE BUILT A NEW CARL BROWN'S I.G.A. MARKET ON HIS LAND AT 1315 MT. VERNON AVENUE. AT THE TIME OF THIS STORES COMPLETION, IT WAS THE LARGEST BLACK OWNED MARKET IN THE UNITED STATES

MARION M. RICHARDSON



AN EXTENSION OF A WALKABLE COMMUNITY

Prior to this project, the neighborhood had a shortage of clean, safe, move-in ready apartment units. This community now has studio, one and two bedroom, townhomes, and live work units to help fill the needs that were present. We selected unit materials that were current visuals and of timeless quality.

Scale and materiality were important in the design and planning of the exterior as well. The goal was for these townhomes to feel reminiscent of urban brownstones and have direct connectivity to the sidewalks giving these townhomes direct access to the walkable community.

