

ATTACHMENT 4

Urban Building Workshop

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Amy Nicholson | City Planner

Planning and Economic Development
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sent via email.

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Dear Ms. Nicholson,

Thank you very much for reviewing assisting in the processing of our application thus far. Our team has made several changes to the architectural design after the recent Cultural Heritage Board and Design Review Board concept hearing. We look forward to an opportunity to present the project again before these committees and if approved, begin construction on the homes.

Specifically, we have made the following adjustments in response to Board member comments:

We have adjusted the proportion of the windows to be more in the style of older homes in the neighborhood by reducing the width. We reviewed reference materials that detailed different architectural periods that are prevalent in the neighborhood and have attempted to make the proportions of our windows similar.

We have eliminated the false mullions in the windows on all four buildings as they were not appropriate 'mimicry'

Trim and casing detailing around the windows has been adjusted to not be a direct copy of prior architectural styles but to still articulate the facades and provide a level of detail that is compatible with the several surrounding architectural styles.

Garage door detailing has been simplified so attention is not drawn to this aspect of the homes.

The elevation to the 1297 Glenn Street building has changed significantly in response to Board member comments. A new material was introduced to help break up mass on the second story and the main roof has been hipped to further reduce mass along the Glenn Street frontage. This will create even more separation between the 1299 and 1297 buildings and help to make the buildings look smaller. In addition, the porch roof is now a shed roof that will reduce the bulk of this aspect of the front façade and provide a contrasting form to further differentiate this home from 1299 Glenn Street next door. The eave, bracket and railing details have been changed so they are not a direct mimic of the building at 1289 Glenn Street. A more modern approach has been taken that still achieves the design intent of having an attractive and usable porch on the front of the home and an articulated, visually dynamic façade.

The colors of all four homes have been adjusted to do two things. First, the colors have been adjusted to be more similar to what is common in contemporary buildings so that it doesn't

appear that we are trying to imitate older buildings, second a single dark gray trim color has been chosen for the roof eaves to provide a little unity between the four buildings. While each of these buildings has its own characteristics, this use of color will allow neighbors and passerbys to have a visual understanding that these building are part of a group.

Lastly, care has been taken to adjust the rear patios and the doors accessing them to ensure that the mature trees we intend to protect have the best possible chance of surviving with un-damaged roots during construction.

Very Truly Yours

Kevin Skiles
Project Architect / Builder