



July 24, 2016

(By Electronic Transmission)
City of Alameda
Planning Board
2263 Santa Clara Avenue
Alameda, CA. 94501

Subject: PLN15-0198 Proposed project at 712 Lincoln Avenue (Item 7-D on Planning Board's 7-25-16 agenda) - -Preservation of historic train station located on project site

Dear Boardmembers:

The small building along the project site's front property line was originally a Southern Pacific train station and may be the last surviving example of the freestanding stations that once stood along the Southern Pacific lines along Encinal/Central and Lincoln Avenues. The Southern Pacific stops gave rise to the "station" names that still apply to most of the small commercial districts along these streets.

Current photos and historic photos of the station building are attached. Most of the station's original front and side elevations have been covered over with newer materials and the original openings infilled, but most of the original surfaces appear intact under the more recent materials. However, a concrete block addition was made to the rear of the original structure, which may have removed significant historic fabric at the rear elevation.

Given the building's significance as one of the last tangible reminders of the important rail lines that once extended across the city, **the Alameda Architectural Preservation Society (AAPS) recommends that the station be relocated elsewhere on the site as part of the new development and, ideally, restored.** It would be desirable to see this project redesigned so that the station is incorporated as an entry feature to the apartments on the second floor. New trellised pergolas built on each side (similar to the historical trellises seen in the 1934 photograph) could be used to shade setback patios in front of the storefronts---making excellent locations for coffee shops or cafe type businesses.

This would, of course, mean pushing the new building back some 20-ft from the front property line, but then there would be a visual transition to the residential neighborhood to the left (east) of the site. The net effect would be the breaking up of commercial facades built against the sidewalk---to residential facades set back from the sidewalk to the east of the project site.

Alternatively, but less desirably, the building could be located behind the new building. Longer-term, perhaps it could be relocated into the street right away as part of possible streetscape improvements to Lincoln Avenue.

A further choice would be to relocate the building to the Western Railway Museum in Rio Vista, which would allow the building to be accessible to the public as an educational institution. We have been advised that the museum would be willing to take the project on and that the cost of relocating the structure is estimated at \$15,000. The disadvantage of this approach is that the building would no longer be in Alameda and far removed from its original site and historical context, much of which remains.

Since the building is pre-1942, referral of its demolition to the Historical Advisory Board would normally have been required, as set forth in the City's Historic Preservation Ordinance. **Can staff advise why this referral did not occur?**

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, President
Alameda Architectural Preservation Society

Attachments: Current and historical photos

By Electronic Transmission:

cc: Historical Advisory Board

Debbie Potter, Andrew Thomas, Allen Tai and Henry Dong, Alameda Community Development
Department

West Alameda Business Association

AAPS Board and Preservation Action Committee



SPEED
LIMIT
25



WEBSTER STREET

STYRE
MOTOR
OIL
SALES
CO.



West Alameda Business Association

July 24, 2016

(By Electronic Transmission)

City of Alameda
Planning Board

Subject: New building at 712 Lincoln Avenue (Item 7-D on Planning Board's 7-25-16 agenda)

Dear Board Members:

The latest design has been reviewed by the West Alameda Business Association (WABA) Design Committee. It is a major improvement over the previous submittal. However, further changes and clarifications are needed to ensure conformity of the project to the Webster Street Design Review Manual. The following comments are intended to promote this conformity.

1. Provide a solid rather than open second-floor overhang so it reads as a cornice. The proposed stucco surfaces will look too heavy. Use wood instead. Reduce the ca. 18 inch fascia height to 6–10 inches and provide a molding along the top. Provide a 14–18 inch wide frieze board below the cornice.
2. The solid wall area above the second floor windows is too expansive, causing the design to look somewhat top-heavy. The changes in Item 1 above will help mitigate this, but the following additional changes are recommended:
 - a) Reduce the proposed 5' tall parapet to approximately 3'; or
 - b) Increase the proposed 9' second-floor ceiling height by at least one and preferably two feet and increase the height of the second floor windows by the same amount.
3. Provide solid bulkheads using glazed tile, wood panels or other treatments with a high degree of pedestrian interest as set forth on page 25 of the Webster Street Design Review Manual, rather than the proposed spandrel glass panels, which is discouraged.
4. Provide transom windows in the upper portion of the first floor display windows.
5. Replace the projecting first floor signage canopy with a belt cornice. Use the transom windows recommended in Item 4 above for signage or install slanted awnings with signage on the valences.
6. Indicate the material used for the lap siding, e.g. wood vs. cement fiber. If cement fiber is used, provide smooth surfaces rather than imitation raised wood grain.
7. Increase the width of the proposed 3.5 inch wood second-floor window surrounds to about 5.5 inches.

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West Alameda Business Association

8. The black aluminum clad upper floor wood windows appear promising, but we need to see architectural details (sections and elevations).
9. Provide architectural details (sections and elevations) for the storefronts, cornice and all trim elements.

Submittals such as these are normally provided to WABA for review and comment before they are placed on Planning Board agendas. However, this submittal was not referred to us and we became aware of it only after reviewing the July 25, 2016 Planning Board agenda. We request that staff resume its practice of referring these submittals to us as soon as they are received by staff.

Please contact Christopher Buckley at 510-523-0411 or cbuckleyAICP@att.net if you would like to discuss these comments.

Sincerely,

Daniel Hoy
Committee Chair

By Electronic Transmission:

cc:

Debbie Potter, Andrew Thomas, Allen Tai and Henry Dong, City of Alameda Community Development Department

Mayor and City Council