

HKTA / architects

October 1, 2013

To: Tom Greer, Pinkham and Greer

From: Bob Howe

About: 133 York Street; Meeting with Planning Staff, Sept. 23 @ 1:00 PM

Met with planning staff, Alex Jaegerman, Jean Fraser and Caitlin Cameron in the planning office.

Reviewed the most up to date three-dimensional renderings depicting the latest color scheme.

Main issues (based on PB, staff and public comments at PB Workshop):

- Design of entrance
- Materials and colors (raised by neighbor and PB members)
- Rear elevation (lack of articulation/interest) (raised by several PB members)

We were encouraged to create a more open entrance. A wider entrance and one with more glass to create an airiness feel to the lobby was seen as desirable and in keeping with Design Principles. While the entrance and stairwell to the owner units are already well light by natural light from windows on each floor, which will flood the stairwell with light, a more generous entrance assembly was considered necessary at the first floor. (Final submittal provides a larger opening on the first floor).

Review the color scheme and material. We presented actual samples of the siding. (Final submittal illustrates the revised siding assembly on back-side. Important to note that there is 1 x 4 trim around all openings, Horizontal trim is 1x 8 nominal and vertical trim is 1x6 nominal. Trim is the same color as horizontal siding. The windows in the bay feature on the rear are capped by 1x8 head trim. These features offer texture and articulation to the facades).

Discussed back-side elevation and were encouraged to create a more neighborly face and to develop more expression of planes on the back. (The final submittal makes the for a subdivision of the façade into four components each reflective of the interior function and then using the trim elements in the paragraph above to articulate these by using the trim to provide texture and composition).