ALAMEDA
ARCHITECTURAL
PRESERVATION
SOCIETY

December 12, 2021

City of Alameda Planning Board
2263 Santa Clara Avenue, Room 190
Alameda, CA 94501

Subject: Draft Objective Design Review Standards for One and Two Family Residences pursuant to SB 9- -Item 7-B on Planning Board's 12-13-21 Agenda

Dear Planning Board members:

The Alameda Architectural Preservation Society (AAPS) would like to thank staff for preparing the subject standards for one and two family dwelling projects that could be developed pursuant to SB 9. In general, the draft standards are very good, especially the stated intent that the overall approach is to require any additions or alterations to match the existing building as is currently set forth in the City's Guide to Residential Design.

However, **both the draft standards and the draft Planning Board resolution adopting the standards need to make clear that the standards are applicable only to SB 9 projects**, **as stated in the public hearing notice and the staff report title.** This clarity is needed because the draft standards, staff report text and draft resolution contain language that suggests that the draft standards could be applied to other projects besides SB 9 projects, including any "housing development projects" as defined by the state's Housing Accountability Act.

For example, since the proposed standards reference government code Section 65589.5's definition of "housing development projects" (including projects consisting of "residential units only"), in determining which projects are subject to the standards. So does that mean that new construction and perhaps additions and alterations of ANY one or two unit dwelling must be reviewed according to the objective standards and that the Citywide Design Review Manual, including the Guide to Residential Design, is no longer applicable, unless the applicant opts for a design that does not conform with the objective standards and therefore chooses to go through discretionary design review? This ambiguity is exacerbated by the standard's statements that they apply only to new construction and additions, suggesting that alterations are still subject to discretionary design review unless currently exempt.

Such expansive applicability suggests that **the draft standards could replace the entire Citywide Design Review Manual including the Guide to Residential Design as the criteria for approving any 1–2 unit residential projects, including alterations.**

If such a broader applicability is actually being proposed, the standards should:

a. Be brought back to the Planning Board for consideration at a future date for purposes of this broader applicability; and

b. For purposes of the Planning Board's December 13, 2021 consideration, be revised to clearly state in both the standards and Planning Board resolution that the standards are applicable only to SB 9 projects.

This clarification is especially consequential, since State law has provisions (including in SB 9) requiring that projects processed using objective design review standards (rather than the City's discretionary criteria set forth in the Citywide Design Review Manual) also typically require that the project be processed in ministerially without any public review or appeal. As drafted, the standards and Planning Board resolution could therefore be interpreted to mean that **all applications involving one and two units would not require design review and not be subject to appeal**. This would be a radical overhaul of the City's design review program and should be clearly presented in the public notice, the staff report title and staff report discussion.

Here are our specific comments concerning the standards themselves:

1. The Guide to Residential Design does not apply the golden mean for lifting Victorian and Colonial Revival buildings to create a new first floor, but the proposed standards do. Should the standards not follow this approach? Using the golden mean for Victorian and Colonial Revival buildings can create awkward proportions. If the golden mean is not used, there should also not be front elevation stairs to the second floor. Any existing front elevation porches should be relocated to the new first floor as per the Guide to Residential Design.

2. If the building's original architecture has been adversely altered (including windows, surface materials and/or detailing incompatible with the building's original architectural style), language should be added to the standards requiring the new work to conform with the original architectural treatments. The language in Section 6E of the Multi-Family Objective Design Review Standards adopted February, 2021 might be useful for this purpose.

3. Require new windows to be consistent with the City's Replacement Window Styles Guide (attached), including the diagrams for wood and metal windows, with the understanding that alternative materials are permitted as long as the windows conform with the diagram dimensions and other provisions.

4. Add the following provision:

   "New construction on the front portion of the lot shall conform with the context section of the Multi-Family Objective Design Review Standards, even if this results in a design that does not conform with any existing building on the lot".

5. Consider including the standards within the AMC itself, like Pleasanton (attached). Also consider adding some of the Pleasanton provisions, especially standards K, L, O.5, O.7, and R.2.

See attached marked up pages for specific and relatively minor additional comments.

If the standards are intended to apply beyond SB 9 projects, they should also be reviewed by the Historical Advisory Board, since they could impact Historical Monuments And Historic Building Study List properties. This review could be part of the follow up refinement of the standards suggested in the staff report.

Thank you for the opportunity to comment. Please contact me at (510) 523-0411 or cbuckleyAICP@att.net if you would like to discuss these comments.

Sincerely,

Christopher Buckley, Chair
Preservation Action Committee
Alameda Architectural Preservation Society

Attachments:

1. Marked-up pages from the draft standards
2. Alameda Window Replacement Guide
3. Pleasanton Draft SB 9 Ordinance

cc: Mayor and City Councilmembers (by electronic transmission)
Historical Advisory Board (by electronic transmission)
Andrew Thomas and Allen Tai, Planning, Building and Transportation Department (by electronic transmission)
AAPS Board and Preservation Action Committee (by electronic transmission)

ATTACHMENT 1: ADDITIONAL AAPS COMMENTS – 12/12/21.
SEE ALSO 12/12/21 COUNCIL LETTER COMMENTS

NOTE: AS STATED IN OUR 12/12/21 COUNCIL LETTER, AAPS RECOMMENDS THAT THESE STANDARDS APPLY FOR NOW ONLY TO SB 9 PROJECTS. HOWEVER, TO AVOID ADDING COMPLEXITY TO THESE MARK-UPS, THE MARK-UPS DO NOT REFLECT THAT RECOMMENDATION.

INTRODUCTION

PURPOSE

The Objective Design Review Standards for One- and Two-Family Dwellings serve as minimum architectural and site design requirements for new construction of and additions to one- and two-family dwellings that are eligible for ministerial design review.

The Objective Design Review Standards supplement the development standards of the Zoning Ordinance and further the goals, policies, and actions of the Alameda General Plan, which encourages high-quality design and the quality of life that an enhanced built environment fosters.

APPLICABILITY

The Objective Design Review Standards apply to **projects consisting of one- and two-family dwellings that State law provides may only be reviewed against objective standards**, including:

- Projects that contain no more than two residential units and meet the requirements of Government Code Section 65852.21 ("SB 9 projects" in single-family residential zones).
- Affordable housing projects eligible for streamlined ministerial review pursuant to SB 35 (Section 65913.4 of the Government Code).
- "Housing development projects" as defined by the Housing Accountability Act (Section 65589.5 of the Government Code), which means uses consisting of any of the following:
  - Residential units only;
  - Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use; or
  - Transitional housing or supportive housing.
- Any other one- and two-unit housing projects that current or future State law provides may only be reviewed against objective standards.

The Objective Design Review Standards will go into effect as of the date of adoption.

Note that projects consisting of three or more dwellings shall instead be reviewed against the Objective Design Review Standards for Multi-family Dwellings, adopted by the Planning Board on February 22, 2021.

Ministerial Design Review

Where California law requires that the design of a project be reviewed only against objective standards, the Objective Design Review Standards will serve as the standards for design review. Ministerial design review will be processed by Planning Services Division staff, without a public hearing.

Discretionary Design Review

If a project that would be eligible for ministerial design review does not meet one or more of the Objective Design Review Standards, and the applicant wishes to propose an alternative design, the applicant may elect to go through the discretionary design review process described in Section 30-36, Design Review Procedure, of the Alameda Municipal Code (AMC). In such case, the project will be reviewed for conformance with the Citywide Design Review Manual, the Guide to Residential Design, and any other design guidelines that apply to the site. Discretionary design review may only be approved if the findings for design review approval of Section 30-37.5, Findings, of the AMC are made.

RELATIONSHIP TO OTHER REGULATIONS

All development must comply with the standards of Alameda Municipal Code Chapter XXX, Development Regulations (the Zoning Ordinance). Accordingly, projects subject to these Objective Design Review Standards must also comply with the regulations of the Zoning Ordinance.

DOCUMENT ORGANIZATION

This document covers various topics related to site and architectural design. It is organized by project type. The first set of standards applies to all types of projects involving one- and two-family dwellings. The second set applies to additions and new buildings on lots with existing buildings. The third set contains special standards for second-story additions. The final set applies to raising a building.

STANDARDS

STANDARDS FOR ALL ONE- AND TWO-FAMILY DWELLING PROJECTS

The following standards apply to ~~all types of projects~~ involving one- and two-family dwellings—including new construction of one- and two-family dwellings on vacant lots, construction of new dwellings on lots with existing houses, and additions to existing houses.

Parking and Garages	Project Complies: Yes	No	N/A
A. Carports and Uncovered Parking. Carports and uncovered parking areas must be located behind or to the side of buildings in relation to any streets fronting the subject property. They may not be located between a building and the street. If a lot contains two or more detached buildings that are located behind one another, surface parking and carports may be located between the buildings but may not be located between the building closest to the street and the street.	☐	☐	☐
B. Detached Garages. Detached garages shall be located behind residential buildings. On a corner lot, a detached garage may be located to face the secondary street[1] and need not be located behind the dwelling in relation to the secondary street.	☐	☐	☐
C. Attached Garages.			
1. ***Street-facing Garages.*** Any garage with a door facing a street shall meet the following standards:			
a. *Width.* Garage doors shall not occupy more than 50% of the width of any building façade.	☐	☐	☐
b. *Placement, new garages.* A new attached garage may not be located closer to the street than the remainder of the building façade.	☐	☐	☐
2. ***Rear and Side Garages.*** Garage doors located on side or rear façades shall be no wider than two cars' width, or a maximum of 18 feet.	☐	☐	☐

[1] Primary and Secondary Streets. For lots with frontage along more than one street (e.g., corner lots, through lots), the primary street will be considered the street abutting the "front yard," as defined in AMC Section 30-2. The other street shall be considered the secondary street.

Building Orientation and Entries	Project Complies		
	Yes	No	N/A
A. Entry Location and Orientation. Building entrances shall be oriented to face the street, according to the following standards.			
1. At least one dwelling unit on each lot shall have a door that: a. Faces the street; or b. Opens onto a porch with an entrance that faces the street.	☐	☐	☐
2. If a lot contains two side-by-side detached dwelling units positioned along the street frontage, each unit shall include a door that faces the street.	☐	☐	☐
3. If two attached dwellings are proposed on an interior lot, at least one of the units shall be oriented with a door facing the street. The entry for the other unit may either face the street or be located on a side or rear façade.	☐	☐	☐
4. Street-facing building entries shall be connected to the public street with a pedestrian path.	☐	☐	☐
B. Porches. Street-facing building entries must have roofed projections or recesses with a minimum depth of at least five feet and a minimum area of 25 square feet.	☐	☐	☐

Architectural Details and Materials	Project Complies		
	Yes	No	N/A
A. Siding. 1. ***Prohibited Materials***. The following shall not be used as siding materials:	*Checking "yes" for 1a – 1c indicates that prohibited material is **not** used.*		
a. Vinyl (plastic) siding.	☐	☐	
b. Aluminum siding.	☐	☐	
c. T1-11 wood siding.	☐	☐	
2. ***Specific Requirements for Certain Materials***. a. *Exposed Wood.* If exposed wood (other than wood shingles) is used, it shall be painted, stained, or treated and maintained to prevent noticeable weathering.	☐	☐	☐
b. *Thin Brick Veneers.* Thin brick veneers, where used, shall be selected to give the appearance of full brick. Wrap-around pieces shall be used at window recesses and building corners.	☐	☐	☐
c. *Fiber Cement and Other Synthetic Siding.* Synthetic siding shall have smooth textures. Simulated wood grain textures shall not be used.	☐	☐	☐
B. Windows. 1. ***No Blank Walls.*** Each street-facing façade must contain windows, a door, or other openings.	☐	☐	☐

SPECIFY A MINIMUM % OF WALL AREA OCCUPIED BY OPENINGS AND MAXIMUM SPACING.

Architectural Details and Materials	Project Complies: Yes	No	N/A
2. ***Window Recess or Trim.*** ~~At least one of the following standards shall be met:~~			
a. Windows are recessed at least 3/4 inches, measured from the window sash to the exterior wall surface (not including any trim in the measurement).	☐	☐	☐
~~b.~~ Trim at least two inches in depth is applied ~~on all~~ sides of a window. Trim depth is measured from exterior face of the trim to the window sash.	☐	☐	☐
3. ***Divided Lites/Muntins***. If divided-lite windows are utilized, they may have true/full divided lites or simulated divided lites, in accord with the following standards:			
a. Muntins or grids shall project at least three-eighths (3/8) of an inch from the exterior glass surface.	☐	☐	☐
b. For simulated divided lites, spacers shall be used between panes.	☐	☐	☐
c. Sandwich muntins, where muntin material is located between two panes of glass, but not on the exterior or interior of the window, are prohibited.	☐	☐	☐
d. Roll-on or tape muntins are prohibited.	☐	☐	☐
C. Trim. Window and corner trim shall be no smaller than 1" x 4"; however, if a proposed project has stucco siding, "stucco mold" window trim 2" to 3" wide may be used.			

3 BIGHTS (a):
NOT NORMALLY FOUND IN ALAMEDA 1-2 UNIT RESIDENCES. HOWEVER EXCEPTIONS TO THE STANDARD MINIMUM BELOW AND ANY OTHER STANDARD CAN BE MADE IF, FOR ADDITIONS, THE DESIGN MATCHES THE EXISTING BLDG.

with a sill along the bottom

along the top and both sides

PREDOMINANT (MOST FREQUENTLY OCCURING)

ADD WINDOW PROVISIONS DESCRIBED IN ITEM 3 OF COVER LETTER. BOTTOM LINE: ALL WINDOWS ON A NEW BLDG ON A LOT WITH AN EXISTING BLDG. OR AN ADDITION TO AN EXISTING BLDG MUST VISUALLY MATCH (AS DEFINED IN THE DEVELOPMENT REGULATIONS) THE EXISTING WINDOW TREATMENTS, INCLUDING TYPE (DBL. HUNG, CASEMENT, ETC.), MATERIAL, MUNTIN PATTERN IF ANY, ETC., EXCEPT WHERE THE EXISTING WINDOW TREATMENTS ARE AN ALTERATION TO THE ORIGINAL WINDOWS THAT IS INCONSISTENT WITH THE BUILDING'S ARCHITECTURAL STYLE, IN WHICH CASE THE NEW WINDOWS SHALL BE CONSISTENT WITH THE STYLE.

The tops of all new windows and doors shall be horizontally aligned and, for additions, with the predominant horizontal alignment of existing windows and doors. The bottoms of all new windows shall also be so aligned except (a) for bathrooms, kitchens, closets and stairways; and (b) where such alignment would be inconsistent with these standards.

Landscaping	Project Complies		
	Yes	No	N/A
A. Landscaping of Street-facing Yards. In accord with Section 30-5.7 of the AMC, front yards and corner side yards shall be landscaped, except for areas used for walkways, driveways, and staircases.	☐	☐	☐
B. Trees.			
1. ***Prohibited Species.*** Palm trees are not permitted unless the City's solid waste program accepts palm fronds for composting.	☐	☐	☐
2. ***Maintenance of Existing Mature Trees During Construction.*** The following requirements shall be printed on the approved building permit plans: "The project shall provide diligent maintenance and care for any mature trees, defined as any native tree species with a trunk diameter of 18" measured 4.5 feet above ground level, as well as any protected tree pursuant to AMC Section 13-21, on the property during construction. a. Construction, cutting and filling around the base of trees shall be done only after consultation with a certified arborist. b. Barricades shall be erected around the trunks of trees as recommended by the certified arborist to prevent injury to the mature trees. c. No construction equipment, vehicles or materials shall be stored, parked or standing within the tree dripline."	☐	☐	☐

DEFINE "NATIVE". OR APPLY TO ALL SPECIES EXCEPT EUCALYPTUS, BLACK LOCUST, ACACIA, MONTEREY PINE. (ADD ANY OTHER SPECIES TO THIS LIST CONSIDERED UNDESIRABLE, INCLUDING INVASIVE).

ADDITIONS AND NEW BUILDINGS ON LOTS WITH EXISTING BUILDINGS

These standards apply to additions to existing buildings, as well as to construction of new buildings on lots with existing buildings. Any reference to "the existing building" means the existing main building(s) on the same lot as the proposed project. If a lot has been divided using the lot split provisions of Government Code Section 66411.7, existing buildings also include any buildings on the original (presubdivided) lot.

Additions and Additional Buildings	Project Complies		
	Yes	No	N/A
A. Maintenance of Existing Features. The construction of additions and new structures shall not obscure, damage, destroy or remove any original architectural details or materials of an existing main building, except as necessary to construct and integrate an addition.	☐	☐	☐
B. Maintenance of Porches. An addition shall not result in the enclosure of an existing porch.	☐	☐	☐
C. Roof Form and Pitch. An addition shall maintain the roof form(s) of the existing building and match the existing roof pitch. A new building shall exhibit the same roof form(s) as the existing building but need not match the existing roof pitch as long as the pitch is not shallower than the existing roof pitch. Examples of roof forms are gable, hip, mansard, gambrel, flat, shed, bonnet, and false front.	☐	☐	☐
D. Roof Eaves. An addition or new building must include eaves of the same depth as the eaves on the existing building. ~~Where existing eaves have a depth of 18 or more inches, the addition or new building shall have eaves with a depth of at least 18 inches.~~	☐	☐	☐
E. Porch Columns. An addition or new building shall exhibit porch columns of the same shape and proportions as those of the existing buildings, and typical of the architectural style[2] of the existing building.	☐	☐	☐
F. Windows. The windows on street-facing façade(s) of an addition or new building must meet the following standards. 1. ***Orientation.*** a. If the windows of the existing building are vertically oriented (taller than they are wide), then the windows of the proposed project shall also be vertically oriented.	☐	☐	☐
b. If the existing building exhibit groupings of windows, the proposed project may replicate these groupings. Such groupings can include but are not limited to: i. Groups or pairs of side-by-side vertically oriented windows that together form a horizontal bank of windows. ii. A square or horizontally oriented window flanked by vertically oriented windows (side lites).	☐	☐	☐
2. ***Proportions.*** Windows on the addition or new building shall match the proportions (ratio of height to width) of the windows that predominate (occur most frequently) on the existing building.	☐	☐	☐

[2] The identification of architectural style shall be according to the characteristics listed in the Guide to Residential Design, the booklet titled "Architectural and Historical Resources of the City of Alameda," or Section 4.3 of the Citywide Design Review Manual. See Appendix A.

SEE ALSO WINDOW COMMENTS ON PAGE 4.

Additions and Additional Buildings	Project Complies		
	Yes	No	N/A
3. ***Major Divisions.*** a. If the windows of the existing building exhibit rails, other divisions between sashes, or mullions, then any such divisions on the windows of the proposed addition shall be in the same orientation (i.e., horizontal or vertical). For example, if the reference building(s) have predominantly single- or double-hung windows, which have a horizontal rail where the two sashes meet, then the windows of the proposed project shall not be horizontal slider windows, which have vertical divisions.	☐	☐	☐
b. The divisions shall be positioned to correspond with their positioning on the existing building. Meeting rails for single- or double-hung windows shall be positioned in the center or the upper half of the window opening.	☐	☐	☐
4. ***Alignment.*** a. The windows on an addition shall align horizontally (side to side) with existing windows on other floors of the building.	☐	☐	☐
b. The tops of new windows in an addition shall align ~~vertically~~ with the tops of existing windows on the same story of the building.	☐	☐	☐
G. Trim. The proposed addition or new building shall include window and corner trim of the same depth and width (to within ½ inch) as the trim on the existing building and no smaller than 1" x 4". However, if the existing building and proposed project have stucco siding, "stucco mold" window trim 2" to 3" wide may be used.	☐	☐	☐
H. Materials. The primary exterior material(s) used on an addition or new building must be selected from primary exterior materials of the existing building. In order to be considered primary, a material must cover at least one-half of the area of the street-facing façade(s) of a building. Qualifying exterior materials are:	☐	☐	☐
1. Horizontal wood siding. Note: Where the existing building has horizontal wood siding, the proposed project may use cement fiber or similar synthetic horizontal siding, but the siding must be smooth surfaced (without imitation raised wood grain) and it may not be vinyl or aluminum, and otherwise visually match the existing siding.	☐	☐	☐
2. Board and batten siding. Note: Plywood may be used as a substitute for boards only if wood battens with a dimension at least 1" x 2" are used at minimum 8" intervals on center, and any Z-bar is covered by trim.	☐	☐	☐
3. Wood shingles. Note: Where the existing building has wood shingles, the proposed project may use cement fiber or similar synthetic shingles, but they must be smooth surfaced (without imitation raised wood grain) and they may not be vinyl or aluminum, and must visually match the existing shingles	☐	☐	☐
4. Stucco.	☐	☐	☐
5. Pressed brick.	☐	☐	☐
6. Stone, including architectural terra cotta and other stone-like materials.	☐	☐	☐
7. "Half timber," consisting of individual pieces of dimensioned lumber surrounded by stucco.	☐	☐	☐

UPPER-STORY ADDITIONS

In addition to meeting the standards of the preceding section for all additions, projects that involve adding a new second or upper story to an existing building, or expanding an existing upper story, must meet the following standards.

Upper-story Additions		Project Complies		
		Yes	No	N/A
A.	**Distinction.** The upper floor(s) must be delineated from the first floor with either: 1. Trim or other horizontal design feature such as a belt course or bellyband, applied to the transition between the first floor and upper floor(s); or 2. A change in materials between the first floor and upper floor(s).	☐	☐	☐
B.	**Windows/Openings.** Any part of the addition that faces a street shall include windows or other openings. No blank wall shall face a street.	☐	☐	☐
C.	**Window Alignment.** On street-facing facades, new upper-floor windows must align with the first-floor windows.	☐	☐	☐
D.	**Plate Height.** A new upper story shall have a maximum plate height of 7'6". An addition to expand an existing two- or three-story building shall match the existing plate height of the building.	☐	☐	☐
E.	**Privacy Standards.** Windows that are not required by the Building Code and are located on upper stories and closer than 10 feet from and facing an existing dwelling on an adjacent property shall be designed to maximize privacy for adjacent properties by using at least one of the following design treatments: 1. Sill height at least 60 inches above the finished floor.	☐	☐	☐
	2. Window located such that the centerline of the glazing is offset more than two (2) lateral feet from the centerline of any glazing on an existing dwelling on an adjacent lot.	☐	☐	☐
	3. Any window sash located partially or entirely below 60 inches from the finished floor consists of frosted or obscured glass. (Frosted or obscure glass shall mean glass patterned or textured such that objects, shapes, and patterns beyond the glass are not easily distinguishable.)	☐	☐	☐
F.	**Second-Story Additions to Bungalows.** If a new second story will be added to an existing one-story bungalow house, the second-story addition shall: 1. Have a side-facing gable roof or hipped roof; and 2. Be recessed a minimum of 15 feet from the face of the front façade.	☐	☐	☐
G.	**Rear Additions.** A two-story addition to the rear of an existing one-story house shall be on a slab-on-grade foundation in order to reduce the overall height of the addition.	☐	☐	☐

ALLOW EXCEPTIONS FOR VICTORIAN AND COLONIAL REVIVAL BUILDINGS AS PER THE GUIDE TO RESIDENTIAL DESIGN. SEE COVER LETTER.

RAISING A BUILDING

In addition to meeting the standards for all additions, projects that involve raising an existing building to create new ground-floor space below must meet the following standards.

Standards for Raising a Building	Project Complies		
	Yes	No	N/A
A. Standards. If a building is raised to add a new floor below, the following standards apply. 1. ***Height/Proportions.*** The height of the new first story (the raised part of the structure) shall be no more than 0.6 of the height of the upper story (the original part of the structure), as measured from the floor joist to the ceiling joist of the upper floor, unless the project is designed to incorporate the measures in subsection (2) below.	☐	☐	☐
2. ***Mitigating Design Treatments.*** The height of the new first story may be between 0.6 and 0.7 of the height of the upper story if the project incorporates one or more of the following design treatments:	☐	☐	☐
a. A horizontal water table ("belly band") positioned on the building exterior to meet the 0.6 proportional standard;	☐	☐	☐
b. Street-facing stairs maximize rise over run as allowed under CBC to reduce the appearance of an elongated staircase or a ladder up to the main floor; or	☐	☐	☐
c. The grade at the bottom of the staircase is elevated to provide terraced landings necessary to step up to the existing staircase without extending the staircase.	☐	☐	☐
3. ***Window Alignment.*** New window openings on street-facing facades in the raised portion of the structure must align with original window openings on the original part of the house.	☐	☐	☐

or the entire front of the building

vertically

APPENDIX A: ARCHITECTURAL STYLE GUIDES

The following sources describe architectural styles that are common in Alameda. Each source contains a series of illustrations of architectural styles, labeled with features that are typical of the style. Any of these three sources may be used to identify the architectural style of a building.

THE GUIDE TO RESIDENTIAL DESIGN (2005), APPENDIX PART IV, GUIDE TO ALAMEDA'S ARCHITECTURE

Appendix Part IV from the Guide to Residential Design (2005) presents a series of illustrations of common architectural styles of Alameda's houses. For each style, it describes house form and plan, materials, windows and doors, roof, and decorative elements. See pp. 77 – 94 of the Guide to Residential Design, available at this link:

https://www.alamedaca.gov/files/sharedassets/public/alameda/building-planning-transportation/guidelines/cdd_-_plg_-_gud_-_guide_to_residential_design.pdf

CITYWIDE DESIGN REVIEW MANUAL, SECTION 4.3, ARCHITECTURAL STYLE GUIDELINES

Section 4.3 of the Citywide Design Review Manual includes illustrations and descriptions of several architectural styles found in Alameda. It covers common styles of both commercial and residential buildings. See pp. 47 – 84 (as labeled on the pages) of this document (pp. 8 – 45 of the PDF document):

https://www.alamedaca.gov/files/sharedassets/public/alameda/building-planning-transportation/guidelines/citywide_design_review_manual_1-2014_part2.pdf

THE ARCHITECTURAL AND HISTORICAL RESOURCES OF THE CITY OF ALAMEDA

[This booklet will be uploaded to the City's website, and a link will be provided to it here.]

CONSIDER ADDING THIS STYLES GUIDES IN THE ALAMEDA GENERAL PLAN'S HISTORIC PRESERVATION ELEMENT AND IN REMAB RIGHT. (CITY OF OAKLAND).

WINDOW REPLACEMENT GUIDELINES

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190
Alameda, CA 94501-4477
510.747.6800 • TDD: 510.522.7538• alamedaca.gov
Hours: 7:30 a.m.–3:30 p.m., M–Th

Windows define and express the style and architectural period of a building through such details as molding profiles, function, size, shape, position, and glazing patterns. Retaining the original windows is one of the best ways to retain the charm, character, and resale value of an older building.

Design Review Requirements

Any significant changes to the existing windows will require a Design Review. This includes, but is not limited to:

- Any substantial change in size of the window
- Installing a new window to the home
- Installing a new window style that is not considered a restoration

Please submit a hardcopy of the following for a Design Review or a Building Permit:

- Permit Application
- Photograph(s) of the existing window(s) to be replaced
- A brochure of the new replacement window for details such as the window manufacturer and if applicable, model number or style name, e.g. “Marvin Integrity”
- A cross-section of the new windows – usually available from the supplier, brochure, or use the drawings in Attachment 2. If you use the drawings and your proposal is different from the drawings mark up the drawings to show the difference.
- A site plan or floor plan clearly identifying the location(s) of all new replacement window(s)
- A complete window schedule with numbers or letters (i.e. A, B, C, or 1, 2, 3) corresponding to the window locations on the floor or site plan. See Window Schedule.
- A Home Owners Association approval letter if the home is located within an area subject to home owner association design approval

Design Review Exemptions

Replacement windows are exempt from Design Review if there is no change in size of the opening and either:

- **Replacement “In-Kind”.** If the existing windows are part of the original construction of the house, the replacement window shall visually match the existing windows, including having the dimensions typical of the original window (see *Typical Dimensions* as well as the Design Review Ordinance.); or
- **Restoration.** If restoring previously altered windows, the replacement windows are consistent with the building’s original architectural style (see *Stylistic Consistency Chart*) and visually match the types of windows that would have been used originals (see *Stylistic Consistency Chart* and *Typical Dimensions*).

For more details on window replacement regulations, please refer to “Section III – Building Materials & Detailing” of the *Guide to Residential Design* on the City’s website.

Restoration of Previously Altered Windows

Identify the style of the building and either:

- Use the Stylistic Consistency guide to determine the type, material and design of the new windows, or
- Select other buildings of the same style with original windows; use these windows as models for the restored windows and include photographs of the other buildings with your submittal; or
- If old photographs or plans are available, base the new windows on the photographs or plans and include the photographs or plans in your submittal.

Visually Matching Replacement Windows with Existing or Restored Original Windows

Choose a window that matches type and size of the original windows or, if the original window has been replaced, a window consistent with the building's original architectural style (see *Stylistic Consistency Chart*).

Choose a window that has dimensions typical of the original windows (see *Typical Dimensions of Wood and Steel Windows*).

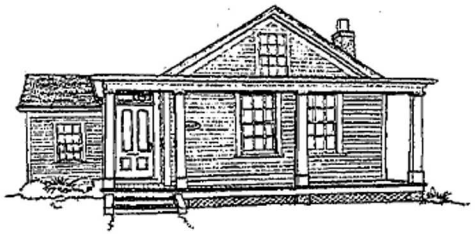
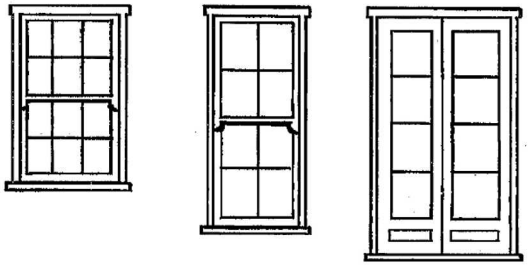
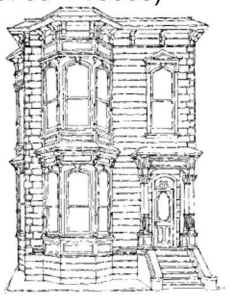
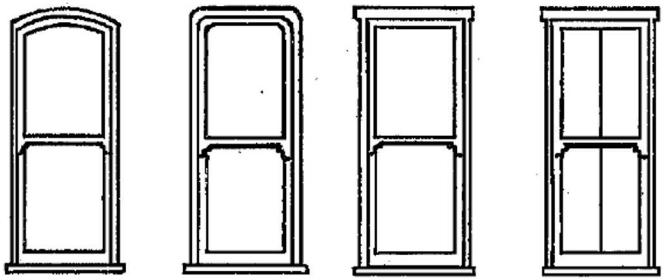
Replacement windows do not have to be made of the same material (i.e. wood) as the original as long as the visual character of the new windows matches that of the originals. But if the existing or original windows were wood, and if the new window material is different, surfaces must be smooth and flat (not molded), and finishes flat semi-gloss (not gloss).

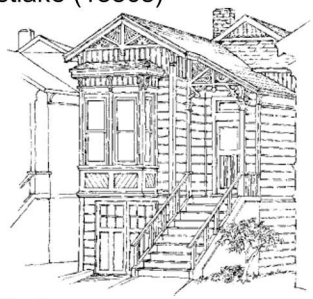
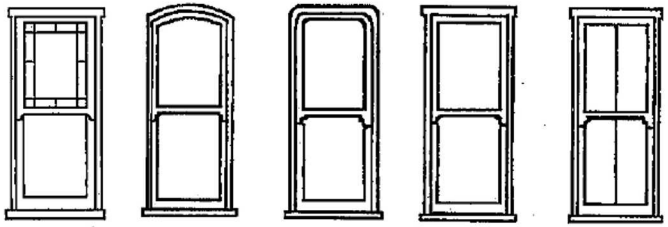
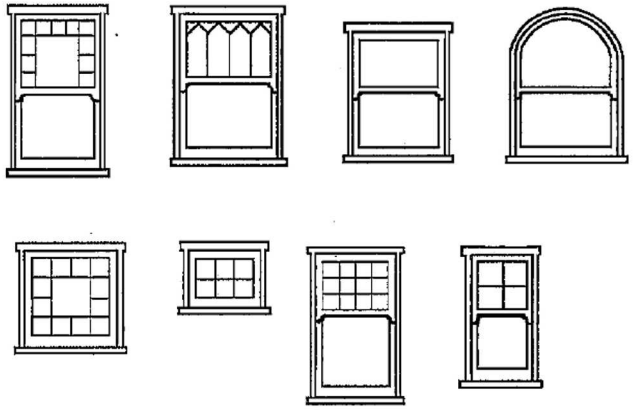
STYLISTIC CONSISTENCY CHART

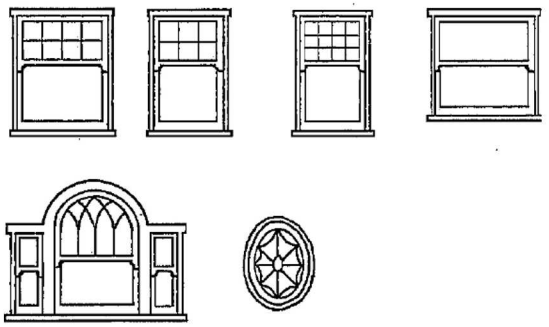
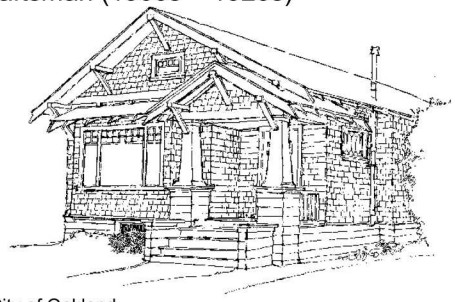
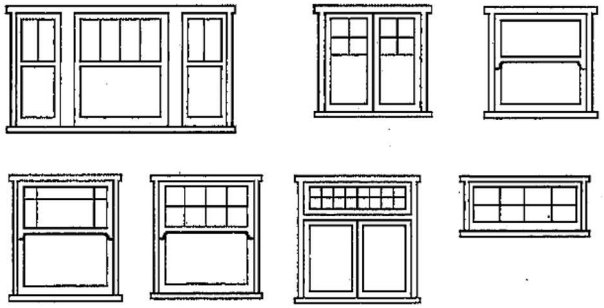
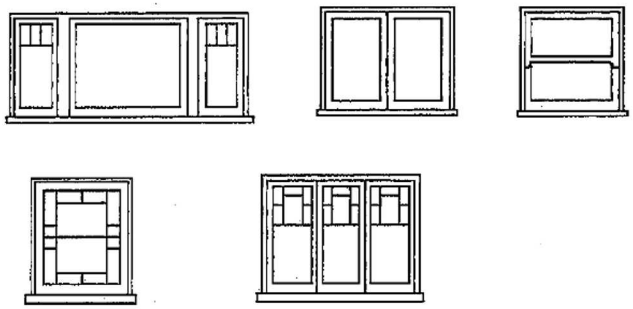
For Pre-1960s Buildings

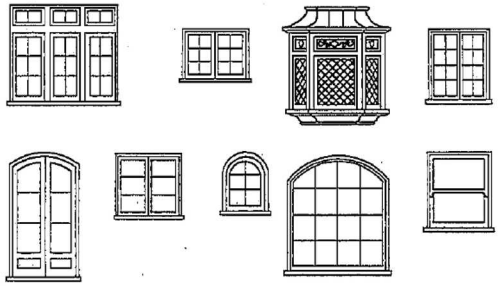
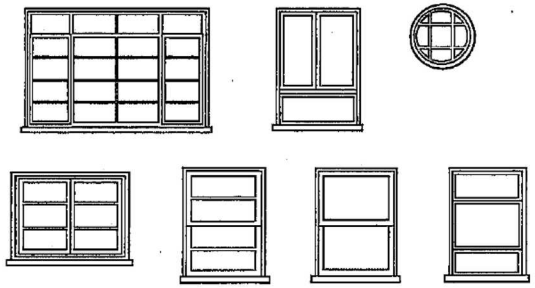
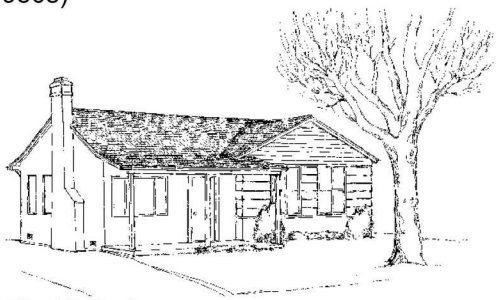
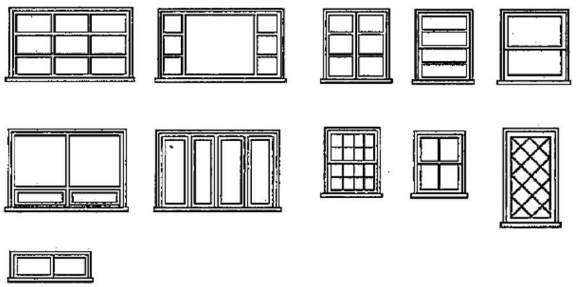
To find the window with the best visual match to the original window, locate your building's architectural style (Column 1) and then review the typical window and muntin types to guide your window replacement decision. If a building has more than one architectural style as shown in the chart, the new windows can relate to any of these styles.

Instead of using the Stylistic Consistency Chart, you can choose window types and designs from original windows on other Alameda buildings with the same style as your building.

Architectural Style of Building	Typical Original Windows			
	Type	**Materials**	**Muntin Patterns**	**Comments**
Pioneer (18402 – 1860s) 	Double hung.	Wood.	 Muntins: Yes	Besides double hung wood sash, wood French doors opening out onto porches and balconies were sometimes constructed.
Italianate (1870s – 1880s)  © City of Oakland	Double hung.	Wood.	 Muntins: Sometimes (usually only at the rear)	Window openings are tall and narrow, enhancing verticality of facades. Curved and arched upper sashes are common. Transom lites over doors are common.

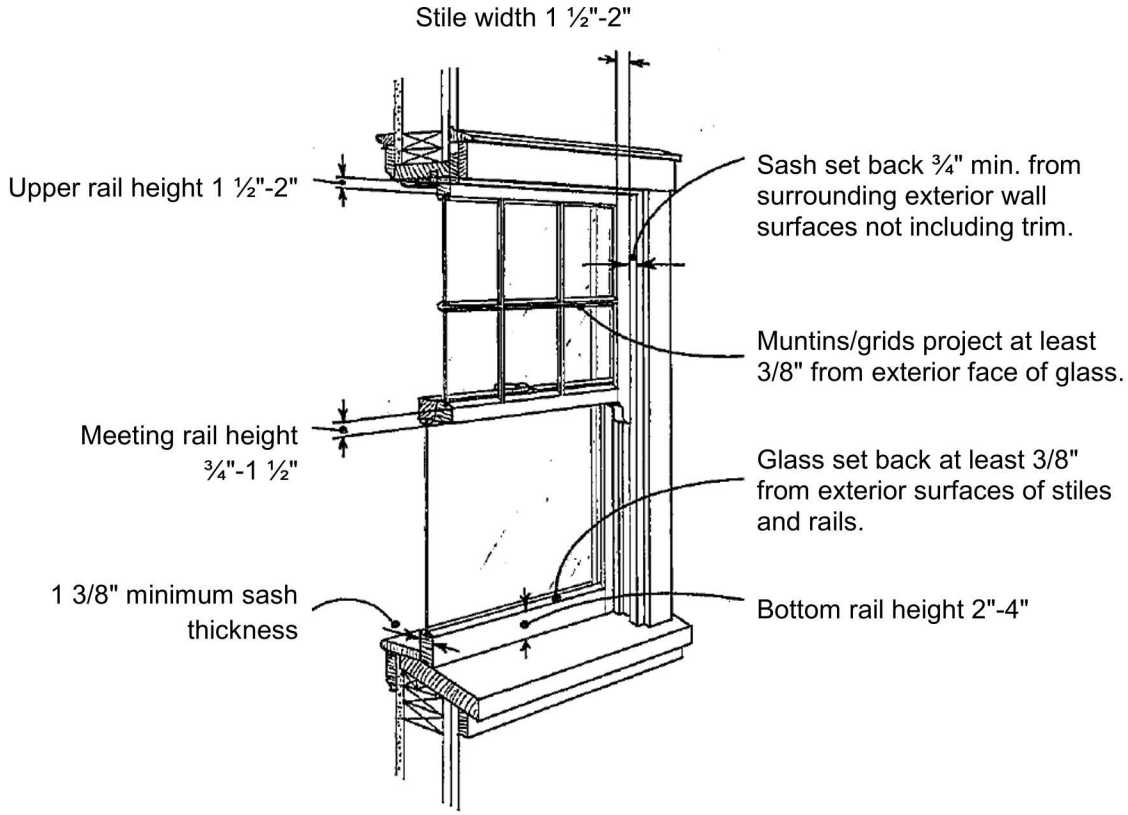
Architectural Style of Building	Typical Original Windows			
	Type	**Materials**	**Muntin Patterns**	**Comments**
Stick/Eastlake (1880s)  © City of Oakland	Double hung. Fixed.	Wood.	 Muntins: Rarely	Stick/Eastlake and Italianate windows are very similar, except Stick/Eastlake are usually not arched. Fixed windows are usually only over stairs, near entries and in attic gable ends and dormers.
Queen Anne (1880s – 1890s)  © City of Oakland	Double hung. Fixed.	Wood.	 Muntins: Often	Many window forms, shapes, and sizes. Complex muntin patterns are common. Stained glass is common. Horizontally curved sash in round towers is common. Fixed windows at same locations as for Stick/Eastlake.

Architectural Style of Building	Typical Original Windows			
	Type	**Materials**	**Muntin Patterns**	**Comments**
Colonial Revival (1890s – 1950s) and Eastern Shingle (1890s – 1910s)  © City of Oakland	Double hung. Casement. Fixed.	Wood. Steel (1920s – 1950s only)	 Muntins: Sometimes	In Alameda, muntins are usually only on upper sash of double-hung windows, except post-1920 Colonial Revival. Upper sash is often shorter than lower sash. Sometimes stained or leaded glass is in upper sash or transoms and fixed sash is near fireplaces and entries and in dining rooms.
Craftsman (1900s – 1920s)  © City of Oakland	Double hung. Casement. Fixed.	Wood.	 Muntins: Usually (recommended)	Living and dining rooms often have a three-part window with a fixed middle sash and casement or double-hung sidelights. See Colonial Revival for stained and leaded glass and fixed sash treatments.
Prarie (1900s – 1920s)  © City of Oakland	Double hung. Casement. Fixed.	Wood.	 Muntins: Usually (recommended)	Windows often feature larger sizes of glass than seen in earlier styles. Windows and sash groupings emphasize horizontality. See Colonial Revival for stained and leaded glass and fixed sash treatments. Three-part window treatments same as Craftsman.

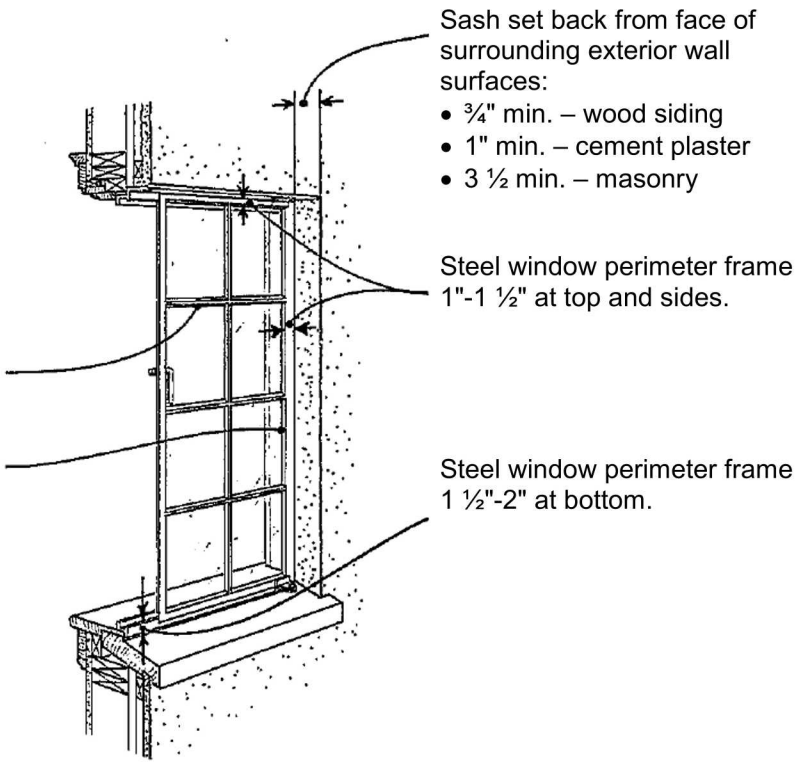
Architectural Style of Building	Typical Original Windows			
	Type	**Materials**	**Muntin Patterns**	**Comments**
Provincial (1920s – 1940s) and Tudor (1900s – 1940s)  © City of Oakland	Double hung. Casement. Fixed.	Wood. Steel (1920s and later)	 Muntins: Usually (recommended)	Three-part window treatments same as Craftsman. Sometimes leaded glass, usually in a diamond pattern.
Streamline Moderne (1930s – 1950s) 	Double hung. Casement. Awning. Vent. Louver. Horizontal sliders.	Wood. Steel. Aluminum. Glass block.	 Muntins: Yes	Muntin patterns are usually horizontal, rather than vertical as seen in earlier architectural styles.
Ranch and Midcentury Modern (1940s – 1950s)  © City of Oakland	Double hung. Casement. Fixed. Horizontal sliders.	Wood. Steel. Aluminum.	 Muntins: Sometimes	Muntin patters more horizontally oriented. Larger sizes of glass in each lite. Three-part window treatments same as Craftsman.

Typical Dimensions of Wood and Steel Windows

Note on internal muntins/grids: Internal muntins or grids began to be used in the late 1970s. On double glazed windows (consisting of two sheets of glass separated by an airspace) they are sandwiched within the air space between the glass sheets. They are also sometimes used on just the interior face of the glass, but not the exterior. Windows with internal muntins/grids are exempt from Design Review only if they replace original windows which have internal muntins/grids, such as those found at Harbor Bay Isle.



Wood Double Hung Sash
Typical Dimensions



Steel Casement Sash
Typical Dimensions

REQUIRMENTS FOR REPLACING BEDROOM WINDOWS IN EXISTING HOMES

Minimum of one (1) window per bedroom unless there is a door to the exterior.

Many fire-related casualties occur when occupants of residential buildings are asleep at the time of the fire. Section 310.4 of the California Building Code requires that:

> Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public alley, yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools.
>
> 1. The net clear opening shall have a minimum net clear openable area of 5.7 square feet.
> 2. The minimum net clear open width dimension shall be 20 inches.
> 3. The minimum net clear open height dimension shall be 24 inches.
> 4. The finished sill height shall not be more than 44 inches above the floor.

Year House Constructed	Does CBC require bedroom egress?	Net Opening Size	Minimum Opening Dimensions (see below)	Sill Height (maximum from finished floor)
Prior to 1964	Window Size Only	6 sq. ft. (Window size only)	None	None
1964 to 1980	Yes	5 sq. ft. (Net Opening)	22 inches – height 22 inches - width	48 inches
1980 to Present	Yes	5.7 sq. ft. (Net Opening)	24 inches – height 20 inches – width	44 inches

Minimum Opening Sizes of at Least One (1) Bedroom Window to Meet Requirements for Emergency Escape and Rescue (in inches)															
Width	20.0	20.5	21.0	21.5	22.0	22.5	23.0	23.5	24.0	24.5	25.0	25.5	26.0	26.5	27.0
Height	41.0	40.0	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31.0	30.4
Width	27.5	28.0	28.5	29.0	29.5	30.0	30.5	31.0	31.5	32.0	32.5	33.0	33.5	34.0	34.2
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	25.1	24.9	24.1	24.0

Remember to allow from frame size when measuring width and height. Formula to calculate window square footage: width x height over by 144 (in inches)

WINDOW SCHEDULE

Site Address: _____ Year Built: _____ Is property on City Study List or a City Monument: ☐ Yes ☐ No

Architectural Style of Building: ☐ Pioneer ☐ Italianate ☐ Stick Eastlake ☐ Queen Anne ☐ Colonial Revival ☐ Craftsman
(Check all that apply) ☐ Bungalow ☐ Prairie ☐ Mediterranean ☐ Provincial ☐ Tract/Ranch ☐ Other

	ROOM	**EXISTING WINDOW TYPE**	**NEW WINDOW TYPE**	**EXISTING WINDOW MATERIAL**	**NEW WINDOW MATERIAL**	**EXISTING SIZE** *(width) x (depth)*	**NEW SIZE** *(width) x (depth)*	**MUNTINS/ GRIDS**
Ex-ample	*Kitchen*	*Double-hung*	*Casement*	*Wood*	*Alum-Clad with Wood core*	*48" x 36"*	*96" x 72"*	*¾" x ¼" (width) x (depth)*
1*								
2								
3								
4								
5								
6								
7								
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9								
10								
11								
12								
13								
14								
15								
16								

*** Please show these window numbers on the project plans. Continue on another sheet if your project exceeds 16 window replacements.**