



LMSAP 2024-0004

2201-2207 Blake: Applicant Responses

LPC Direction – Nov 2024	Applicant Response
<p>Previous 2013 SAP approval called for a further simplified design, but this new proposal remains remarkably similar to the 2013 design.</p>	<p><i>[Noted.]</i></p>
<p>The current design is confusing and unsuccessful. It compromises the beauty and value of the extant historic buildings. Improvements are warranted.</p>	<p><i>Noted. Please see the below responses for explanations on the design updates we have made.</i></p>
<p>Design language is incoherent. Find a more appropriate approach for this in-fill context and current era.</p>	<p><i>Our design respects the Victorian context of the site while establishing itself as a distinct modern structure. Key Victorian architectural elements are used as the building blocks for the massing—such as elongated parapet forms, projecting bay windows, and an entry turret. However, the design is simplified to avoid competing with or distracting from the primary focal points of the site, the 2201 and 2205 buildings.</i></p>
<p>Proportions (overall), roof forms, and bay, are awkward. Improve these aspects of the proposal.</p>	<p><i>We’ve shifted the Unit 1 stair slightly North which has allowed us to simplify the design substantially. The building is now much closer to a simple rectangle, removing the jogs previously at the South elevation. This shift in the massing also allowed us to simplify our roof forms—updating the lower hipped roof to a single shed roof and eliminating the need for the secondary shed roof at the third story above Bedroom 3. Regarding proportions, we received feedback at the previous hearing that the massing felt squat. To elongate the building, we have removed the shallow angled gable roof and revised the west elevation to a parapet roof and modified the bay to double height.</i></p>
<p>Turret is out of place and top-heavy; reconsider including this feature.</p>	<p><i>We’ve removed the decorative roof on the turret above the first floor entries and simplified the detailing so there is less visual weight at the bottom of the turret. Additionally, we have thickened the diameter of</i></p>

	<i>the entry columns, and uniformly painted the base darker to create a more substantial base for the turret. We have also modified the entry point to Unit 2 to lessen the depth of the entry and empty space underneath the turret. Along with this, we have removed a single column to open up the entry and create more connection with the surrounding yard. We have also updated the adjacent roof above the bay window from a gable to a straight parapet to create less visual competition with the turret, and reinforcing the hierarchy of the turret as the main focal point of the design.</i>
Window styles are mixed up and too varied. Re-design to relate better with the historic structures.	<i>We have simplified the window types for the new duplex. All windows are now either double hung, single casement (matching in proportion to half of the double hung), or fixed in select locations. Per LPC comments, we have modified the main double hung window size to a more slender and elongated proportion. This window type is in-keeping with both the 2201 and 2205 Blake homes. All double hung windows are now the same size with the exception of the two windows above the sinks in the kitchen. We have switched the center windows at the double height bay to single fixed windows to provide some simplicity in that area. The only unique windows are at the rear elevation (fixed windows at stair landings and above bed at Bedroom 2).</i>
Simplify decorative detailing throughout and particularly at the porch.	<i>See earlier response regarding simplified turret detailing. We have also simplified the adjacent detailing with the shift from the gable to parapet roof.</i>
Color palette competes with the historic buildings. Consider neutrals as well as possibly fewer colors overall.	<i>Understood. We are happy to consider alternate color options. Final color choices will be mocked up on site during the construction process to ensure compatibility with the existing homes.</i>
Garage door is out of character and too large. Revise to fit better with the building and context. Consider a dwelling unit instead.	<i>The two car garage is an essential component to the Owner's program. We've looked to precedents in San Francisco where there are many examples of Victorian style buildings with garages at the lower level. We've broken the door down into carriage style elements with vertical paneling to elongate the structure and create the illusion of smaller single doors.</i>
Add a historic Landscape Architect to the design team.	<i>All existing landscaping on the site was completed by the current Owner. All new landscaping will be designed by the same team with the same methods to integrate with the existing site landscaping.</i>

<p>Screen the new building where possible.</p>	<p><i>The new duplex will largely be screened by the 2201 and 2205 buildings, existing mature landscaping, and the relocated stable. See perspective renderings on sheet A-0.1.</i></p>
<p>Consider relocating an existing historic multi-unit structure, like the Hutchinson Flats building, to this site instead of constructing a new building.</p>	<p><i>The Hutchinson flats building would not physically fit on the site when considering the existing buildings and planning dimensional setbacks. Regardless of size, it is more economical for this project to build new rather than upgrading all systems of a historic structure (seismic, ADA, plumbing, mechanical, energy code etc).</i></p>