

TO: PLANNING BOARD

FROM: NEUMANN ENTERPRISES INC.

DBA: ALAMEDA VALERO

DEAR SIR, MADAM

ALAMEDA VALERO WOULD LIKE TO
VOTE FAVOURABLY TO THIS PROJECT
WHICH WILL INCREASE BUSINESS
AT OUR LOCATION.

SINCERELY

ANTONIO NEUMANN
PRESIDENT - NEUMANN ENTERPRISES

Antonio Neumann

RE: 1825 PARK STREET
HOTEL PROPOSAL
PLN17-0538





January 27, 2019

(By electronic transmission)
Planning Board
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

Subject: 1825 Park Street (Item 7-A on Planning Board's 1-28-19 agenda)

Dear Boardmembers:

The revised design is a major improvement over the previous submittal considered at the Planning Board's March 26, 2018 meeting and incorporates many of the comments submitted in our March 26, 2018 letter. We would like to thank the applicant for making these changes.

However, there are still several aspects of the design that could be improved and several items that need clarifying:

1. **The "ends" of the building (front portions of south and west elevations) still need serious attention.** These building "ends" will be the first face of the building you will see from two of the four approaches to the building. Currently they distract from what is otherwise a good start at the design of such a major addition to the Park St landscape.

We appreciate the added pilaster to the south elevation, the added column of upper floor windows at the front of the west elevation and continuation of the street-facing elevations' horizontal bands on both the west and south elevations. However, the "ends" still mostly consist of blank wall surfaces. **We recommend additional windows on both of the ends to more fully continue the street elevations' pattern.** Since the south elevation is along the property line, we recognize that windows may not be possible here. Spandrel glass should therefore be considered.

2. **Incorporate the ventilation louvers under the upper floor windows into an additional horizontal band typical of the style.** This band's surface finish and color should be visually compatible with the louvers and "read" with them as a continuous band. **Note:** The appearance of the ventilation louvers is not clear. Elevation and section details are needed as well as a color sample.

3. **The curving corner form would benefit from a bigger radius.** This would be more consistent with the Streamline Moderne style being emulated.
4. **Extend the canopies over the street level windows so they join and run as a continuous unbroken horizontal band.** This will further complement the Streamline Moderne style.
5. **The color of the “anodized aluminum window system” shown on Sheet 13 is not clear.** It appears to be “natural” aluminum, which would be good. Please confirm.
6. **The upper floor window type (fixed, sliders, casement, etc.) still needs to be identified.** Sliders should be avoided. Natural aluminum or steel sash windows, rather than the proposed vinyl, would be more consistent with the Streamlined Moderne architecture. Additional horizontal muntins would help reinforce the streamline look.
7. **Recess the ground floor windows.** The windows appear flush with the surrounding wall surfaces. The windows should instead be recessed, preferably at least 6 inches, to provide additional pedestrian interest and help make the building look more substantial. Vertical and horizontal section details through the storefront system should be provided.
8. **The street trees should be modified to improve consistency with Alameda’s Master Street Tree Plan, as amended for Park Street in 2012.** Although the proposed Brisbane Box (*Lophostemon confertus*) street trees are used elsewhere on Park Street, the Plan called for them to be used only at intersections with alternating Silver Lindens (*Tilia tomentosa*) and Red Maples (*Acer rubrum*) elsewhere. The Plan leaves the treatment of Clement Avenue open (due mostly to uncertainty concerning future street improvements at the time of plan adoption), but the predominant existing planting on Clement as well as its future extension to the west, Atlantic Avenue and Appezatto Parkway, is London Plane (*Platanus acerifolia*). We therefore recommend that the street trees be changed to London Plane (the Columbia variety is best) along Clement to help unify the eventually street tree plantings along the combined Appezatto Parkway/Atlantic Avenue/Clement Avenue arterial and that the two southern trees along Park Street be changed to Silver Linden and Red Maple, resulting in three species along the Park Street frontage.

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

cc: Mayor and City Council (by electronic transmission)
Andrew Thomas, Debbie Potter, and Linda Barrera (by electronic transmission)
Downtown Alameda Business District (by electronic transmission)
AAPS Board and Preservation Action Committee (by electronic transmission)