



## Design Team Point of View

- The Library is a completely different function and form than the Community Center
- The Library is more than 40' away and not physically attached
- The two buildings are built in different era's and should reflect their own time, construction methods and design sensibilities
- We believe each building should be distinctly unique and complementary to each other.
- The Library is expressed as an intimate glass pavilion in contrast to the heavy masonry of the Community Center
- Transferring character defining elements from the Community Center to the Library dilutes the uniqueness of the Library's identity and confuses the legibility of what is the original heritage and what is new.
- The character identified in the following exhibits is tied to the traditional style of the masonry construction and does not transfer equally to a modernist glass pavilion neighbor. We recommend that each building stand beside each other with its own character.



*Item 3, 11/15/23 CHB HARRIS*  
 EXH. A: EXCERPTS CHB STAFF REPORT (12/17/1980)

CULTURAL HERITAGE BOARD ITEM

MUSEUM

Meeting Date: 12/17/80

RE: Nomination of the Eastside Social Services Center (the former University Heights Junior High School) to CHB Landmark Status.

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The western end of the pavillion features the western entrance to the main school building. This centrally placed entrance bay is set in a slightly projecting slab molding approached by a two-run flight of concrete stairs with solid end blocks. The portal arch springs from simple imposts with a drip pendil below each. The beveled corners of the portal feature console and shell ornamentation. The archivolt is enriched by an ovoio-rectangle molding with scroll ends. At the apex of the archivolt is a double volute with scroll. A volute and swag motif appears at each corner of the simple architrave. The double doors are glass with wooden mullions and surrounds and are capped by a large fanlight. *see Exh B (n3)*

Above the western entry slab molding is a six-light rectangular casement window with architrave. The window is topped by a flat scroll pediment form. South of the entrance bay is a set of three stepped twelve-light narrow arched windows with simple base, divided by unfluted Corinthian pilasters. These windows run along an interior stairwell. *(see Exh. b (n2))*

The eastern end of the building features the same decorative elements as the western end. At the southern (rear) elevation, the entrance block for the western entry, there is a small rectangular window at the first floor and a three-over-three-over-three double louver window at the second.

West of the entry block are seven bays on the southern elevation: looking westward, the first three, at first and second story, are composed of three-over-three-over-three double louver windows; the next three feature three-over-three double louver windows at the first floor and three-over-three-over-three double louver windows at the second; the seventh bay features an entry approached by three concrete steps. The entry at this seventh bay features a double wooden door with paired six-light transoms. Second floor of the seventh bay features paired rectangular four-light louver windows. Above the second floor windows is a simple cornice molding and a solid parapet punctuated by louver vents. At the intersection of the seventh bay and the cross wing is an engaged pier topped by a scroll console. *Exh D (n2)*

*see Exh C (n2)*

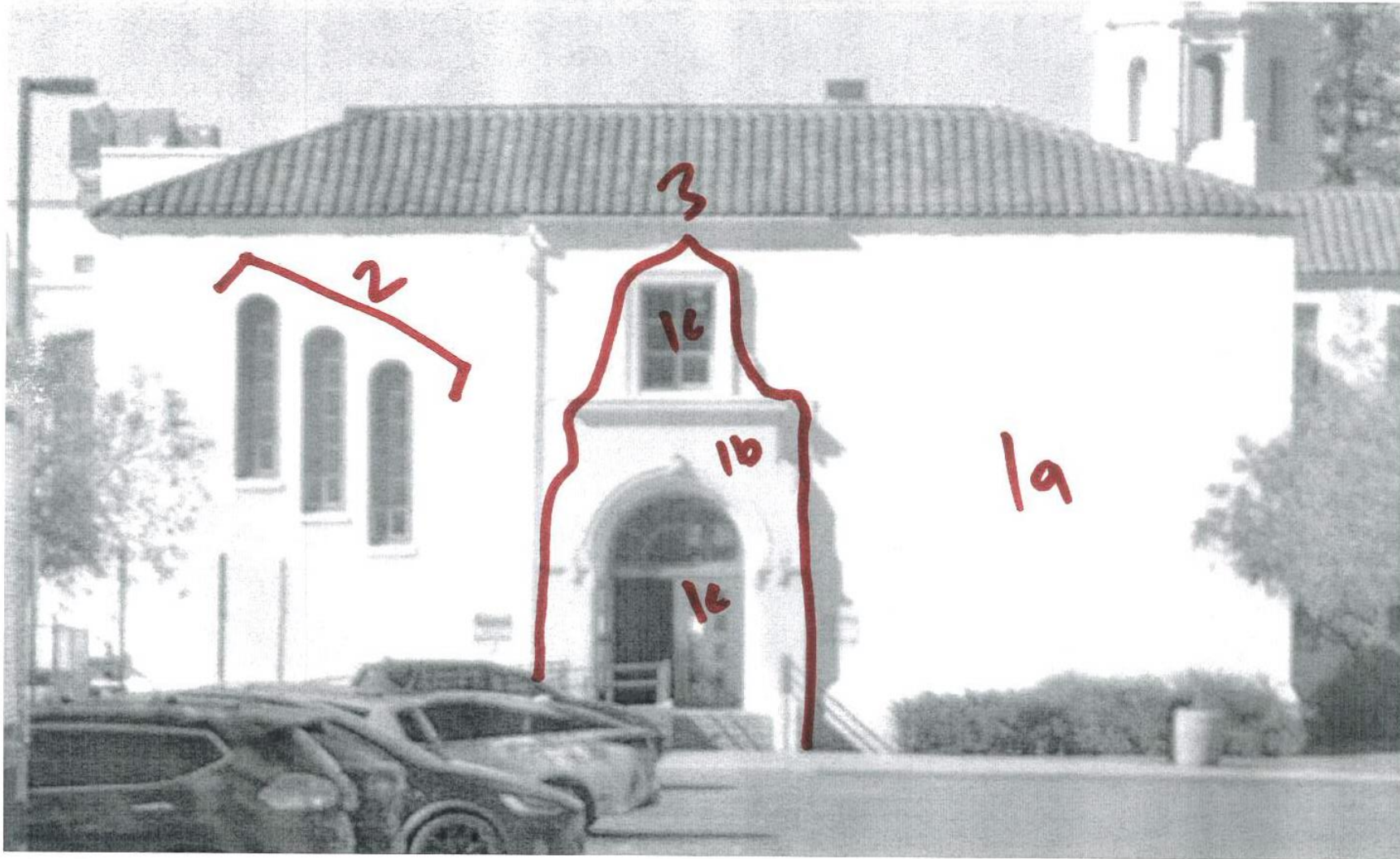
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The eastern side of the southern elevation's cross wing features five bays: looking south from the intersection with the nave wing, the first four bays feature large segmental arched windows with wooden mullions and are divided by giant order pilasters topped with scroll consoles; the fifth bay is a pavillion with a double-door entrance approached by low concrete steps with solid end blocks. The pavillion is approximately twelve feet taller than the rest of the cross wing. This southern cross wing is the home of the old school auditorium and in the pavillion is the stage area. A rectangular louver vent appears at attic level on the eastern side of the pavillion. A slab molding with scroll bottom accents the vent. The cross wing terminates with the pavillion.

Design Team Response

1. We recognize and acknowledge the character of the Community Center that led to it's designated Landmark Status in 1980.

EXH.B: E/W PAVILION, EASTERN ENTRANCE



NOTE: Character defining features:

- (1) three main colors, including (a) white main body, (b) off-white accent punctuated entrance, (c) red trim for roof tile and window/door;
- (2) 3 stepped 12-light narrow arched windows;
- (3) punctuated/projected/modest detailed entrance.

### Design Team Response

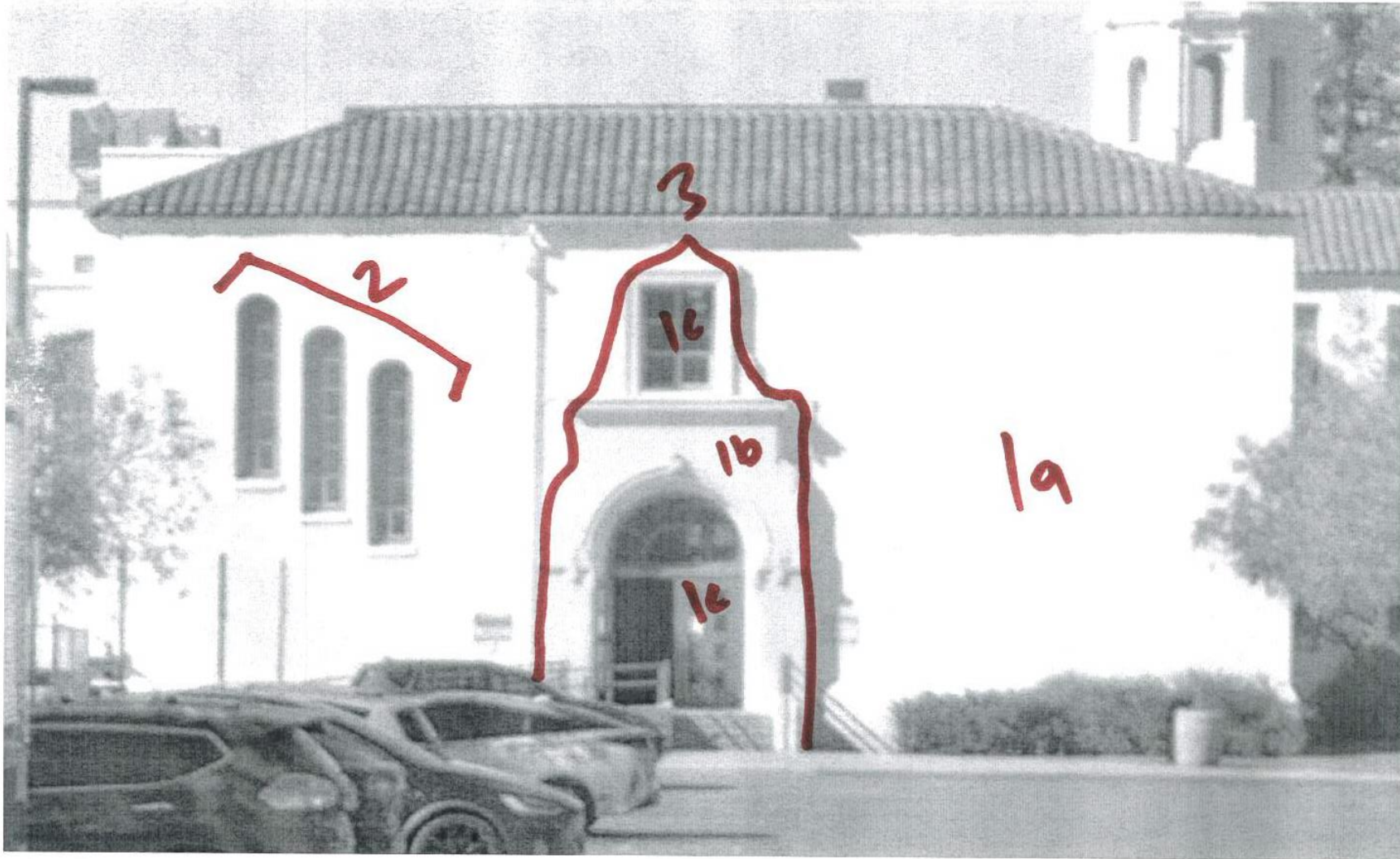
1. We have mirrored the same use of off white for the body of the Library building

The scale of the Library is much smaller so we have used one color to unify the building and create visual calmness.

The single use of color also assists with ongoing ease of maintenance by reducing the need to store multiple color paints on site for touch ups etc.



EXH.B: E/W PAVILION, EASTERN ENTRANCE



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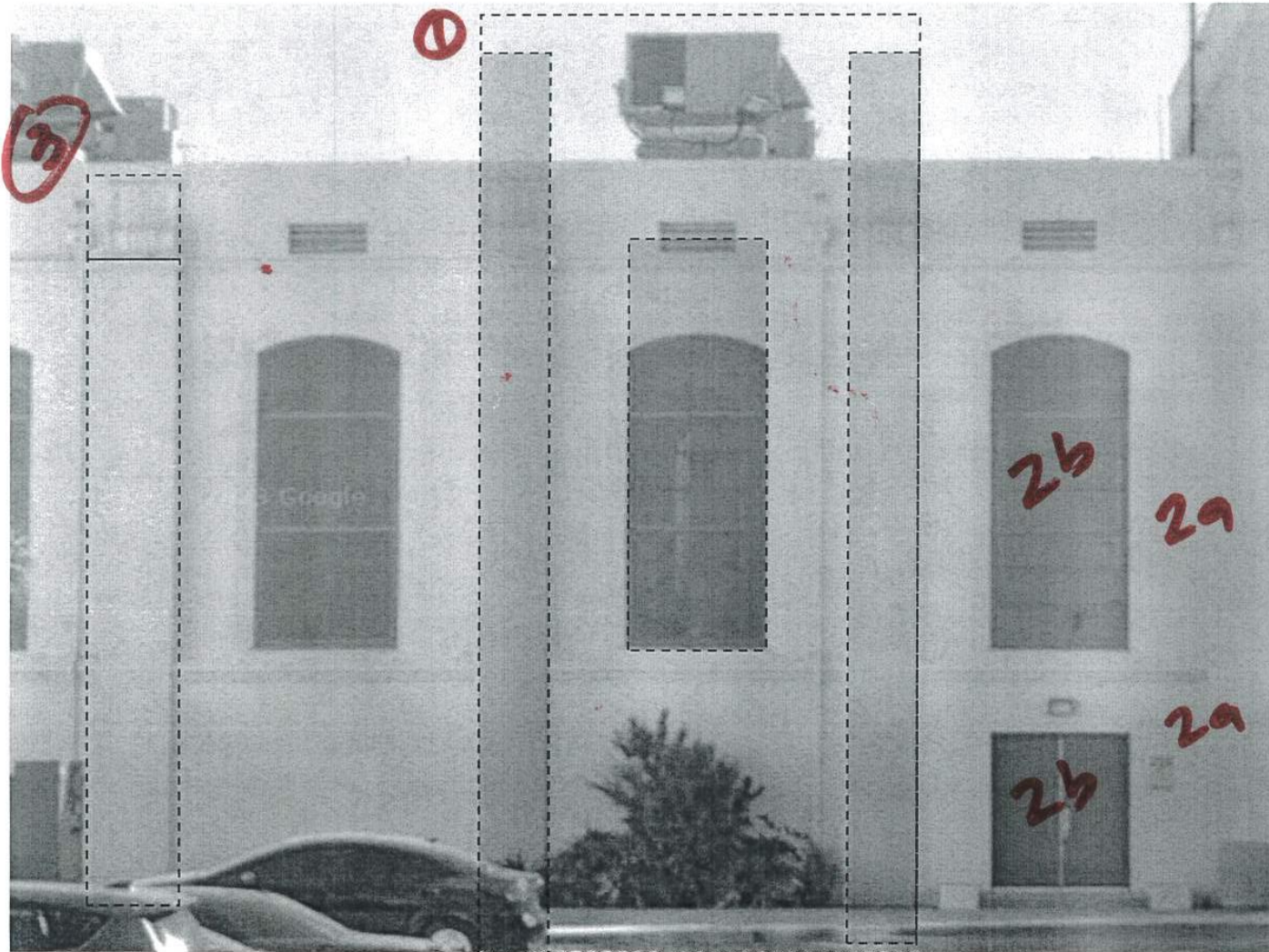
### Design Team Response

2. These windows likely bring light into an interior stair.

The Library is completely glazed, but the rhythm of the structure can be seen as repetitive in a similar way.

3. The Library building has a clear entry portal frame identifying the entry to the building in a similar yet modern way.

EXH. C: N/W CROSS WING, WESTERN FAÇADE (SIMILAR TO EASTERN FAÇADE)



NOTE: Character defining features:

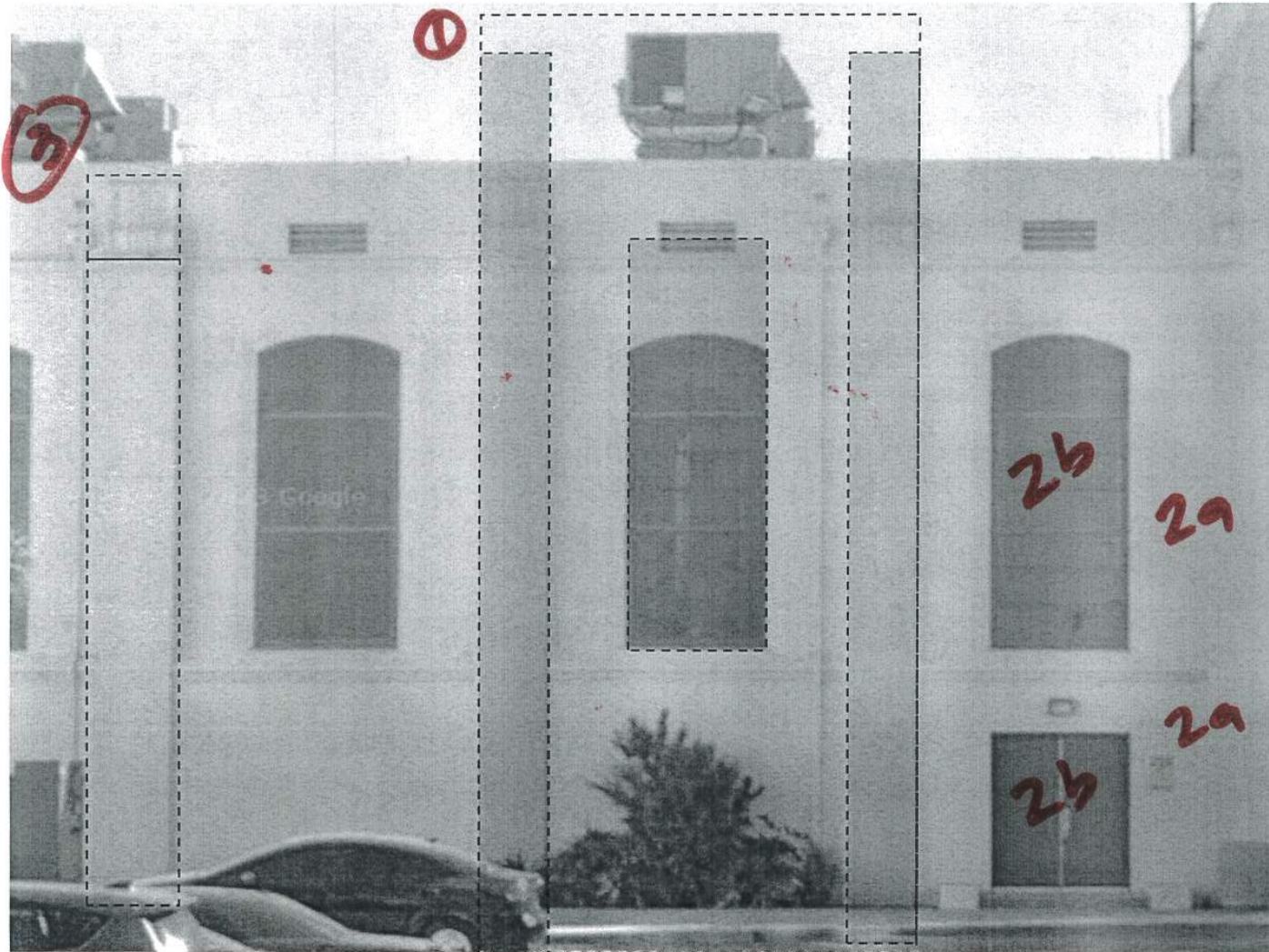
- (1) scale/proportions of the bays;
- (2) main colors (a) white main body and (b) red trim;
- (3) engaged pier topped with scroll console

## Design Team Response

1. The Library also presents a repetitive rhythm of standardized bays that are appropriately scaled to the height of the building to create a friendly interior environment for the users.
2. Discussed in Exhibit B
3. The top of the column expression is a decorative element used at the time of the building's construction to tell a story or create ornamentation on the building and is not used in modern design and construction.



EXH. C: N/W CROSS WING, WESTERN FAÇADE (SIMILAR TO EASTERN FAÇADE)



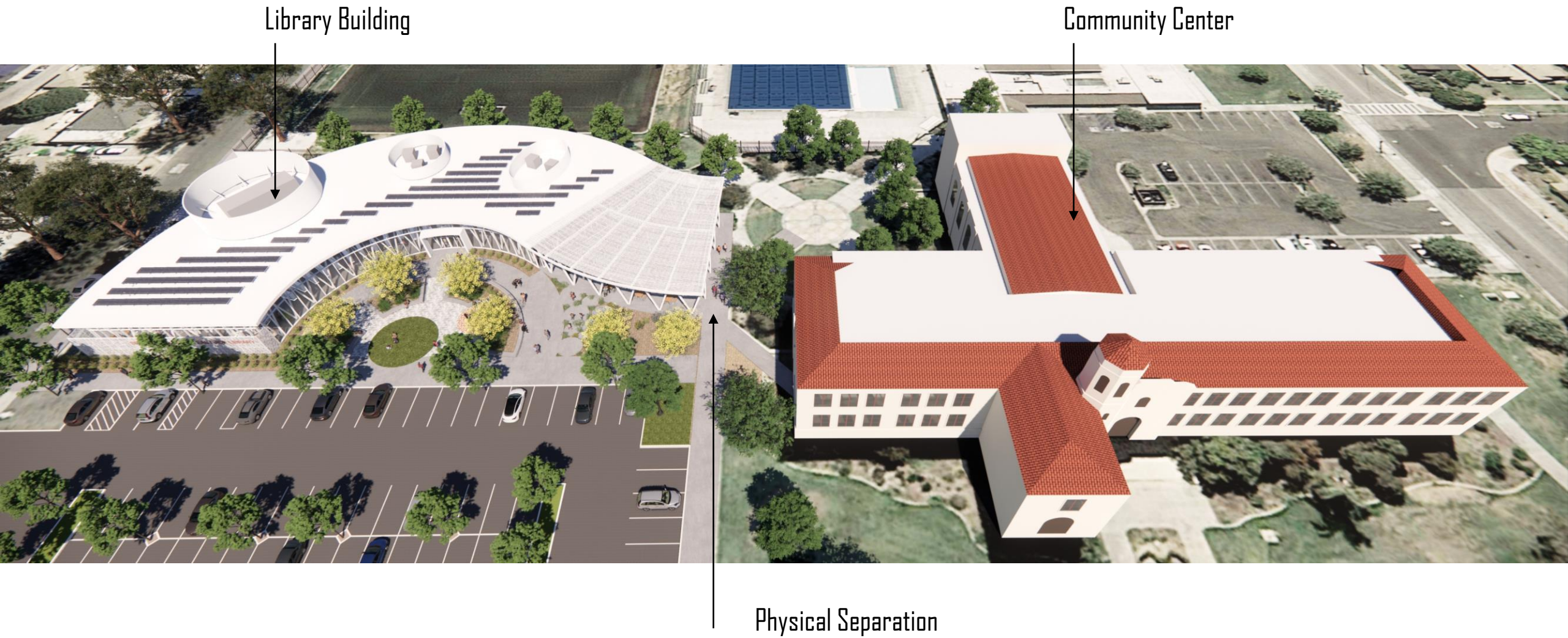
NOTE: Character defining features:

- (1) scale/proportions of the bays;
- (2) main colors (a) white main body and (b) red trim;
- (3) engaged pier topped with scroll console

### Design Team Response

3. In lieu, large graphic murals on the interior of the building in partnership with the community will express the unique cultural story of the neighborhood seen from the exterior. In addition, the exterior solar screen expresses a decorative pattern derived from the structure of the building. This patterning will become a character defining feature of the Library in a similar way over the years to come.







Decorative Screen

Community Graphic

Entry Portal

Single Color Palette



Repetitive Structural Rhythm



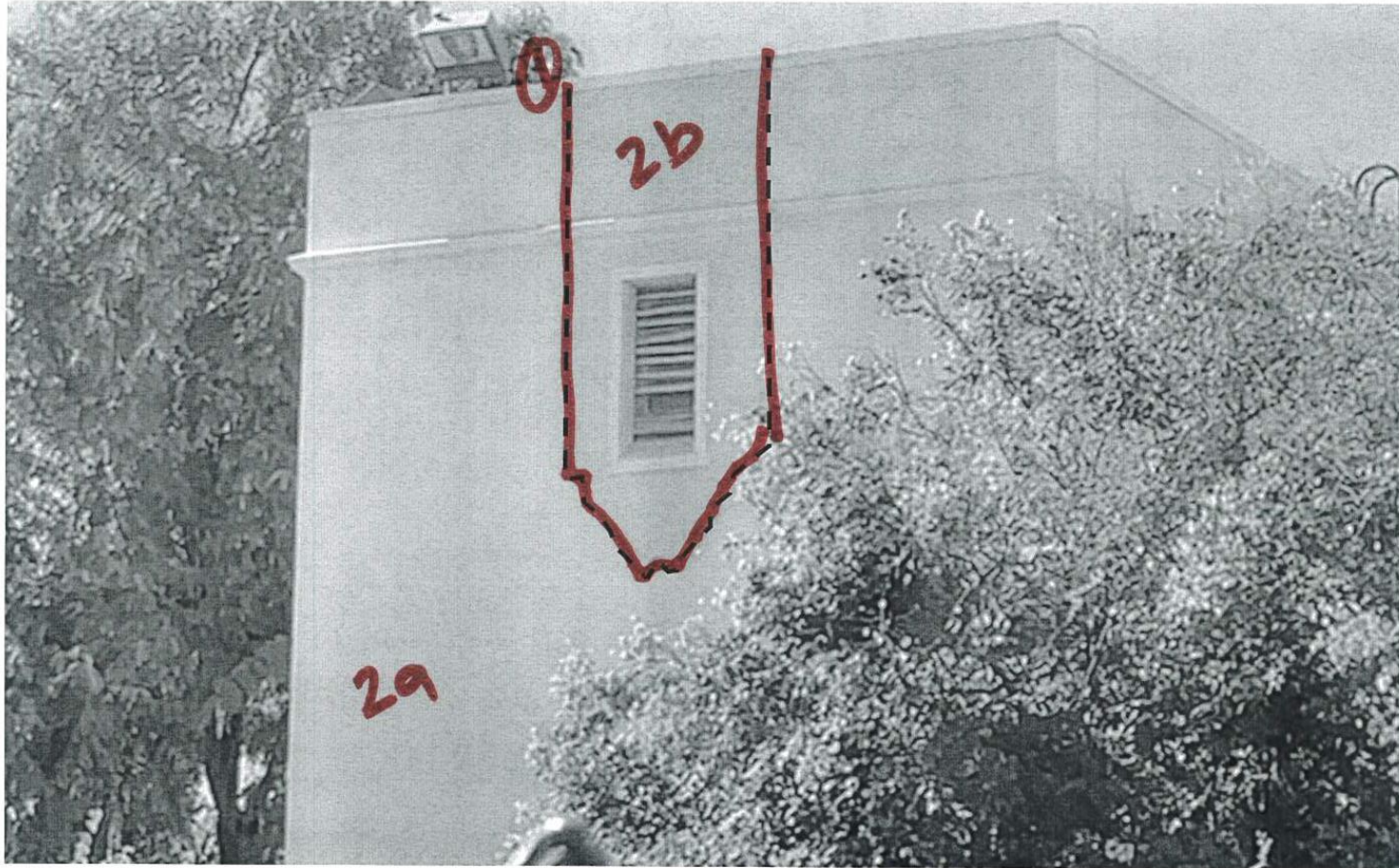
Decorative Screen

Community Graphic





EXH. D: N/W CROSS WING, EASTERN FAÇADE (SOUTH END)



NOTE: Character defining feature:

- (1) punctuated/projected vent
- (2) Color (a) white main body and (b) off-white accent for punctuated vented

### Design Team Response

1. This expressed vent likely ventilates the attic of the building. The Library does not have an attic so there are not exterior louvers to express or reference to.
2. Discussed in Exhibit B

EXH. E: VOCATIONAL BUILDING, NORTHERN ENTRANCE



NOTE: Opportunities and recommendations:

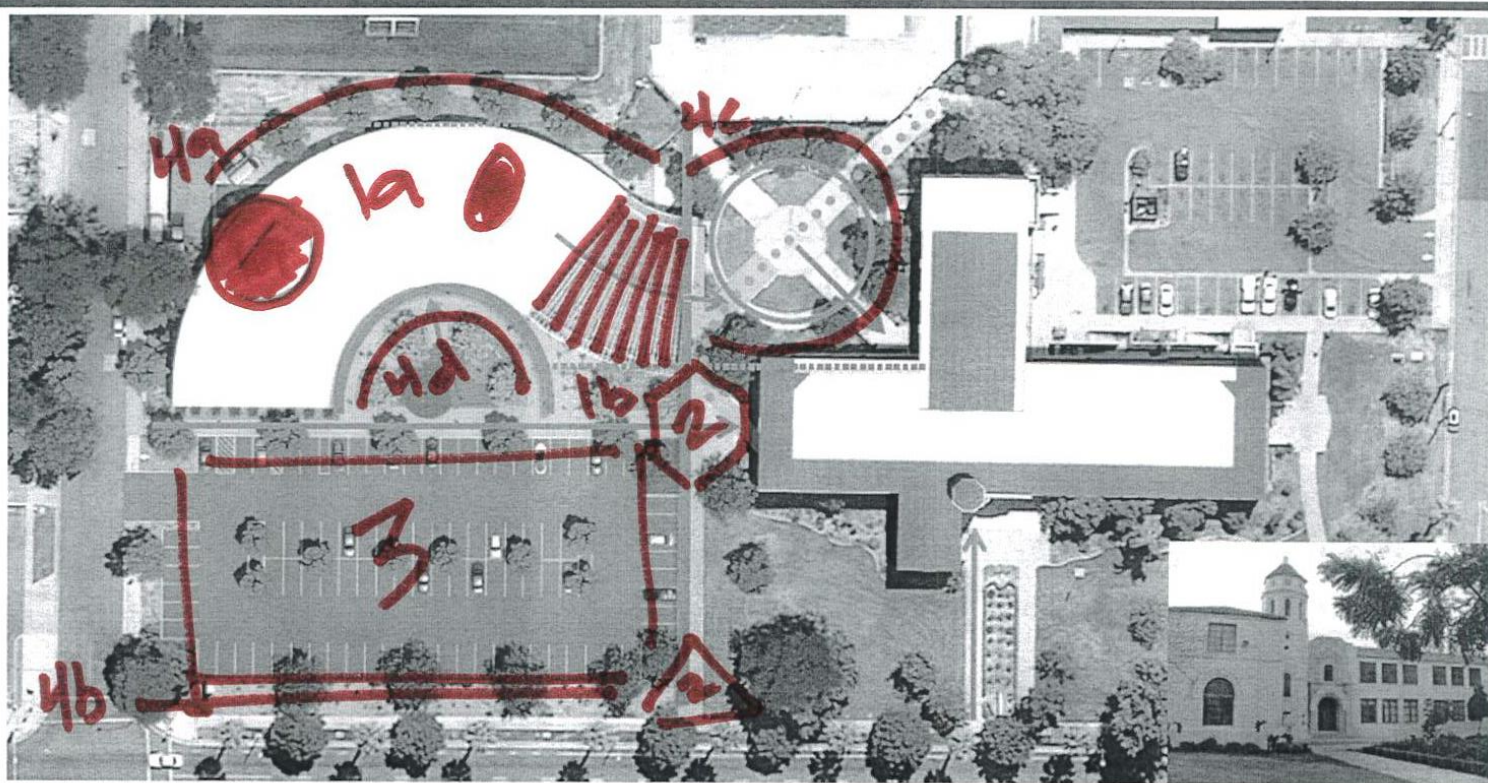
- (1) signage of shop building, should be salvaged and/or adaptively incorporated

## Design Team Response

- 1. Discussed in Exhibit B



EXH. F: DESIGN CONCEPT (PRESENTATION, P. 4)



NOTE: Opportunities and recommendations

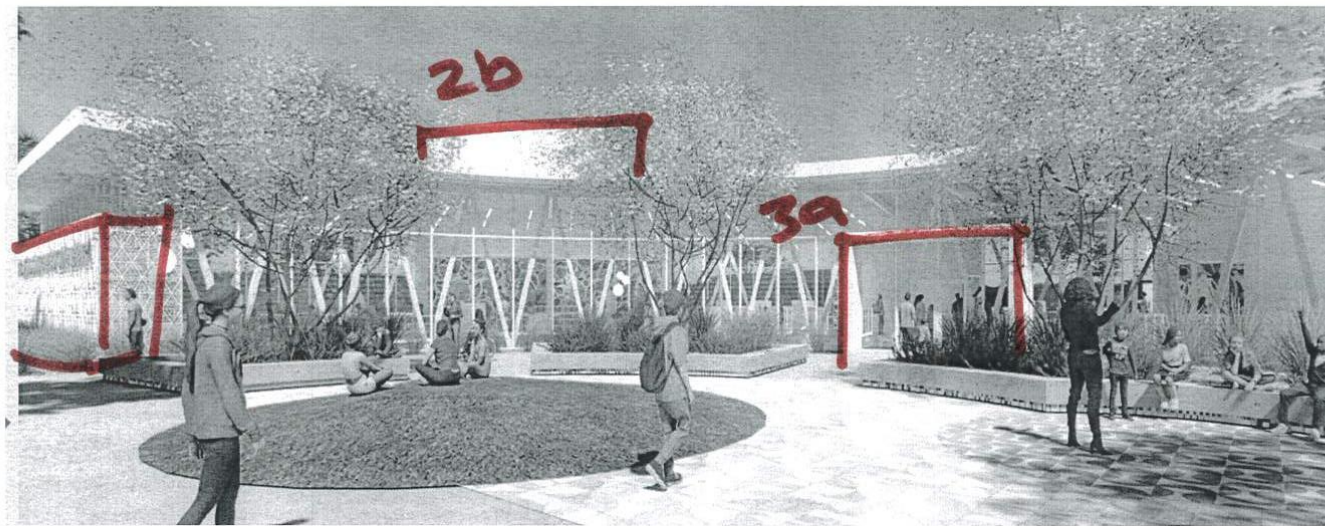
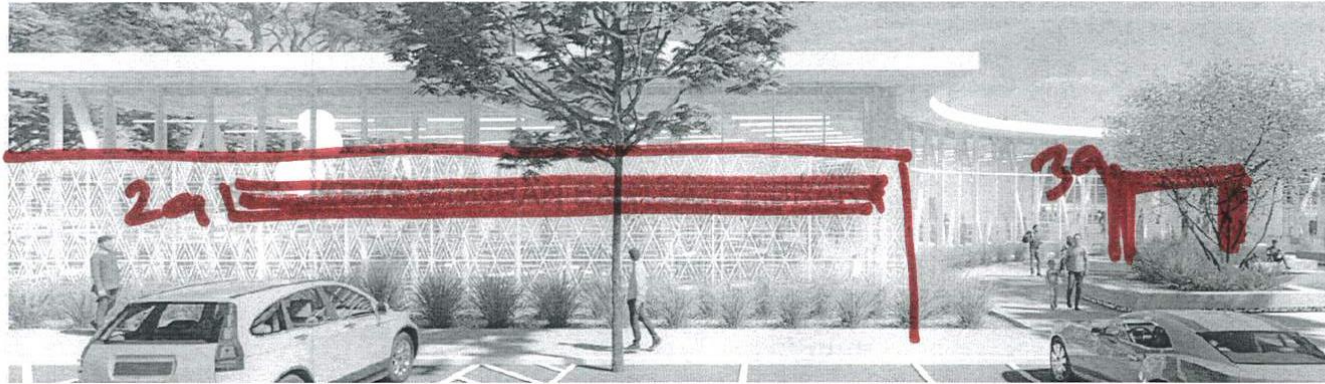
- (1) echo Landmark's 3-color scheme with red trim(e.g., trim/roof tile) for proposed project (a) roof projections, (b) louver canopy
- (2) pedestrian access from university needs much greater emphasis
- (3) great to see grass/permeable paver system in the front parking lot and elsewhere (see also Exh. K)
- (4) relocation/incorporation of mature trees that may be removed to be incorporated elsewhere on the site, such as (a) south boundary of project site adjacent of soccer fields, (b) north boundary of project site along university, (c) outdoor plaza, or (d) front entrance

## Design Team Response

1. Discussed in Exhibit B. The Library is not part of a "campus" where common standards of color and material use are required. The transfer of color elements to the roof of the Library would lead to confusion about the identity of the Library.
2. The pedestrian pathway from University is not part of the scope of work boundary for the Library.
3. The parking lot is being reconfigured, restriped and landscaped. This also includes new parking lot lighting for added safety and public enhancement.
4. This would be an owner's consideration since it is outside the scope of work for the Library building.



EXH. G: COLOR SUGGESTIONS (DESIGN CONCEPT, PRESENTATION, PP. 7-8)



NOTE: Opportunities and recommendations

- (1) white body (as currently proposed) should echo color of existing landmark. Also consider maintenance.
- (2) red trim should echo existing landmark (e.g., roof tile, trim), such as the project's (a) signage, (b) roof projections, (c) louvered canopy
- (3) Off-white accent should echo color of existing landmark (e.g., punctuated entrance/vents), such as the projects (a) entrance and (b) signage background

## Design Team Response

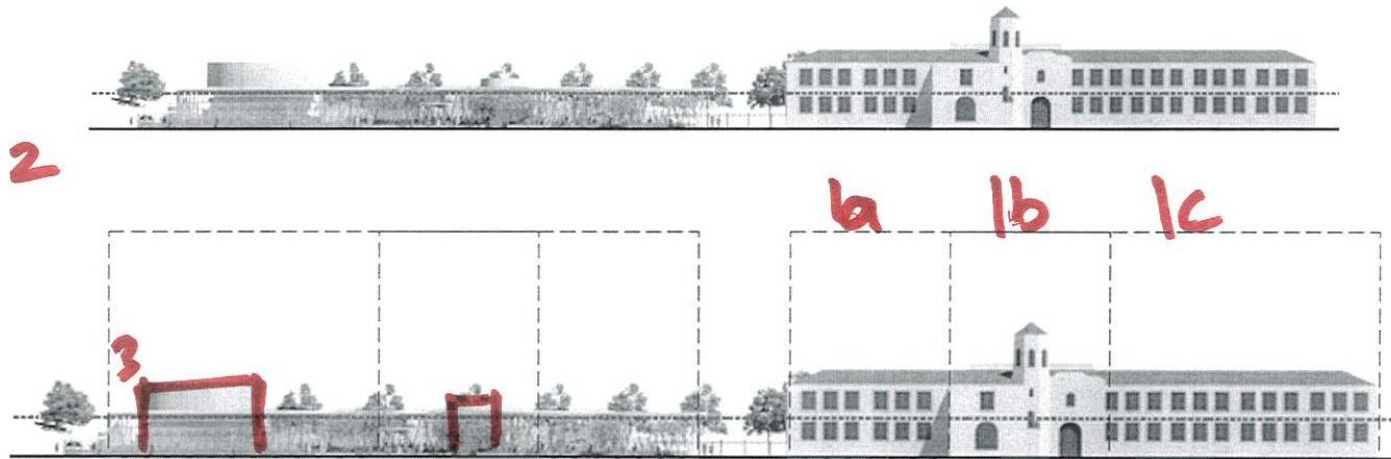
1. Discussed in Exhibit B.
2. Discussed in Exhibit B.
3. Discussed in Exhibit B.

The exterior solar screen is designed to reflect a pattern found in the structure of the Library building. The elegant and refined pattern will become a character defining element of the Library building for years to come.



EXH. H: COMPONENT ORIENTATION (PRESENTATION, P. 6)

DESIGN CONCEPT



NOTE: Opportunities and recommendations

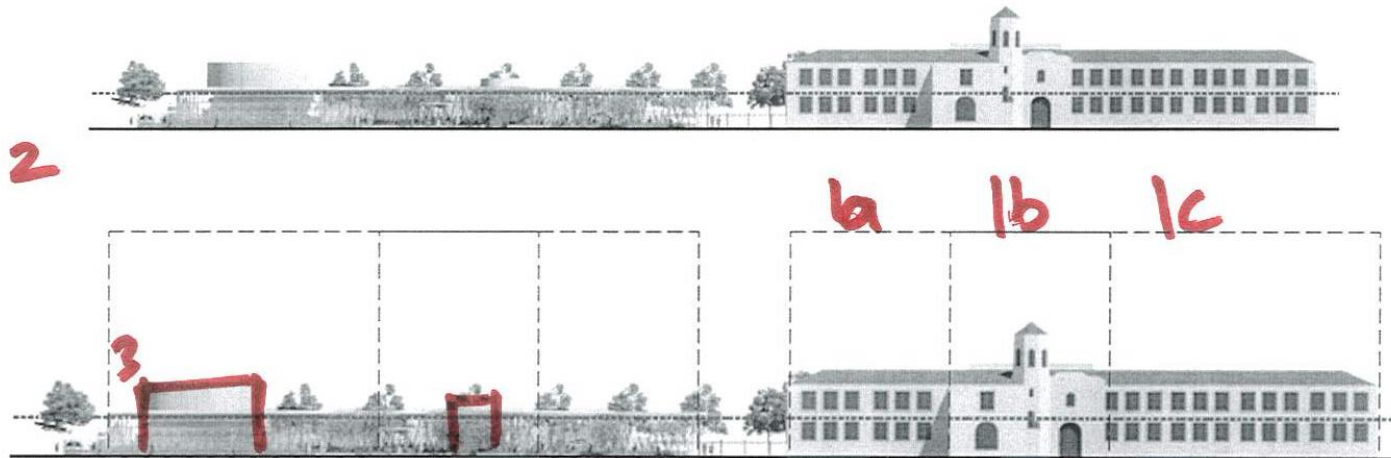
- (1) Landmark 3 main components (a) east pavilion (b) entrance (c) west pavilion (see also Exh. I below)
- (2) Projects overall length matches but components need better definition (e.g., perhaps roof element/projections)
- (3) If feasible, move entrance component west to mirror existing landmark with revised roof projections (e.g., reorienting circular rooms seems feasible). This would improve pedestrian orientation and focus main entrance to facilities to entire facilities and both structures).
- (4) Scale, arrangement, maybe contingent on orientation perspective (e.g., appx 100 feet from university sidewalk cf. central entrance).

Design Team Response

1. The Library building has a single open floor plate where the flow of people is encouraged without encumbrance. The floor plate is supported by 3 elliptical cores that can be interpreted as related to the three parts of the Cesar Chavez Community Center identified.
2. The overall length of the Library is derived from the size of the program required. The project is meeting the budget requirements by only introducing elements required for the function of the Library. Modern design sensibilities discourage the use of additive elements that are not functionally required.

EXH. H: COMPONENT ORIENTATION (PRESENTATION, P. 6)

DESIGN CONCEPT



NOTE: Opportunities and recommendations

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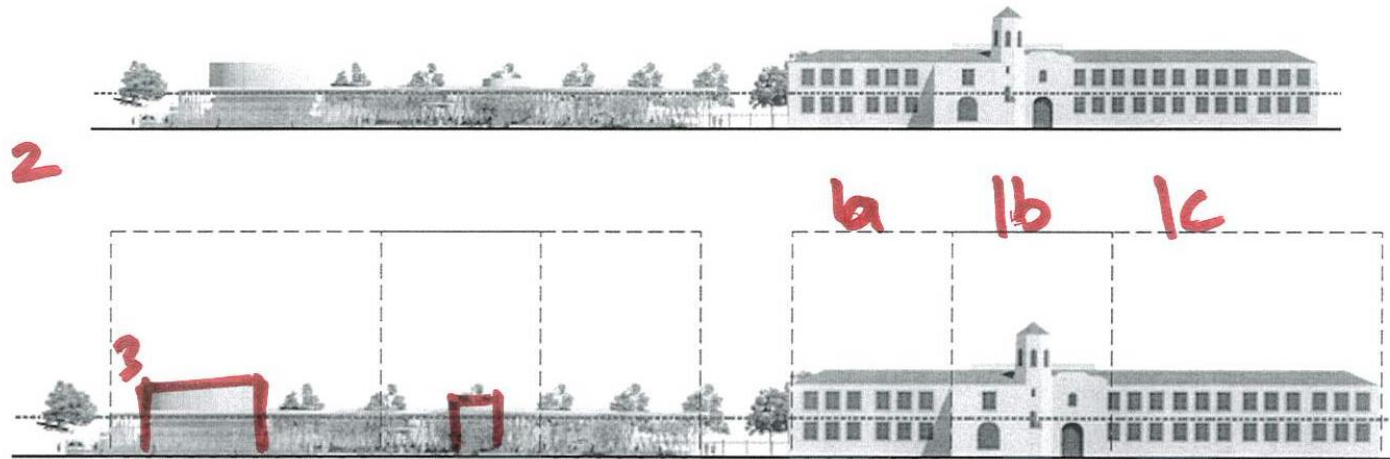
Design Team Response

- 3. The entry portal frame has been shifted one bay to the left of the image to strengthen the relationship to the information desk on the interior. The expression of the entry portal frame in addition to the massing and crescent form of the building contributes greatly to the orientation of pedestrians to the front door by creating a welcome plaza on the concave side of the building with the entry door as the keystone of the arch in plan.



EXH. H: COMPONENT ORIENTATION (PRESENTATION, P. 6)

DESIGN CONCEPT



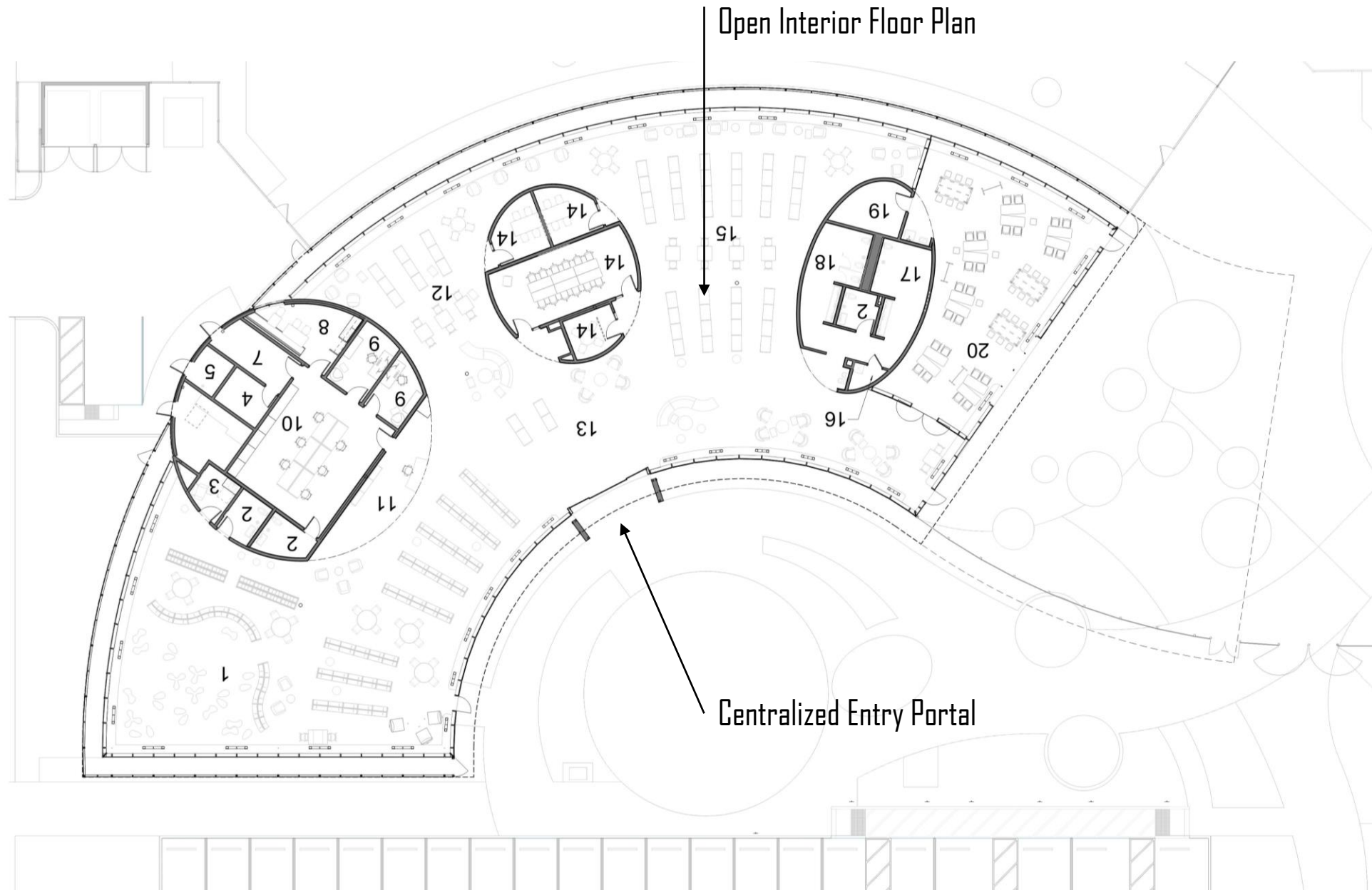
NOTE: Opportunities and recommendations

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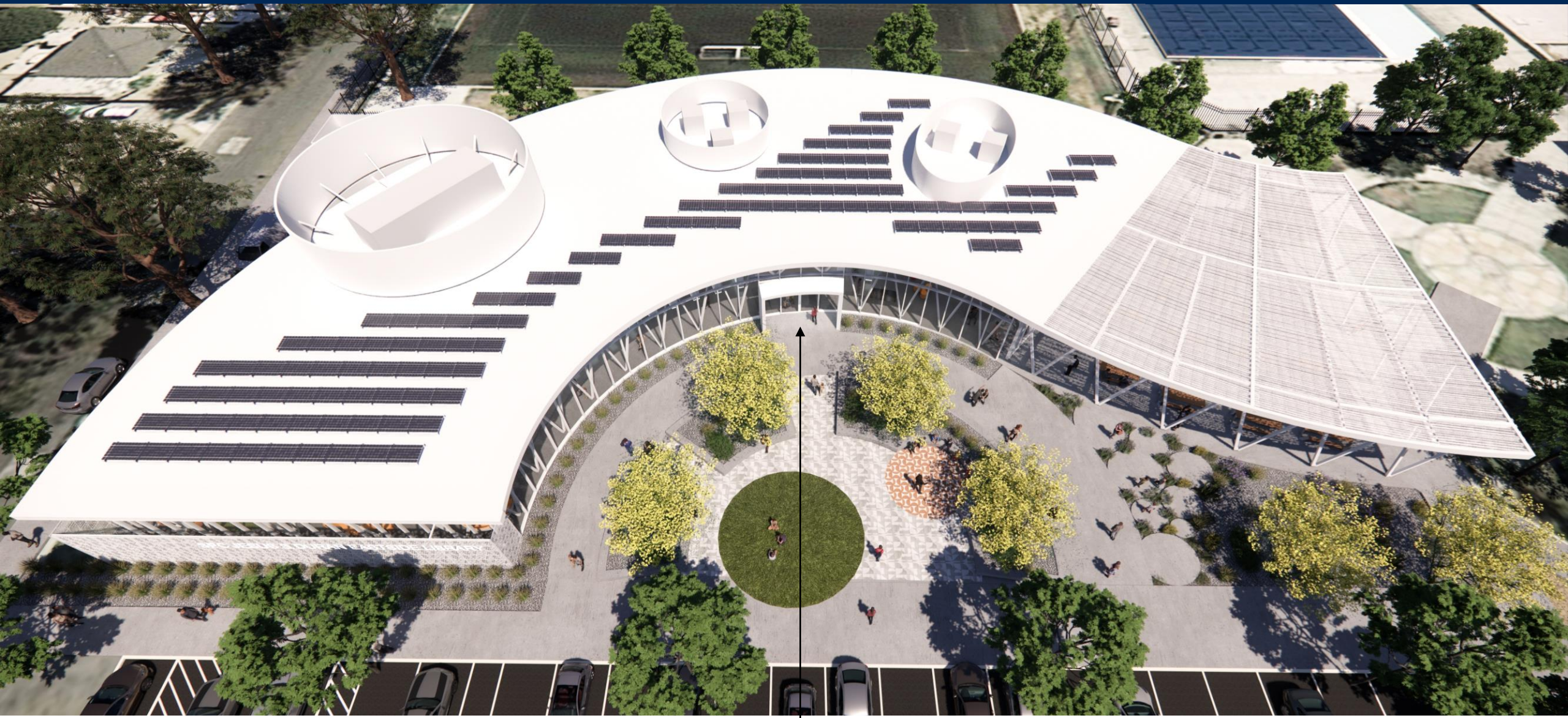
Design Team Response

4. The relationship and regulating lines between the two buildings is very difficult to experience.

The plan relationship of the two buildings will create a very different experience than the straight on comparison view of the exhibit. The Library has been designed to meet the needs of it's program and budget. There is a general alignment of the roof line to the mid point of the Community Center building and we are unable to lower the roof due to minimum clearance requirements or raise the roof due to increased cost of exterior envelope.







Centralized Entry Portal





Community Murals Seen from Exterior





3 Part Building Expression

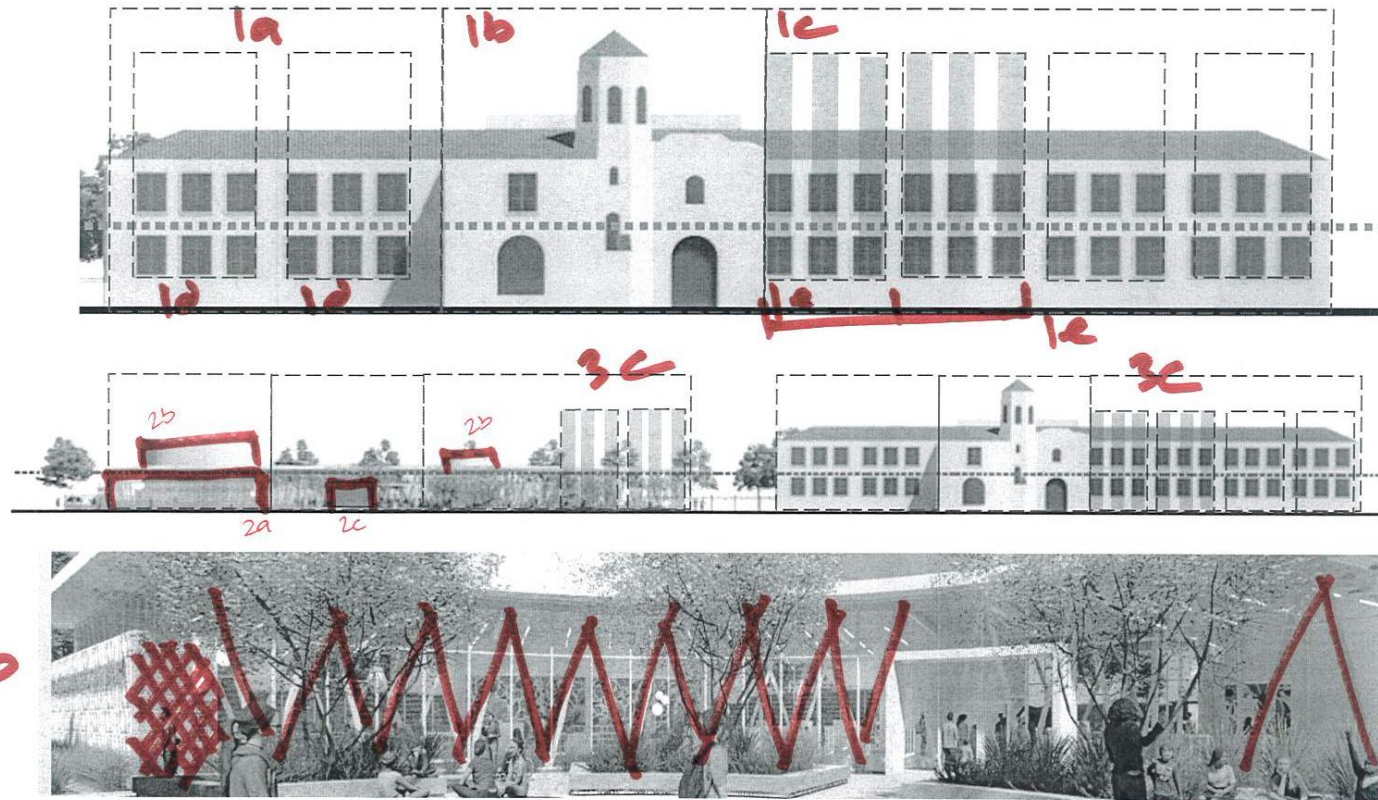
Centralized Entry Portal







EXH. I: ORIENTATION & REGULATING LINES (DESIGN CONCEPT, PRESENTATION, PP. 6, 8)



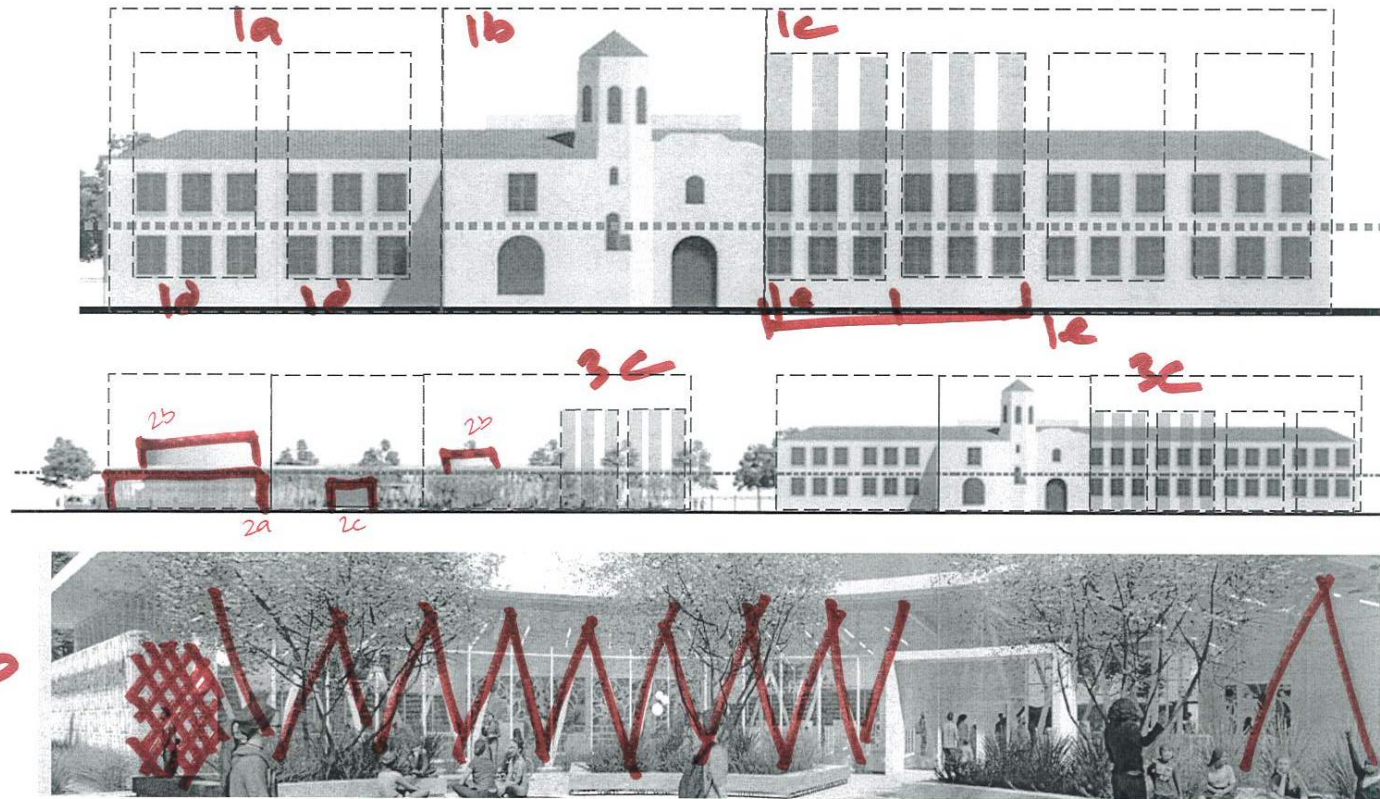
## Design Team Response

1. The assessed three-part relationship of the Cesar Chavez Community Center building relates to the historic internal planning of the building, to provide access to light and natural ventilation and is not transferrable to the Library where the form is derived from a different function. The central element of the Community Center is also a characteristic of the Mission Style architecture of the time and does not exist in the modernist pavilion architecture.

NOTE: Opportunities and recommendations

- (1) Landmark 3 main components (a) east pavilion (b) entrance (c) west pavilion with (d) consistent bays and (e) window columns
- (2) Alternatively (if not mirrored but rather matched components [as currently proposed]), suggest modifying (a) eastern frontage and (b) roof projections to better define entrance component, and (c) move main entrance to centrally locating within entrance component.
- (3) For exterior skin suggest (a) incorporating scale of bays and windows and (b) remove V-shaped support structure (seems busy, distracting, unnecessary cost, introduces seemingly new element); and (c) glazing should not distract or introduce new colors.

EXH. I: ORIENTATION & REGULATING LINES (DESIGN CONCEPT, PRESENTATION, PP. 6, 8)



NOTE: Opportunities and recommendations

- (1) Landmark 3 main components (a) east pavilion (b) entrance (c) west pavilion with (d) consistent bays and (e) window columns
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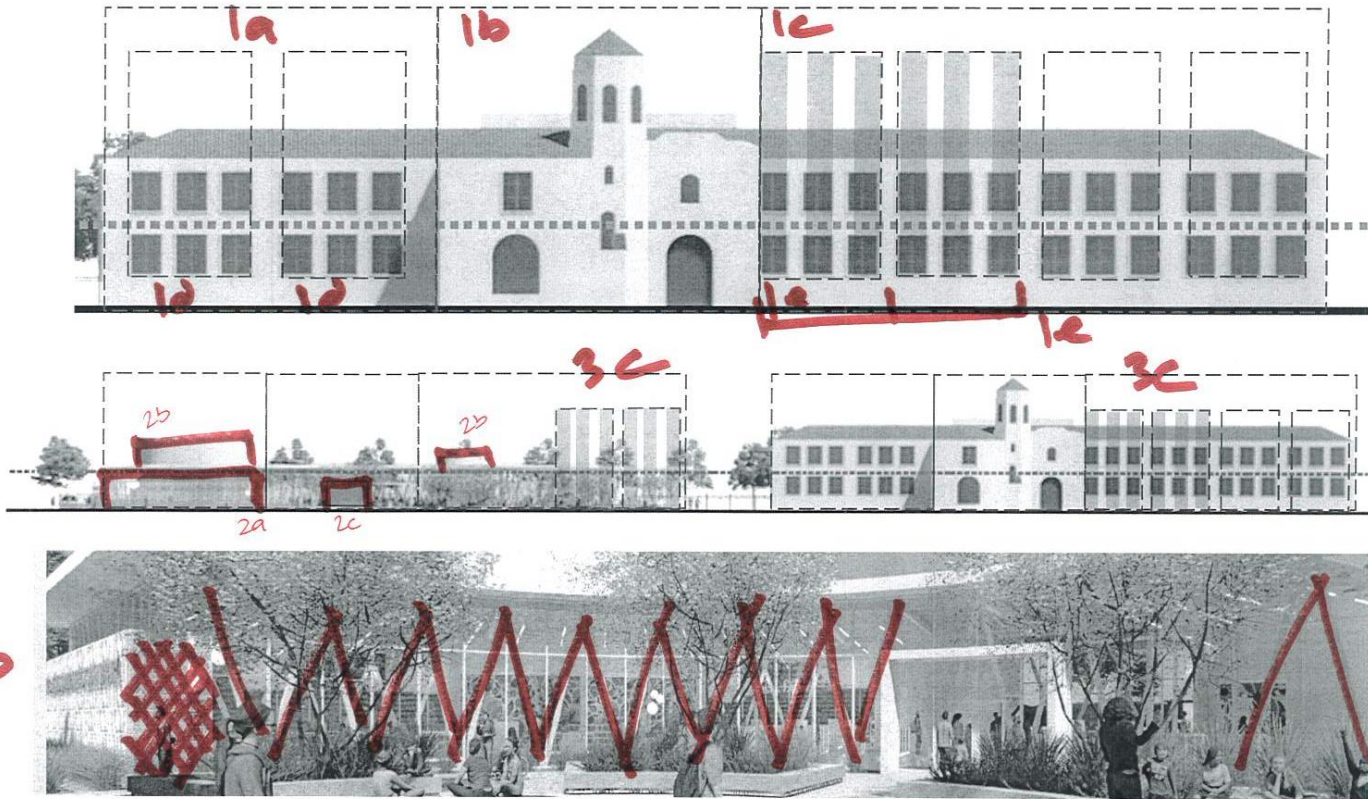
## Design Team Response

2. The exterior expression of the Library is derived by a direct response to the internal planning of the building to create a holistic and integrated architectural expression that is honest about its interior function.

The entry frame is a 4' deep projection beyond the exterior envelope of the building to indicate the building entrance and is currently located in the center of the building with equal structural bays on either side.



EXH. I: ORIENTATION & REGULATING LINES (DESIGN CONCEPT, PRESENTATION, PP. 6, 8)



NOTE: Opportunities and recommendations

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### Design Team Response

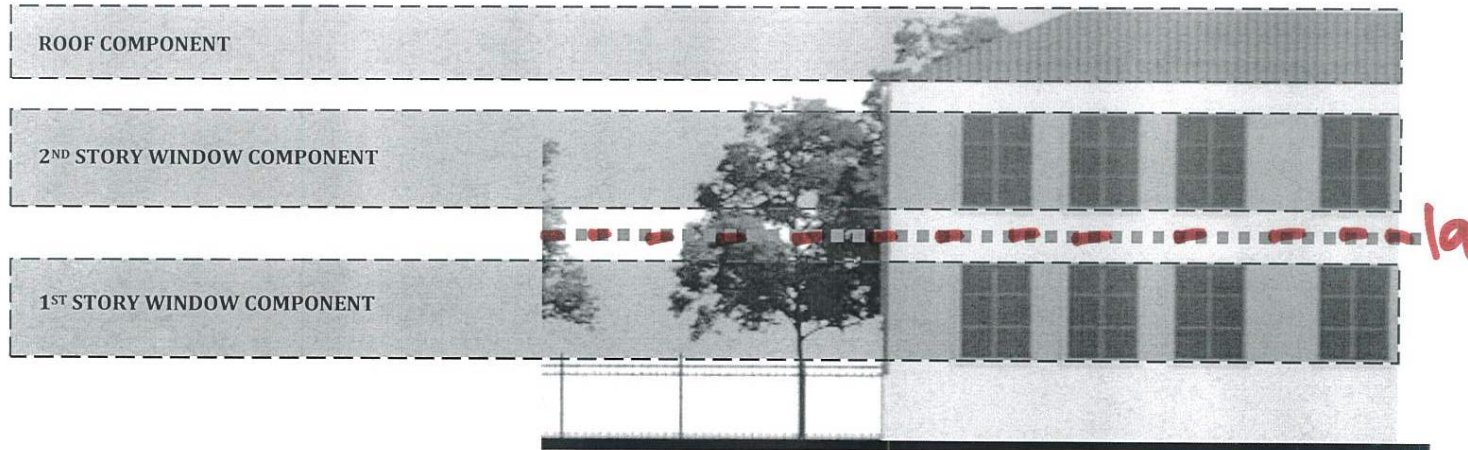
- 3. The V shaped columns are required seismic bracing. Rather than typical vertical columns with multiple brace frames throughout the building, the design team has merged the two into one single V that performs both the gravity and lateral function of the structure. The V columns are a major character defining element of the building design and create a lightness of the roof by eliminating the heaviness of the vertical column and extensive structural seismic bracing.

EXH. J: HORIZONTAL/HEIGHT REGULATING LINES (DESIGN CONCEPT, PRESENTATION, P. 6)



Design Team Response

- 1. See response to comment 8(4) above regarding relationship between buildings and regulating lines.

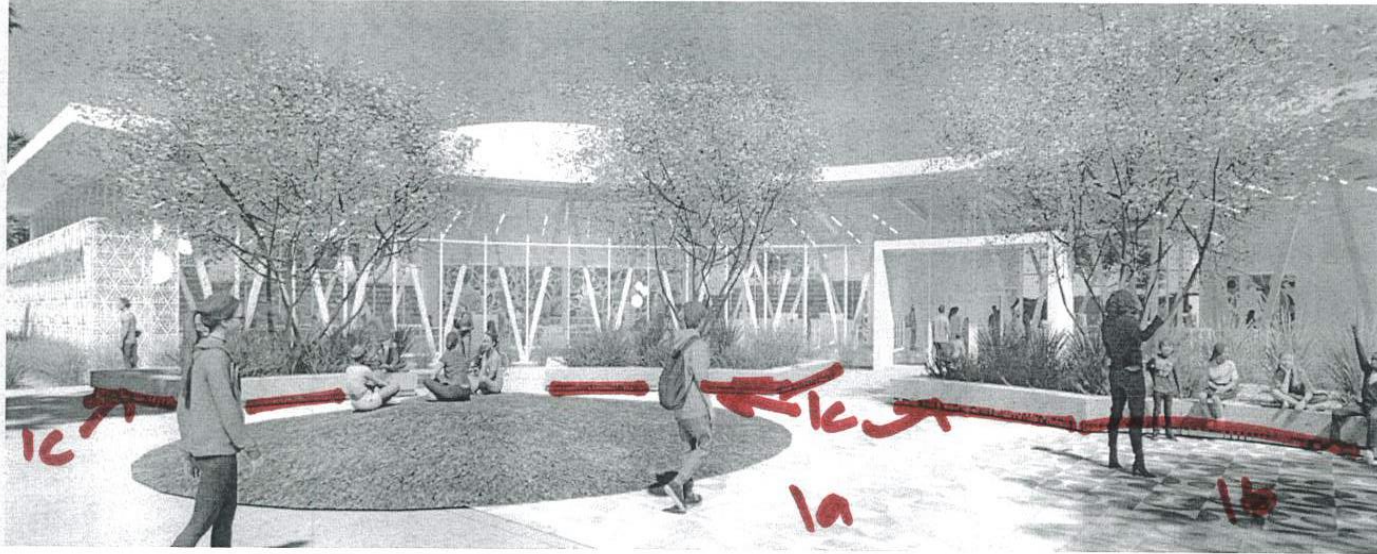


NOTE: Opportunities and recommendations

- (1) As proposed (a) roofline, (b) roof projections, (c) architrave does not match any of the regulating lines.
- (2) Increase/lower component heights and other major height lines to match regulating lines outlined above.



EXH. K: HARDSCAPE/FLOOR SCAPE (DESIGN CONCEPT, PRESENTATION, P. 8)



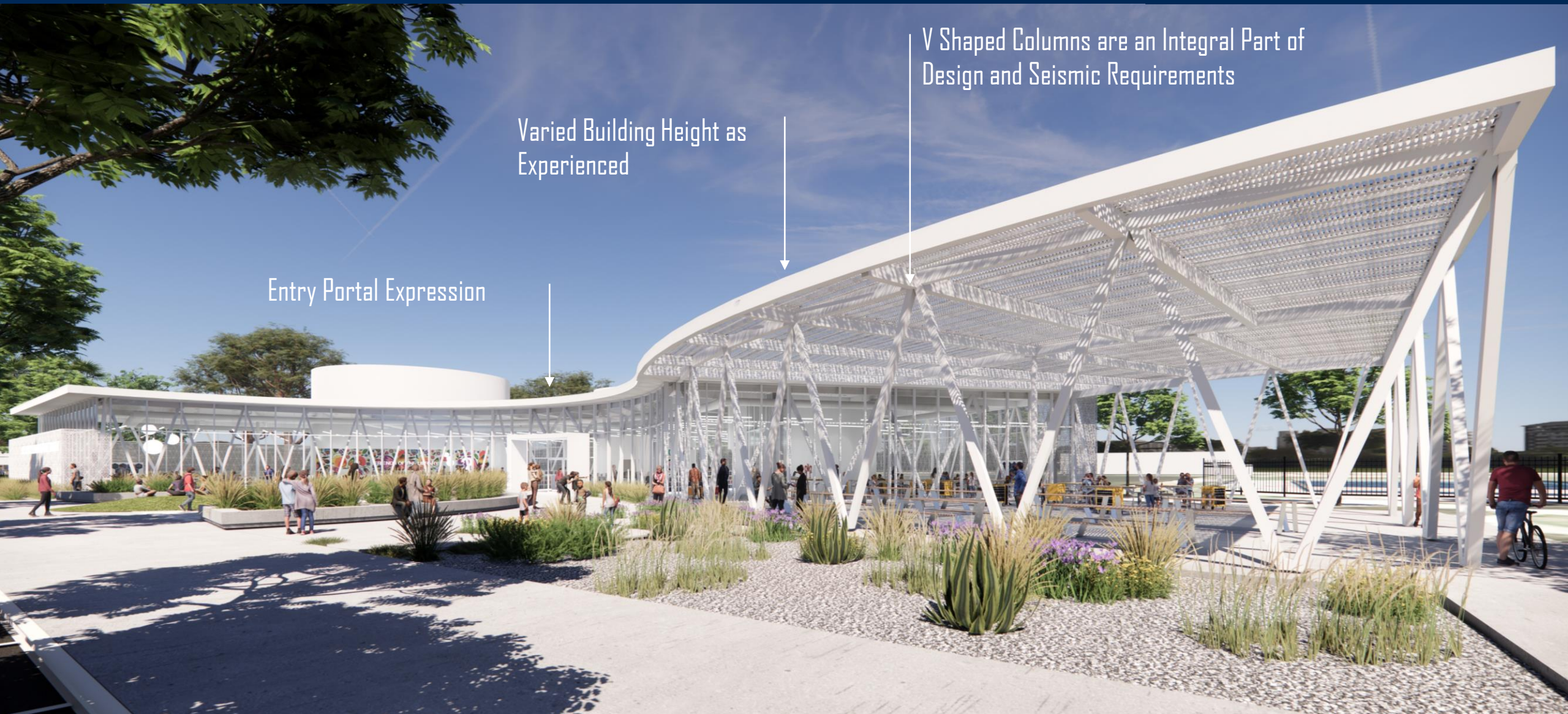
NOTE: Opportunities and recommendations

- (1) Generally (a) white, gray scale and (b) red/white tiles seems appropriate; (c) multi-color tile distracting and busy
- (2) Recommend incorporating existing/relocated trees to extent feasible
- (3) Recommend grass/permeable paver system in the front area and elsewhere (multi benefits)

## Design Team Response

1. Multicolor tile has been removed from the project and replaced with concrete shadow reveals.
2. New tree selections and locations have been made to reflect budget and passive supervision, and safety strategies.
3. A landscape plan has been submitted and includes a variety of exterior landscape surfaces.





Entry Portal Expression

Varied Building Height as Experienced

V Shaped Columns are an Integral Part of Design and Seismic Requirements