



West Alameda Business Association

February 4, 2016

Mr. Andrew Goldberg
1435 Webster Street
Alameda CA 94501

Subject: Resubmittal of New Development Proposal for 1435 Webster, dated 2015-11-15. Received at WABA office 2016-01-22.

Dear Mr. Goldberg:

The WABA Design Committee is very pleased to see a project of such caliber being proposed for Webster Street. We offer the following comments in response to the most recent submittal and are submitted as design conditions of approval. A number of these comments were made previously however were not addressed:

1. Overall it captures the look of Webster St. A little of the old and some new and will be a quality addition.
2. The North elevation gives almost a blank wall above Califia . Interest needs to be added to this elevation.
3. Windows
 - a. window casings need to be 1x6 to be in keeping with older buildings
 - b. The window bottom rails need to be 3 -3 ½" in height as this is typical on old wood windows.
4. The Cornice should be larger for better scale with the building and allowing the support brackets to be larger.
5. Composite siding. Ensure that the siding is not embossed grain. Webster Street Design Manual calls out for smooth siding only.
6. The main cornice is used only on the projecting portions of the upper façade. The cornice should be used on the recessed portions so it is continuous.
7. The plans show dimensions for the upper floor vinyl windows that conform to most of those shown in the Webster Street Design Review Manual but state that the windows will be Milgard single hung. Does Milgard make a single hung window that conforms with all of these dimensions? The specific Milgard model should be called out so the dimensions can be verified.
8. The balcony doors on the upper façade should be swinging, rather than sliders as proposed. Like the upper floor windows, the aluminum doors should have a wood-like quality with dimensions similar to the windows, especially for the muntins.

9. Use Slim profile storefront windows as per Section 6.10 of the Design Review Manual or, alternatively, butted glass, rather than the proposed standard Kawneer storefront system. See Manual illustration for Section 6.15 showing a butted glass storefront without a bulkhead.
10. Provide special paving at storefront vestibules as per Manual Section 6.4(b). The materials sheet shows decorative (Hanover) paving, but it could not be determined where it will be installed.
11. Fully dimensioned section details through important elements, e.g. main cornice, moldings, balcony railings, balcony doors, etc. are needed at the next submittal. The multi story detail on Sheet A7 is generalized and lacks dimensions except for the upper floor windows.
12. The first floor windows, doors and transoms are shown with a brownish color on the renderings, but this color is not on the color/materials sheet. The color of these elements needs to be clarified. Using the color shown on the renderings would be the preference.

Please feel free to contact me at 510-520-6528 if you have questions or would like to discuss WABA's comments.

Very truly yours,

Daniel Hoy
Committee Chair

Attachment: -

cc:

Andrew Thomas, City of Alameda Economic Development (by electronic transmission)
City of Alameda Planning Board members (by electronic transmission)
WABA Board and Design Committee members (by electronic transmission)

ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY

November 24, 2015

Ms. Kathleen Livermore
City of Alameda Community Development Department
2263 Santa Clara Avenue
Alameda, CA 94501

Subject: Proposed new building at 1435 Webster Street

Dear Ms. Livermore

The Alameda Architectural Preservation Society (AAPS) would again like to thank you and the planning staff for giving us the opportunity for early review of this project.

The architectural style, variation in forms and the articulation of the building is generally appropriate to the site and its surroundings. The building's form and the relationship of the uses within the building to the street should enliven this corner and contribute to the further development of this area. However, please keep in mind that this is a three story building in a neighborhood of one and two story buildings so it is important to minimize the sense of massing whenever possible.

Here are some specific comments. Section numbers refer to sections of the Webster Street Design Review Manual.

- 1) The site is on the corner of an intersection and there are three buildings on the adjacent corners with forms that all have a strong vertical emphasis at their corners. The proposed building form does not have an equivalent complimentary strong vertical form at the corner of the intersection. A pyramidal roof or other type of pitched roof over the corner "block" is one way to address this issue.
- 2) The cornice and its decorative brackets are too small relative to the scale of the building and look somewhat kitschy. Increase the size of these elements.
- 3) The corner block has greater height, different color (and possibly different material) and differentiated horizontal alignments (overall height, main cornice and belt cornice) of the corner block relative to the rest of the two street facades. The corner block, therefore, looks overly detached from the rest of the building. The differentiation between the corner block and the rest of the building should be eliminated to provide a more integrated design.
- 4) The main cornice is used only on the projecting portions of the upper façade. This cornice should also be used on the recessed portions so it is continuous.

- 5) Provide wider window and door casings on the upper floors. This would be more consistent with the traditional architectural imagery.
- 6) There needs to be clarification on the upper floor vinyl windows. The plans show dimensions that conform to most of those shown in the Webster Street Design Review Manual, but state that the windows will be Milgard single hung. We don't know of a Milgard single hung window that conforms with all of these dimensions, but there may be a Milgard double hung that does. The proposed Milgard model should therefore be specified.
- 7) Balcony doors on the upper façade should be swinging, not sliders as proposed. And like the upper floor windows, use wood or wood-like sash. Muntins and other dimensions should conform with the Webster Street Design Review Manual diagram on page 13.
- 8) Use the slim profile storefront windows as per Section 6.10 or, alternatively, butted glass, rather than the proposed "chunky" Kawneer storefront system. See also the illustration for Section 6.15 showing a butted glass storefront without a bulkhead.
- 9) Position the horizontal canopy under the transom windows over only the storefront window as per Section 8.6 to better articulate the storefronts. It appears that portions of the canopy will be continuous in front of the ground floor solid wall surfaces.
- 10) Provide special paving at storefront vestibules as per 6.4(b)
- 11) Please show fully dimensioned section details through important elements, e.g. main cornice moldings, balcony railings, balcony doors, etc. The multi-story detail on sheet A7 is helpful, but it is too generalized and lacks dimensions except for the windows. Also, please provide material samples.
- 12) The proposed "composite" siding needs to be clarified. Is it cement fiber siding? Style (channel rustic, lap, etc.) and dimensions need to be called out. All wood and wood-like surfaces should be smooth, not textured (avoid imitation wood grain) as per Section 3.16.
- 13) The back of the upper portions of the building as seen from Taylor Ave is non-descript and needs greater articulation. The planter boxes added since the previous design are helpful, but further articulation is needed. Possible articulating elements could include:
 - awnings over the windows
 - crown molding at the top of each window
 - an extended sill and apron at the bottom of each window
 -
- 14) The exterior colors shown are too monochromatic. Allow the (existing) changes in materials to also provide some variation in color.

- 15) If the existing pop-out of the sidewalk outside the 1000 square foot retail space could be relocated to the corner it would provide a more lively use of the space outside this space (especially if it were used for a restaurant) without the loss of a parking space. We realize that this is a public right-of-way issue that would require assistance from the City.

Thank you again for the opportunity to comment. Please contact me at (510) 239-4455 or steveaced@aol.com if you would like to discuss these comments.

Sincerely,

Steve Aced, Board Member
Alameda Architectural Preservation Society

By Electronic Transmission

Cc: Andrew Thomas and Allan Tai, Alameda Community Development Department
AAPS Board and Preservation Action Committee