



AIA East Bay
A Chapter of
The American Institute of Architects

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For Immediate Release

Bay Area Homes Honored for Excellence

*Oakland, CA—July 17, 2012—*The American Institute of Architects, East Bay, awarded nine residential projects with jury honors for the 2012 Exceptional Residential: Bay Area Regional Design Awards. This program is the Bay Area's only solely-residential architectural design awards program. Five homes were recognized with Merit Awards and four projects received the highest award of Honor. The projects include renovations, prefab/modular homes, and affordable and senior housing.

The distinguished 2012 Design Awards jury was comprised of leaders in the architectural community: **John Carney, FAIA** (Jackson, WY), owner of Carney Logan Burke Architects; **Mary Griffin, FAIA** (San Francisco, CA), owner of Turnbull Griffin Haesloop Architects; and **Peter Pfau, FAIA** (San Francisco, CA), owner of Pfau Long Architecture.

AIA East Bay 2012 Design Award recipients are:

Merit Awards



Holley Residence, Berkeley
Architect: YamaMar Design

This mid-century modern home renovation in the Berkeley Hills includes a voluntary seismic upgrade, envelope and energy efficiency upgrades, and enhanced daylight and panoramic views. A new landscaped entry courtyard creates a wind sheltered entertaining space and garden. Interior plan changes include a new en suite master bath, and expanded stairwell.

"The design is about seamlessly connecting interior and exterior," states architect David Yama.

to reflect true California living.

The owners split residency between Italy and the US, and wanted their home

Jury Comments: *Looks fun. Sensibility is everywhere. Hangs together nicely.*



20th Street Residence, San Francisco
Architect: Nick Noyes Architecture

Located at the top of Potrero Hill in San Francisco, this project involved the complete renovation of an existing mid-block city house.

Solid and transparent planes and interlocking volumes define a zone of vertical circulation and double-height spaces that connect the four levels of the house. Composed aluminum frames with four different types of textured glass and a large skylight combine to let light filter deep into the house.

The renovated house was designed to accommodate a unique and extensive family art collection – wall space for paintings and cabinets for flat storage of drawings was provided. The house also needed to integrate with its urban site, take advantage of the panoramic city

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views to the north, maximize the benefits of the excellent southern exposure, and have a more open and connected arrangement of interior spaces both horizontally and vertically.

The design embraces green technologies and sustainable design through the act of renovation versus demolition, the use of solar thermal panels, the use of photovoltaic panels, solar-assisted radiant heating, and passive solar strategies. Combined, these strategies allow this house to approach “net zero” energy usage.

Modest materials, exacting craft, and new façade designs combine to support the Modernist leanings of the project.

Jury Comments: *We loved the diagrams. Nice window details. Good transformation.*



House for a Structural Engineer, Los Altos

Architect: Bohlin Cywinski Jackson

This house is organized around a central reflecting pool and courtyard bound on three sides by tall glass walls. In addition to providing all of the engineering services, the clients were also vital design contributors. The rigorous, honest expression of the building's structure is a central design feature of this house. An exposed, galvanized steel post and beam structure organizes the open volumes into more intimate spaces, defines the interior circulation, and supports the timber roof rafters above. Expressive braced frames assembled from cruciform steel columns and delicate steel rods reinforce the perimeter glazing, maximizing the framed view to the inner court. Built-up steel columns

meet the floor with cleanly detailed base plates set flush with a cork expansion joint in the wood floor. This rigorously detailed steel structure supports the light-filled pavilions surrounding the inner court.

An extensive use of wood and stone complements the modern design. An Ipe wood and galvanized steel slatted wall and trellis shade a bluestone entry path. The screen wall continues into the house creating a layered edge to the entry foyer and directing focus to the bluestone court beyond. Generous overhangs, supported by cantilevered Douglas fir rafters, shade the courtyard perimeter and frame the sky. Warm maple floors reflect natural light from floor to ceiling glazing while brightly colored niches provide a vibrant backdrop to the simple interiors. Classic furnishings echo the honest structural expression and clean detailing throughout the home.

Thoughtfully detailed and deliberately executed, the home demonstrates the successful collaboration between owner and architect.

Jury Comments: *Very clean. Simple resolution. We like the character of the beams and the clean courtyard. High level of craft. Made a palette that is usually inaccessible, accessible.*



Santa Cruz Straw Bale House, Santa Cruz

Architect: Arkin Tilt Architects

Designed for avid surfers and professors of Biology and Environmental Studies at UC Santa Cruz, this house pushes the ecological envelope while providing a fun, comfortable house for the family of six, along with a second unit for rental or aging parents. Cutting-edge mechanical technology is combined with straw bale construction, passive solar strategies, and locally sourced elements to minimize carbon footprint and approach net-zero energy use.

Open and intimate, flexible and efficient, budget-conscious, and playful in overall form and detail, this house is a reflection of its exuberant occupants as well as the consciousness and vibe of its urban Santa Cruz site.

The client states, “People have said this house ‘pushes the limits’ of the environmental envelope, and that’s true, but the important point is that we didn’t have to give something else up. On the contrary, the green materials and design -- the deep,

quiet bale walls, the driftwood and beach glass, the railroad trestle timbers, the recycled ceramic tiles and bottle-glass counters -- make it beautiful. And it's insanely comfortable."

Jury Comments: *A fun, beautiful house with a small footprint. Nice connection between interior and exterior. It responds well to its creekside location.*



Tiburon Residence, Tiburon

Architect: Nick Noyes Architecture

Perched on a south-facing slope overlooking Belvedere Lagoon and the San Francisco Bay, this new residence was designed to utilize the foundations of an existing house.

The house consists of two bars connected by a glazed transparent zone containing the kitchen and dining spaces. This glazed space is the link between the protected and serene entry/pool garden to the

north and a terrace with expansive views to the south. The master suite occupies the second floor and captures views of Mt. Tamalpais to the northwest.

Crisp detailing defines a simple interior palette of polished stone flooring, stone composite countertops, anegre wood, painted wood and gypsum board - exterior finishes are limited to cement plaster, stained cedar, stainless steel and anodized aluminum windows and doors.

Strategic demolition of the existing house allowing for the resell of materials, passive and active systems, the use of certified woods and the reuse of foundations significantly reduces the project's embodied energy throughout its life cycle.

Drama, clarity, and a landscape designed by the architects combine to achieve a sense of appropriateness and indoor/outdoor livability in this modern hillside home.

Jury Comments: *Clean, airy, simple. It's nicely sited. We especially like the "transparent zone."*

Honor Awards



Bal House, Menlo Park

Architect: Terry & Terry Architecture

This project consists of a single-story addition and renovation to an existing mid-century ranch house in Menlo Park, California. Conceived for a retired couple, the open and accessible design integrates the living space with the rear garden to create a well-lit domestic extension. Comprised of two floating volumes, the addition formally designates the bedroom to the west and the main (common) space to the east. The two wings gradually diverge from the original structure to generate a glass-clad fissure in between. This void space pulls the garden inwards, injecting elements of the outdoors into the core of the house.

The addition is comprised of two floating volumes. The first is the bedroom wing/volume, which is located on the west side of the house. The existing bedroom volume was extended toward the rear in a tubular wooden form to accommodate an additional bedroom. This bedroom volume opens out to the garden.

The second volume, which comprises the main space, houses the kitchen, dining and media areas. The east wood wall plane of the main space folds onto two concrete walls to form the main roof plane. The main space produces large transparent openings or voids that open out onto a deck at the rear garden. The main roof plane extends forward to form the carport roof near the front of the property. A garden concrete wall stretches out from the media room toward the garden adjacent to a rear ramp and forms part of the cantilevered bench that echoes the concrete wall material in the main space.

These two wood volumes, the “bedroom tube” and the “roof plane,” create a connection and openness to the garden by using transparency, clean minimal detail and simple materials.

Jury Comments: *Seductive and fresh. Beautiful wood detailing. Strong landscape. This project has all the gracefulness of the De Young Museum.*



Prefab Prototype House, Emeryville

Architect: Swatt | Miers Architects

The project is a contemporary two-story single-family residence designed for a narrow infill lot in an established urban neighborhood. The home is the prototype for a new prefab homebuilding company and the full-time residence of the company’s founder. The goal of the project was to take custom-quality modern architecture and deliver it in a package that is more affordable to wider audience.

From inception, the home was designed to be prefabricated offsite as a modular structure. The prefab process allows for the site work to be executed concurrently with the factory fabrication, saving time and reducing project costs. The completed modular components were shipped to the site and set on the foundation by a crane in a single day, taking it from an empty foundation in the morning to a fully erected structure by the same evening.

The project programming is guided by three ideals: Form, Function & Footprint. Form embraces the modern design aesthetic, drawing inspiration from Eichler residences of the mid-century. Function takes advantage of a standardized design system and off-site fabrication. Footprint endeavors to deliver the most eco-friendly, sustainable and healthy production home on the market. The net-zero energy residence is participating in USGBC’s LEED-H program and is on track to receive a Platinum rating.

These three programming ideals are also designed to deliver a home at least \$100 psf less than a similar site-built custom modern home, in a model that can be replicated.

Jury Comments: *This house is clean, crisp, and beautiful. Great detailing.*



Merritt Crossing, Oakland

Architect: Leddy Maytum Stacy Architects

Merritt Crossing is a new high-density, transit oriented development by a non-profit providing affordable apartments and services for low-income seniors in downtown Oakland. Located at the edge of Oakland’s Chinatown neighborhood near the Lake Merritt BART station, the project transforms an abandoned gas station site by an interstate highway into a new community asset. The non-institutional design combines colorful siding and panels with plant-supporting wire mesh screens to compliment the neighborhood’s eclectic pan-Asian residential character. The building’s community-building amenities include on-site supportive services, a community room, and a landscaped courtyard and garden. The sustainable design is expected to achieve the highest level (Platinum) under the LEED for Homes rating system in addition to a high GreenPoint rating, Energy Star Rating and Bay Friendly landscaping certification. The building’s innovative sustainable systems include both photoelectric power and solar water heating, storm water retention, filtered

ventilation, rainscreen facades and recyclable metal framing.

Jury Comments: *Great job. The use of color, daylight, and open spaces, like balconies, create a lively, welcoming home for a disadvantaged community. It’s a design that respects its tenants.*



Drs. Julian and Raye Richardson Apartments, San Francisco

Architect: David Baker + Partners

In the heart of San Francisco, this mixed-use building provides 120 permanent, supportive studio apartments for very-low-income, formerly homeless residents, many with mental and physical disabilities.

The five-story sustainable infill development remediates the site of a collapsed freeway with green homes, street improvements, and neighborhood-serving retail.

The goal was to maximize a tight site to meet program needs and create gracious private and community spaces. Reserving budget and big moves for prominent areas and working with reclaimed local materials resulted a building with a strong identity and sense of place.

The building incorporates extensive security measures yet conveys the impression of transparency and spaciousness through high ceilings, tall street windows, open common rooms and corridors, and layers of glass panels. Multiple outdoor spaces create social opportunities and address neighborhood concerns about sidewalk loitering.

Designed for durability, the building rated 143 GreenPoints and surpasses California's strict energy standards by 15%.

Jury Comments: *The active skin is mixed very creatively. Great level of detail in the courtyard and we think the mural is a great touch. Created a private world in a public setting. We appreciate the involvement of strong retail at street level. This project is very much a "good neighbor" for the community. The apartments are nicely appointed.*

AIA East Bay's 2012 ExRes Design Awards are sponsored by Aerotek, American Soil & Stone, Associated Building Supply/Jeld-Wen Windows & Doors, Dealey Renton & Associates, Degenkolb, Ideate, Inc., IOA Insurance, Lutron, and Pacific Coast Building Products.

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