

TL PARTNERS I, LP

March 29, 2017

Andrew Thomas
Assistant Community Development Director
City of Alameda
2263 Santa Clara Ave.
Alameda, CA 94501

RE: Del Monte Warehouse windows

Dear Mr. Thomas:

Regarding the Del Monte Warehouse windows, we are proposing that all the windows be permitted to be replaced, due to several critical factors.

Existing condition Issues:

1. Many of the frames are so warped, damaged, and out of plane that it makes replacing the glazing very difficult. Some are so rusted out, repair is impossible and replacement is the only option. Consistency in appearance is an important consideration.
2. The poor condition of the existing frames also creates waterproofing issues; risk of leaks and damage due to water intrusion are extremely high.
3. After the project was approved, an environmental study was performed by Kellco indicating high levels of lead in the window frames. Remediation would be a lengthy schedule delay and extremely expensive to remediate on site.

Compliance Issues:

4. Acoustic: By replacing only the glazing it will be highly unlikely that the new glazing will meet interior noise code requirements. From a practical standpoint, the comfort and overall living experience of the future residents will be adversely affected by low STC ratings of the replacement glazing.
5. Monitor windows span the whole length of the building. There are constructability and code challenges, making it very difficult to complete fire separation between units without a break in the window.
6. Project feasibility: Repairing each window frame and installing the glazing on site is extremely expensive and time intensive, negatively impacting both the schedule for and financial feasibility of the project.

Operability and Occupant Comfort Issues:

7. The windows for the flat units (on the brick exterior second floor) are currently fixed and inoperable. Code requires fresh air, and operable windows are the best way to conform to ADA/accessibility requirements. The Alameda climate makes fresh air a desirable feature and allows for cross ventilation for the units. Making sure the windows are compliant and safe is an important part of life safety strategy of this complex rehabilitation.
8. In order to create units that are sustainably sensitive and efficient to heat and cool and comfortable to live in, the building has been designed to meet Title 24 requirements. Because the existing window frames cannot accept double pane windows, it would be extremely difficult to meet Title 24 requirements with a single pane.

Andrew Thomas

March 27, 2017

Page 2

We have proposed a replacement window manufactured by Graham, a company that specializes in replacing historic building windows. They have a successful track record on National Park Preservation projects. The replacement windows themselves, including the mullion patterns, were designed to replicate the existing windows in a manner that is consistently compatible with the historic character of the industrial qualities of Del Monte Warehouse. Both the flats and monitor will be operable allowing for code compliance in a historic manner. Please also reference the memorandum written by Christopher VerPlanck on 2/22/17.

Thank you in advance for your consideration in reviewing our request to replace the existing window frames and glazing with the Graham windows.

Regards,

A handwritten signature in black ink, appearing to read "M. S. O'Hara", with a long horizontal stroke extending to the right.

Michael S. O'Hara

Director of Forward Planning

Memorandum

Date February 22, 2017

Project Del Monte Cannery

To Mr. Andrew Thomas
City of Alameda, Community
Development Department
2263 Santa Clara Avenue
Alameda, CA 94501

From Christopher VerPlanck
VerPlanck Historic Preservation
Consulting
57 Post Street, Suite 810
San Francisco, CA 94104

Topic Proposed Window Replacements

Copied

Via Email

Dear Andrew,

As you know, I was involved with the design and the entitlements process for the adaptive reuse of the former Del Monte Cannery property in Alameda. Mike O'Hara of Tim Lewis Communities asked me to review the proposed replacement windows and to provide you with my opinion as to their compatibility.

In my opinion, the windows selected by Tim Lewis Communities, the Graham Architectural Products SR6700 series window, will comply with the Secretary of the Interior's Standards. As explained to me by Mr. O'Hara, Graham has been directed to develop a replacement window that matches the originals in terms of overall dimensions, lite configuration (18 lites per window) with narrow muntins measuring 1-1/8" wide. Although the operable panels at the center of the windows do not appear to be historic features of the original windows, operable panels are certainly common with this building type and era of construction. The incorporation of egress panels on the monitor windows is also not a feature of the original windows, but I do not think they will be all that noticeable given that they would remain closed

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57 Post St., Suite 810, San Francisco, CA 94104

most of the time, the receding angle of perspective, and the distance from Buena Vista Avenue and other nearby streets.

Regarding color, I understand that the Del Monte Cannery originally may have had green industrial windows. The existing windows are highly corroded and what remains of the original paint is faded, so a chemical analysis would need to be done to determine the exact color. If it is possible to duplicate this color with the Graham windows, I would recommend this approach. If this approach is either not possible given the color ranges available or financially feasible, I think that a dark color would be appropriate, including black, dark blue, or the dark bronze color that Tim Lewis Communities is currently proposing.

Please feel free to contact me if you have any questions.

Sincerely,



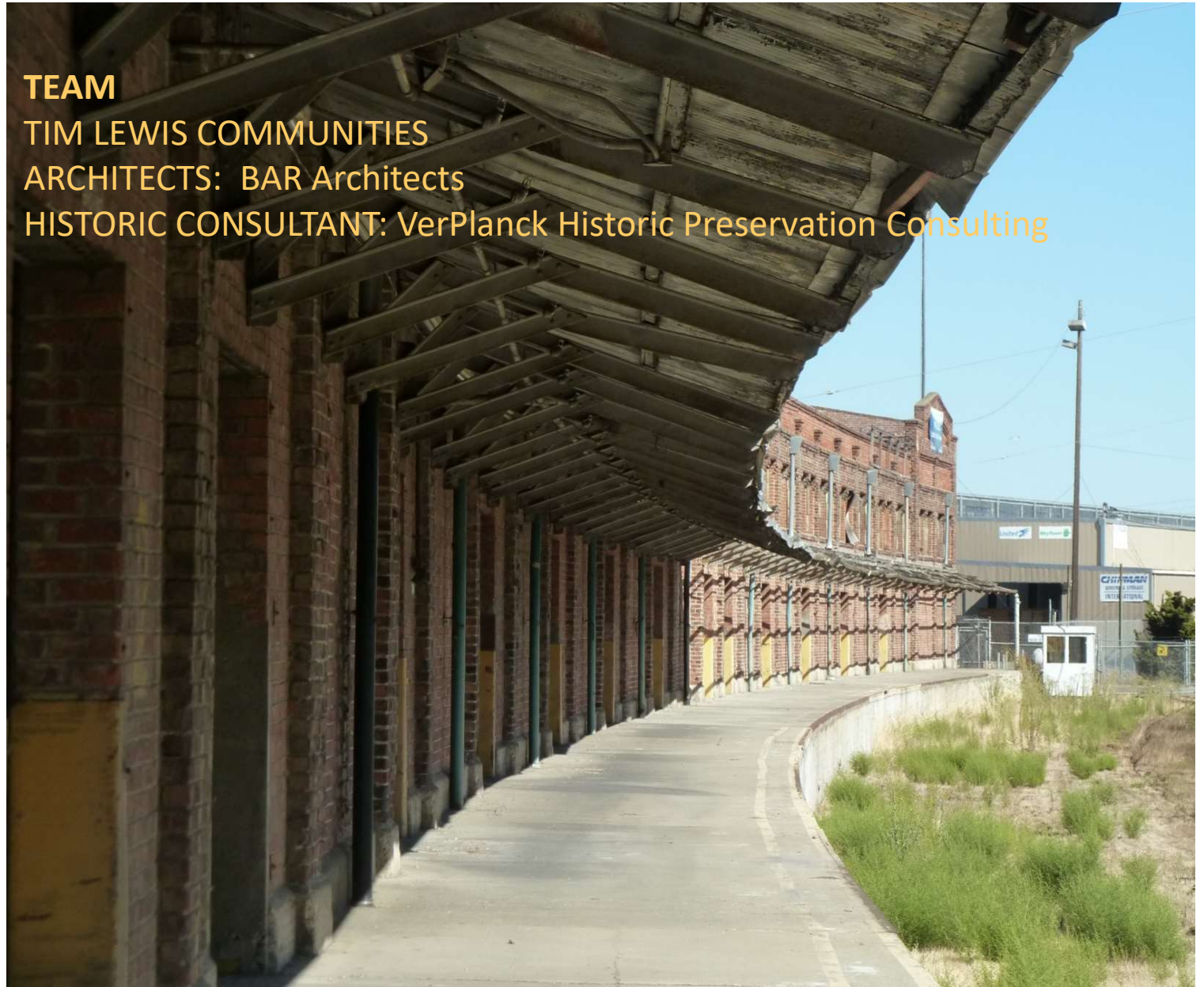
Christopher VerPlanck

TEAM

TIM LEWIS COMMUNITIES

ARCHITECTS: BAR Architects

HISTORIC CONSULTANT: VerPlanck Historic Preservation Consulting



THE DEL MONTE WAREHOUSE – ADAPTIVE RE-USE

April 6, 2017 – Historical Advisory Board



BARARCHITECTS

WINDOWS



April 6, 2017 – Historical Advisory Board

Tim Lewis
COMMUNITIES

VerPlanck
HISTORIC PRESERVATION CONSULTING

BARARCHITECTS

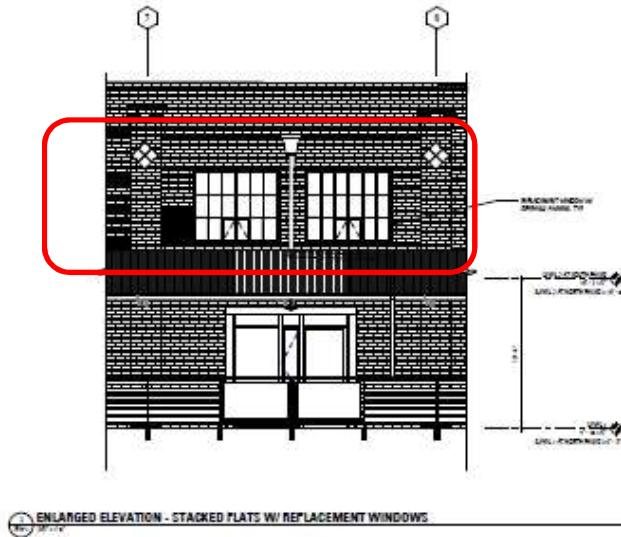


Existing Windows

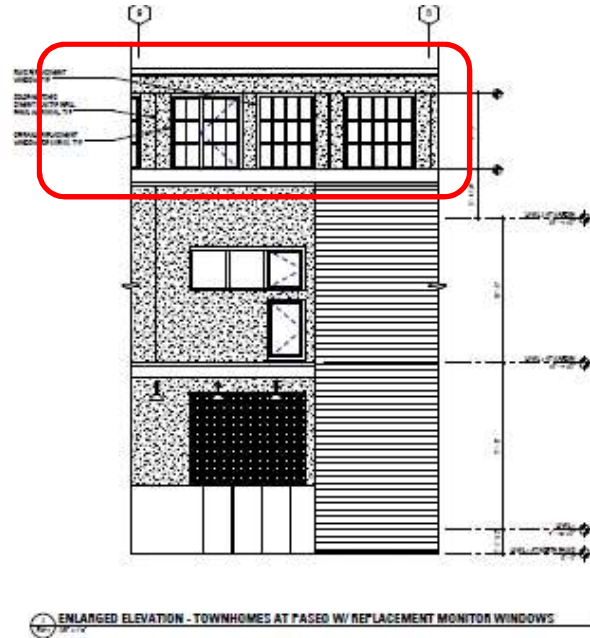


April 6, 2017 – Historical Advisory Board

Stacked Flat Window Replacement



Monitor Window Replacement



Monitor Window Replacement





Replacement Window

April 6, 2017 – Hi.

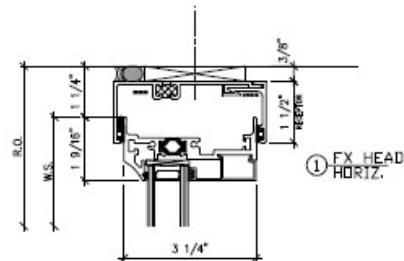
Advisory Board

Stacked flats replacement

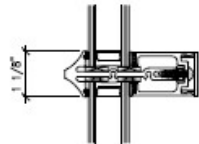
ALAMEDA REPLACEMENT PROJECT – WAREHOUSE 48

Graham Architectural Products – SR6700 Series Window

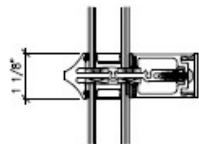
SURROUNDING STRUCTURAL
CONDITIONS TO BE
VERIFIED IN FIELD



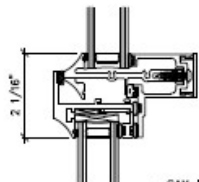
① FX HEAD
HORIZ.



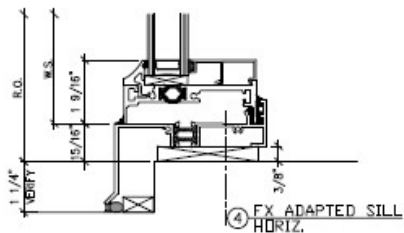
② TRUE MUNTIN
HORIZ.



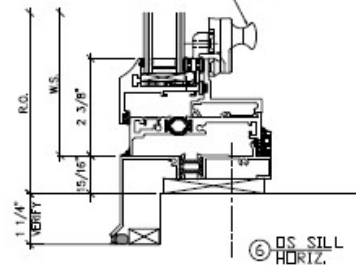
③ ADAPTED TRUE MUNTIN
& SASH HORIZ.



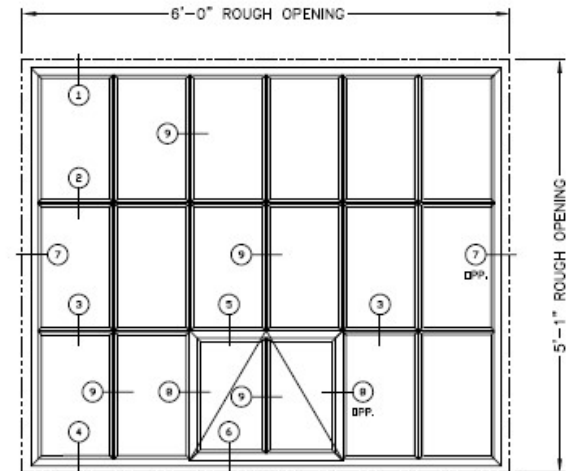
⑤ FX / DS
HORIZ.



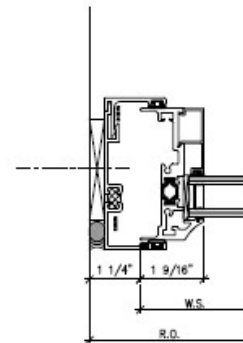
④ FX ADAPTED SILL
HORIZ.



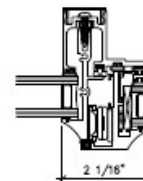
⑥ DS SILL
HORIZ.



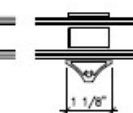
ELEVATION TYPES "W2" & "W3"



⑦ FX JAMB
VERTICAL



⑧ FX - DS
VERTICAL



⑨ APPLIED MUNTIN
VERTICAL

DWG. 01B
Page 1 of 3,
rev., 12-08-2016

April 6, 2017 – Historical Advisory Board

Tim Lewis
COMMUNITIES

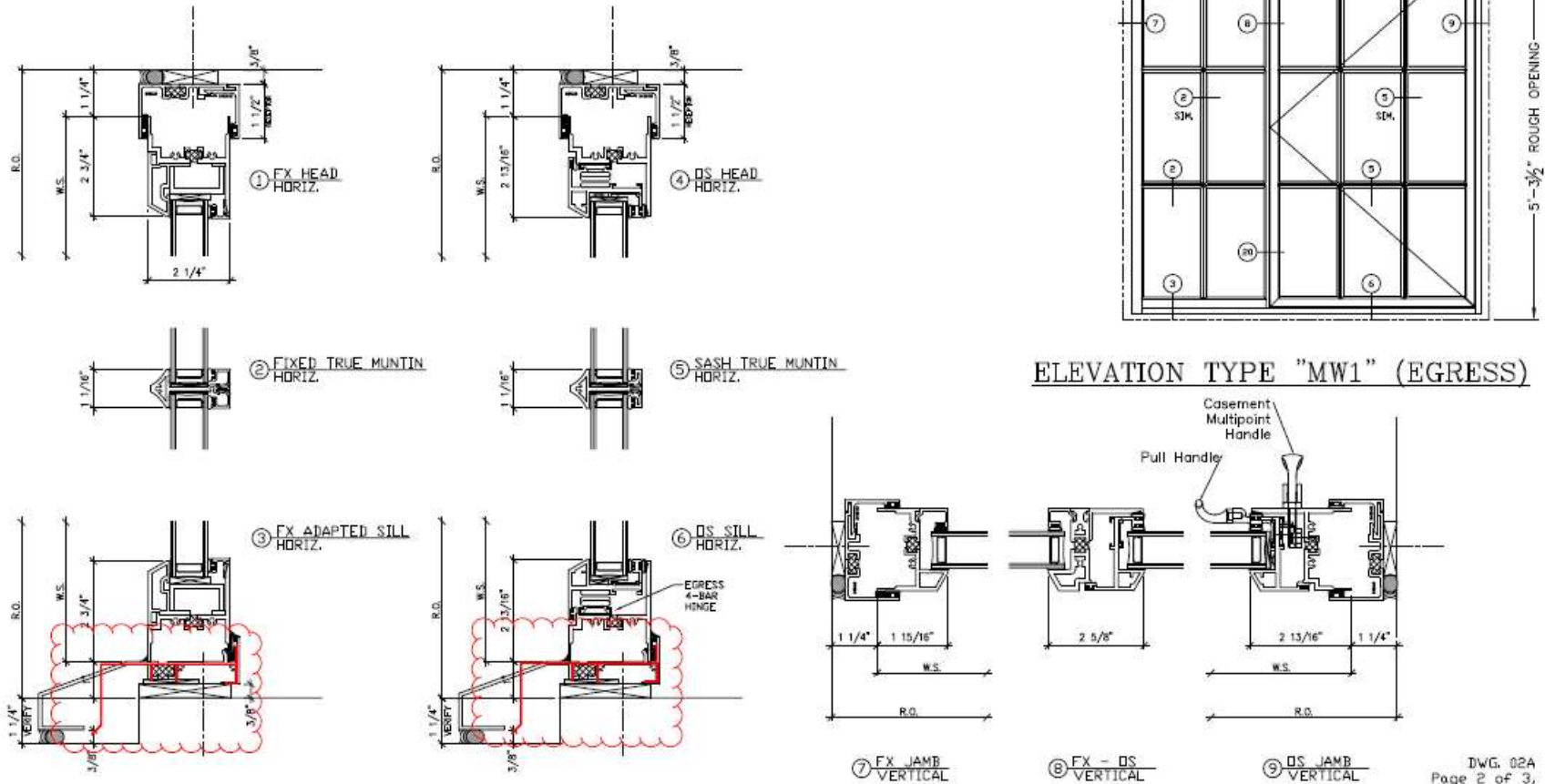
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BARARCHITECTS

Monitor Replacement 1 (Egress)

ALAMEDA REPLACEMENT PROJECT – WAREHOUSE 48

Graham Architectural Products – 6700 Series Window



DWG. 02A
Page 2 of 3,
12-08-2016

April 6, 2017 – Historical Advisory Board

Tim Lewis
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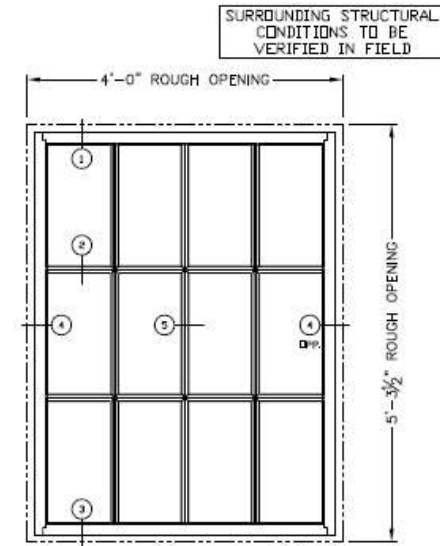
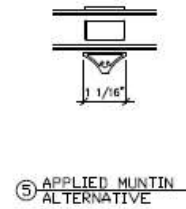
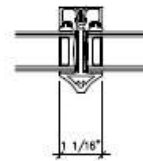
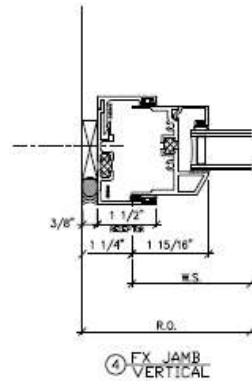
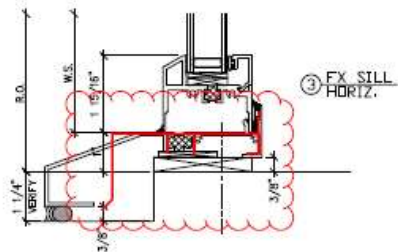
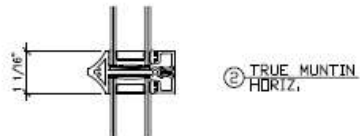
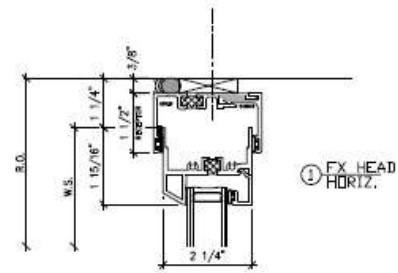
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HISTORIC PRESERVATION CONSULTING

BARARCHITECTS

Monitor Replacement 2 (Fixed)

ALAMEDA REPLACEMENT PROJECT – WAREHOUSE 48

Graham Architectural Products – 6700 Series Window



ELEVATION TYPE "MW1" (FIXED)

DWG. 03A
Page 3 of 3,
12-08-2016

SKY CANOPY



April 6, 2017 – Historical Advisory Board

Tim Lewis
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SKY CANOPY



Development Plan Concept
SECTION AT BAYS 1 and 4

April 6, 2017 – Historical Advisory Board

Tim Lewis
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BARARCHITECTS



Development Plan Concept: The Sky Canopy in Bays 1 and 4

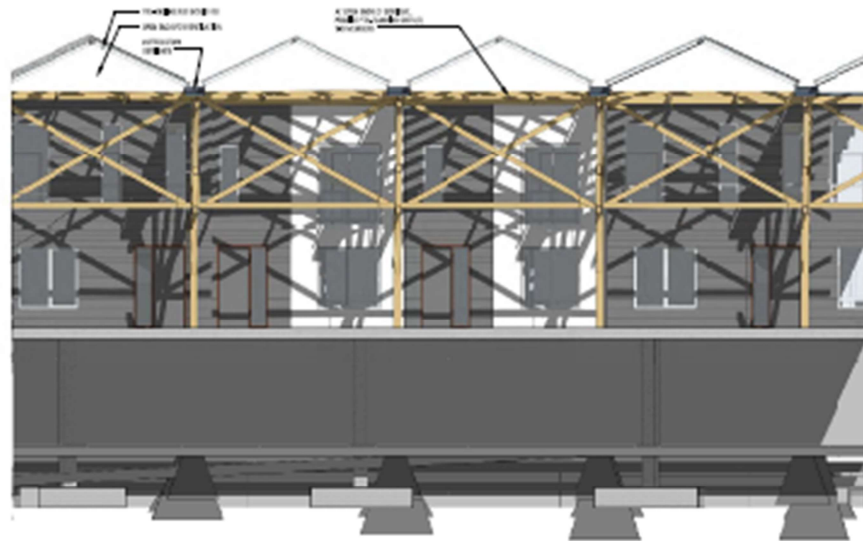
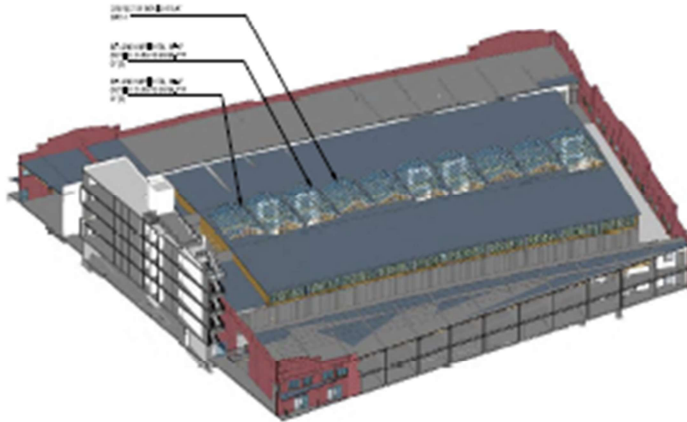
April 6, 2017 – Historical Advisory Board

Tim Lewis
COMMUNITIES

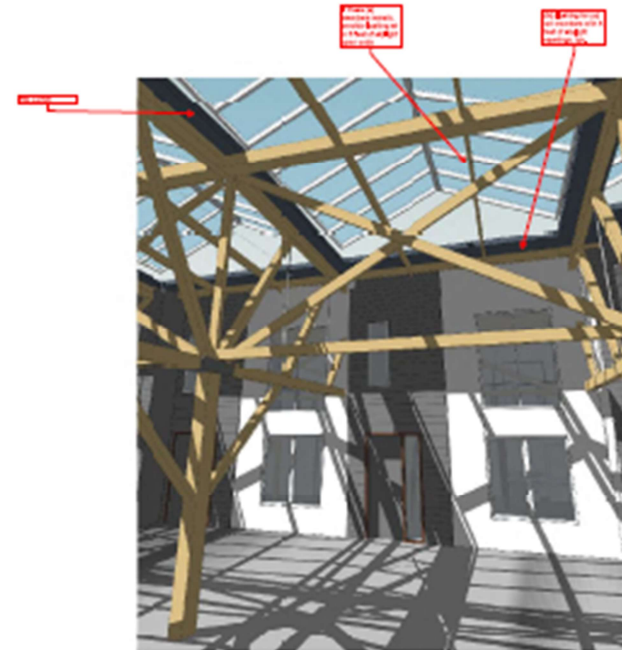
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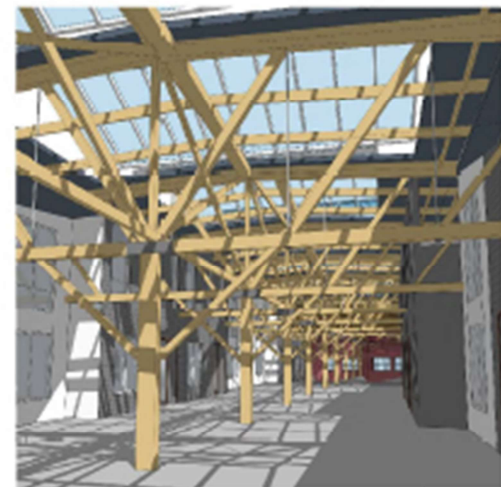
Proposed Sky Canopy



RAY 4 - LONGITUDINAL SECTION



RAY 4 - PERSPECTIVE 2



RAY 4 - PERSPECTIVE

April 6, 2017 – Historical Advisory Board

Memorandum

Date March 14, 2016

Project Del Monte Cannery

To Mr. Andrew Thomas
City of Alameda, Community
Development Department
2263 Santa Clara Avenue
Alameda, CA 94501

From Christopher VerPlanck
VerPlanck Historic Preservation
Consulting
57 Post Street, Suite 810
San Francisco, CA 94104

Topic Proposed Roof Monitor

Copied

Via Email

Dear Andrew,

As you know, I was involved with the design and the entitlements process for the adaptive reuse of the former Del Monte Cannery property in Alameda. Mike O'Hara of Tim Lewis Communities asked me to review three options for the proposed roof monitor on the building – an entirely new feature. Assuming that you have seen the options, 1, 2, or 3 appear to be mutually acceptable and none would alter my conclusion regarding the project's compliance with the Secretary of the Interior's Standards.

Please feel free to contact me if you have any questions.

Sincerely,



Christopher VerPlanck