

City of Brisbane

Agenda Report

TO: Honorable Mayor and City Council

FROM: Community Development Director via City Manager

SUBJECT: **Appeal- 7000 Marina Boulevard;** Design Permit DP-2-14; Appeal of the Planning Commission's decision to approve a Design Permit for renovation of the existing building; Westport Capital Partners, LLC, applicant; Marina Boulevard Property, LLC, owner; APN 007-165-120.

DATE: Meeting of December 8, 2014

City Council Goals:

To promote economic development that stabilizes and diversifies the tax base (Goal# 4).
To preserve the unique current character of Brisbane (Goal #16).

Purpose:

To act on the above-referenced appeal.

Recommendation:

Modify the Planning Commission's approval of the above referenced applications per the revised findings and conditions of approval set forth in the revised attached Resolution DP-2-14.

Background:

The above referenced application to renovate the vacant office building at 7000 Marina Boulevard was approved by the Planning Commission on August 7, 2014 by a vote of 3 ayes and 1 no. An appeal of the Planning Commission's decision was filed by Councilmembers Miller and O'Connell Pursuant to Section 17.52.020.B of the Municipal Code. The Planning Commission transmittal including staff reports and minutes from the meetings at which this matter was considered are attached, along with the appeal letter and related correspondence.

In September, 2014 the City Council authorized staff to hire an architect to review the proposal and offer an independent third party analysis. Nichols Booth Architects (Nichols/Booth) was retained by the City to perform these services and their report is attached.

Discussion:

The proposed design modifications are shown and discussed in detail in the attached Planning Commission materials. Specific design components are identified below along with a brief synopsis of the Planning Commission's action, relevant comments from the appeal, and pertinent recommendations from Nichols/Booth. Further detail on all of these components can be found in the supporting materials attached to this report.

Revised Building Entry

The proposal involved squaring off, expanding and reorienting the main building entry, and this modification was recommended for approval by the Planning Commission. The appeal letter characterized this modification as "severely detrimental to the integrity of the original design." The Nichols/Booth review supports the proposed change as approved by the Planning Commission.

Angled Window Systems & Conference Room Bays

The proposal involves replacing the angled awning/window system along the southerly faces of the building and replacing it with smooth ribbon glass consistent with the northerly building faces. A series of cantilevered bay windows are proposed along the southerly building faces as well. This modification was approved by the Planning Commission. The appeal letter characterized this modification as "severely detrimental to the integrity of the original design." The Nichols/Booth review supports the proposed change as approved by the Planning Commission.

The Nichols/Booth review also identified potential design alternatives that might be considered to more closely resemble the current configuration while still allowing the applicant to achieve their goal of increasing natural light into the building and improving views from the building.

Building Color

The proposal includes the introduction of black, gray and yellow as building accent colors, which was approved by the Planning Commission. The appeal letter objected to the proposed color changes, and the Nichols/Booth review recommends that the building be retained in its current all-white condition.

Roof Screen

The applicant proposed a squared off roof screen to replace the existing circular screen, which was approved by the Planning Commission. The appeal objected to this modification, and the Nichols/Booth review recommends the current circular screen be maintained.

New Deck Off Atrium

The proposal includes new doors and outdoor deck off the atrium on the north side of the building which was approved by the Planning Commission. The appeal letter did not object to this alteration, and the Nichols/Booth review supports the Planning Commission recommendation.

Based on the architectural analysis, project modifications to maintain the current color scheme and maintain the existing roof screen are recommended. These are reflected in the conditions of approval incorporated into the draft resolution of approval which is attached for the City council's consideration

Fiscal Impact:

None.

Measure of Success:

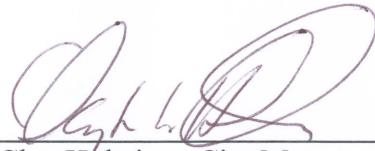
Resolution of this appeal.

Attachments:

- City Council Draft Resolution and Conditions of Approval (DP-2-14)
- Nichols/Booth Architectural Report
- Appeal Letter
- Applicant Information
- Planning Commission Transmittal Design Permit DP-2-14



John Swiecki, Community Development Director



Clay Holstine, City Manager

A RESOLUTION OF THE BRISBANE CITY COUNCIL
CONDITIONALLY APPROVING DESIGN PERMIT DP-2-14
FOR RENOVATIONS TO
7000 MARINA BOULEVARD

WHEREAS, Westport Capital Partners, the applicant, applied to the City of Brisbane for Design Permit approval of renovations to the office building at 7000 Marina Boulevard; and

WHEREAS, on August 7, 2014, the Planning Commission conducted a hearing on the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, minor alterations to an existing facility involving negligible or no expansion of use beyond that existing at the time of the lead agencies determination are categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 of the State CEQA Guidelines and the exceptions to the categorical exemptions referenced in Section 15300.2 do not apply; and

WHEREAS, at the public hearing of August 7, 2014, the Planning Commission of the City of Brisbane made the required findings pursuant to Brisbane Municipal Code Section 17.42.040 and approved Design Permit DP-2-14 subject to conditions of approval: and

WHEREAS, the Planning Commission's approval was appealed to the City Council within the required 15-day appeal period; and

WHEREAS on December 8, 2014 the City Council conducted a hearing on the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the City Council reviewed and considered the staff memorandum relating to said application, the plans and photographs, the written and oral evidence presented to the City Council in support of and in opposition to the application and hereby makes the findings attached herein as Exhibit A in connection with the Design Permit; and

NOW THEREFORE, based upon the findings set forth hereinabove, the Brisbane City Council, at its meeting of December 8, 2014, did resolve as follows:

Design Permit Application DP-2-14 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this eighth day of December 2014, by the following vote:

EXHIBIT A

Action Taken: Conditionally approve Design Permit DP-2-14 per the staff memorandum with attachments, via adoption of Resolution DP-2-14

Findings:

A. The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project.

B. The orientation and location of buildings, structures, open spaces and other features integrate well with each other and maintain a compatible relationship to adjacent.

C. There are no proposed buildings or structures which would have potential impacts to adjacent land uses.

D. The project design takes advantage of natural heating and cooling opportunities through building placement, landscaping and building design to the extent practicable, given site constraints, to promote sustainable development and to address long term affordability, in that the changes to this existing structure would be anticipated to reduce energy consumption modernizing the glazing and allowing for more natural light to better reach the interior spaces and no further measures are practicable.

E. The site does not constitute a hillside development and so the hillside development finding does not apply.

F. The changes to the proposed site plan are minor, but would provide for improved pedestrian circulation while not reducing the off-street parking to less than that required for the site; and the proposal would not affect traffic on abutting streets. The existing circulation pattern, within the boundaries of the development, is not proposed to be significantly altered, nor are the existing parking facilities.

G. The finding regarding the proposal encouraging alternatives to travel by automobile where appropriate, through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation is not applicable. There are no changes to the site which would affect existing alternative transportation provisions.

H. The previously approved site plan provides open areas and landscaping to complement the buildings and structures. Landscaping improvements are proposed to better separate and screen service and storage areas. Additional parking lot landscaping will provide minor way-finding improvements which will help to break up the paved area and existing landscaping already serves to breakup expanses of paved area and define areas for usability and privacy. New landscaping will be generally water conserving and appropriate to the location. The site is not within either habitat protection areas or wildland fire hazard areas.

I. The proposal takes reasonable measures to protect against external and internal noise.

J. Consideration has been given to avoiding off-site glare from lighting and reflective building materials.

K. Attention is given to the screening of utility structures, mechanical equipment, trash containers and rooftop equipment in that additional landscaping is proposed to further screen trash and service areas and ~~a new~~ **the existing** rooftop screen is ~~proposed to enhance the~~ **shall remain in place to provide** penthouse screening.

L. Any future signage will be required to be appropriate in location, scale, type and color, and to be effective in enhancing the design concept of the site, through a separate sign permit application.

M. Provisions have already been made to meet the needs of employees for outdoor space through connection to the active and passive outdoor landscaping and connections to the Bay Trail.

Conditions of Approval:

Prior to issuance of a Building Permit:

1. An application including detailed building plans, application forms and fees shall be submitted to the City for issuance of a Building Permit. The building shall be required to comply with all applicable state codes and applicable City of Brisbane Municipal Code provisions for new construction. **The plans submitted for building permit review shall incorporate the following revisions:**
 - a. **Eliminate all grey, black and yellow accent colors. The existing all white color scheme for the building shall remain in place.**
 - b. **Retain the existing circular roof screen.**
2. The building permit shall address noise requirements for the new windows, in accordance with the state building code.
3. No new building materials will be introduced which would result in significant off-site glare or reflection. New windows shall be of similar reflective and tint qualities to match existing, subject to Planning Director approval.
4. The final pathway configuration through the parking lot shall not reduce the total number of parking spaces for the site to less than that required, per BMC Chapter 17.34. Otherwise, a use permit for parking would be required, via separate application.
5. Detailed landscaping and irrigation plans shall be provided to the Planning Director for approval prior to installation and shall comply with the following requirements:

- a. Replacement landscaping shall comply with the Water Conservation in Landscaping Ordinance, BMC Chapter 15.70, as applicable.
 - b. Landscaping shall be provided to better screen the east-side service area, which is adjacent to the front entry.
 - c. All landscaping shall be appropriate to its context to the satisfaction of the Planning Director.
6. No work shall be done within the Bay Conservation and Development Commission (BCDC) jurisdiction, 100 ft shoreline band, without prior approval from BCDC.
 7. New and replacement exterior building and landscaping materials shall be consistent with those submitted as part of this application. Any minor modifications are subject to Planning Director approval. Additional materials samples may be required at the discretion of the Planning Director prior to building permit or landscaping approval.
 8. Grading, which may be associated with the proposed landscaping, shall be subject to approval through the City Engineer. Grading shall not be 50 cubic yards or more of exported material, nor 250 cubic yards or more of total grading (cut and fill), without first obtaining a separate grading permit through the Planning Commission, per BMC Section 15.01.081 and 17.32.220.
 9. Drainage shall comply with the National Pollutant Discharge Elimination System (NPDES) permit issued by the San Francisco Bay Regional Water Control Board including any applicable C.3 requirements, under the Regional Municipal Stormwater Permit, which may be imposed through the building permit process. The property owner(s) shall be responsible for ongoing operation and maintenance of any permanent structural stormwater controls.
 10. Advertising sign review is not included in the application, but would be subject to separate application, per BMC 17.36.050 and the Sierra Point sign program.

During Construction:

11. The project shall comply with the stormwater Best Management Practices, as provided in the applicable state regulations (see Condition No. 8 above).

Prior to Final Inspection:

12. Prior to final inspection the applicant shall demonstrate conformance with all of the above design permit conditions of approval.

13. All landscaping shall be installed.

Other Conditions:

14. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.

15. This Design Permit shall expire two years from its effective date (at the end of the appeal period) if a Building Permit has not yet been issued for the approved project.

RECEIVED

AUG 22 2014

Comm. Dev. Dept. Brisbane

Date Submitted: _____
Fee: _____
Receipt No.: _____

APPEAL

I/We hereby appeal the action by the

- Planning Commission - August 7, 2014
- Zoning Administrator
- Planning Director

regarding Application No. Design Permit DP-2-14

for Renovations to existing building

at 7000 Marina Boulevard

The reasons for the appeal are: see attached statement
(3 pages)

Name(s): Raymond C. Miller TERRY O'CONNELL

Phone Number: (415) 467-8512 415-467-6210

Mailing Address: 224 Sierra Pt. Rd. 70 SIERRA PT RD
Brisbane, CA 94005 Brisbane CA 94005

Signature(s): *Raymond Miller* *Terry O'Connell*

Date: August 18, 2014 8/18/2014

**Appeal of Planning Commission Approval (3-1) of
Design Permit (DP-2-14)
for renovations of existing building at
7000 Marina Boulevard
on August 7, 2014**

Reasons for the Appeal:

1. Insufficient attention to historical and architectural significance of building.

Neither the Planning Staff nor the Planning Commission demonstrated an awareness of the historical and architectural significance of what was originally known as the Dakin Building. The building was originally commissioned as a Class A corporate headquarters building by the Dakin family for their stuffed animal business. Theodore Brown, the principal design architect, said, "the successful incorporation of daylight in the project is largely based on a manipulation of the building's geometry, using calculated angles to capture and control sunlight." (firm web site)

In 1987 it was considered the finest new building in San Mateo County. In 1990 it was awarded semi-finalist standing in the international Quaternario competition for the recognition of innovative technology in architecture. In an August, 1990, article in *Architecture: The magazine of the American Institute of Architects*, the authors stated that, "The Quaternario judges focused on the technological aspects of the fenestration design where window angles were calculated to minimize interior glare and reduce over-illumination while at the same time reducing solar heat loading and subsequent demand for air conditioning as energy conservation techniques. The angled window projections effectively provide permanent sunscreens, obviating the need for interior blinds or shades."

In 1992 the Dakin building won a design excellence award from the American Institute of Architects. According to an *Examiner* article, the jury was especially impressed with the atrium and asymmetrical skylight (January 12, 1992).

No other building in Brisbane's history has ever achieved such architectural distinction. Because of its shimmering white appearance, the building acquired the nickname of "Luke Skywalker," in contrast to the first building built on Sierra Point with its smoky black glass exterior, which was known as "Darth Vader."

There are two General Plan policies that suggest we should be very careful before making major changes to such a unique, award winning building:

Policy 10 - Program 10a: Develop an environmental strategy for economic development. The strategy should include methods for encouraging the use of

renewable resources and the preservation and restoration of the unique features of the community for future generations (p. 52).

Policy 136: Encourage the maintenance and rehabilitation of structures important to the history of Brisbane (157).

2. Some of the applicant's planned physical renovations are severely detrimental to the integrity of the original design.

There are four proposed physical changes which we believe undermine the original design: First and foremost, the removal of the angular windows or fenestrations and replacement with flat window panes; second, adding black and yellow accents to the "pop-outs;" third, the black and gray screening of the utility turret on the roof; and fourth, the squaring off of the rounded entrance.

The staff report acknowledges that removing the angular fenestration system on the southern sides of the building would be the "most noticeable change in the building," resulting in a "flat appearance." In other words, one of the most distinctive qualities of the building would be destroyed. Architect Theodore Brown explained his approach as follows: "The southeast and southwest facades contain continuous integral sunscreens which shade and diffuse direct sun infiltration. The sun screens, inspired by canvas awnings, make a dramatic design statement, capping windows that slope outward at a 42-degree angle and creating glare free interior spaces, unobstructed views and its distinctive facade character." (Firm web site)

Removing the five-level angular window treatment from the southern sides of the building would take away the visually important "distinctive facade character" and make it into a "run of the mill structure" (Commissioner Munir). Retaining the pop-out boxes does not compensate for the removal of one of the "key elements of the building's architecture" (staff report). In fact, the resulting look would be disproportionate and unaesthetic.

Brown also notes that the theme of the building is "light." The white exterior "reflects the mood and colors of the sun, clouds and surrounding environs." Therefore, adding black, gray and yellow accents is incompatible with this conception. The black and gray screen proposed for the white turret on the roof is especially inconsistent with the aura of the building.

The white, round turret on the roof relates to and complements the white, rounded entrance design. Squaring off the entrance contradicts the original architectural vision. Adding black and gray accents to the entrance also compromises the white "light" affect.

A 1995 San Francisco Chronicle article on the Dakin building notes "its bold appearance of bright white porcelain panels and futuristic design, seeming to

embody the concept of good." "The Luke Skywalker white palace" far out matches the nearby "Darth Vader" building. "The differences between the two buildings go far beyond architectural good and evil. They show the choice between prepackaged architecture, in which individuals or even businesses are regarded as interchangeable, and a custom built home..." (April 17, 1986)

In light of the above, it is our view that the first required finding of design review cannot be satisfied by the applicant's proposal, particularly in the attributes stipulated above. ("The proposal's scale, form and proportion are harmonious, and the materials and colors used complement the project.")

3. Insufficient attention was devoted by the staff and the Commission to the investigation of architectural alternatives to the applicant's proposals that respect the integrity of the original design.

It seems to us that the applicant is more interested in making the two buildings at 5000 and 7000 Marina Blvd. alike than in preserving the architectural significance of the Dakin building. Yet one could anticipate that a Class A building would be highly marketable to tenants who want to make a statement.

We believe that much better architectural treatments exist than those proposed by the applicant. These alternative solutions should primarily address preserving the integrity of the original Dakin building design. Furthermore, we believe that these solutions can effectively address some of the maintenance and work place concerns raised by the applicant.

We have the impression that the staff and the Commission accepted the applicant's premise of "sameness" rather than "distinctiveness." Therefore, no serious investigation of alternative architectural treatments for the Dakin building was carried out. We hope that these alternative architectural solutions can be collaboratively developed.

4. Because of the historical importance of the Dakin building's architecture to Brisbane, there should be greater public attention directed to any decisions involving major renovations.

With its highly distinctive architectural qualities, the Dakin building is really the major piece of public art in Brisbane. Before interfering with its original design, there should be a wider public discussion. Yet there was no public testimony at the Planning Commission meeting when the decision was made.

By bringing this issue to the Council level, more public attention can be devoted to the issues involved.

Submitted by Council Member Raymond Miller and Mayor Pro Tem Terry O'Connell
August 21, 2014



435 Jackson St.
San Francisco, CA 94119
p: 415 . 525 . 9179
w: designblitzsf.com

DAKIN BUILDING REVISIONS

PROJECT: Exterior Improvements to 7000 Marina Blvd.

Brisbane, CA 94005

AUGUST 14, 2014

TO WHOM IT MAY CONCERN:

The scope of work for the existing building at 7000 Marina Blvd. intends to create a more cohesive campus-like link to the adjacent building at 5000 Marina Blvd. Improvements are meant to reorient circulation between the two buildings, provide a more integrated aesthetic, and connect with the strong natural setting of the site.

The revised design of Building 7000 focuses and builds on the most celebrated portion of the building, its northern atrium. According to the *SF Examiner*, the American Institute of Architects praised the building in 1990:

"Its chief strength is the atrium, with its views of the San Francisco Bay and asymmetrical skylight."

The proposed alterations seek to enhance the most celebrated & functionally appropriate portion of the building, its central atrium by including operable doors and an exterior deck.

The building at 7000 Marina Blvd. (also known as the Dakin Building) upon its completion in 1986 was praised for its attention to the functional requirements of its original tenant, the R. Dakin Toy Company. That year, the *SF Chronicle* lauded the building for its analogy to:

"a custom built home for a family controlled company that has been in the Bay Area for years."

Dakin required the mitigation of direct sunlight to reduce harm to its products. This resulted in the creation of an angular window system to the north, which substantially reduced the amount of daylight entering the building & obscured views out of the building.

The current building owner seeks to reuse (and once again customize) the building for a new type of tenant, one that requires the maximization of natural light and increased connections to the outside environment. The proposed building alterations will adapt the building to this new use & function, one that the original building fenestration does not allow for. Existing "pop-outs" in the northern facade are retained and adjusted to allow for more daylight and exterior views.

The proposed alterations at the building entry remove the existing revolving door and its supporting curved entryway in order to more strongly position the building entrance in its connection to Building 5000. Alterations also allow for more clarity of way-finding & circulation, increased accessibility, and functional orientations that will encourage pedestrian activity on the site.

These revisions will allow for an even more harmonious connection between the Dakin Building and its beautiful natural setting.

Sincerely,

SETH HANLEY
ZACHARY MEADE
DESIGN BLITZ

BULLETIN BOARD

CONFERENCE

Healthy buildings: The Eco Design & Builders Guild presents "The Good Home, a Healthy Building Conference," which explores personal and environmental health issues and building. Panels include: "Energy-Conscious Design," "Health Threats in the Home," "Harmonizing Your Home With Feng Shui" and "Natural & Non-Toxic Building Materials." Jan. 18 and Jan. 19, Fort Mason Center, Building C, Room 215. Cost \$135. Eco Design & Builders Guild is a collaborative of environmentally conscious building professionals. Call (415) 485-5441.

TUESDAY

Complete how to's: The Owner Builder Center hosts "Housebuilding and Remodeling," a 17-session course, 7 p.m., Ygnacio Valley High School, 755 Oak Grove Road, Concord. \$395 per person, \$695 for a couple. Call (510) 848-6860.

WEDNESDAY

'92 Outlook: "Recovery - When, Where and How?" a one-day forum sponsored by the San Mateo County Economic Development Association, 7:30 a.m., Westin Hotel San Francisco Airport, 1 Hewshorne Highway, Millbrae. \$45 for members, \$60 for non-members. Call (415) 345-8300.

Red tape unraveled: "Mysteries of the REA Revealed," a lecture given by California Real Estate Commissioner Clark Wallace to a joint dinner meeting of the Building Industry Association of Northern California's Commercial/Industrial Council and Sales and Marketing Council, 6:30 p.m., Pleasanton Hilton, 2050 Johnson Dr., Pleasanton. \$25 for members, \$40 for non-members. Call (510) 820-7682.

Tax deferrals: Independent Exchange Services presents "Tax Deferred Exchanges of Real Estate," 6:30 p.m., 177 Stewart St., Fifth Floor, San Francisco. Call (415) 882-4665.

Co-housing: "An Innovative Approach to Housing," sponsored by the Owner Builder Center, 7 p.m., 192 Second St., San Francisco. Call (510) 848-6860.

Complete how to's: The Owner Builder Center hosts "Housebuilding and Remodeling," 7 p.m., 2530 San Pablo Ave., Berkeley. \$195 per person, \$695 for a couple. Call (510) 848-6860.

THURSDAY

Property management: Institute of Real Estate Management presents "Successful Site Management," a six-day accreditation course, 7:30 a.m., Oakwood Apartments - San Jose South, 700 Saratoga Ave., San Jose. \$305 includes texts. Call (415) 873-1054.

Ride the waves: The California Mortgage Bankers Association hosts "Landing in the Turbulent '90s," a one-day seminar, 8:45 a.m., Oakland Airport Clarion Hotel, 455 Heegenberger Rd., Oakland. \$110 for members, \$130 for non-members. Call (916) 446-7100.

Sales tactics: "Mastering Persuasion," an accredited course sponsored by Wells Fargo Bank, 9 a.m., Holiday Inn Golden Gateway, 1500 Van Ness Ave., San Francisco. \$15 in advance, \$25 at the door. Call (619) 720-9600.

Lights across the bay: San Francisco Planning and Urban Research Association sponsors "Light Rail Across the Bay Bridge," an informal brown bag luncheon, 12:30 p.m., SPUR Conference Room, Suite 500, 312 Sutter St., San Francisco. Free. Call (415) 781-8726.

Kit homes: Owner Builder Center sponsors "Kit Homes - A Faster, Easier, Cheaper Way to Build," 7 p.m., 2530 San Pablo Ave., Berkeley. Free. Call (510) 848-6860.

Complete how to's: The Owner Builder Center hosts "Housebuilding and Remodeling," a 17-session course, 7 p.m., Gunn High School, 780 Arastradero Road, Palo Alto. \$395 per person, \$695 for a couple. Call (510) 848-6860.

FRIDAY

Framing history: San Francisco Planning and Urban Research Association sponsors "Preserving Our Architectural Heritage," an informal brown bag luncheon, 12:30 p.m., SPUR Conference Room, Suite 500, 312 Sutter St., San Francisco. Free. Call (415) 781-8726.

SATURDAY

Project X: "Planning and Designing a Remodeling Project," sponsored by the Owner Builder Center, 10 a.m., 192 Second St., San Francisco. \$75 per person, \$135 per couple. Call (510) 848-6860.

Tile tools: The Owner Builder Center hosts a one-day seminar on "Tile Installation," 10 a.m., 2530 San Pablo Ave., Berkeley. \$75 per person, \$135 per couple. Call (510) 848-6860.

Quake stakes: "Earthquake Retro Fit," presented by the Owner Builder Center, 10 a.m., 2530 San Pablo Ave., Berkeley. \$75 per person, \$135 per couple. Call (510) 848-6860.

Bulletin Board is a service to our readers, but publication of an event is an endorsement by The Examiner. Notices must be received a week before publication for consideration. Mail to Marnie Burke, Real Estate Bulletin Board, San Francisco Examiner, 110 Fifth St., San Francisco CA 94103.

AIA honors Bay Area design excellence

Judges praise innovative ideas for live/work space, office complex and hotel restoration

SPECIAL TO THE EXAMINER

EDITOR'S NOTE: This is the second part of a report on the American Institute of Architects, San Francisco Chapter's Awards of Honor for Design Excellence. Five of the eight winners were profiled last Sunday. Here are descriptions and jurors' comments about the remaining three.

The McKenzie Compound

This live/work residence deliberately continues to use forms, materials and attitudes toward siting that were first developed 25 years ago in the Sea Ranch Condominiums.

The client, a tapestry weaver and painter, wanted separate places to live and to work, indoors and out, and she wanted a place for simple entertaining. The design solution is two buildings — a house and a studio barn — around an enclosed court. The house is a simple volume of space with separate areas for lounging, cooking, sleeping and bathing. The skylit studio barn features a weaving studio, and a garage/painting studio with a study loft above.

"A sensitive building that provides all the amenities one could desire for a Sea Ranch house. Combines living and separate working areas into one complete whole."

Location: Sea Ranch, architect: Lyndon/Buchanan Associates; design team: Donlyn Lynn 'n, Marvin Buchanan, Larry Strain, Susi Marzuola, Terezia Nemeth, Dianne McKenzie, structural engineer: I.L. Welty and Associates; builder: Matt Sylvia; energy consultant: BEC Associates

R. Dakin & Co. headquarters

With panoramic views of the

Bay to the north, east and south, and coastal hills to the west, the 100,000-square-foot world headquarters of R. Dakin & Co. belies the constraints of the unstable site upon which it is built. The building, which houses executive offices, research and development facilities and product showrooms, sits on reclaimed land about 100 feet from the water's edge just south of San Francisco.

Over the next 30 years the earth surrounding the building will sink 5 to 10 feet. Thus the 75-foot-long entry ramps are hinged to the building, allowing for this subsidence while remaining within the handicap-access code. Specially designed foundations use the soil to absorb the lateral forces of earthquakes. Light steel panels and other structural elements cut down the overall weight of the building, lessening its impact on the site.

"This was a controversial project within the jury and generated a great deal of discussion. Its chief strength is the atrium, with its views of the Bay and asymmetrical skylight."

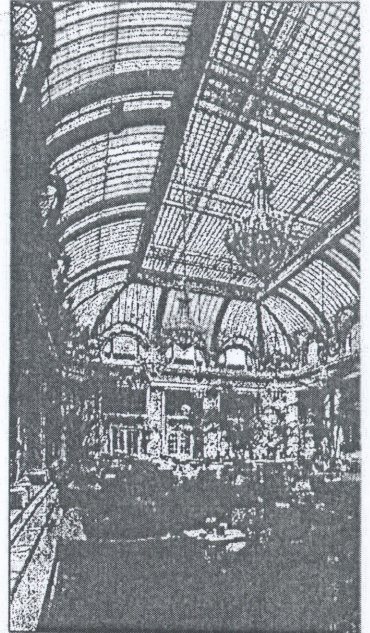
Location: Brisbane, architect: Theodore Brown & Partners Inc. and DES Architects + Engineers; design team: Theodore W. Brown, partner in charge; landscape architect: Royston, Hanamoto, Alley & Abey; builder: Kull Construction Co.; mechanical/electrical engineer: Howard N. Helfman & Associates

Sheraton Palace Hotel

Possibly the largest restoration effort in California after the State Capitol, the Sheraton Palace project required carefully restoring those elements of the original hotel that were historic and grand while updating the building structurally and providing completely modern mechanical systems and new meeting room facilities. The goal was to return the hotel to its original place as a centerpiece of The City's social and cultural life and to keep it viable and competitive in the local hotel market.

"Provoked the ever-recurring discussion as to whether restoration is architecture. Restoring such a major landmark with such care makes a tremendous contribution to The City."

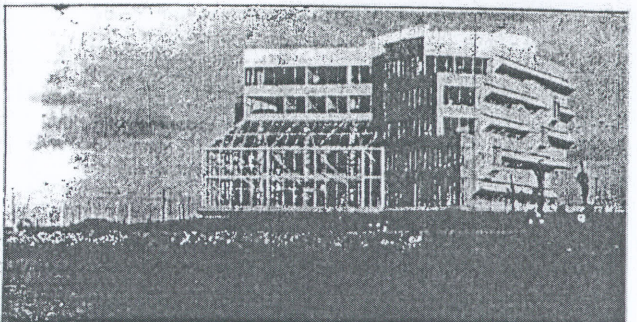
Location: San Francisco; architect: Skidmore Owings & Merrill Page & Turnbull; design team: Larry Doane, partner in charge; structural engineer: Navin Amin; project manager: Ed McCrary; interior designer: Stanford Hughes/Laura Horan; job captain: Michel Wilson/Steve Brunel; builder: Takenaka International (USA) Ltd.



The goal of the restoration of the Sheraton Palace to its original place as a centerpiece of The City.



The design solution of the McKenzie Compound, which wanted separate places to live and work, was



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Annual Review of California Architecture



Brugler Residence, The Sea Ranch. Architect: Obie G. Bowman/Architect AIA.

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Photographer: Wolfgang Hoyt, ESTO

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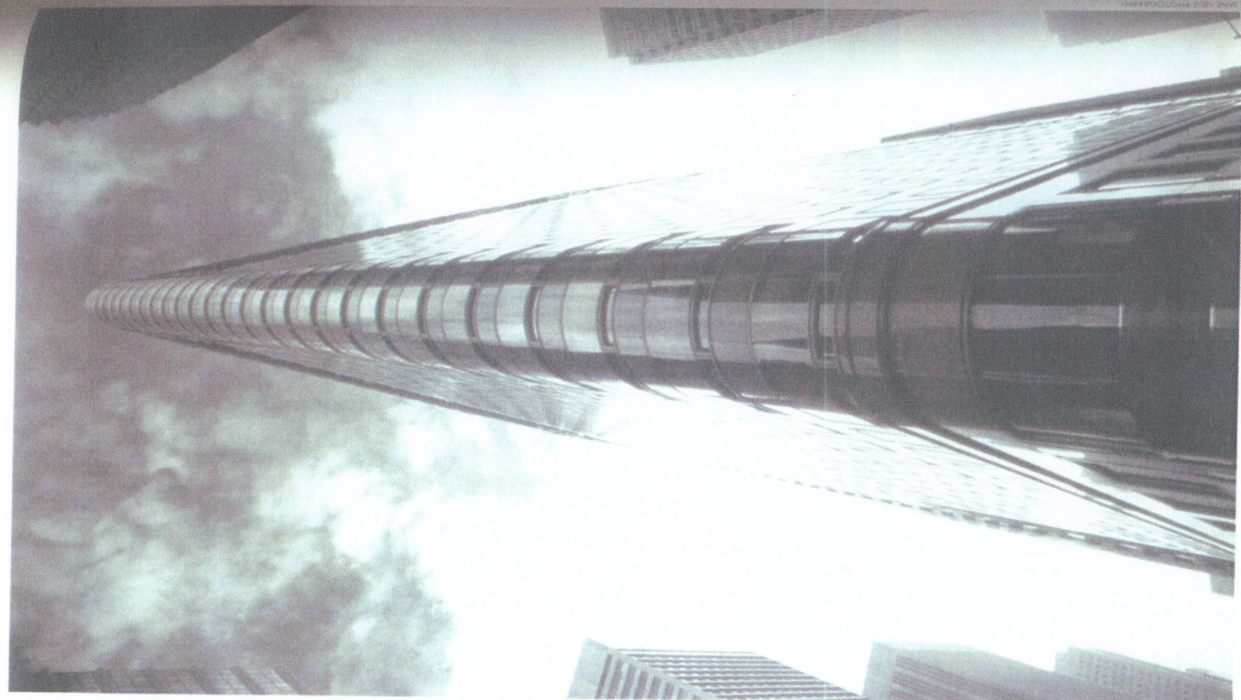
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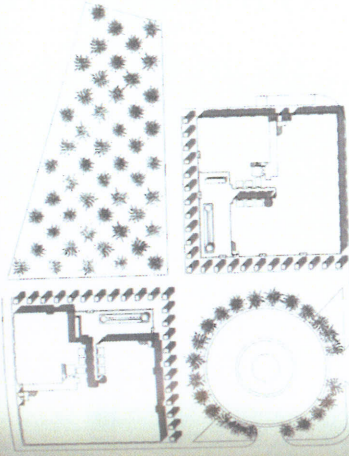
MERIT AWARDS



**388 MARKET STREET
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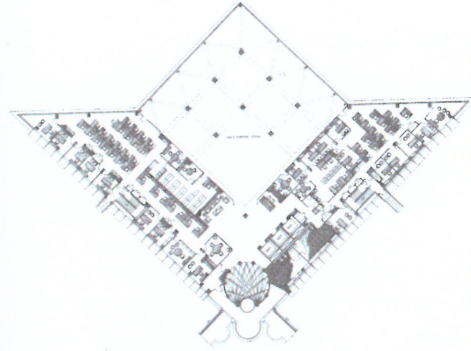
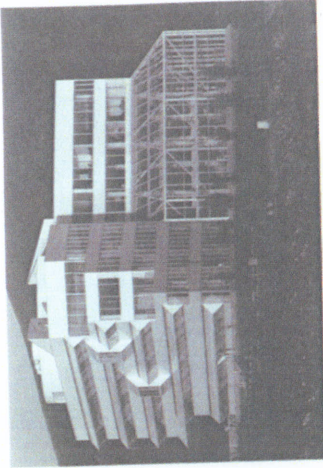
The difficulties of site and of the mixed-use program resulted in a building that is wholly integrated and resolves the differences in its parts. The architect didn't try to make an easy unity, but accepted and expressed the differences inherent in the program. The plan looks as if it was formed with the site shaped around it, rather than the building molded to fit a difficult site. The mixed-use high rise in the center of a large city is an important building type, and this one is very clean and elegant. The way the functions read from one part to the other, due to the subtle play on the facade, gives the building a wonderful sculptural quality.



**MACARTHUR COURT PHASE II
NEWPORT BEACH**

SKIDMORE OWINGS & MERRILL
MERIT AWARD

Diamond: This superbly effective example of formalist architecture accepts the automobile and makes it part of the formal composition. The architect understands the transition from the automobile to the core through the colonnade, and uses the palm tree in an entirely appropriate way in the formal garden. The landscape is part of the architecture. The two buildings, the contrasting courtyards, and the plan all come together in an incredibly successful way. The architecture is Minimalist in that the buildings make distinctions of importance through the colonnades and on the facing corners. The use of the skin wall in a nonstructural way is Minimalist, but it's not structuralist



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MERIT AWARD

This building expresses strong energy concerns. The forms are basically taken from what the sun is doing and how the Earth is rotating. It offers a refreshing change from superficial Post-Modern forms to let the building grow out of what it elements. Like sailboats, airplanes, kites and other things that deal with the elements, buildings can take on forms that have an elemental meaning. The building is delicate and the shape seems to revolve as you move round it. It makes perfect sense as a valid direction in

which architecture should go. We hope that other buildings find inspiration from this one.

Diamond: This is a group of incoherent language more of which is understood by the others. It put me in mind of early Modernist work that was supposed to be machine-made when actually it was crated out of plaster. This could have been made energy efficient in a more effective way, without so much glass. The architect uses enormous energy in design and architectural terms to solve the energy problems. That's the fundamental contradiction in this building. But I have a more serious concern. Reading the plan, it appears that much of the internal population is without a view, despite all the glass