

~~Alameda Point Historic District~~
~~Design Guidelines for New Infill~~
~~Development~~ Guide to Infill
Development Within the NAS
Alameda Historic District

ADOPTED BY THE HISTORICAL ADVISORY BOARD ON _____, 2024

Introduction

Background~~Purpose~~

In 1940 the Naval Air Station Alameda (NAS Alameda) was opened by the U.S. Navy on the west end of the City of Alameda's main island. NAS Alameda was further developed as part of the nation's preparation for, and then involvement in, World War II. Over the next 50 plus years NAS Alameda was expanded several times beyond this original core before the U.S. Department of Defense closed operations at NAS Alameda in 1996. In 1999 the City of Alameda designated the original core of NAS Alameda, as a district, a local Historic Monument. Additionally, in 2012 the NAS Alameda Historic District was added to the National Register of Historic Places (NRHP), and the City amended its local designation to be consistent with the NRHP nomination. In 2013 the City of Alameda prepared an Environmental Impact Report (SCH No. 2013012043) to study the environmental impacts of future development at the former NAS Alameda base, now referred to as Alameda Point. The Alameda Point Project EIR recommends the City adopt guidelines for new infill development within the Historic District.

Purpose

The main goal of these guidelines is to preserve the existing character of the NAS Historic District by requiring new development ~~to reference the architectural styles and character defining features of contributors to the district. However while avoiding mimicking those contributing structures. In other words,~~ new development should not be confused for being an original building to NAS Alameda, ~~while at the same time it~~ should not feel out of place and in conflict with the character of the surrounding buildings. This approach is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, which calls for new development impacting a historic resource to be compatible with historic resources while differentiating new buildings and additions from the original buildings.

These guidelines were created using previous planning documents and plans. In particular the "Guide to Preserving the Character of the Naval Air Station Alameda Historic District" was used to identify character identifying elements. The previously adopted Town Center and Waterfront Precise Plans (2014) and Main Street Neighborhood Strategic Plan (2017) include design guidelines for the Hangars and Residential sub-areas, respectively, that are incorporated into these standards. ~~Infill development within the Administrative Core are subject to the Citywide Design Review Manual's Streamline Moderne guidelines.~~

Applicability

These guidelines apply to new infill development proposed within the NAS Alameda Historical District (Figure 1) ~~and are meant to supplement existing development regulations previously adopted for Alameda Point. In 2014 the City created the Alameda Point Zoning District, which is further broken down into nine (9) sub-districts. The NAS Alameda Historic District is located within three (3) of these Alameda Point sub-districts: Adaptive Reuse (AP-AR), Main Street Neighborhood (AP-MS), and Waterfront Town Center (AP-WTC). Per~~ Alameda Municipal Code (AMC) Sections 30-4.24.d and e

provide development standards such as setbacks from property lines, maximum building height, and building orientation. The Alameda Point Zoning District is a form-based code that prescribes specific permissible building and frontage types for the Adaptive Reuse sub-district. Guidelines for the permissible building and frontage types are found within the Citywide Design Review Manual. Allowed building and frontage types for the Waterfront Town Center and Main Street Neighborhood sub-districts are found within the Town Center and Waterfront Precise Plan (adopted 2014) and Main Street Neighborhood Specific Plan (adopted 2017), respectively.³⁷⁻²

~~, all new buildings require Design Review approval prior to building permit issuance. Any decision-making body considering a Design Review and/or Certificate of Approval (per AMC Section 13-21) for new buildings in the NAS Alameda Historical District will need to make a finding of consistency with the guidelines found in this document.~~

How to Use This Guide~~Methodology~~

Use of this ~~guide~~~~ese guidelines~~ follows a ~~four~~~~three~~-step process.

1. Identify the project's NAS Alameda Historical District sub-areadistrict

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The NAS Alameda Historical District is divided into four sub-~~areadistricts~~ based on the historical operational functions of ~~buildings each sub-district~~ (Figure 1). These sub-districts include:

1. Administrative Core
2. Hangars Area
3. Shops Area
4. Residential Area

Thus, the first step requires identifying in which of these four sub-districts the proposed infill development is located.

2. Identify development standards for project site.

The NAS Alameda Historical District is covered by three Alameda Point Zoning Districts (figure 1). Please refer to the following documents based on the project's zoning district. Citywide Design Review Manual sections 2 and 3 have design guidelines for the specific building and frontage types. Appendix A provides direct links to the documents referenced below.

a. Adaptive Re-use

- i. Building Orientation, Setbacks, Height Requirements
AMC Sections 30-2.24.d and e
- ii. Building Types and Building Frontage Design
AMC Section 30-2.24.f for list of permitted building types and building frontages.

b. Main Street Neighborhood

- i. Building Orientation and Setbacks
AMC Section 30-2.24.d
- ii. Height Requirements
Main Street Neighborhood Specific Plan, Section 5.4.1
- iii. Building Types and Building Frontage Design
Main Street Neighborhood Specific Plan, Section 5.4.2

c. Waterfront Town Center

- i. Building Orientation, Setbacks, Height Requirements
Town Center and Waterfront Precise Plan, Section 5.B
- ii. Building Types and Building Frontage Design
Town Center and Waterfront Precise Plan, Section 5.C

2.3. Identify ~~character defining features and elements of~~ sympathetic design features of contributing buildings in the project site's sub-area.

In 1997 the U.S. Navy commissioned the document "Guide to Preserving the Character of the NAS Alameda Historic District" ("Guide"). The Guide ~~identified the predominant architectural style within each sub-district, if one existed, and~~ identified the character defining features and elements of contributing buildings. ~~The Summary of Design Features section~~Section 1, below, provides a ~~summary of~~ this information.

Therefore, the ~~third second~~ step requires using ~~the Summary of Design Features section~~ection 1 to itemize the predominant architectural style and character defining elements and features of the project's sub-district.

The Seaplane Lagoon Taxiway, located within the Hangars Sub-Area, is also a part of the Town Center and Waterfront Precise Plan, which has its own design guidelines. Those Precise Plan guidelines have been incorporated into ~~the Summary of Design Features section~~Section 1 for the Hangars Sub-Area.

The Residential Sub-Area is also fully located within the boundaries of the Main Street Neighborhood Strategic Plan, adopted in 2017. ~~The Main Street Neighborhood Strategic Plan contains design guidelines for infill development within the Residential Sub-Area.~~ Section 1 incorporates those guidelines for the Residential Sub-Area.

~~The Guide found that the Administrative Core was the only sub-area with a predominant architectural style, which is Moderne. All new buildings proposed within the Administrative Core shall be consistent with the Citywide Design Review Manual's Architectural Style Guidelines for the "Streamline Moderne" architectural style. Section 2, below, has excerpts from the Citywide Design Review Manual for reference.~~

3.4. Design infill development that incorporates character defining elements and features and is consistent with the Citywide Design Review Manual's Architectural Style Guidelines.

Step ~~four~~three requires using the information gathered in step two to inform the design of new infill development. ~~The Section 3, below, is the~~ NAS Alameda Historic District Supplemental Design Review Questionnaire for Infill Development, which begins on Page 10, ~~that~~ is required as part of

any entitlement application that includes new infill buildings within the historic district. Projects shall provide design narratives to demonstrate compliance with the categories of Structural and Materials, Windows and Doors, and Elements and Features. Projects within the Residential sub-area shall additionally provide a design narrative to demonstrate compliance with the design guidelines found in the Main Street Strategic Plan.



Figure 1

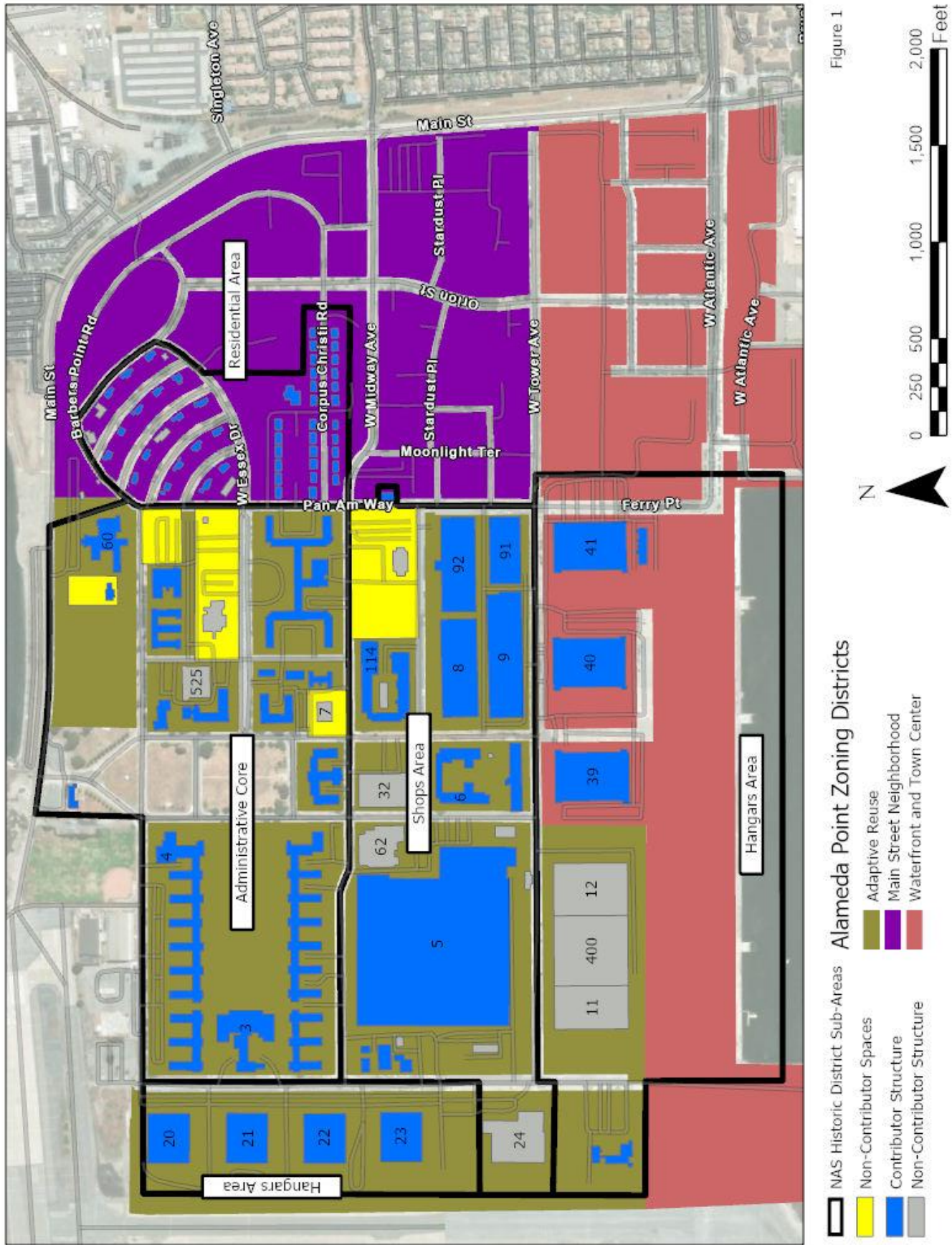


Figure 1

Alameda Point Zoning Districts

Summary of Design Features~~Section 1~~

1. Administrative Core

Character Defining Features~~Sympathetic Design Elements~~

Structural and Materials

- Smooth reinforced concrete surfaces
- Horizontal orientation
- Flat roofs
- Use of vertical elements for emphasis
- Use of curved elements for contrast

Windows and Doors

- Wood double-hung, two-over-two pattern
- Metal double-hung, two-over-two pattern
- Light wood doors
- Stacked windows

Elements and Features

- Continuous horizontal concrete bands quoin elements, used in wall panels separating windows.
- Columns – oval shape
- Cast stone ornamental figures
- “Stacked” features, usually windows
- Curved concrete canopies and entry elements
- Spiral staircases
- Concrete planters
- Concrete benches

2. Hangar Areas

Sympathetic Design Elements~~Character Defining Features~~

Structural & Materials

- Smooth stucco surface above a tall concrete bulkhead
- Prominent quoin-like door pockets, integrated into the structure
- Rooftop monitors
- Grand interior hangar spaces w/office wings to either side

Windows and Doors

- Immense glazed segmental hangar doors
- Steel industrial sash w/awning-type openings
- Steel personnel doors w/ transoms

Elements and Features

- Copper flashing and roofing
- Decorative band at the fascia of hangar door pockets and above hangar doors

Town Center and Waterfront Precise Plan

The Seaplane Lagoon Taxiway, located within the Hangars Sub-Area, is also a part of the Town Center and Waterfront Precise Plan, which has its own design guidelines, which are incorporated below

- New buildings between existing hangars shall be setback a minimum of 80' from existing hangars and limited to a maximum of 35' in height.
- Building placement shall be consistent with Figure 2. Buildings shall not be placed in areas designated "Character Defining Views." Buildings can be approved within areas designated "Other Views" through a Certificate of Approval from the Historical Advisory Board.

3. Shops Areas

Sympathetic Design Elements~~Character Defining Features~~

Structural & Materials

- Drop-siding, v-groove siding, and flash wooden siding on wood frame buildings
- Smooth reinforced concrete surface
- Stucco siding
- Characteristic monitors
- Vertical accents at the entry

Windows and Doors

- Wooden industrial sash in all wood frame buildings
- Steel industrial sash in all concrete buildings

Elements and Features

- Incised concrete bands in wall panels between windows
- Strong vertical entry pavilion
- Curved entry
- Curved concrete canopy

4. Residential Area

Sympathetic Design Elements~~Character Defining Features~~

Structural & Materials

- Stucco surface
- Hipped roof form
- Recessed porch on NCO house
- Two-story core with one-story wings form the officers' quarter buildings
- Attached garages in offices quarters

Windows and Doors

- Two-over-two double-hung wooden sash
- Wooden and glass doors on officer's quarters; wood doors with side-lites in NCO quarters.

Elements and Features

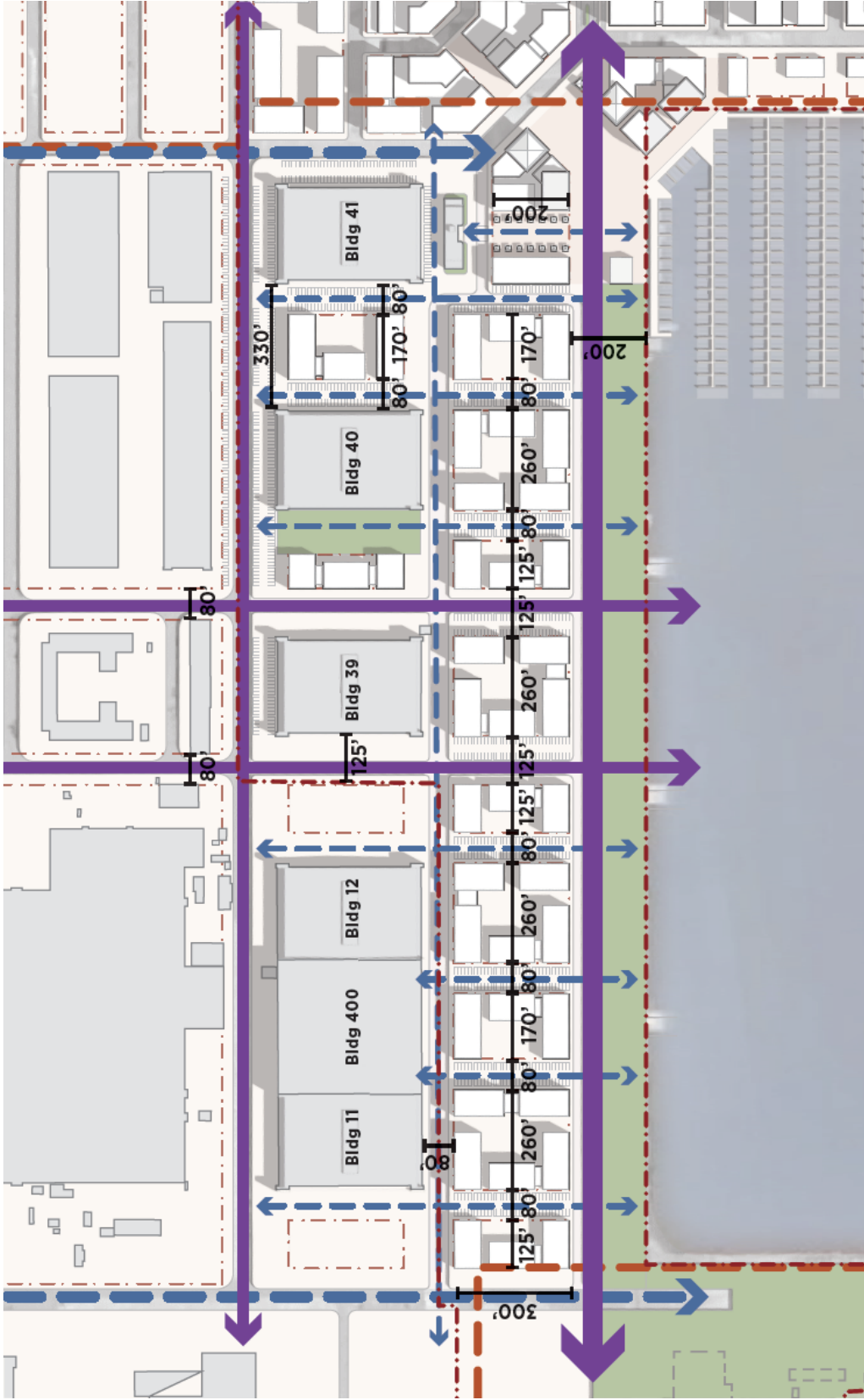
- Solid porch supports with portholes, present on officers' quarters
- Column of windows to light the staircases in the officers' quarters
- Original copper gutters and downspouts*

Main Street Neighborhood Strategic Plan

The Residential Sub-Area is also fully located within the boundaries of the Main Street Neighborhood Strategic Plan, adopted in 2017 and incorporated below.

- The size and height of new buildings should be of a similar or smaller scale so as not to overwhelm the historic buildings.
- New buildings should not be more than two stories (30 feet) in height in the infill areas beehive blocks or at the east end of the NCO Quarters on Corpus Christie Road.
- Set the heights of the foundation, floor levels, eaves, and upper roofline on a new building to be similar to the heights of those features on neighboring houses.
- Maintain a strong sense of the front façade plane.
- Minimize the perceived bulk and visual impact of a new building. Consider accommodating additional interior space through a rear wing that is not immediately visible from the street.
- New buildings should have a relatively simple roof form that references the forms found elsewhere in the Historic District. If a two-story building is planned, design the roof with a low pitch to reduce overall height and visual bulk.
- New residences should be compatible with historic architectural influences that area already found in the neighborhood. Consider the historic style precedents such as the stripped Neoclassical style with Moderne elements of the Big Whites and more utilitarian NCO Quarters within the Historic District when planning new buildings.
- If a contemporary design is desired, strive to blend it in with the neighborhood's existing aesthetic patterns and residential forms/massing.
- Historical design style building should have precedents in the neighborhood.
- Consider using stucco siding, as well as geometrical elements as a way to relate new buildings to the character of NAS Alameda's early Big Whites and NCO Quarters.
- Consider using the original Navy Building Color Palette both to repaint historic buildings and when constructing infill within the Historic District.
- Doors and porches should relate directly to the public realm and support the historic character
- Always place the primary entrance on the front façade (facing the street)
- Select door types that are compatible with the building style and overall character of the neighborhood.
- Consider incorporating a first-story porch into a new building design, reflecting the character of the Big Whites and NCO Quarters in the Historic District.
- If a porch design is being developed, select a roof form that relates to the roof of the overall building. Porches can also be recessed behind the front façade plane, if appropriate to the new building's design.

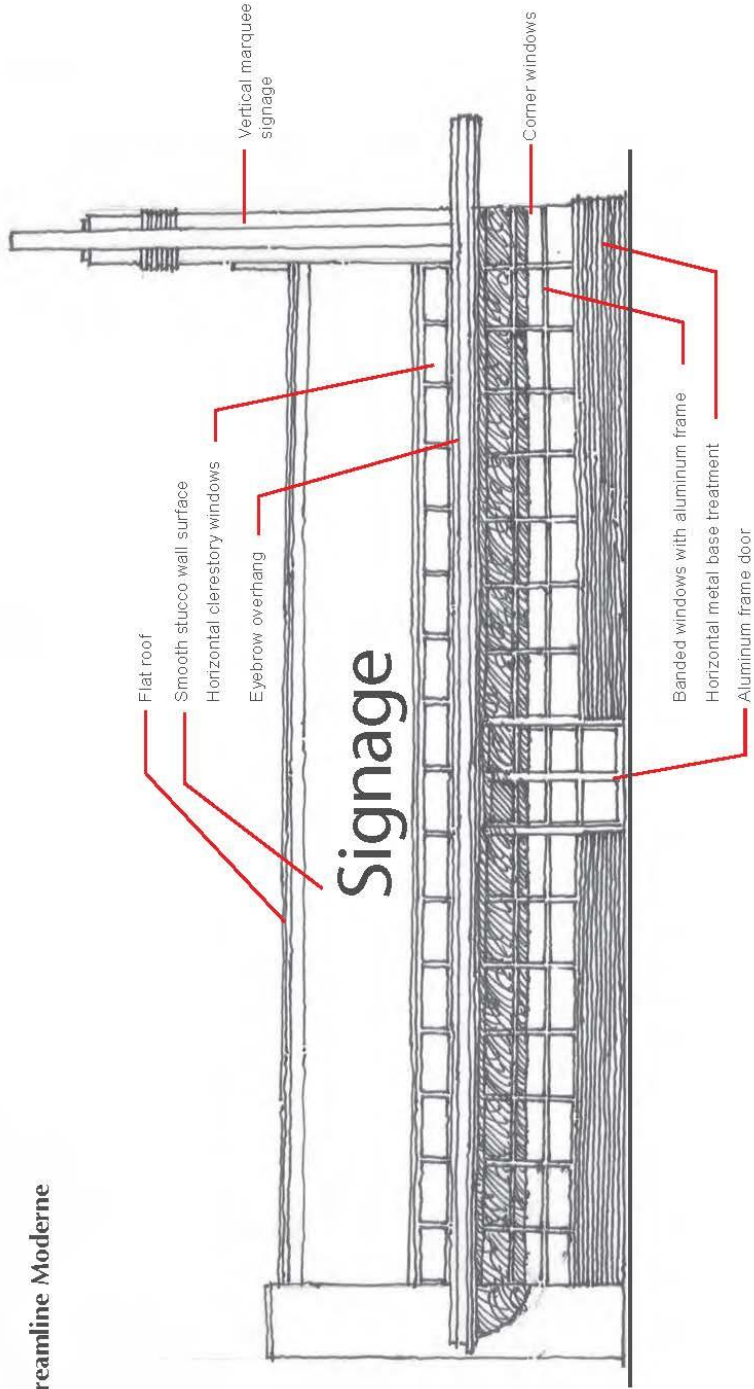
- Avoid double-height entrance features that are out of scale with the entrances found on surrounding houses.
- Arrange windows so that the new buildings have a surface-to-void ration similar to that of historic houses.
- When feasible, select wood sash with lite configurations that are compatible with windows found elsewhere in the neighborhood.
- Avoid oversized windows that are out of character with the existing houses and the neighborhood.



■ Character Defining View
 ■ Other View

Figure 2

4.3.2.H Streamline Moderne



Commercial block building.



Workplace commercial building.



Commercial block building.



Streamline Moderne storefront.

ARCHITECTURE

Introduction

The Streamline Moderne style succeeded Art Deco, and is part of the larger Moderne movement spanning from the 1920's to the 1940's. Corresponding with the predominance of the 'automobile era', Streamline Moderne buildings were designed to evoke a sense of movement. Massing and articulation emphasized horizontal lines, and the austere aesthetic included forms drawn from locomotives and ships, replacing the decorative ornamentation and vertical articulation of Art Deco. Nautical elements such as porthole windows and roof railings continue to be used today in contemporary architecture.

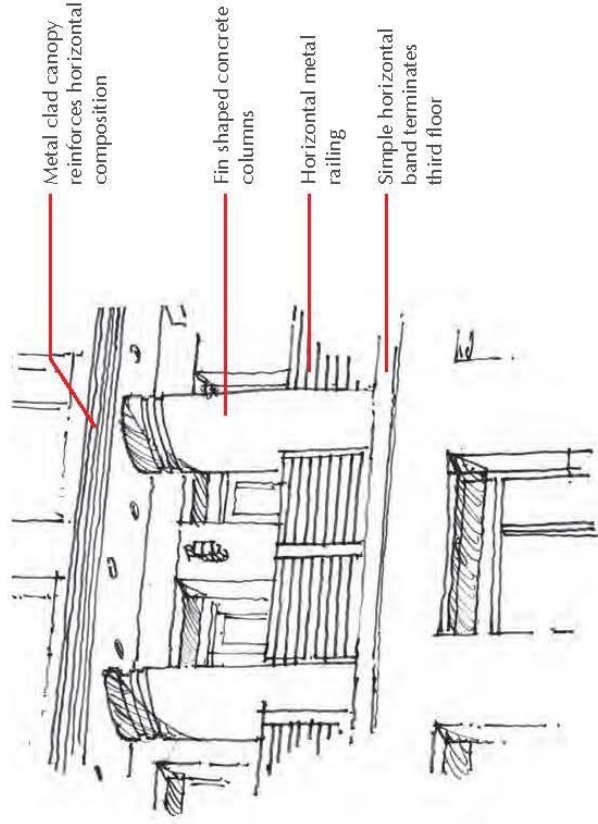
Alameda's Streamline Moderne buildings play a prominent role in the character of the commercial corridors. The former Lucky store and the Commercial National Bank building, both on Central Avenue represent two of the City's most exemplary historic Streamline Moderne buildings.

Recommended building types

- Commercial block
- Workplace commercial
- Live-work
- Parking structure

Massing and articulation

1. Buildings may be asymmetrical with simple geometric massing.
2. Volumes have horizontal emphasis, and are generally simple and unadorned.
3. Horizontal articulation treatment may be achieved by the grouping of banded windows, bands, and eyebrows.
4. A single vertical volume or marquee sign projecting from the dominant horizontal volume is appropriate.
5. Volumes may incorporate rounded corners.



Third story terminus and fourth story setback

1. Third story should be terminated with a full railing.
2. Railing should be made of metal and express horizontality.
3. When used trellis elements should continue the building's horizontal composition and be made of concrete or metal.

ARCHITECTURE

Building materials

Walls

1. Exterior wall surfaces should be smooth stucco, terra-cotta tiles, or ceramic tiles.
2. Accent materials may include terra-cotta tiles, glass block, glazed ceramic tile, and metal.
3. Horizontal lines or grooves are appropriate in stucco. Lines may include metal detailing or may be highlighted with metallic paint.

Base

1. Primary wall surface material should extend to the building base.

Roof treatment

1. Roofs should be flat with a parapet, and have a simple cap treatment.
2. Parapets may be stepped consistently with building volumes.
3. Flat roofs may have a small ledge or metal coping.
4. To minimize visibility, roof flashing should be painted consistent with the façade color scheme, or to match the color of the adjacent wall surface.

Gutters and downspouts

1. Roof drainage should not be visible from the primary street façade.
2. Decorative scuppers may be used.
3. Where visible, gutters and downspout should be aluminum or stainless steel.



Vertical marquee signage at building corner.

Windows

1. Window openings should be horizontally proportioned and use horizontal lites.
2. Window types may include single hung, awning and casement.
3. Steel sash windows are highly recommended.
4. Windows at corners should have minimal framing to create the illusion of wrapping the corner.
5. Window recesses may be rounded.
6. Glass block may be used as an accent and frequently wraps the corner.
7. Windows may be located beneath individual shading devices such as eyebrow overhangs, or may be located beneath a single overhang that extends the length of the façade.



Round metal downspout.

Building elements

Pilasters

1. Simple pilasters may be used for façade articulation at the ground floor only.

Railings

1. Simple metal railings may be used at the base of windows, or as French balconies on upper floors.
2. Simple horizontal railings that recall ship railings may be used along the roof.
3. Materials may include painted or unpainted aluminum or steel.



Horizontally proportioned steel sash windows with rounded window recesses.

Columns

1. Columns should be simple round pylons with detailing such as ribbing.
2. Columns may be free-standing or engaged.



Pilasters frame building entries.



Stucco wall with horizontal lines.



Stucco extends to building base.

ARCHITECTURE

Ornamentation

1. Decorative detail should be minimized. Horizontal elements such as railings, or recessed horizontal grooves may be used to create the perception of motion.
2. Simple geometric patterns such as scallops and waves are appropriate.

Entries

1. Entries should be recessed.
2. Primary doors should have large panes of glass and a transom window.
3. Terrazo or tile flooring may be used in entry alcoves.

Signage and lighting

1. Signage should be metal and illuminated by neon or LED's.
2. Signage should be designed with large letters and bold graphics and read as a major architectural element.
3. Moderne or Deco sans serif fonts should be used for lettering.
4. Recessed cove lighting should be used at storefront entries.

Colors

1. Pastel colors and off white tones are recommended.



Primary corner entrance with rounded walls.



Recessed entry with aluminum doors.



Storefront treatment

1. Storefront display windows should be framed in aluminum or stainless steel.
2. Storefront display windows may be curved or asymmetrical.
3. Clerestory or transom storefront windows should use horizontal window panes.
4. Bulkhead materials may include steel panels or metal cladding with a simple horizontal profile or pattern. Glazed tiles may be used as accents.

NAS Alameda Historic District Supplemental Design Review Questionnaire for Infill Development ~~Section 3~~

Building/Site Address: _____

NAS Historical District Sub-Area*: _____

*Projects located within the Administrative Core Sub-Area shall be consistent with the Streamline Moderne section of the Citywide Design Review Manual

Project Information:

Proposed Architectural Style: _____

Nearest Contributing Structure (Building ID): _____

Design Narratives

In the spaces below, or attached separately, provide a written explanation of how the project is consistent with the character defining architectural vocabulary of project's Sub-Area, as defined in Section 2. When referencing project plans please provide sheet number and drawing number where applicable.

Surface, Roof and Building Forms: _____

Doors and Windows: _____

Design Elements and Features: _____

Town Center and Waterfront Precise Plan (Seaplane Lagoon Taxiway within Hangars Sub-Area Only)

Main Street Strategic Plan (Residential Sub-Area Only):_____

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Appendix A: Document Links

Alameda Municipal Code Section 30-4.24

https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXDERE_ARTIZODIRE_30-4DIUSRE_30-4.24ALPODI

Citywide Design Review Manual

<https://www.alamedaca.gov/files/assets/public/v/1/departments/alameda/building-planning-transportation/planning/citywide-design-review-manual-1-2014.pdf>

Main Street Neighborhood Specific Plan

https://www.alamedaca.gov/files/assets/public/v/1/departments/alameda/building-planning-transportation/planning/ams_specificplan_040317.pdf

Town Center and Waterfront Precise Plan

<https://www.alamedaca.gov/files/assets/public/v/1/departments/alameda/base-reuse/site-a/town-center-and-waterfront-precise-plan-final.pdf>