

AGENDA

- + Previous Meetings Recap
- + The Secretary of the Interior's Standards Character Defining Features
- + Landscape Typologies
- + Courtyard
- + Exterior Palette
- + Lobby, Breezeway, Railings
- + Windows
- + Roof, Skylights, Rafter Glazing

TALARIS PROJECT RECAP

67 LOT SITE PLAN



62 LOT SITE PLAN



48 LOT SITE PLAN



2018-2019:

- + Six Board/ARC briefings. Started with 67 new single-family residential lots, renovation of Buildings A/B/C/D/F and removal of Buildings E & G.
- + Board shared concerns regarding extent of impacts on the landmark buildings and landscape.
- + Applicant incorporated Board feedback and reduced site plan to 62 new SFR lots.
- + Board further shared concerns about overall site planning, general generic home design and removal of mature oak and conifer groves.
- + Applicant eventually withdrew from project and turned over work product to property owner (current applicant).

10/20/21 ARC Briefing:

- + Owner reintroduced project post-COVID
- + Bassetti Architects hired to work with Site Workshop to assess project, revise campus site plan, bring more emphasis and context to landmarked buildings and site, and incorporate more prior Board feedback.

10/29/21 ARC Briefing:

- + Site plan reduced to 48 new single family residential lots plus sensitive Building D addition.
- + Introduced more compatible architecture and massing for new homes.
- + Emphasized retention of most important tree groves in collaboration with consulting arborist Tree Solutions.
- + Original design and evolution of the site - further development was anticipated
- + Presented revised site plan with over 20% fewer single family home sites (62 to 48)
- + Adaptive reuse of historic buildings to partially offset economics of having fewer homes
- + Described current approach to adaptive reuse of historic buildings

1/5/22 LPB Briefing:

- + Revised site plan with focus on hiding garages and reducing driveways
- + Outlined the defining characteristics of the historic structures
- + Outlined a potential compatible architectural vocabulary
- + Shared some conceptual images of new pond and wetland homes

TALARIS PROJECT RECAP

POND HOUSE



2/4/22 LPB Briefing:

- + Reviewed revised overall site plan
- + Outlined the recent history of the property
- + Reviewed defining characteristics of the historic landscape
- + Arborist's overview of tree conditions - restoring canopy, removing poor health trees
- + Walk through of overall site plan concept from the loop road

D ADDITION



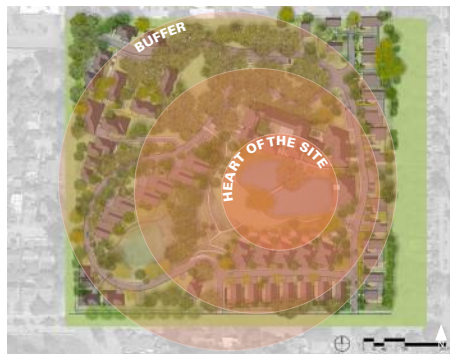
3/1/22 ARC Briefing:

- + Reviewed defining characteristics of Buildings A, B, C, D, and F
- + Outlined existing materials and colors for Buildings A, B, C, D, and F
- + Reviewed preliminary modifications for Buildings A, B, C, D, and F

5/13/22 ARC Briefing:

- + Reviewed updated preliminary modifications for Building D and F
- + Reviewed conceptual design of Building D-Addition
- + Walk through updated site and buildings from the loop road

HEART OF SITE



8/3/22 LPB Briefing:

- + Campus expansion history and removal of Phase 2 E and G Buildings
- + Balancing building and site landmarks
- + Pedestrian walk through heart of the campus video

9/16/22 LPB Briefing:

- + Review of 41st Street, Wetland, and Pond Homes
- + Reviewed exterior palette for homes

WHAT WE HEARD

- + General acceptance of the home plan massing, roof forms, design, color palette, and material selection
- + A request to compare economics of the proposed application to those of the site prior to the imposition of controls
 - + To be addressed at next full board briefing
- + Understanding of landscape and evolution of Richard Haag's design
- + General understanding of need to remove Building G to balance buildings and landscape.
- + 3D walk-through outlining overall conceptual site design approach was appreciated.
- + Heard variety of roof forms to create neighborhoods within site was appreciated.
- + Design and location of Building D addition was considered a reasonable approach.
- + Insertion of windows and doors in Building D foundation walls to increase usable floor area understood.

THE SECRETARY OF THE INTERIOR'S STANDARDS: CHARACTER DEFINING FEATURES

CHARACTER DEFINING FEATURES / IDENTIFY, RETAIN, PRESERVE, AND REHABILITATE



PRESERVE - OAK GROVE



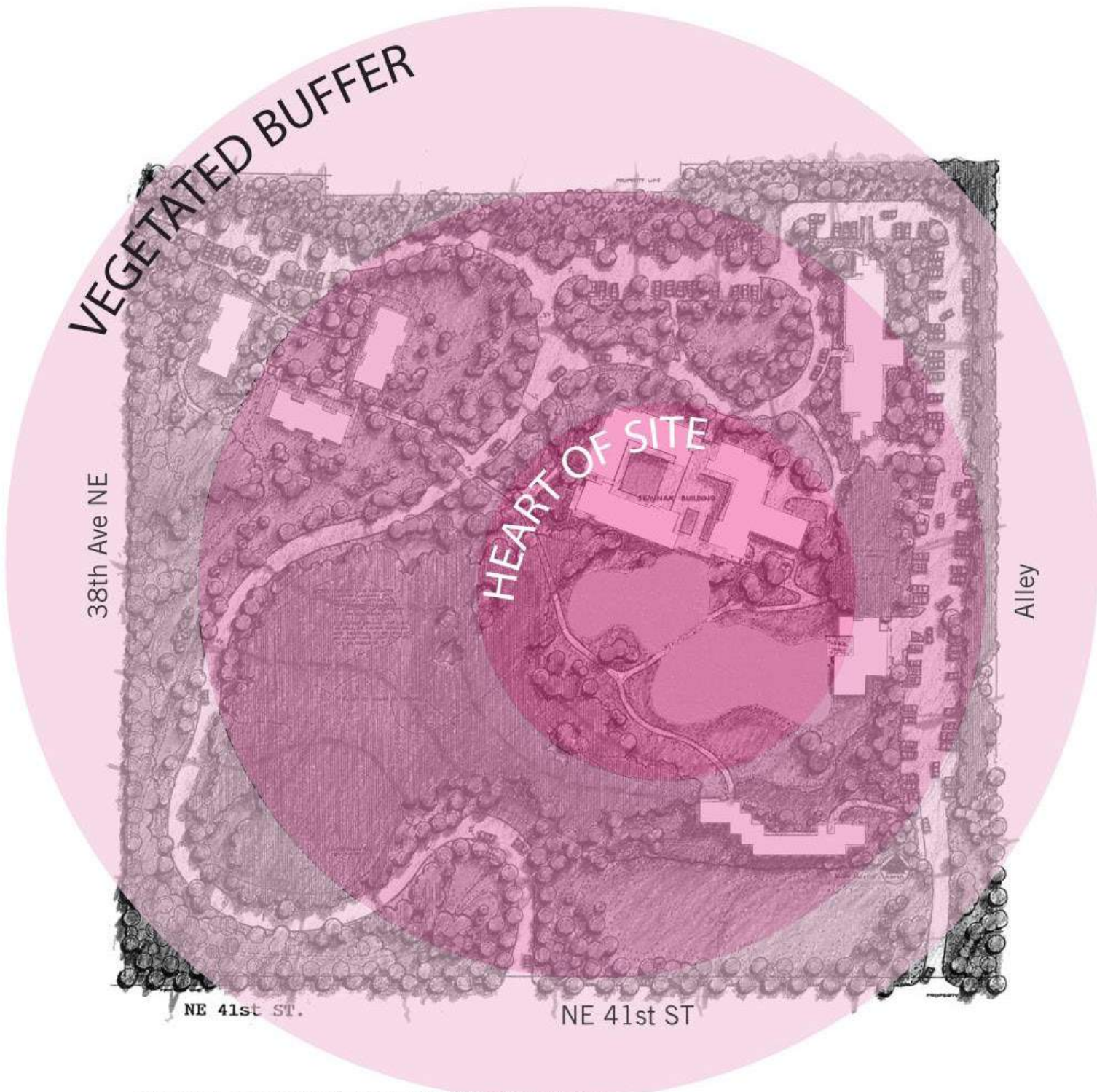
REHABILITATE - POND, BRIDGE, & BLDG D



REHABILITATE - BLDG C



REHABILITATE - BUFFER & WETLAND



SPATIAL ORGANIZATION AND TOPOGRAPHY

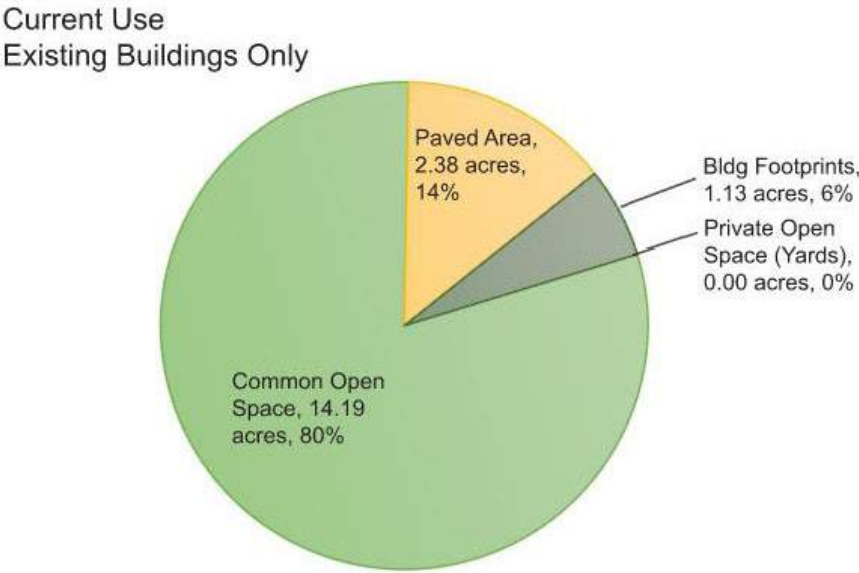


PARK LIKE SETTING, CIRCULATION AND VIEWS



EXISTING SITE PLAN

- Primary
 - Heart of campus
 - Pond
 - Park like setting
 - Oak Grove (1966)
 - Pedestrian Network
 - Road Network
 - Buildings A,B,C,D, & F
 - Courtyards
 - Conifer Grove (1970's)
- Secondary
 - Wetland & Existing Planting
 - Transitional neighborhood buffer
 - Pine Grove (1990)



"THERE IS A BALANCE BETWEEN CHANGE AND CONTINUITY IN ALL CULTURAL RESOURCES. CHANGE IS INHERENT IN CULTURAL LANDSCAPES; IT RESULTS FROM BOTH NATURAL PROCESSES AND HUMAN ACTIVITIES ... PRESERVATION AND REHABILITATION TREATMENTS SEEK TO SECURE AND EMPHASIZE CONTINUITY WHILE ACKNOWLEDGING CHANGE."

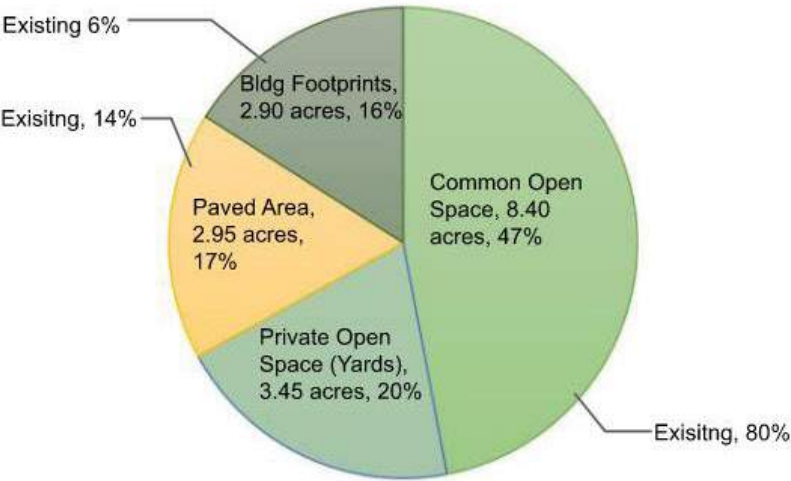


- Preservation

 - Oak Grove (1966)
 - Conifer Grove (1970's)
 - Pine Grove (1990)
- Rehabilitation

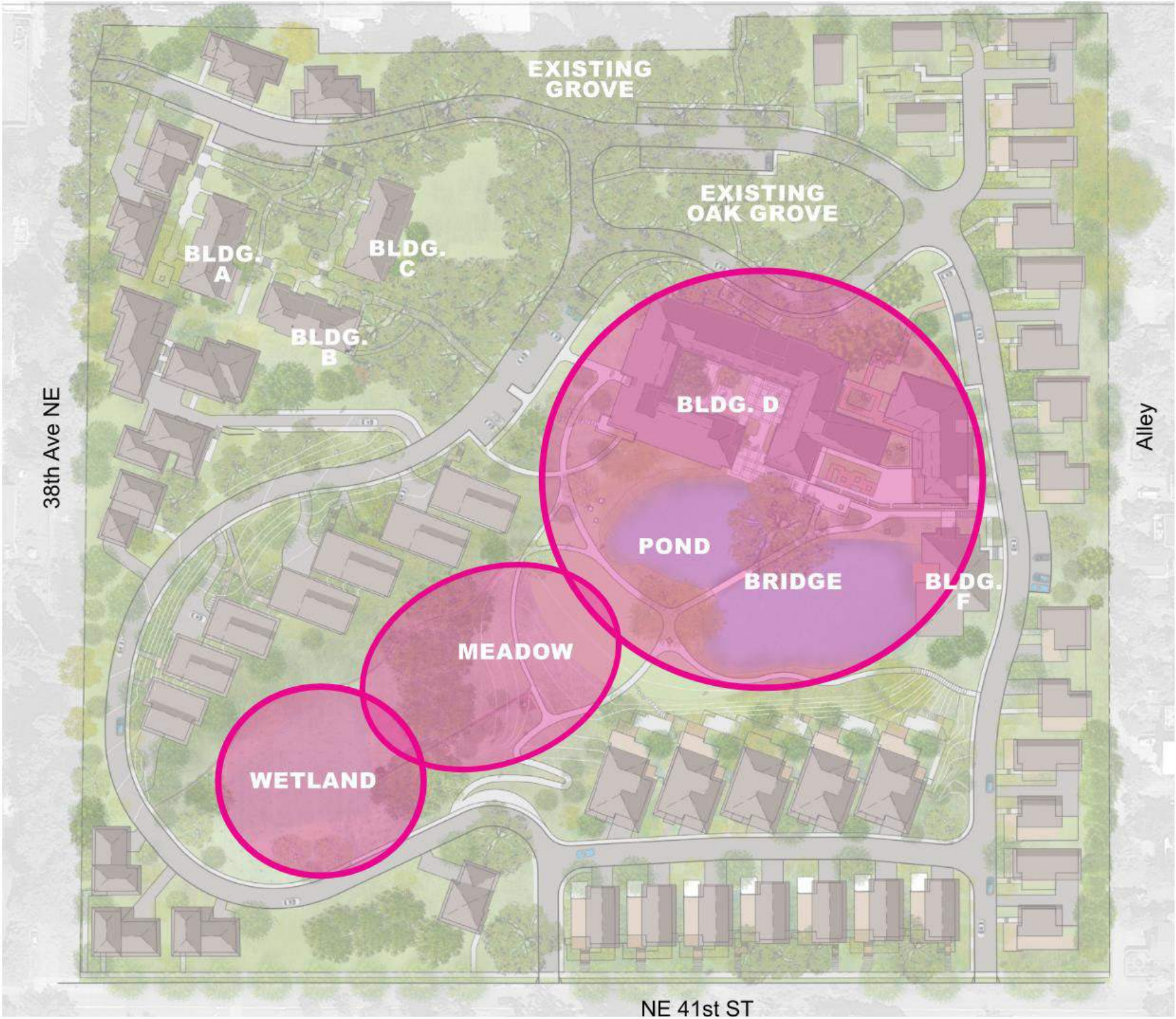
 - Heart of campus
 - Pond
 - Park like Setting
 - Pedestrian Network
 - Road Network
 - Buildings A,B,C, D & F
 - Building D-Addition
 - Courtyards
 - Transitional Neighborhood Buffer
 - Wetland & Existing Planting

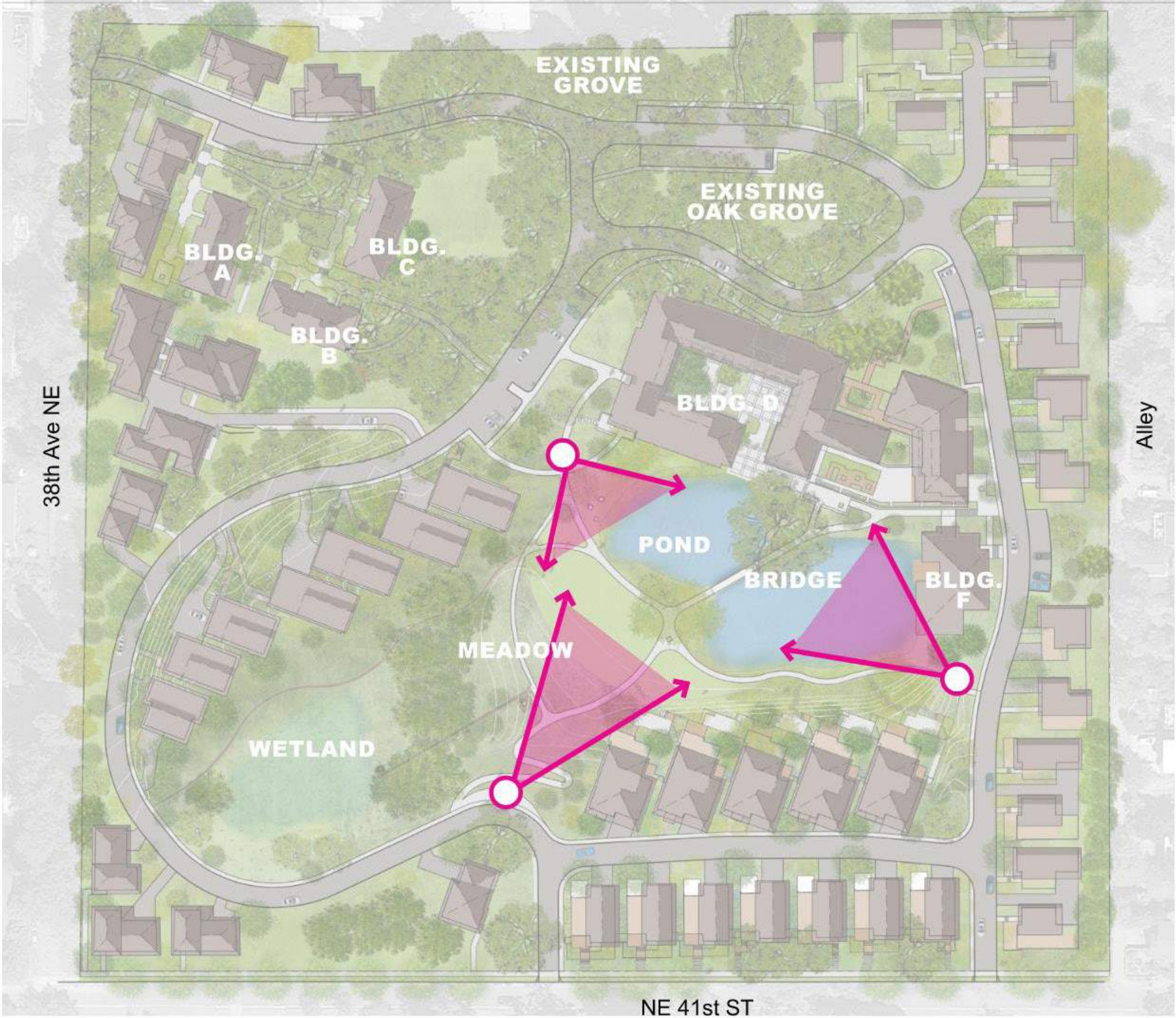
Proposed Development
48 Homes + Retained Buildings



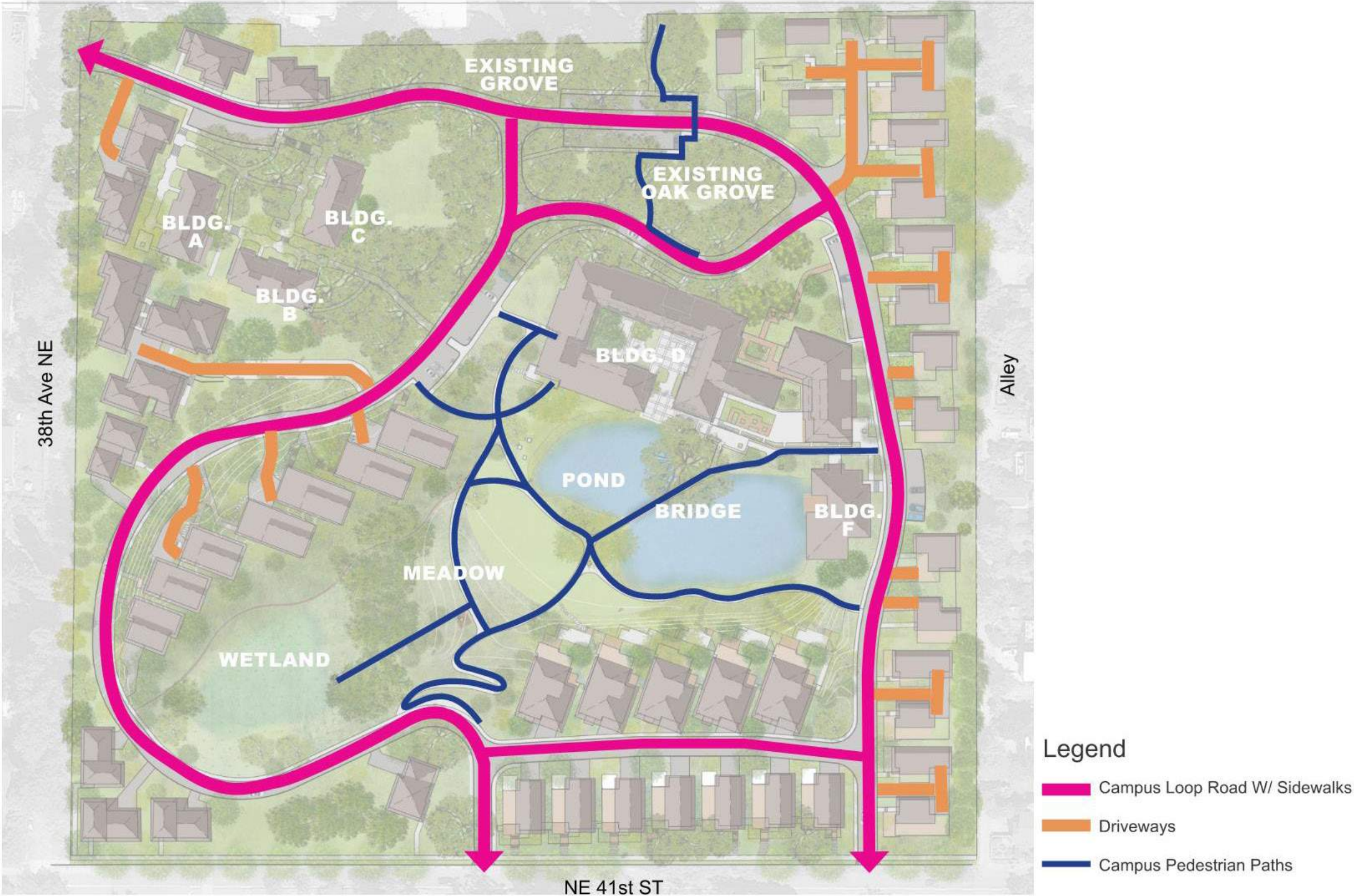
"REHABILITATION IS DEFINED AS THE ACT OR PROCESS OF MAKING POSSIBLE A COMPATIBLE USE FOR A PROPERTY THROUGH REPAIR, ALTERATIONS, AND ADDITIONS WHILE PRESERVING THOSE PORTIONS OR FEATURES WHICH CONVEY ITS HISTORICAL, CULTURAL, OR ARCHITECTURAL VALUES."

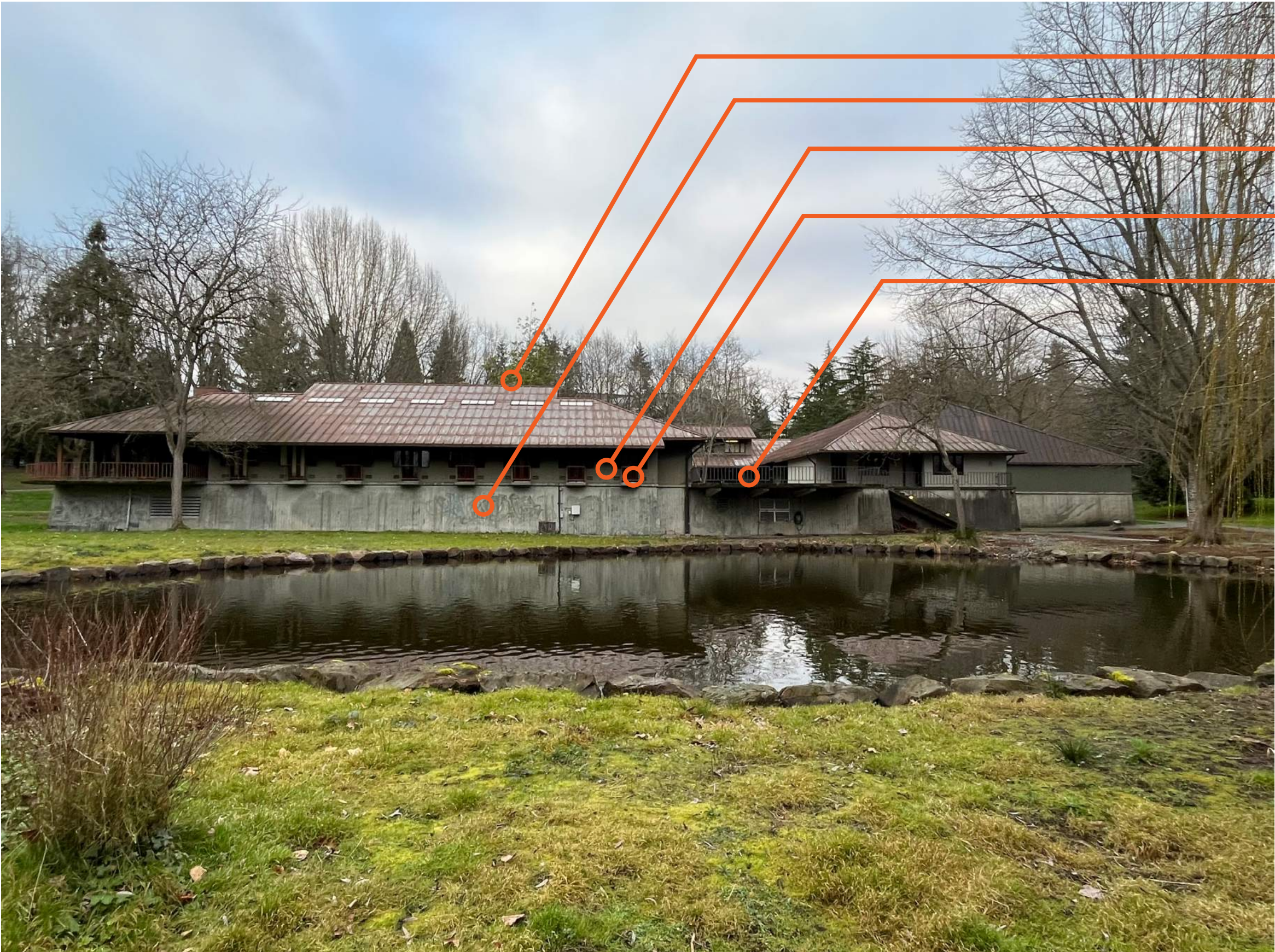
CHARACTER DEFINING FEATURES / RETAINED: CAMPUS HEART, WATER FEATURES, AND TOPOGRAPHY











Building Primary:

- + Hipped Roof Forms with Deep Eaves
- + Batten Seam Metal Roofing Materials
- + Battererd Concrete Plinth Foundation with Articulated Belt Course
- + Painted Wood Siding
- + Aluminum Window Frames with Vertical Orientation
- + Cantilevered Concrete Balconies
- + Courtyard with Japanese Influenced Garden
- + Pond Overlook
- + Deep Cedar Wood Board Eaves with Continuous Venting

Building Secondary:

- + Painted Metal Guardrails
- + Exposed Roof Rafters Adjacent to Courtyard Entrances
- + Covered Decks with Storefront Glazing System at SW, NW, and NE Corners
- + Cast-in-place Exterior Concrete Stairs With Exposed Aggregate Finish
- + Courtyard and Building Perimeter Rain Drainage System and Concrete Paving Pattern

Building Tertiary:

- + Wood Doors/Frames
- + Plumbing Roof Vent Pipes
- + Exterior Mounted Light Fixtures
- + Pairs of Office Balcony Doors
- + Exterior Wall Louvers
- + Hollow Metal Doors and Frames
- + Building Graphics
- + Courtyard Cloister Style Raised Walks

CHARACTER DEFINING FEATURES / NORTH ENTRY



CHARACTER DEFINING FEATURES / BACK OF HOUSE - SEMINAR ROOM









LANDSCAPE TYPOLOGIES

BUILDINGS D, D ADDITION & F / LANDSCAPE TYPOLOGIES



WETLAND/EMERGENT
RESTORE EXISTING WETLAND. SEASONAL FLOODING. PLANTED WITH HIGH WATER TOLERANT NATIVE PLANTS. TRANSITIONAL LANDSCAPE HOSTING HYDROPHILIC AND/OR WATER-ADAPTIVE HERBACEOUS PLANTS.



TURF GRASS
RETAIN OPEN SPACE. DROUGHT TOLERANT TURF GRASS. MOW MONTHLY DURING LATE SPRING TO EARLY FALL.



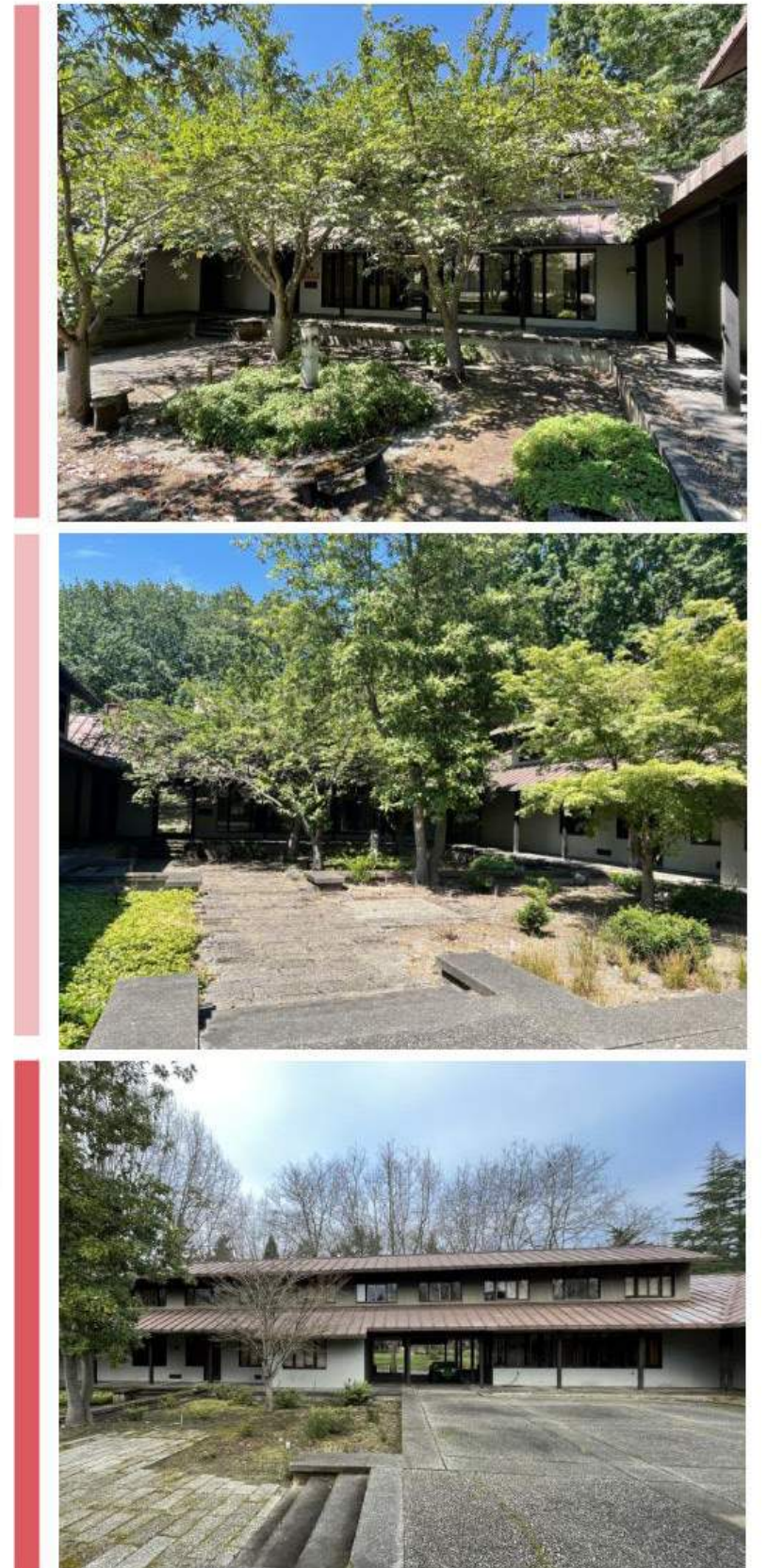
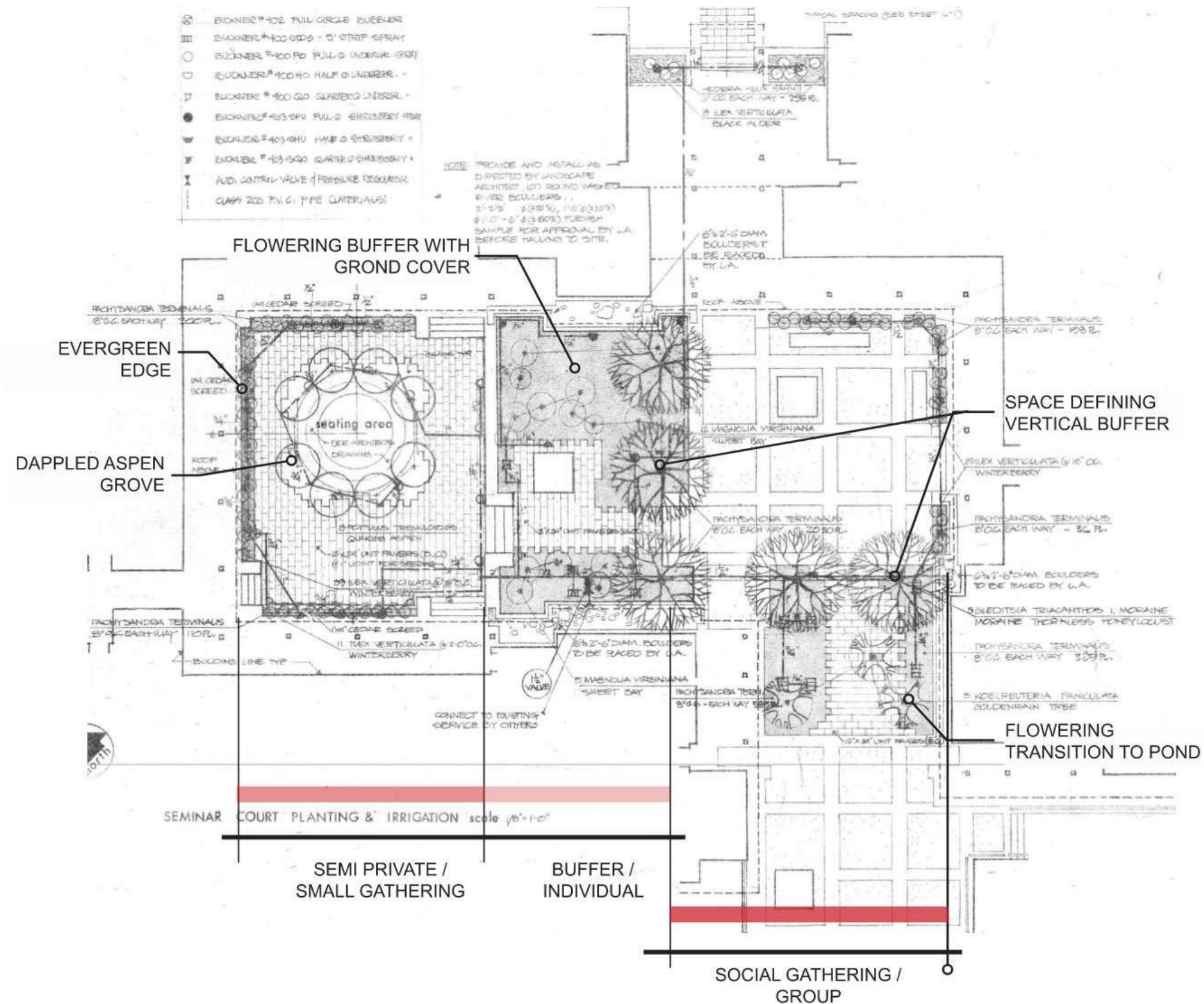
HABITAT MEADOW
MEADOW TO PROVIDE SEASONAL INTEREST AND HABITAT VALUE. MOW ONCE OR TWICE A YEAR.



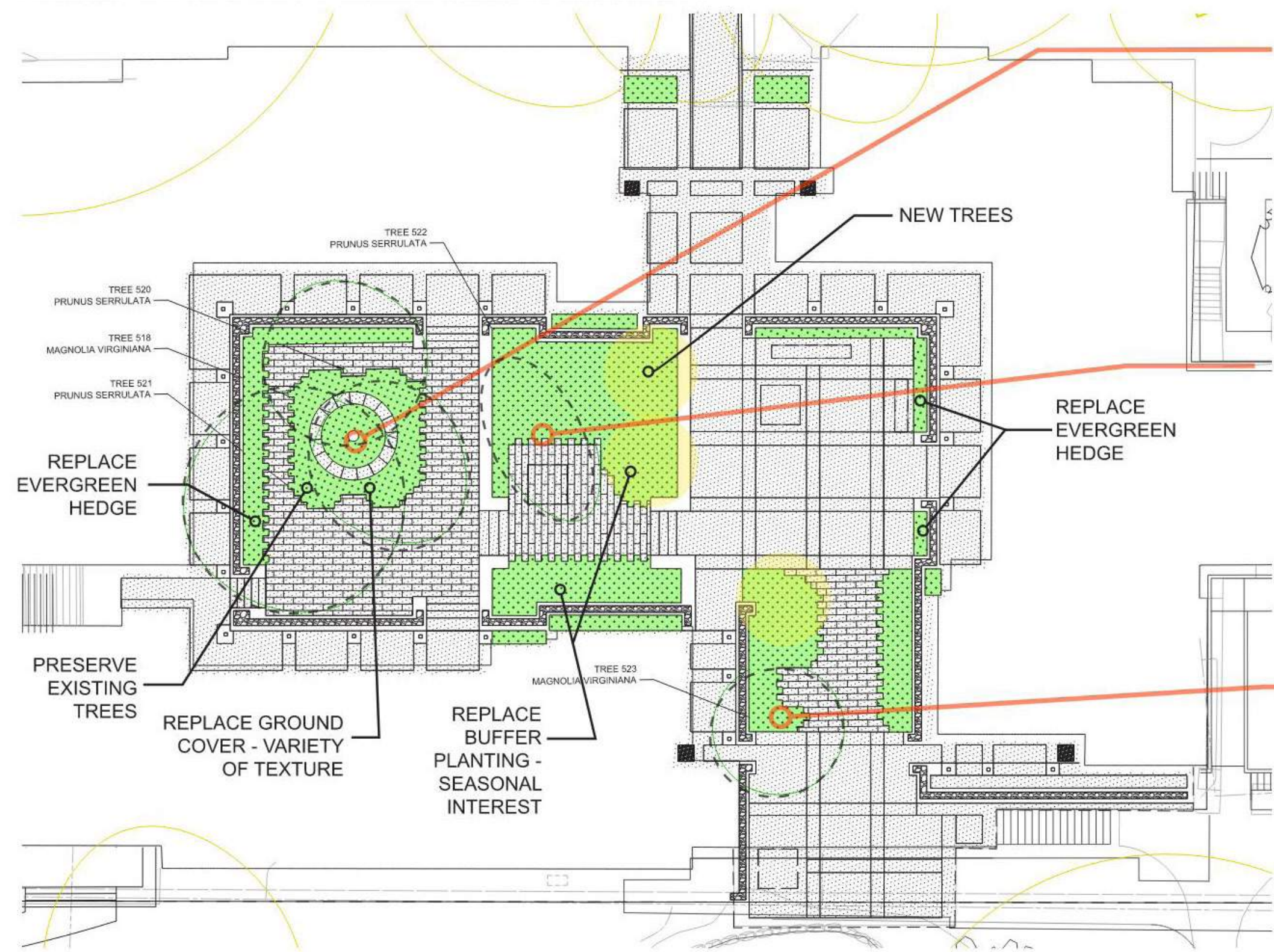
NORTHWEST JAPANESE
ALLUSION TO D COURTYARD. ESSENTIAL ELEMENTS INCLUDE STONE, WATER, AND PLANTS, LOOKING TO PROVIDE COLOR AND SEASONAL CHANGES. JAPANESE INSPIRED LANDSCAPES TO BE LOCATED IN SMALLER ENCLOSED PRIVATE RESIDENTIAL SPACES.



BUILDING D COURTYARD / ORIGINAL DESIGN



BUILDING D COURTYARD / PLANTING



EXISTING PLANTING



PRUNUS SERRULATA & MAGNOLIA VIRGINIANA



PRUNUS SERRULATA



MAGNOLIA VIRGINIANA



GROUND COVERS



BUILDING D COURTYARD / NW JAPANESE PLANTING



Acer palmatum 'Dissectum Viride'



Ginkgo biloba



Styra japonicus



Acer griseum

TREES



Taxus cuspidata var. nana



Ilex crenata 'Green island'



Hakonechloa macra



Anemone nemorosa



Pachysandra axillaris



Halcyon



Geranium clarkei



Polystichum polyblepharum



Adiantum venustum



Ophiopogon formosanus



Ophiopogon umbraticola

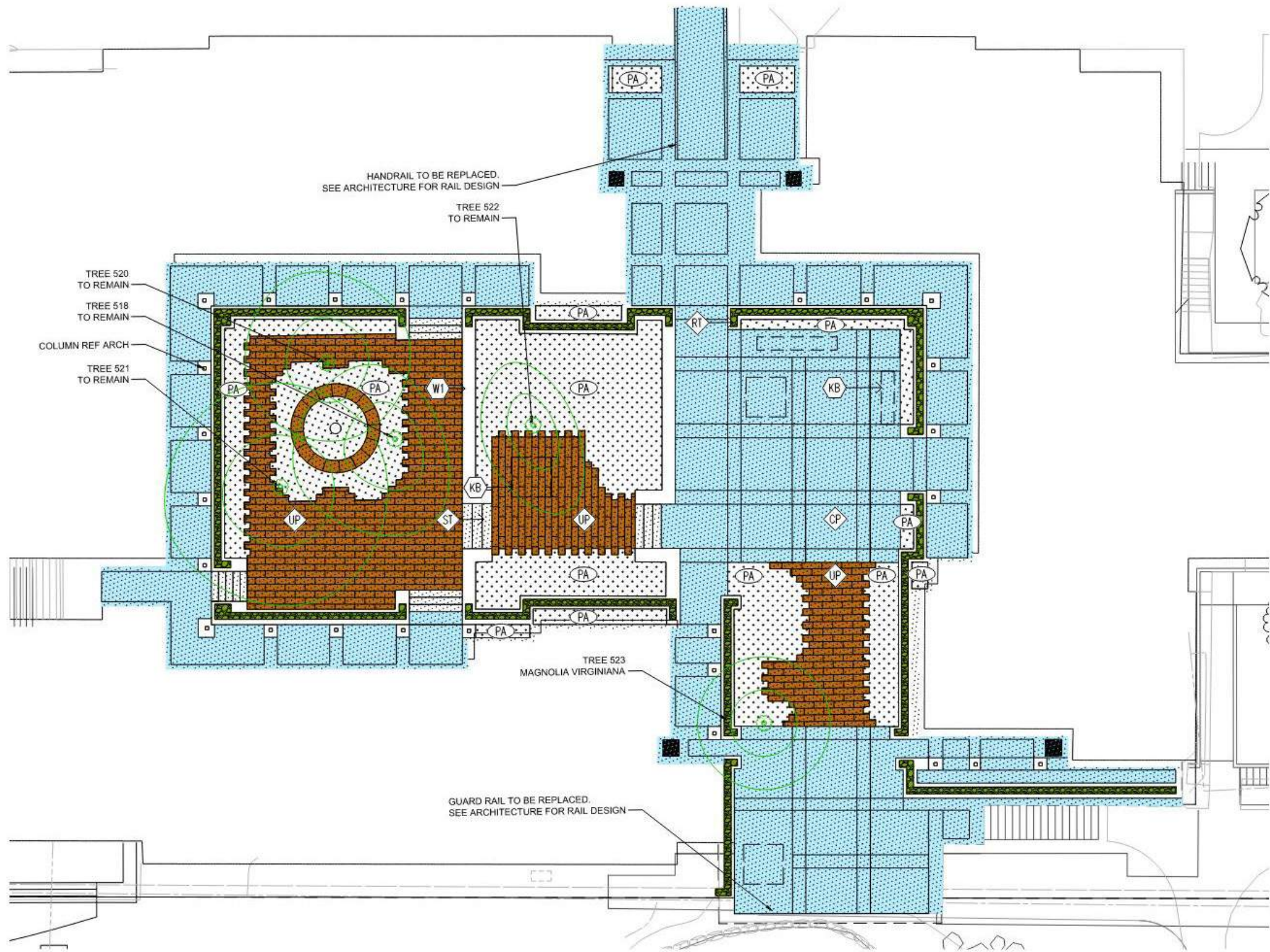


Oxalis oregana (EG form)

BUFFER PLANTING

GROUND COVER

BUILDING D COURTYARD / HARDSCAPE



REHABILITATE TO MEET CURRENT CODE



CONCRETE

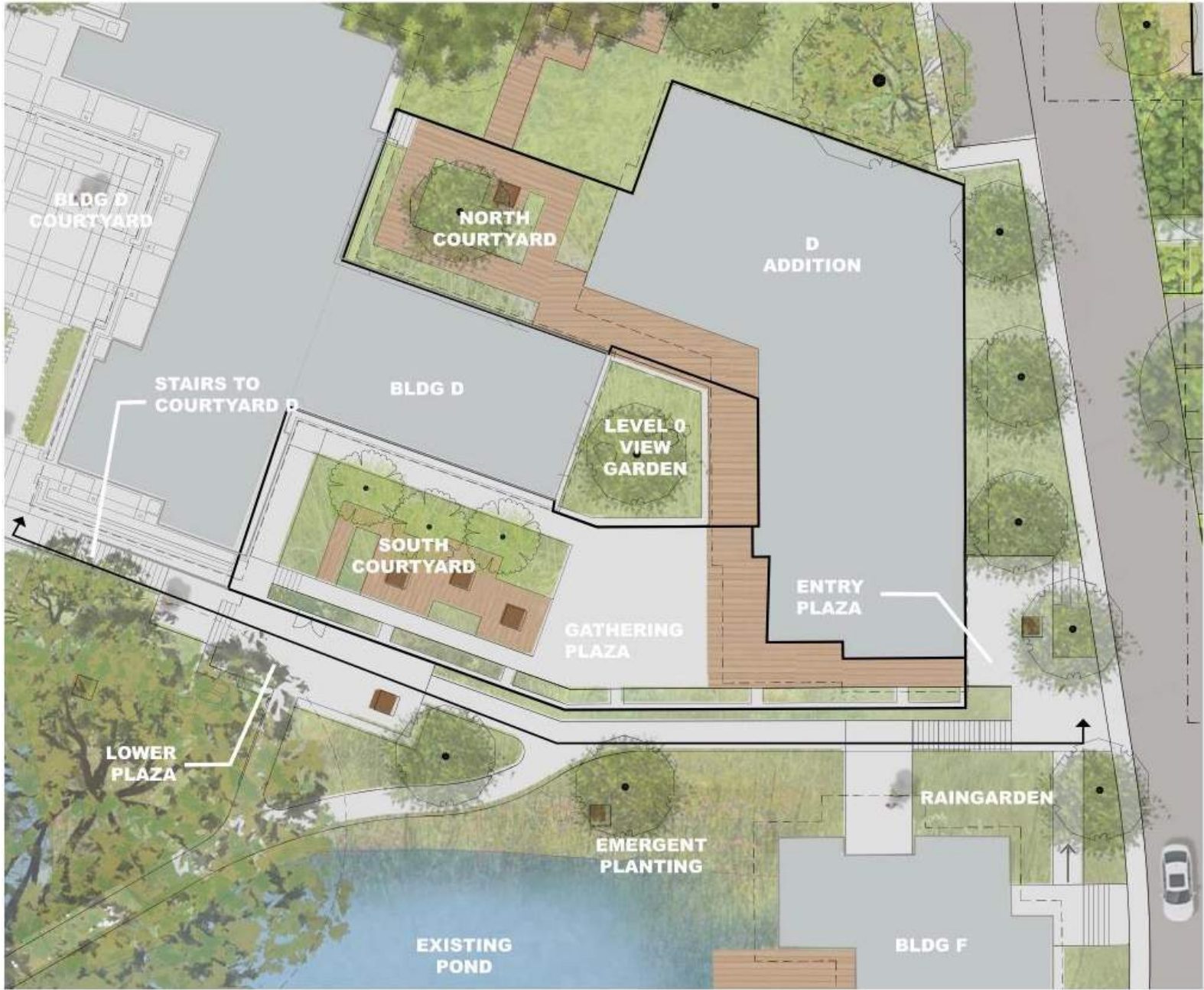


PAVERS



WALLS, STAIRS, & ROOF RUNNELS

BUILDINGS D, D ADDITION & F / LANDSCAPE TYPOLOGIES



- + GATHERING AND SEMI-PRIVATE SPACES
- + OPEN VIEWS OF POND
- + PEDESTRIAN ACCESS ROUTES



EXTERIOR PALETTE

BUILDINGS D, D ADDITION & F / EXISTING AND PROPOSED EXTERIOR PALETTE

EXISTING
BUILDINGS

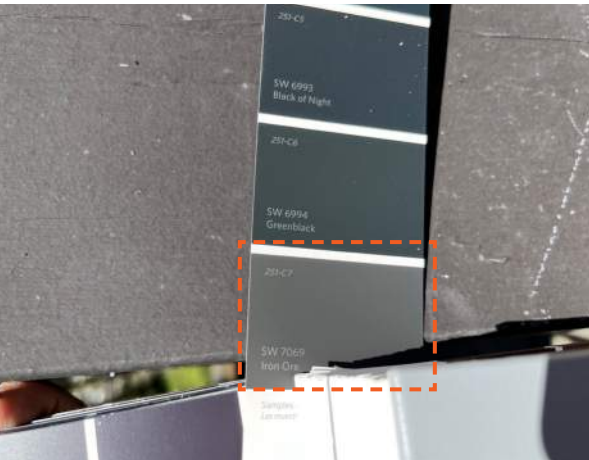
ROOF COLOR

SW 6047
Hot Cocoa
Interior / Exterior
Location Number: 193-C6



FRAME/TRIM/COLUMN/RAILING

SW 7069
Iron Ore
Interior / Exterior
Location Number: 251-C7

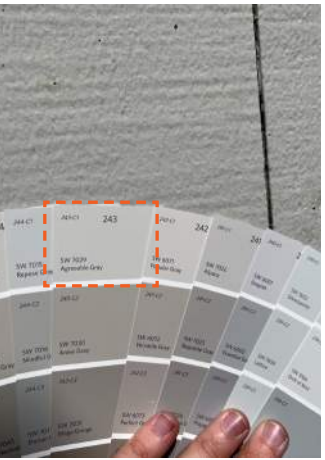
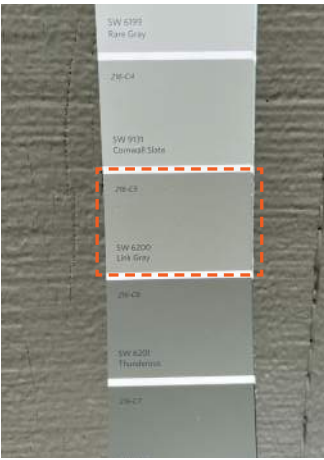


PAINTED CEDAR SIDING

SW 7053
Adaptive Shade
Interior / Exterior
Location Number: 246-C5

SW 6200
Link Gray
Interior / Exterior
Location Number: 216-C5

SW 7029
Agreeable Gray
Interior / Exterior
Location Number: 243-C1



PRELIMINARY
PROPOSAL
BUILDING D & F
FROM 3/11/22
ARC MEETING

Metal Sales
Mansard Brown (133)

SW 6991
Black Magic
Interior / Exterior
Location Number: 251-C3

SW 9570
Ironclad
Interior / Exterior

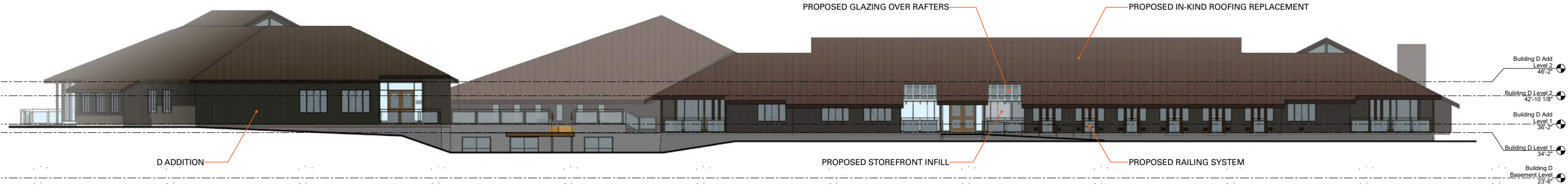
D ADDITION &
POND HOUSE

Metal Sales
Dark Bronze(50)

SW 6991
Black Magic
Interior / Exterior
Location Number: 251-C3

SW 2846
Roycroft Bronze Green
Interior / Exterior

BUILDINGS D, D ADDITION & F / PROPOSED EXTERIOR PALETTE ELEVATIONS



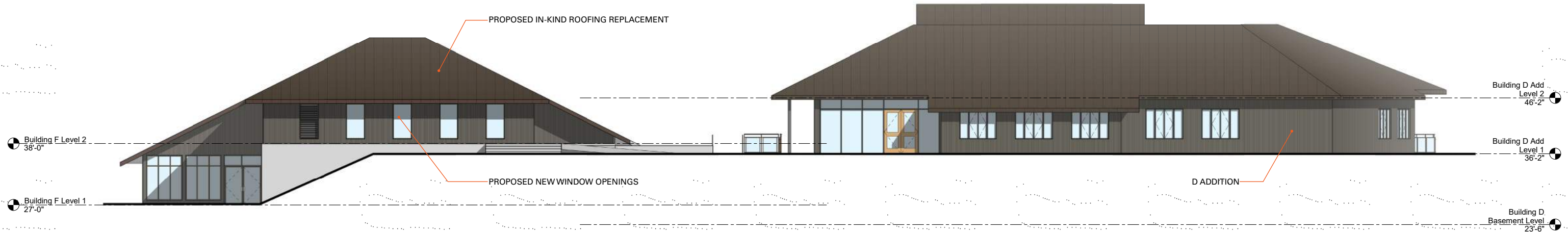
PROPOSED NORTH ELEVATION: BUILDING D AND D ADDITION



EXISTING NORTHEAST ELEVATION: BUILDING F

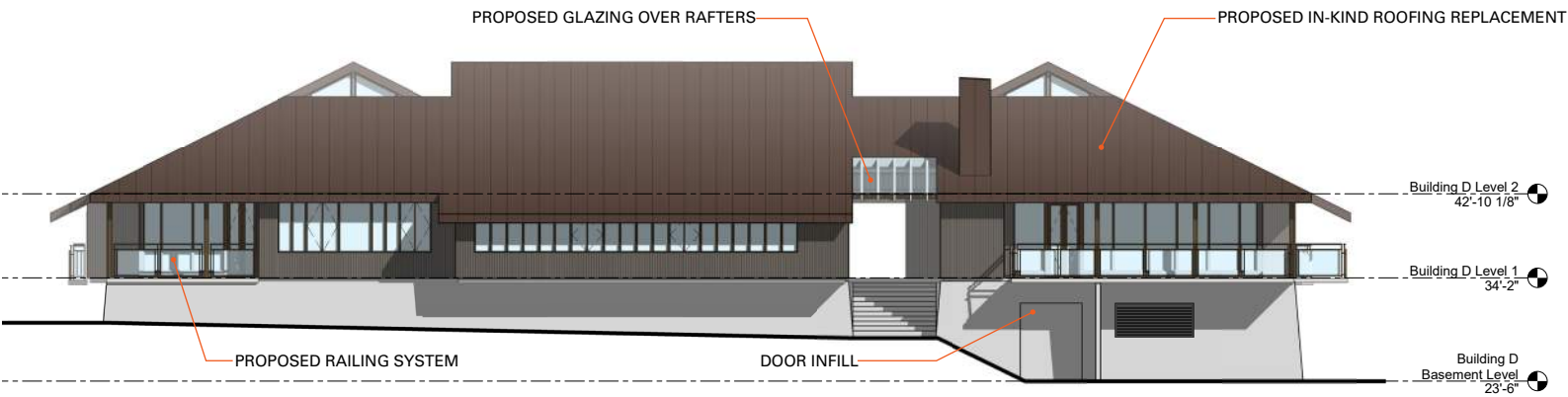


EXISTING NORTH ELEVATION: BUILDING D

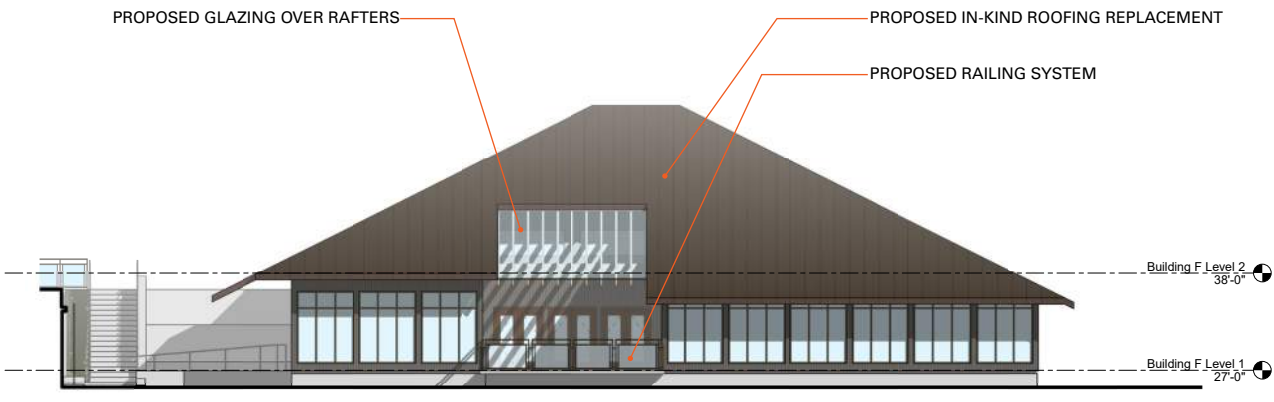


PROPOSED NORTHEAST ELEVATION: BUILDING F AND D ADDITION

BUILDINGS D, D ADDITION & F / PROPOSED EXTERIOR PALETTE ELEVATIONS



PROPOSED WEST ELEVATION: BUILDING D



PROPOSED SOUTHWEST ELEVATION: BUILDING F

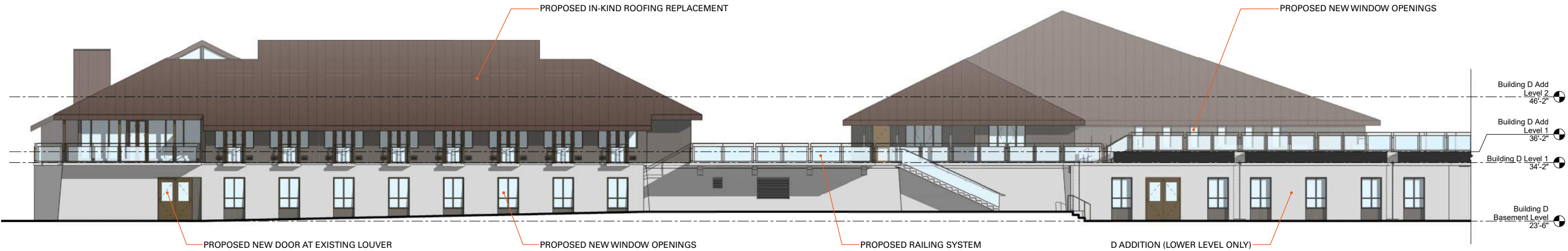


EXISTING WEST ELEVATION: BUILDING D



EXISTING SOUTHWEST ELEVATION: BUILDING F

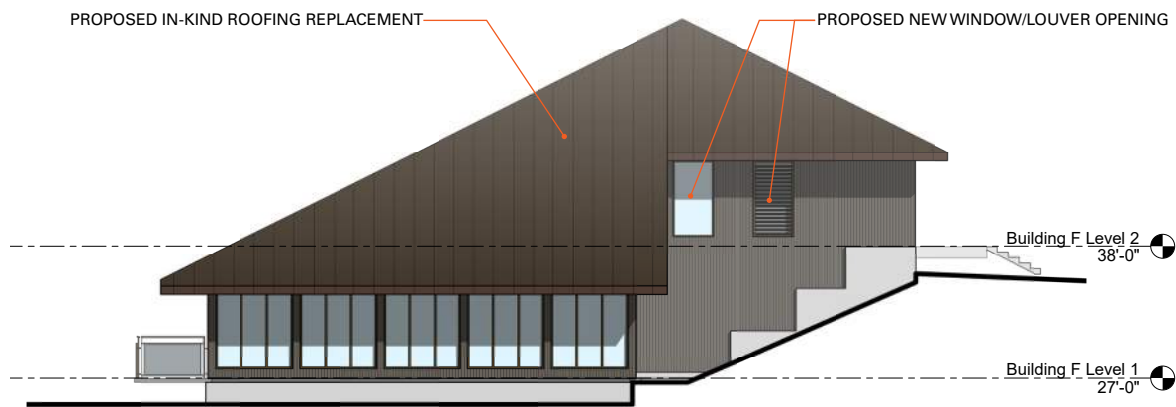
BUILDINGS D, D ADDITION & F / PROPOSED EXTERIOR PALETTE ELEVATIONS



PROPOSED SOUTH ELEVATION: BUILDING D AND D ADDITION



EXISTING SOUTH ELEVATION: BUILDING D



PROPOSED SOUTHEAST ELEVATION: BUILDING F



EXISTING SOUTHEAST ELEVATION: BUILDING F

BUILDING D / PROPOSED EXTERIOR PALETTE ELEVATIONS



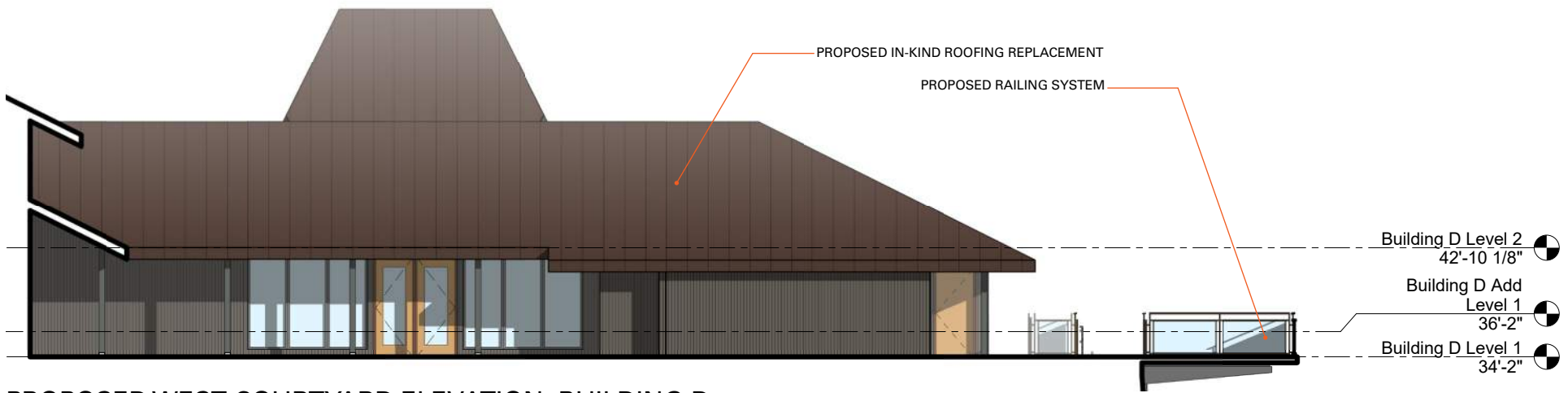
PROPOSED SOUTH COURTYARD ELEVATION: BUILDING D



EXISTING SOUTH COURTYARD ELEVATION: BUILDING D



EXISTING WEST COURTYARD ELEVATION: BUILDING D



PROPOSED WEST COURTYARD ELEVATION: BUILDING D

BUILDING D / PROPOSED EXTERIOR PALETTE ELEVATIONS



PROPOSED NORTH COURTYARD ELEVATION: BUILDING D



EXISTING NORTH COURTYARD ELEVATION: BUILDING D



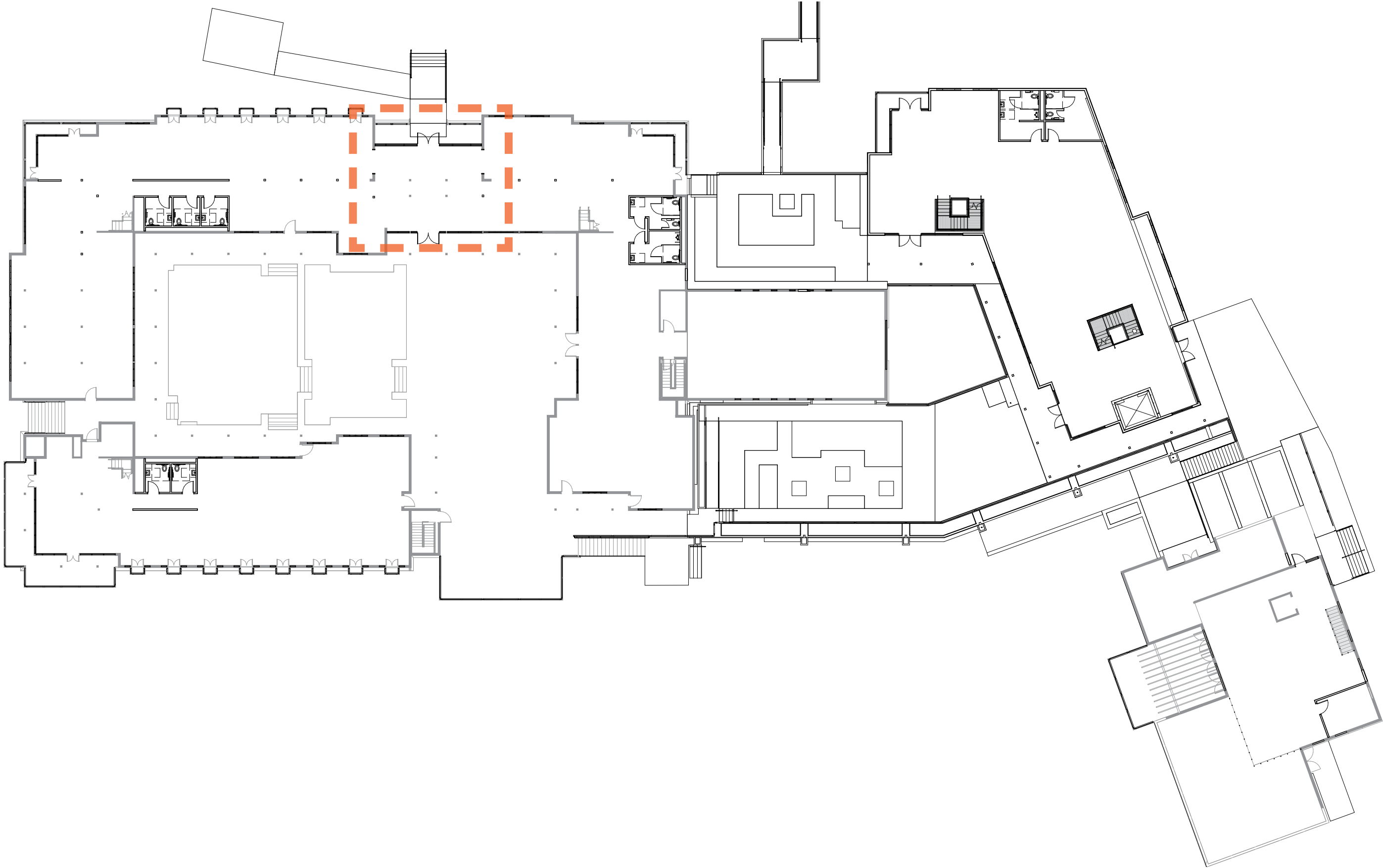
EXISTING EAST COURTYARD ELEVATION: BUILDING D



PROPOSED EAST COURTYARD ELEVATION: BUILDING D

LOBBY

BUILDING D / LOBBY PLAN



Architectural floor plan of a bathroom stall area. The plan shows two stalls, labeled 2A and 2B, separated by a central partition. The stalls are defined by yellow hatched walls. The central partition is also yellow hatched. The plan includes dimensions for the stall walls and the central partition. The stalls are labeled 2A and 2B with red arrows pointing to them. The plan also shows the location of the entrance doors and the surrounding walls.

Dimensions:

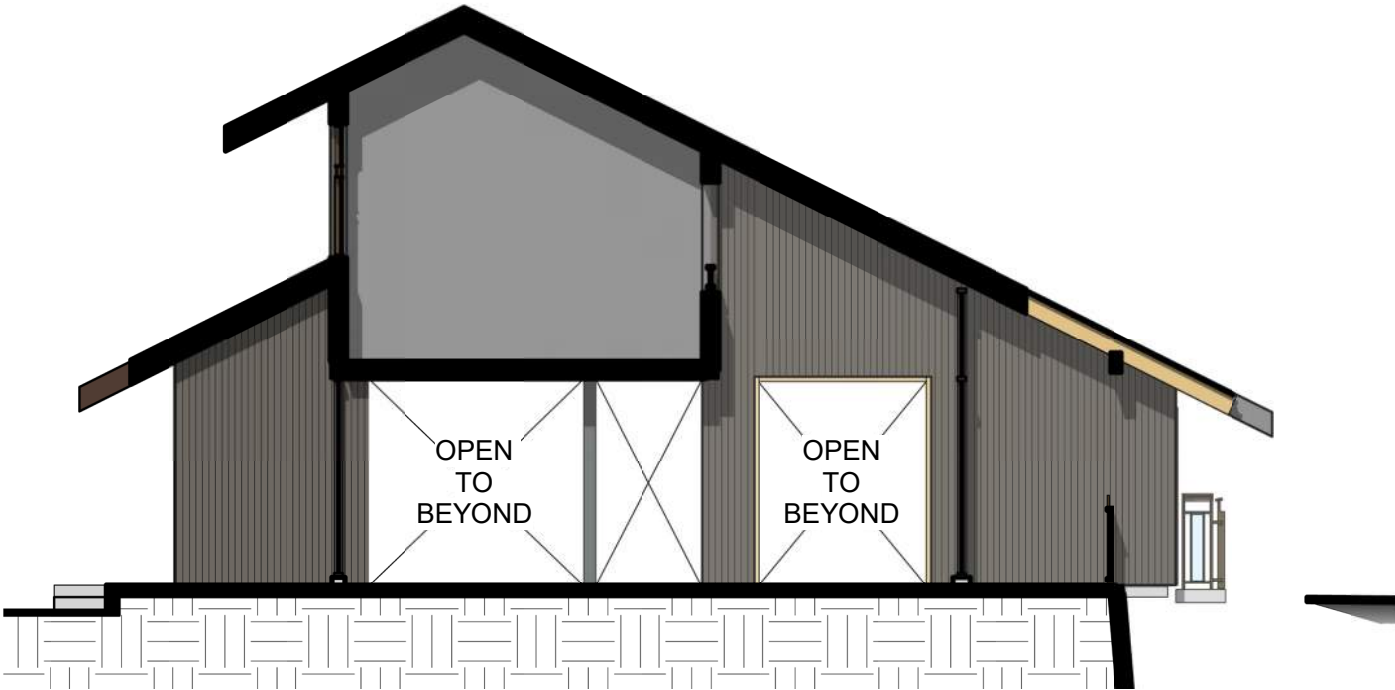
- Stall wall height: 6'-10 3/16"
- Stall wall width: 2'-0"
- Central partition height: 12'-10 3/16"
- Central partition width: 2'-0"

Labels:

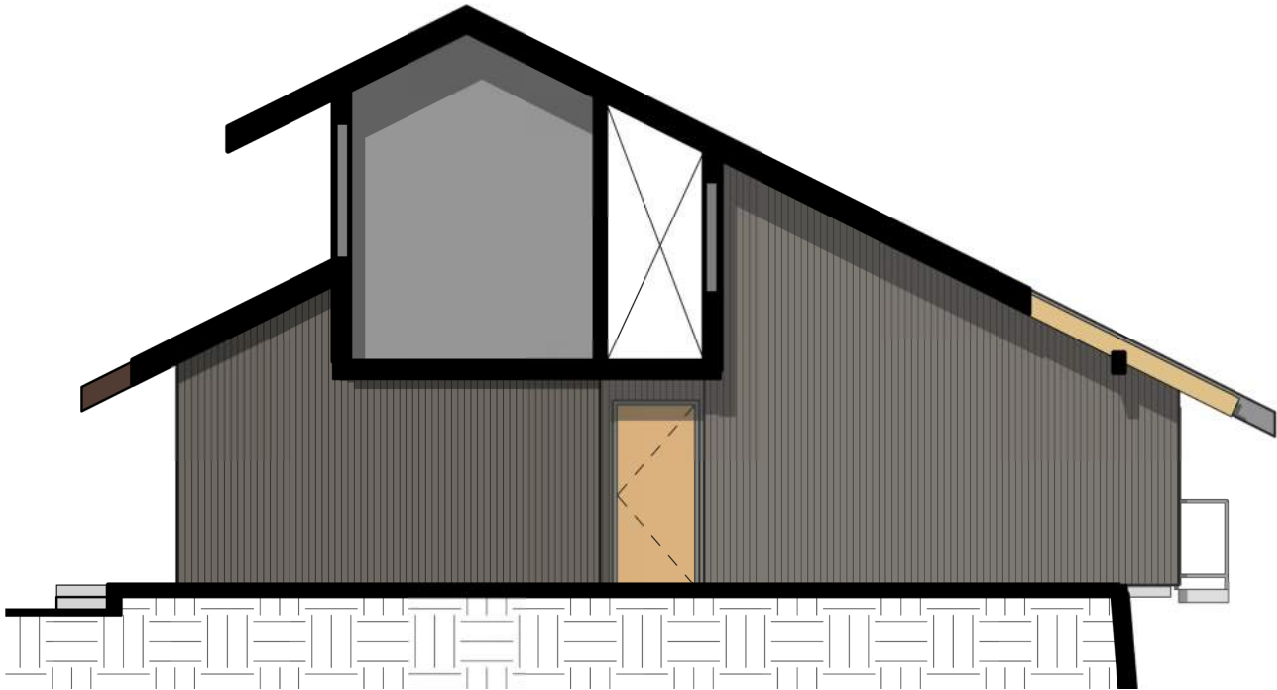
- 2A (left stall)
- 2B (right stall)

bassetti
architects

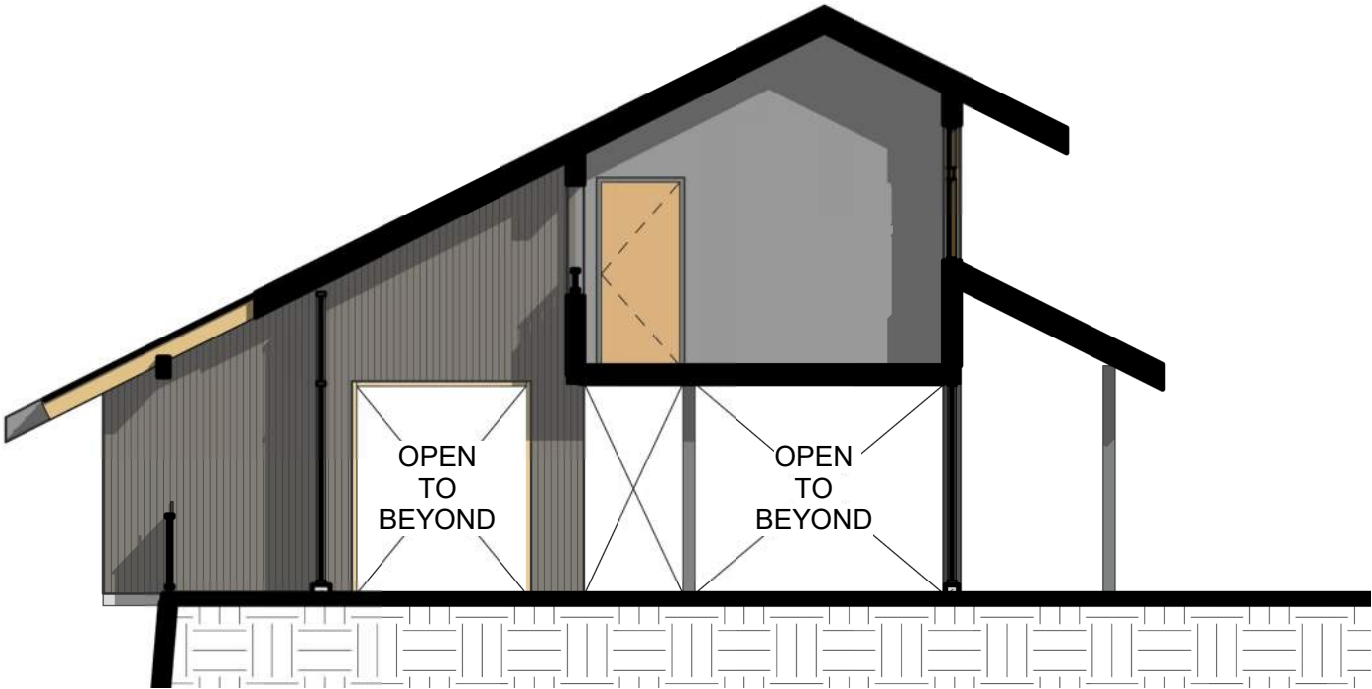
SiteWorkshop
LANDSCAPE ARCHITECTURE



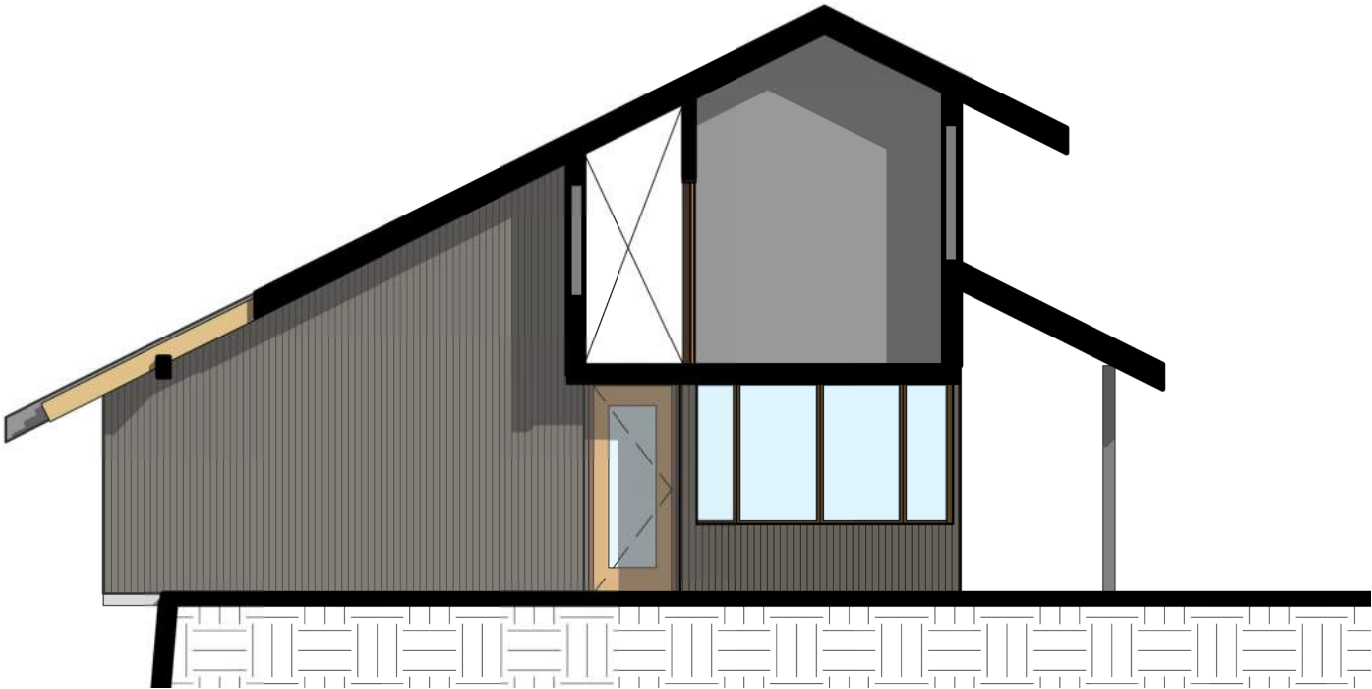
1A SECTION: LOOKING WEST
PROPOSED CONDITION OF ENTRY LOBBY



2A SECTION: LOOKING WEST
EXISTING CONDITION OF ENTRY



1B SECTION: LOOKING EAST
PROPOSED CONDITION OF ENTRY LOBBY



2B SECTION: LOOKING EAST
EXISTING CONDITION OF ENTRY



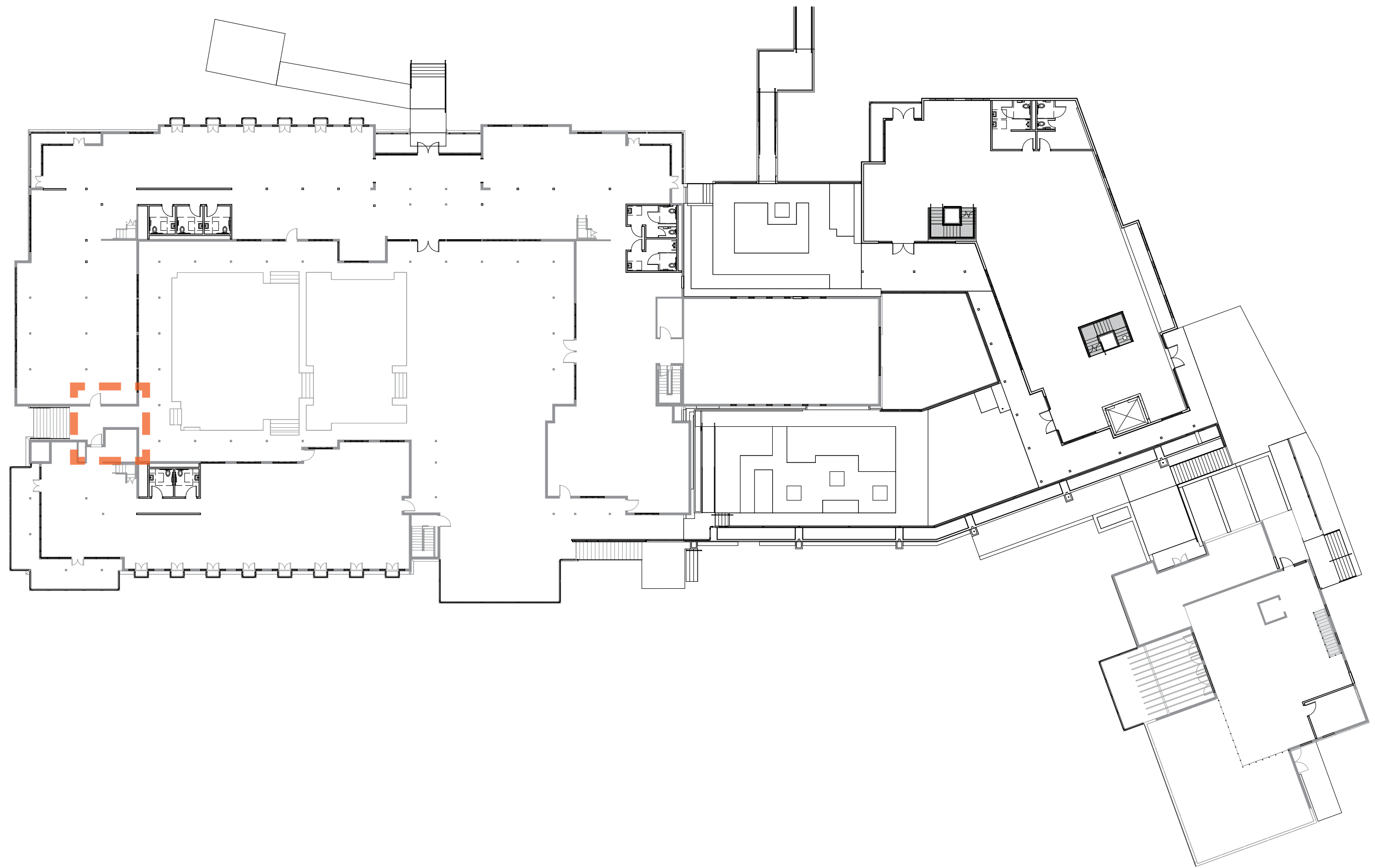
PROPOSED ENTRY LOBBY FROM EXTERIOR



EXISTING ENTRY FROM EXTERIOR

BREEZEWAY

BUILDING D / BREEZEWAY PLAN



BUILDING D / EXISTING AND PROPOSED BREEZEWAY



EXISTING CONDITION FROM ENTRY



EXISTING CONDITION FROM COURTYARD

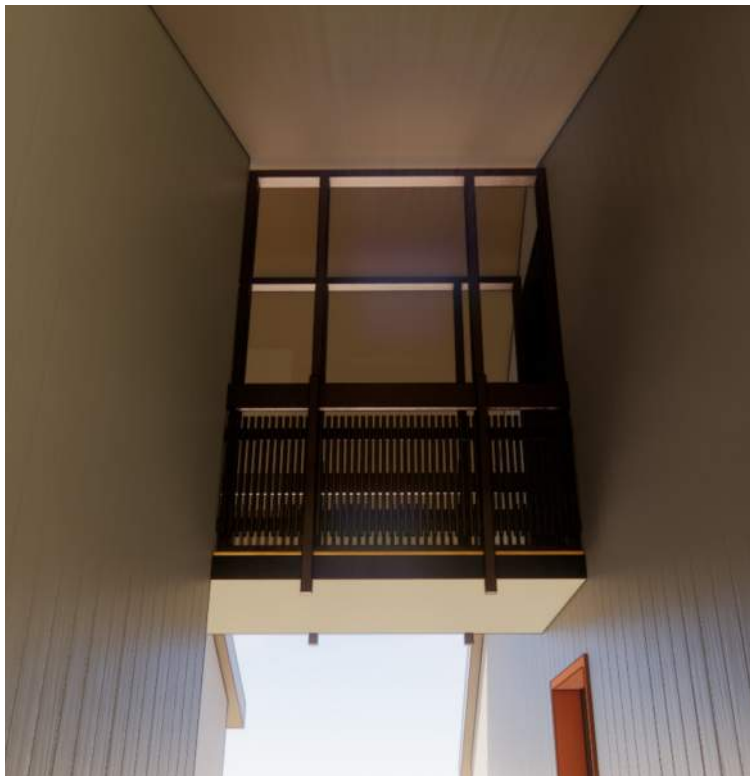
Building D Breezeway:

Replace the plywood with glazing to achieve a near original design on both the courtyard and the entry sides of the breezeway.

Glazing to align with the vertical rails of the railing for a seamless look and provide light to pass through the once exterior breezeway.



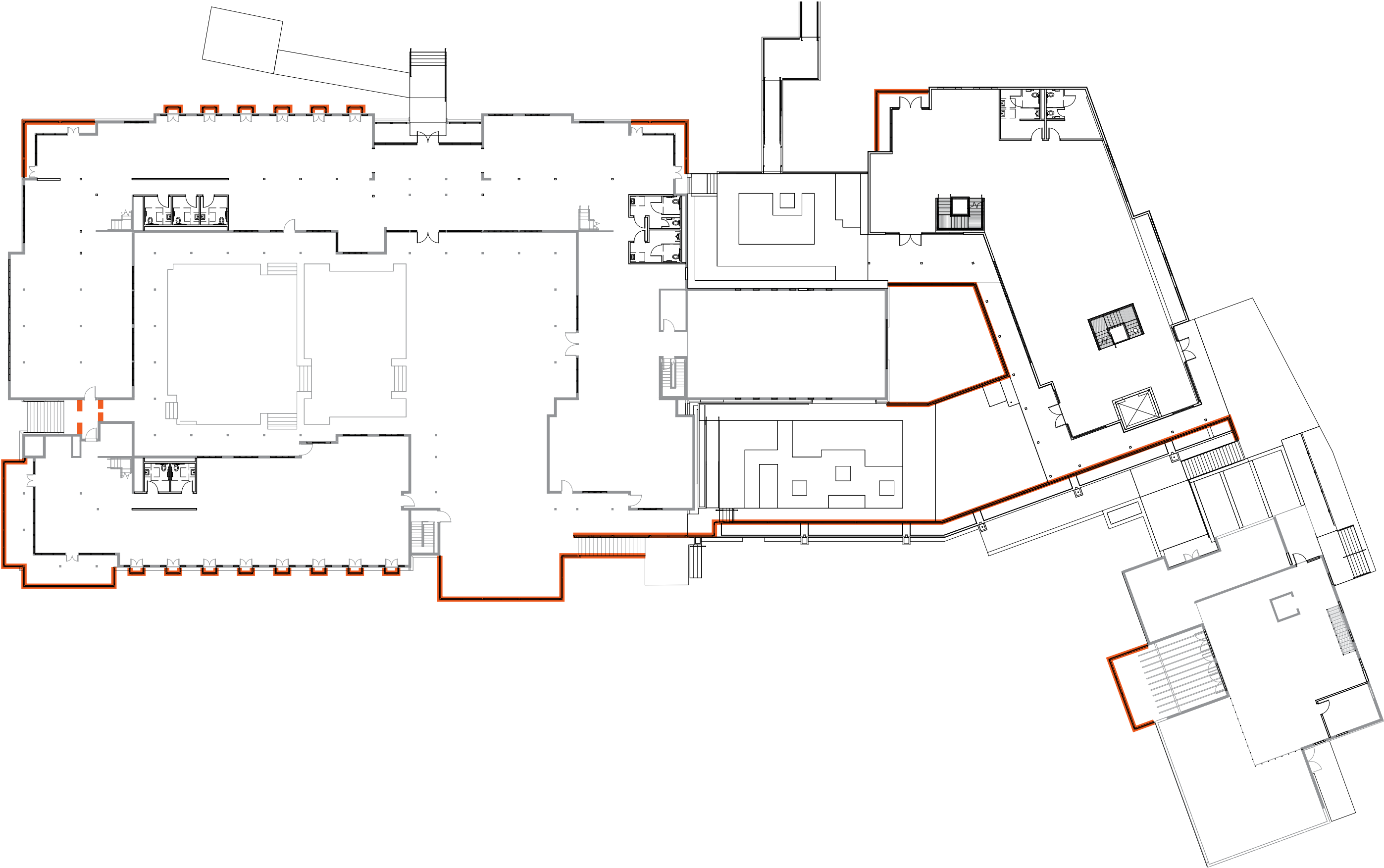
PROPOSED CONDITION FROM ENTRY



PROPOSED CONDITION FROM COURTYARD

RAILINGS

BUILDING D & F / RAILING PLANS



BUILDING D / EXISTING AND PROPOSED RAILINGS



BUILDING D - EXISTING OVERLOOK RAILING



BUILDING D - EXISTING RAILING AT SW CORNER



BUILDING D - PROPOSED OVERLOOK RAILING



BUILDING D - PROPOSED RAILING AT SW CORNER

BUILDING D / EXISTING AND PROPOSED RAILINGS



BUILDING D - NE CORNER EXISTING RAILING



BUILDING D - NW CORNER EXISTING RAILING



BUILDING D - BALCONETTE EXISTING RAILING



BUILDING D - NE CORNER PROPOSED RAILING



BUILDING D - NW CORNER PROPOSED RAILING



BUILDING D - BALCONETTE PROPOSED RAILING

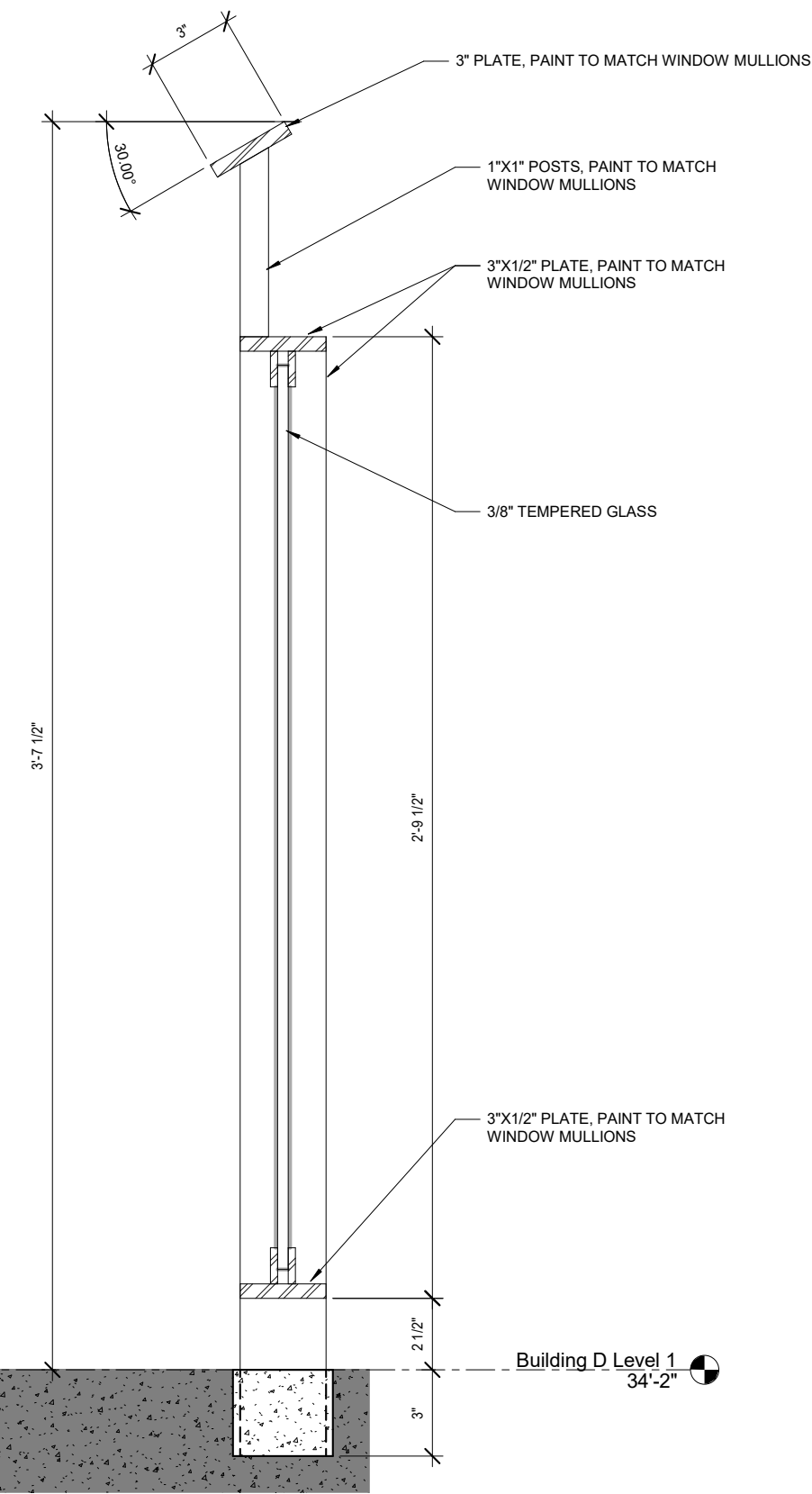


EXISTING RAILINGS

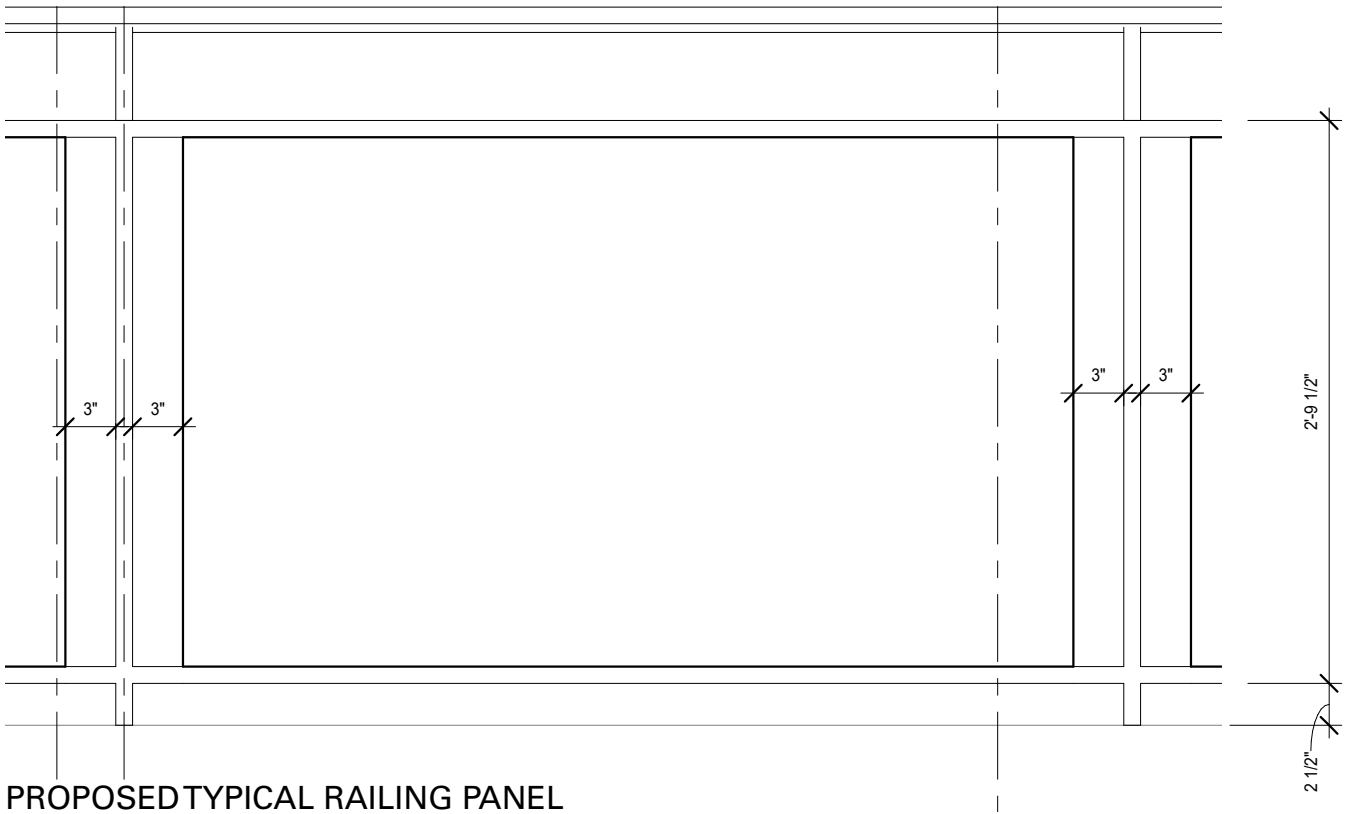


PROPOSED RAILINGS

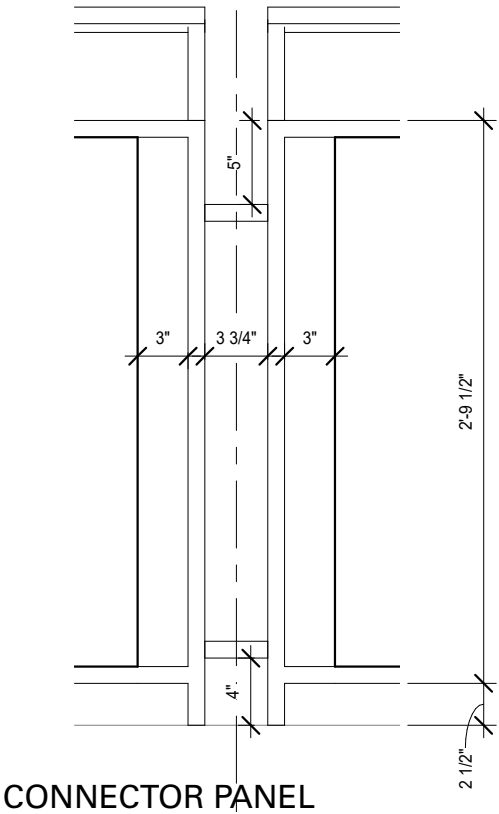
BUILDINGS D, D ADDITION & F/ RAILINGS DETAILS



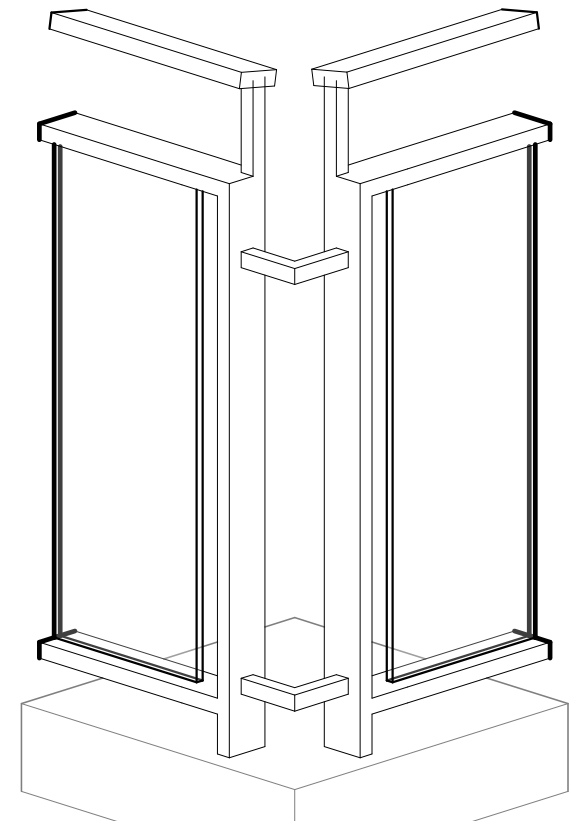
PROPOSED RAILING PROFILE



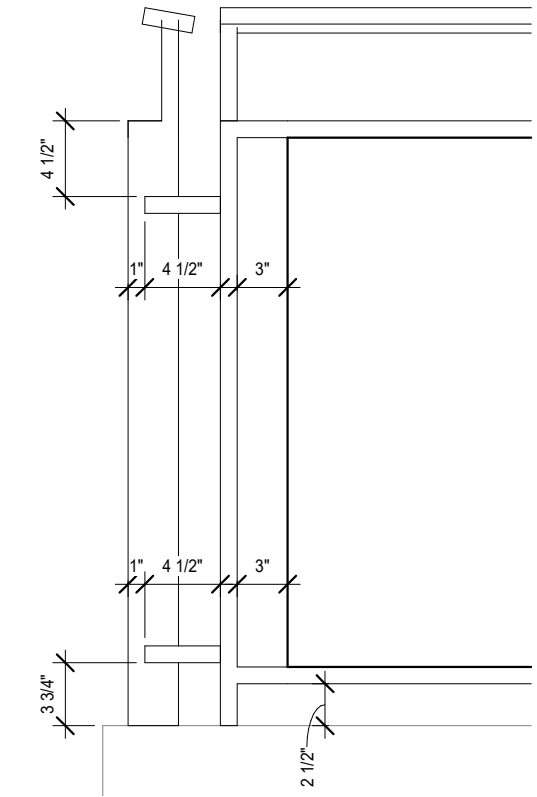
PROPOSED TYPICAL RAILING PANEL



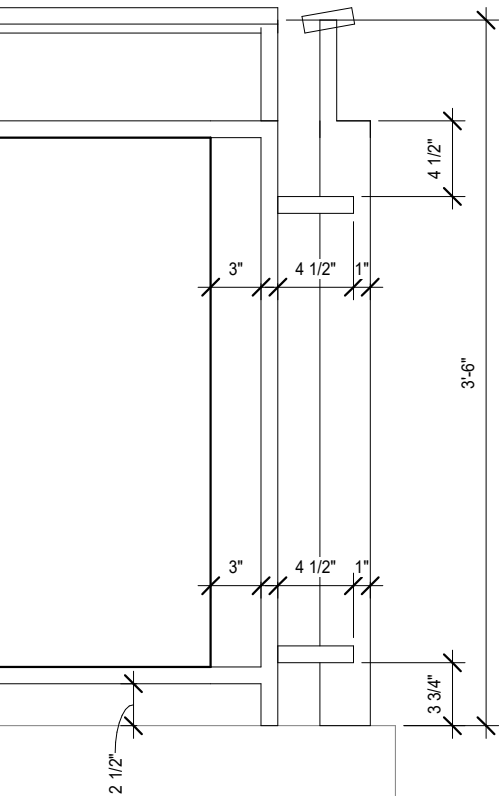
CONNECTOR PANEL



PROPOSED CORNER DETAIL



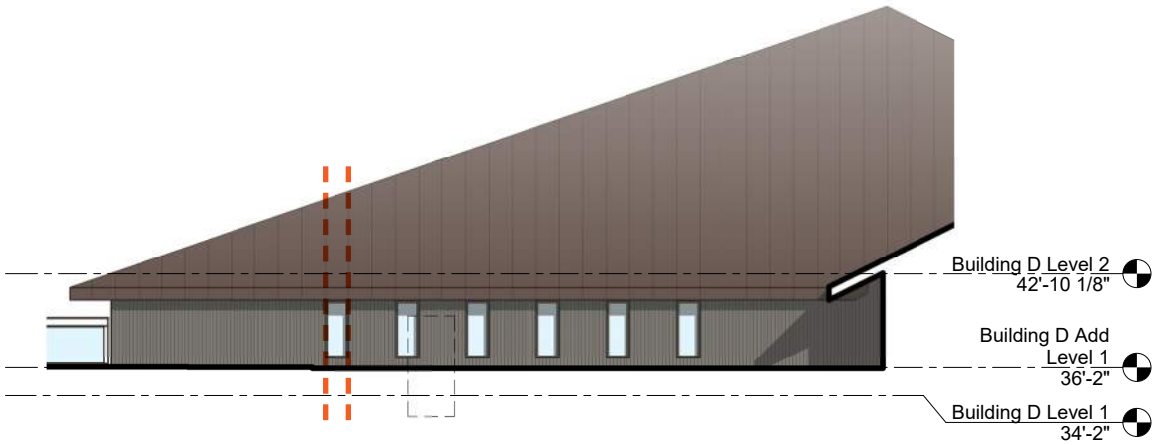
LEFT CORNER DETAILS



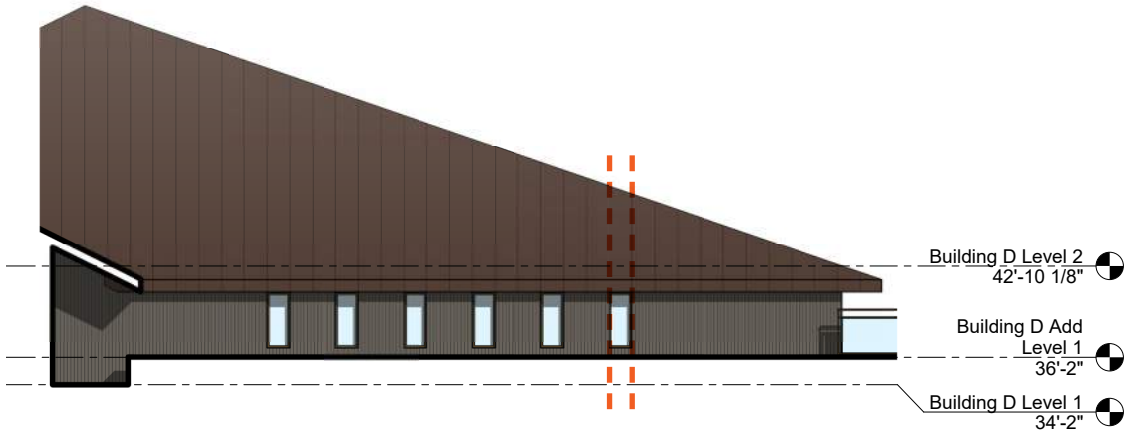
RIGHT CORNER DETAILS

WINDOWS

BUILDING D / ADDITIONAL WINDOWS



PROPOSED NORTH ELEVATION BEYOND



PROPOSED SOUTH ELEVATION BEYOND

Building D Additional Windows:

Cascadia Universal Series: thermally broken fiberglass storefront frames and window units

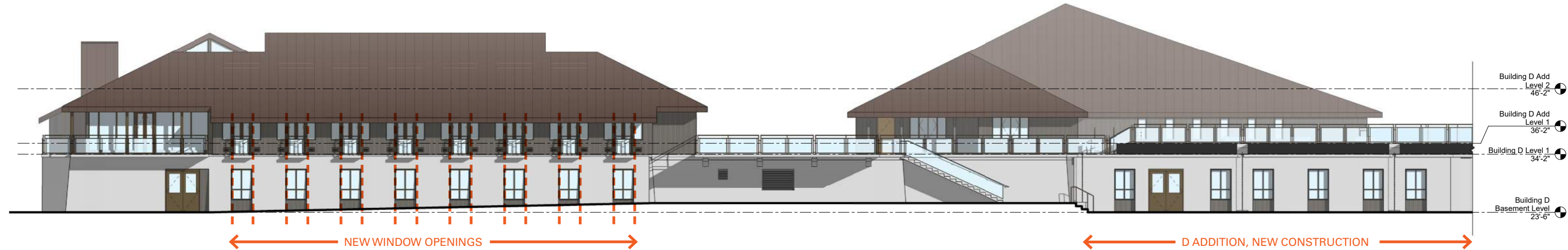
Color: Cascadia black



EXISTING NORTH ELEVATION BEYOND



EXISTING SOUTH ELEVATION BEYOND



SOUTH ELEVATION



PRELIMINARY DESIGN

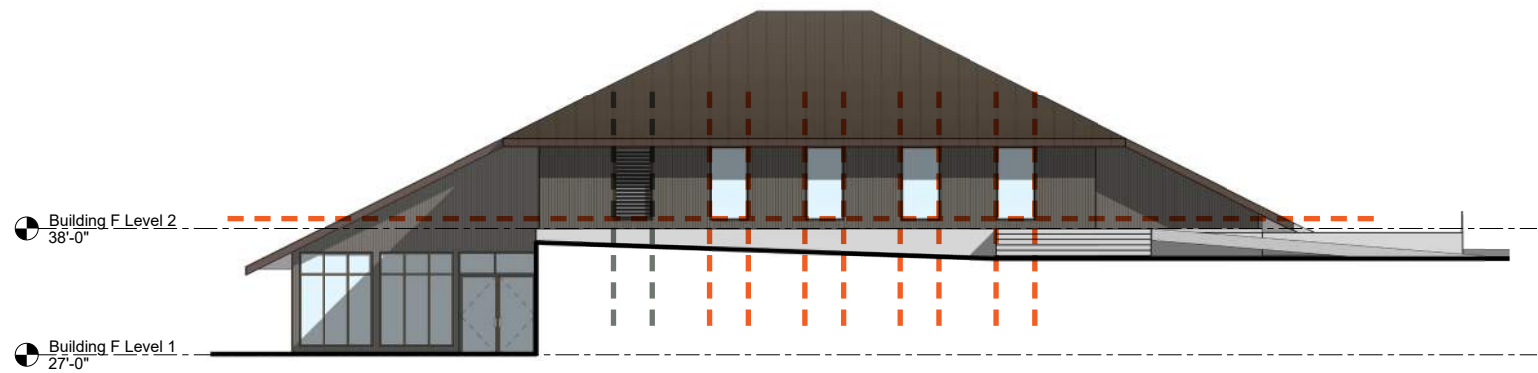


PROPOSED DESIGN

BUILDING F / ADDITIONAL WINDOWS



EXISTING NE ELEVATION



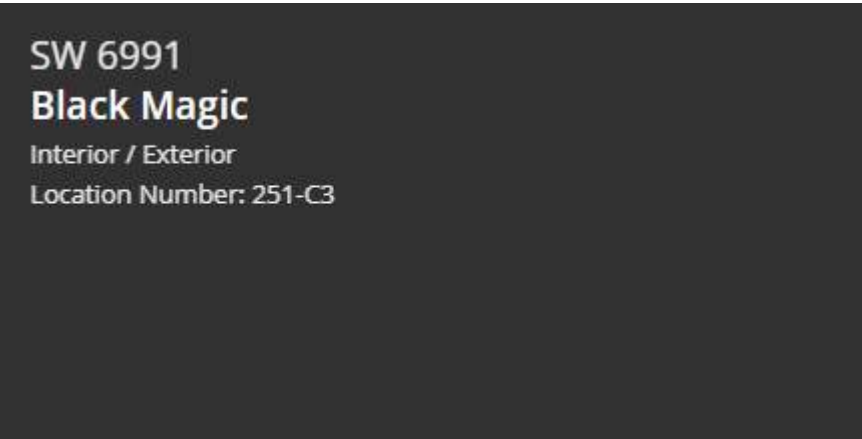
PROPOSED NE ELEVATION



EXISTING CONDITION



PROPOSED DESIGN



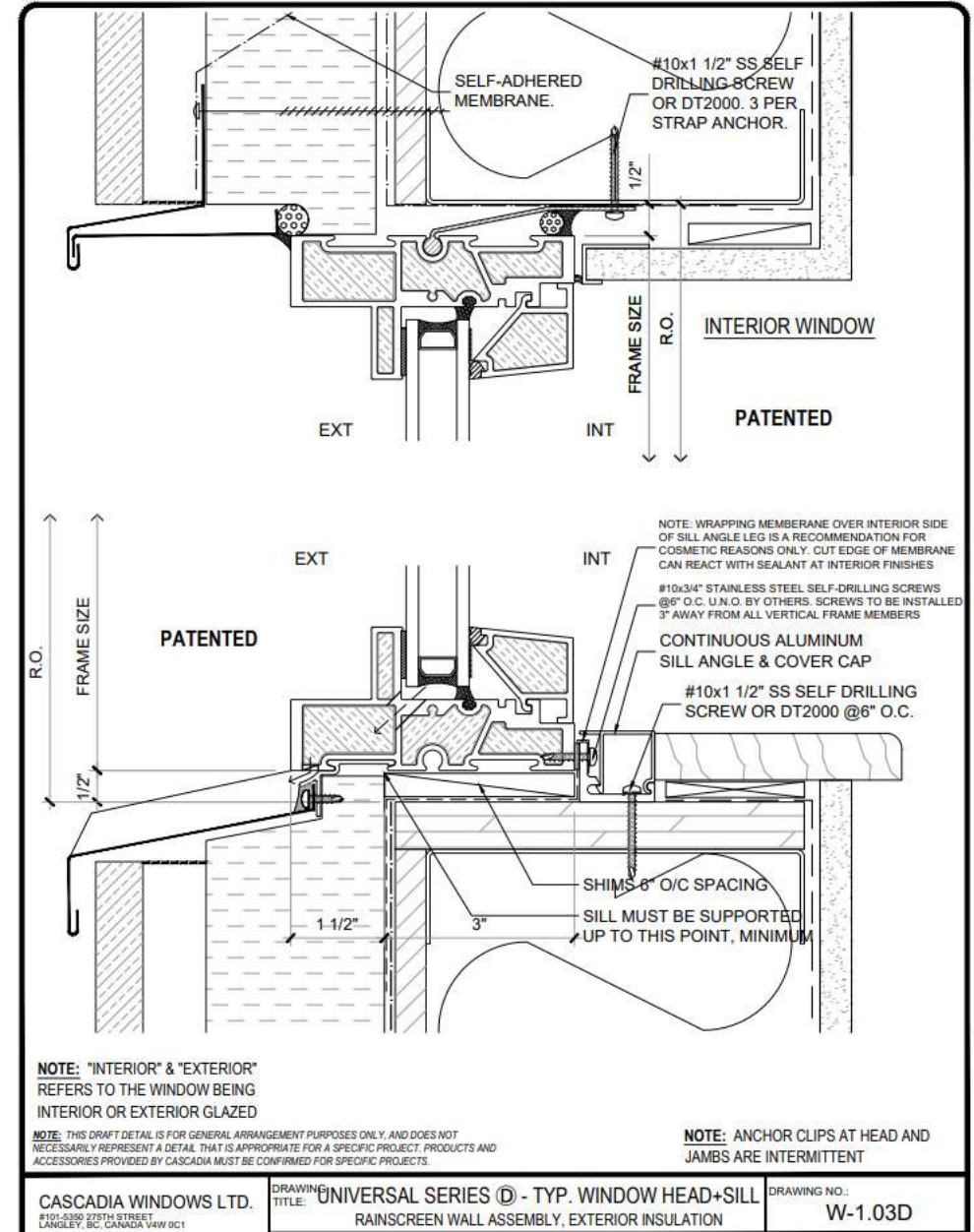
D Addition and Additional Openings Window Details:

Cascadia Universal Series: thermally broken fiberglass storefront frames and operable window units

Color: Cascadia black

Operable windows: casement, awning, hopper, tilt and turn

Vertical mullions at 24"-36" O.C. to relate to historic windows



ROOF

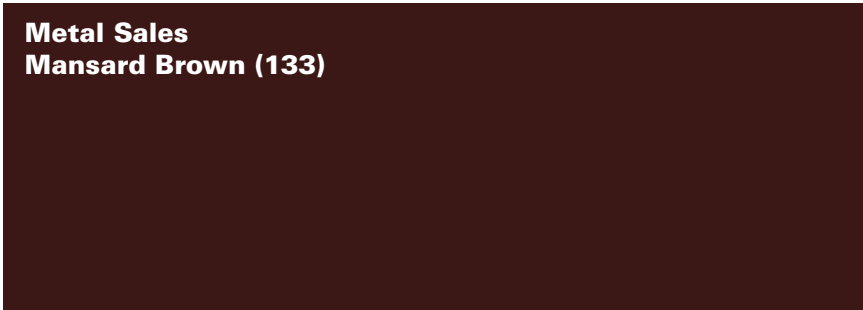
BUILDINGS D, D ADDITION & F / ROOF SYSTEM



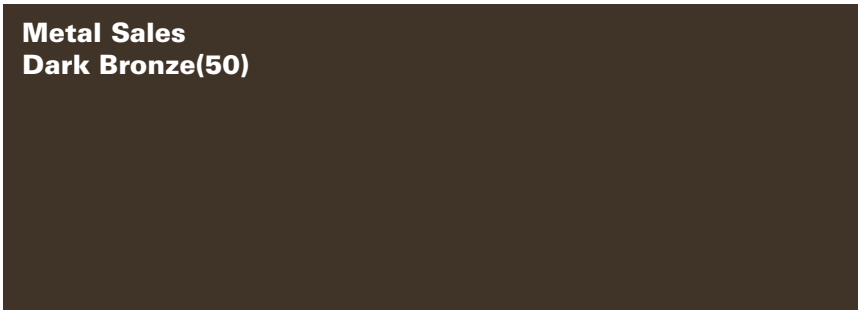
EXISTING ROOF COLOR



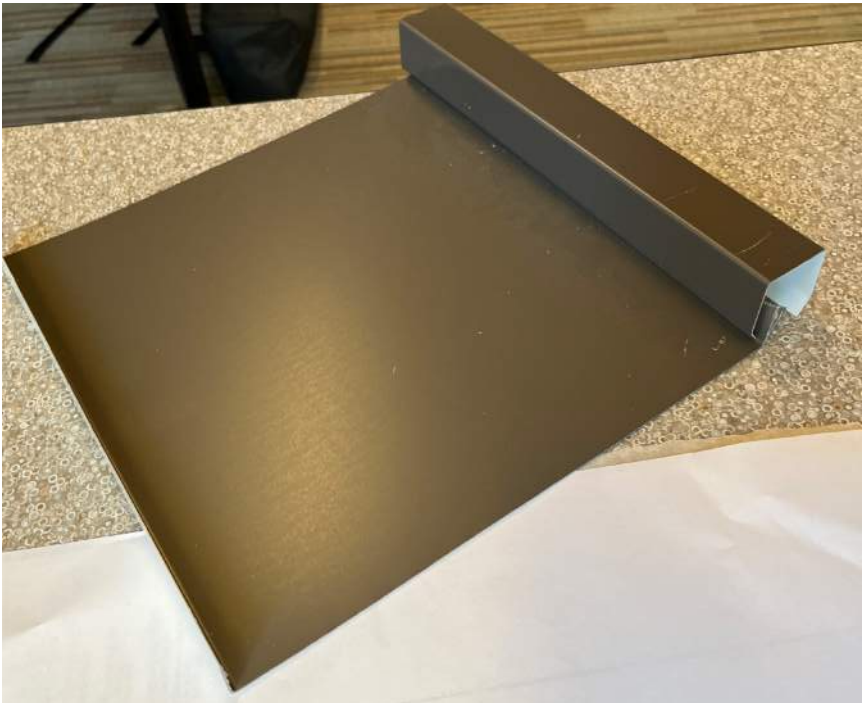
PROPOSED ROOF COLOR BUILDING D/F



BUILDING D & F: ROOF COLOR



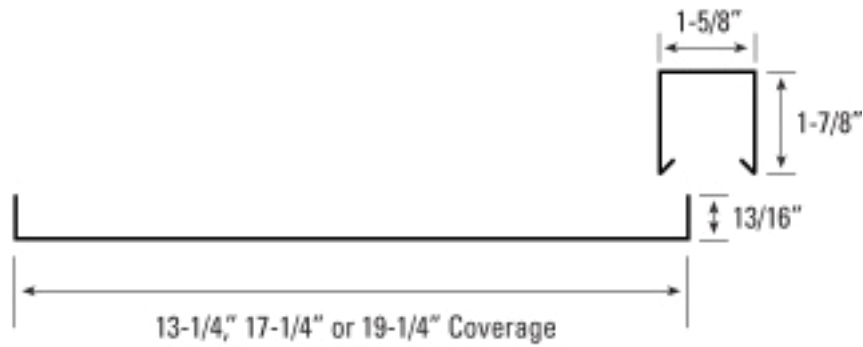
BUILDING D ADDITION: ROOF COLOR



PROPOSED ROOF PANEL AND BATTEN



PROPOSED ROOF PANEL



PROPOSED ROOF PANEL DETAIL

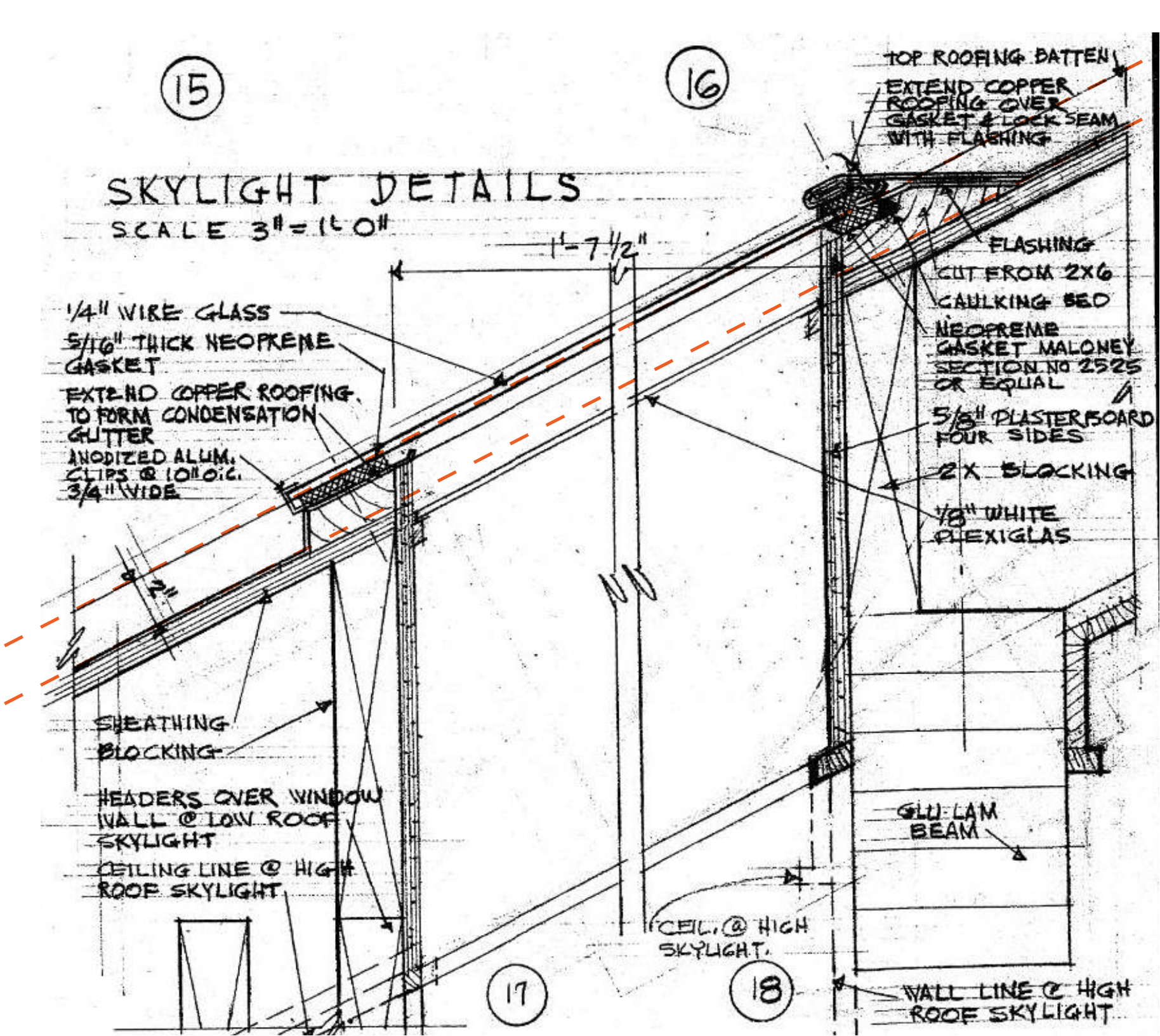
Roof Details:

Preliminary Replacement Roofing/Flashing System Options

Metal Sales Maxi-Batten 1-5/8" x 1-7/8" Metal Panel Roof System in color Mansard Brown to match existing and Dark Bronze for D Addition



EXISTING ROOF EAVE

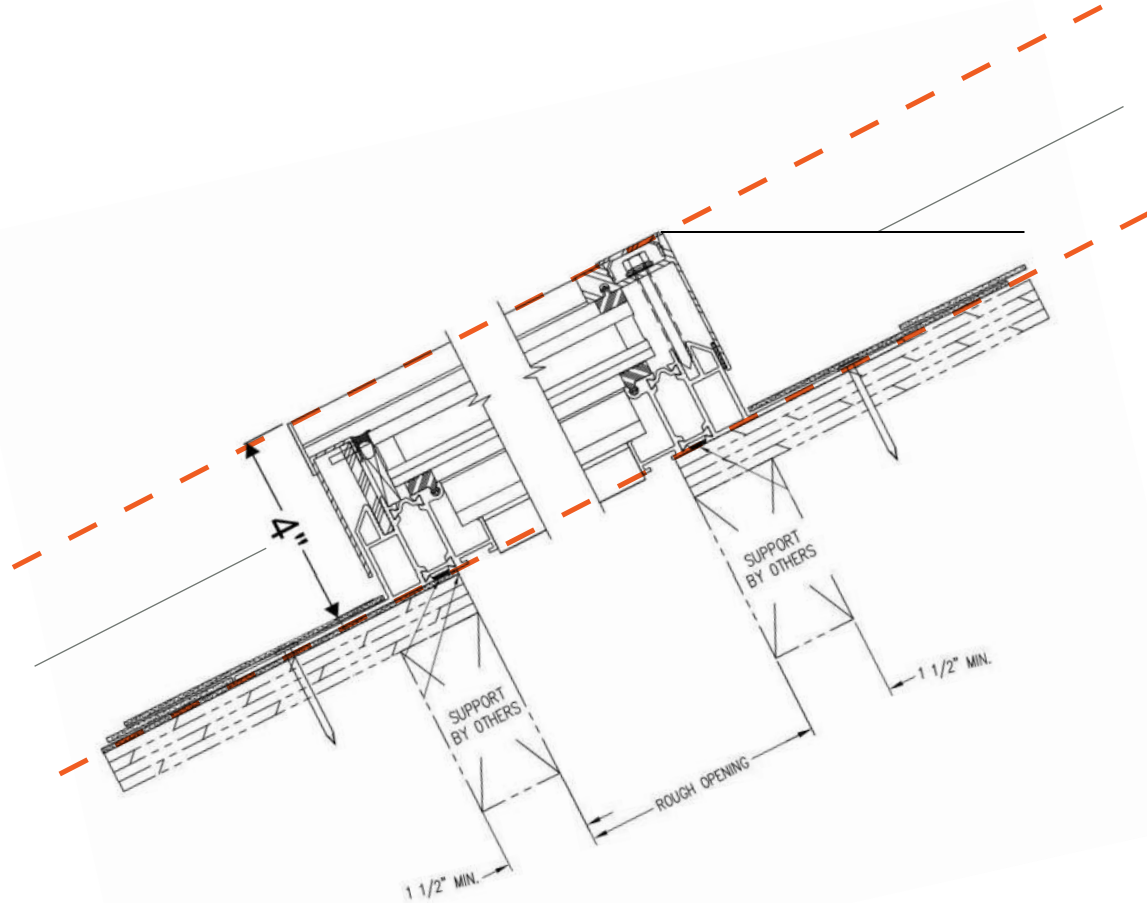


EXISTING SKYLIGHT DETAIL

Skylight Details:

Existing skylight has a 2" profile above the roof surface

Current building technology will allow for a 4" minimum profile above the roof surface, changing the profile of the roof and noticeable change to the exterior elevation



REPLACEMENT SKYLIGHT EXAMPLE

BUILDING D / SKYLIGHT INFILL

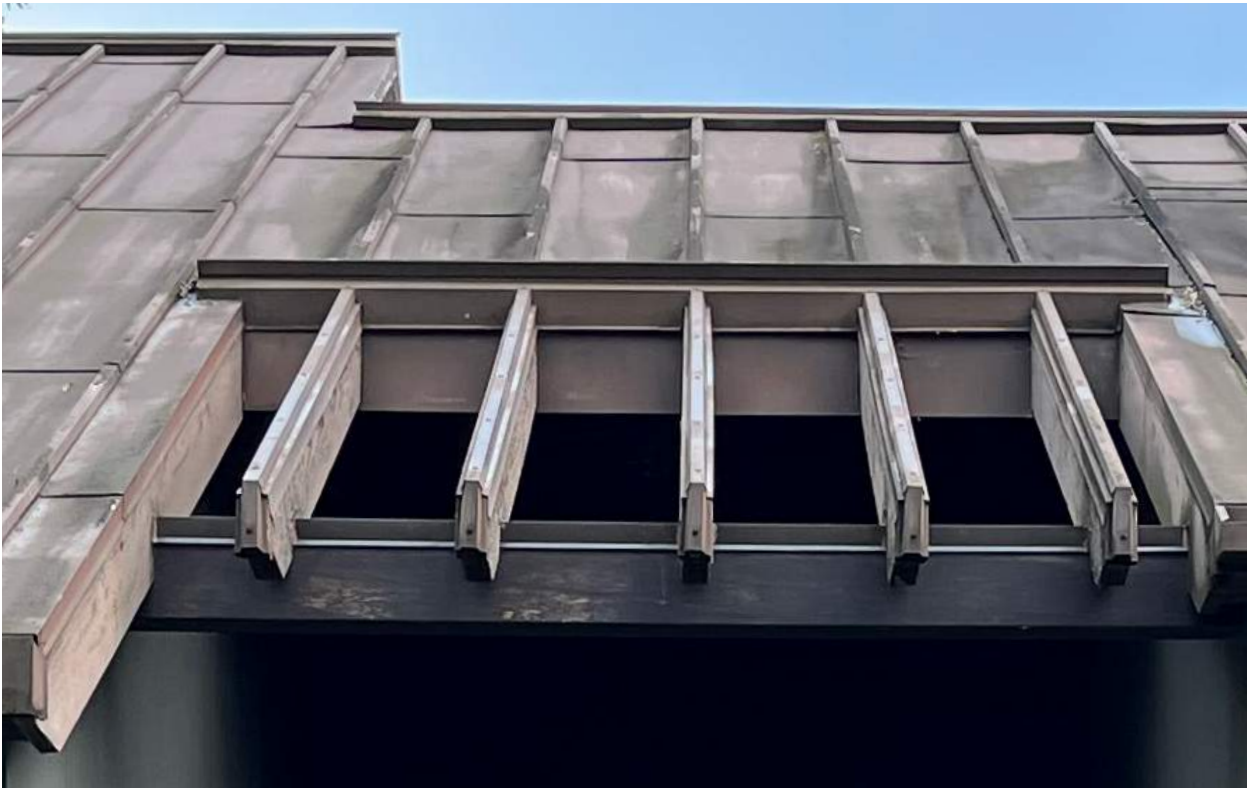


EXISTING SKYLIGHTS



PROPOSED INFILL OF SKYLIGHTS

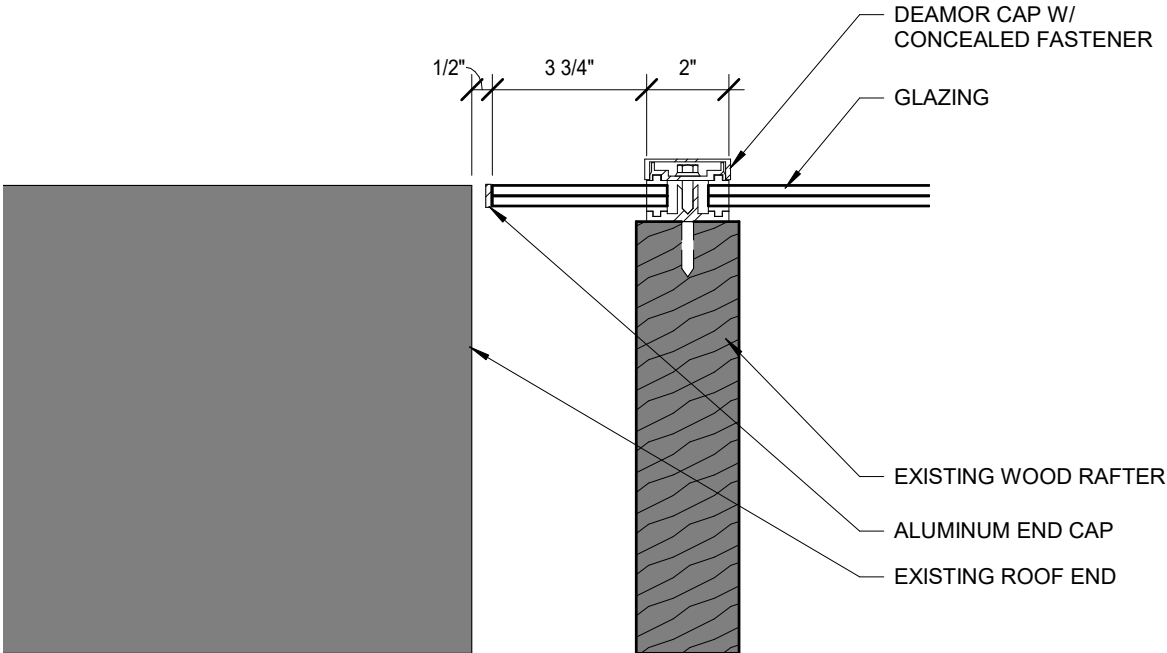
BUILDING F / PROPOSED GLASS OVER RAFTERS



EXISTING RAFTER: CLOSE-UP



EXISTING RAFTERS



PROPOSED CANOPY SKIN SYSTEM DETAIL



PROPOSED GLASS OVER RAFTERS

BUILDING D / PROPOSED GLASS OVER RAFTERS



EXISTING RAFTERS



EXISTING RAFTERS

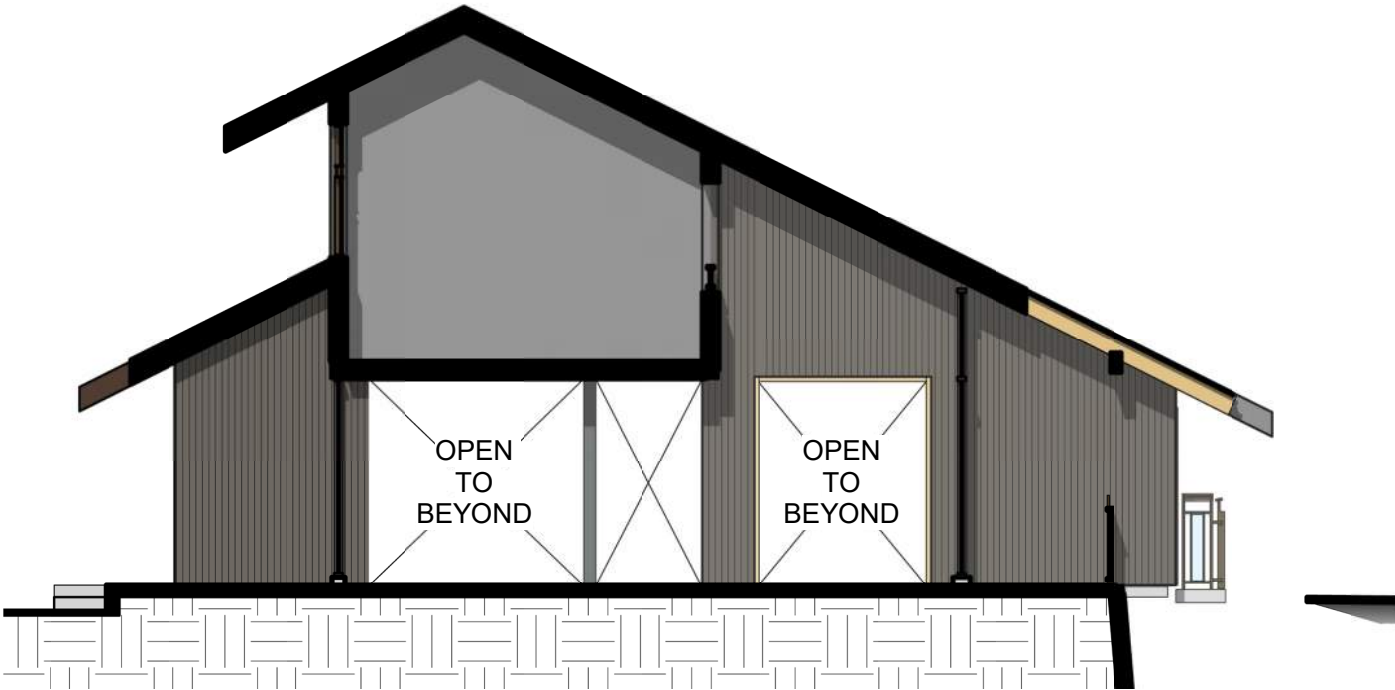


PROPOSED GLASS OVER RAFTERS

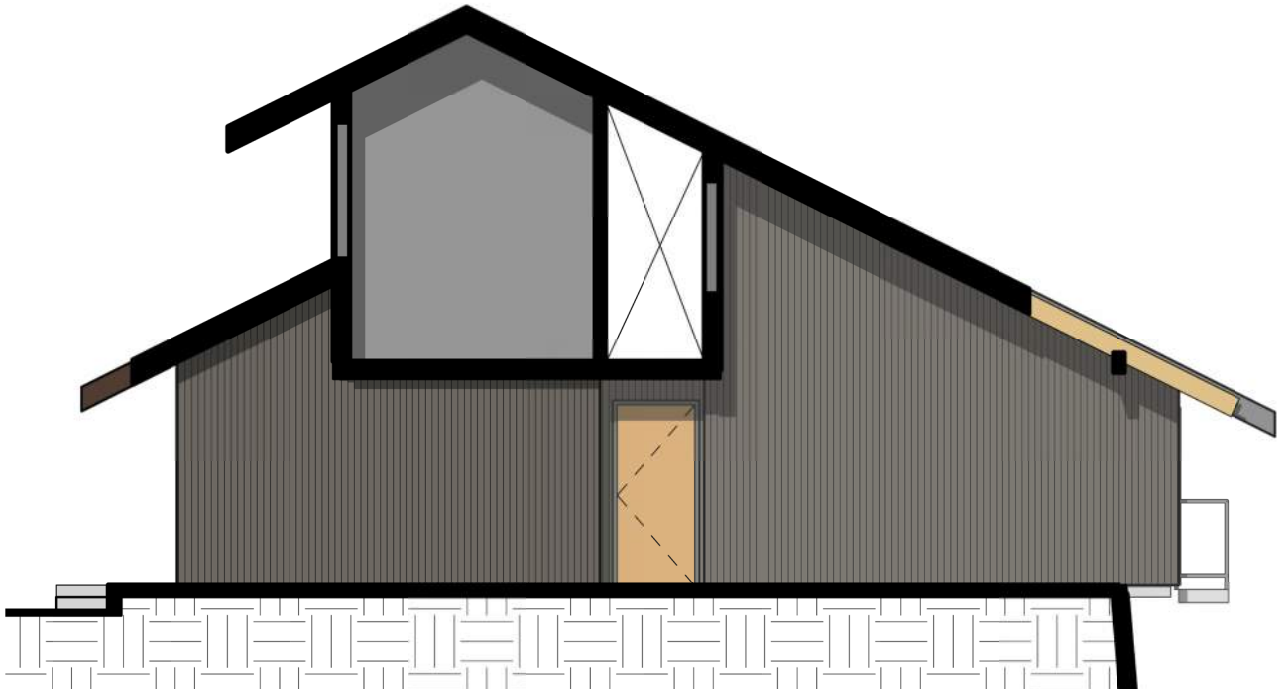


PROPOSED GLASS OVER RAFTERS

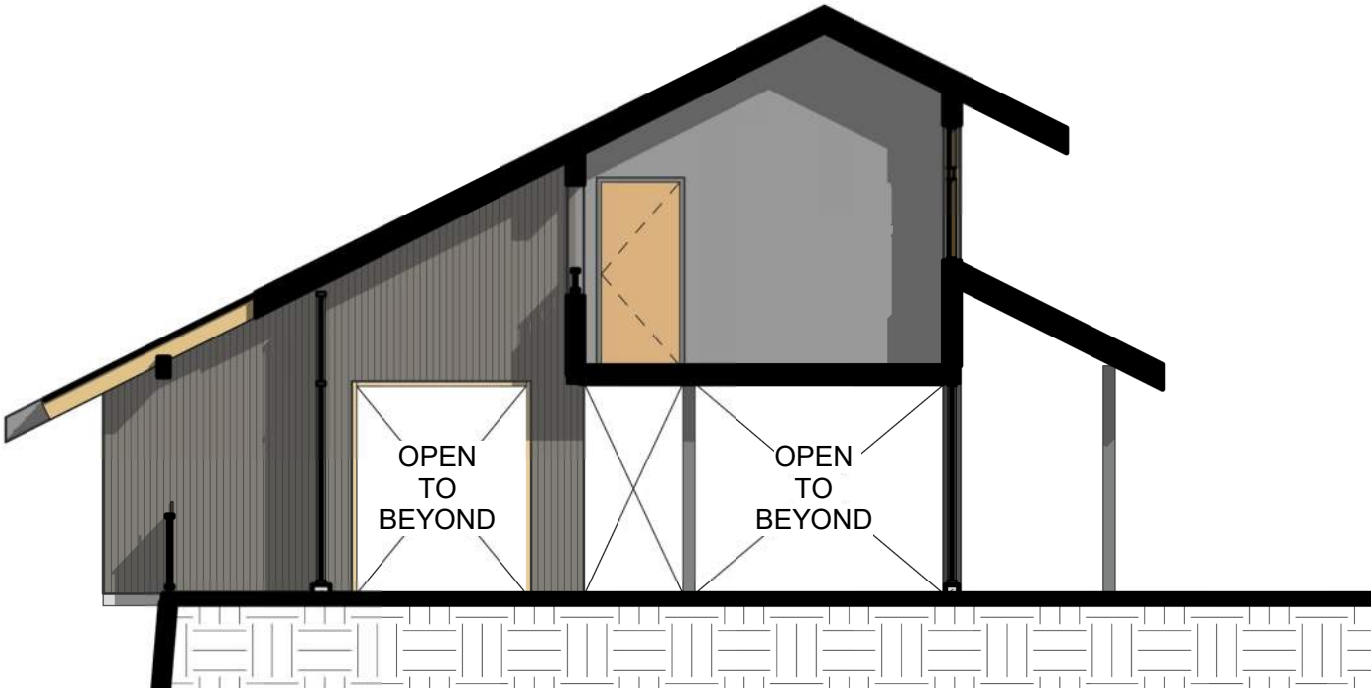
BUILDING D / PROPOSED GLASS OVER RAFTERS



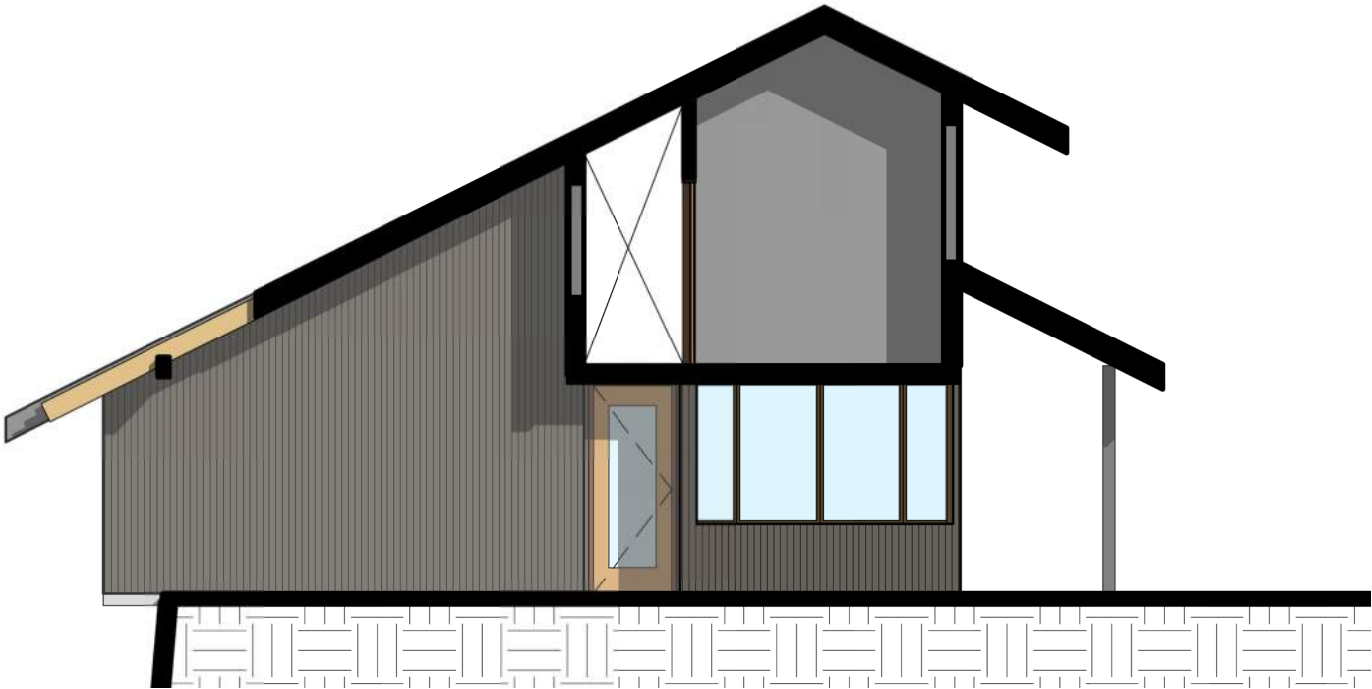
1A SECTION: LOOKING WEST
PROPOSED CONDITION OF ENTRY LOBBY



2A SECTION: LOOKING WEST
EXISTING CONDITION OF ENTRY



1B SECTION: LOOKING EAST
PROPOSED CONDITION OF ENTRY LOBBY



2B SECTION: LOOKING EAST
EXISTING CONDITION OF ENTRY

