



September 22, 2019

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

Subject: Proposed objective design review standards for affordable multifamily housing projects (Item 7-C on Planning Board's 9-23-19 agenda) - Request for extension to October 14, 2019

Dear Boardmembers:

The Alameda Architectural Preservation Society (AAPS) would like to thank the Planning Board for continuing consideration of the subject design standards as requested in our September 8, 2019 letter (attached). However, we need additional time to complete our review and provide comments on the proposal and request a further continuance to the Board's October 14, 2019 meeting. We believe that staff supports this request and we that they will recommend a continuance at the Board's September 23, 2019 meeting.

As part of our review of the subject standards, we have looked closely at the Citywide Design Review Manual, the Webster Street Design Manual and Guide to Residential Design and believe that there are many provisions in these documents that could be included as "standards" in the subject document. The Citywide Manual and the Webster Street Design Manual are at the following link set up for the subject standards: <https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Planning-Division/Objective-Design-Review-Standards>. The Guide to Residential Design is attached.

In the Citywide Manual, many provisions are already specifically listed as "standards" and mostly use "shall" rather than "should", so they read as standards (rather than guidelines). Although there are numerous provisions that are not specifically labeled as standards, many could easily be restated as standards, such as where they are expressed either as "do this" and/or "don't do this", or in quantitative terms (inches/feet, percentages or enumerations). In these cases, "should" could just be changed to "shall" if those provisions are included in the subject standards.

AAPS is in the process of identifying specific provisions from the Webster Street and Citywide Manuals and Guide to Residential Design for incorporation into the subject standards in the form of marked-up pages from the three manuals for Planning Board review. A sample of a marked-up page from the Citywide Manual is attached.

We would appreciate Board feedback on this strategy and letting us know if we are heading in the right direction. If the Board has no objection to this approach, AAPS would follow up with a complete mark-up for the Board's October 14 meeting.

Although most design issues appear to be adequately covered in the three manuals for purposes of the subject standards, the three documents' treatment of contextual compatibility (especially in historic neighborhoods) and several other issues needs to be modified to be more objective. Possible methodologies are discussed in the attached AAPS September 8 letter, including how "context" is defined. We plan to include specific proposals to address these issues in our submittal for October 14. We also plan to provide additional input on the provisions already included in the current draft standards that expand on our September 8, 2019 comments.

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. September 8, 2019 AAPS letter.
2. Guide to Residential Design
3. Sample marked-up page from Citywide Design Manual

cc: Andrew Thomas and Allen Tai (by electronic transmission)
AAPS Board and Preservation Action Committee (by electronic transmission)

* = Consider including in OBSERVATION DESIGN REVIEW STANDARDS

ARCHITECTURE

4.2.5 Roofs

Standards

1. All roofs shall be designed in accordance with the architectural style of the building.
2. Roof compositions shall relate to building massing and articulation.
3. Roof materials shall be of high quality, and installed with a high degree of craftsmanship.
4. Mansard roofs shall be interrupted at the building corners by towers or parapets.
 - a. Mansard eave overhangs shall be 'open' with exposed rafter tails, 'boxed' with brackets, or incorporate a moulding.
 - b. Mansard roofs on corner buildings shall be consistent along both facades.
5. All flat roof edges shall include a shaped parapet, ornamental band, cornice, roof overhang, roof railing, notches for scuppers, or a parapet cap to create an interesting skyline.
6. Roofs of additions and accessory buildings shall complement the design, material, and roof pitch of the main or original building.

Guidelines

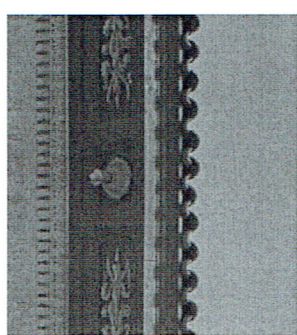
1. Roof overhangs should support facade articulation, and add depth and shadow.
 - a. Roof overhangs should be a minimum of 18 inches.
 - b. Eave overhangs may be 'open' using exposed rafters, or 'boxed' using concealed rafters. Open eave overhangs should be terminated with a fascia, decorative gutters, or shaped rafter tails.
 - c. Eave overhang soffits should be finished. Smooth painted plywood or tongue and groove is recommended.



Barrel roofs are appropriate for modern buildings.



Eave overhang with exposed rafter tails and decorative gutter.



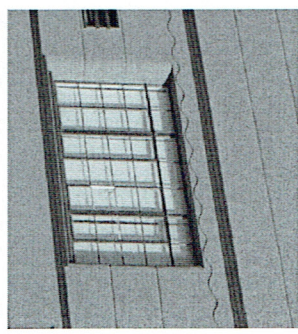
Boxed eave treatment with decorative soffit.

4.2.6 Windows

Windows are one of the most important elements of building design. Their quality and appropriateness to the overall design has a significant affect on the visual quality of the building.

Standards

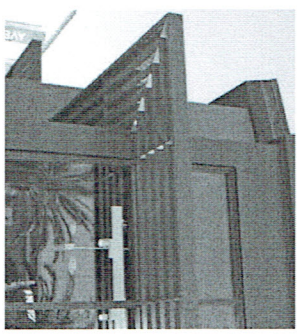
1. Windows shall be designed in accordance with the architectural style of the building.
2. Window materials should be used consistently. Second floor and storefront windows may vary in material provided but shall be consistent with overall building style. Windows shall be constructed of durable materials including wood, aluminum, steel, fiberglass, and vinyl.
3. All window frames shall be recessed from building walls.
 - a. Window frames shall be recessed a minimum of 2 1/2 inches measured from the exterior wall to the glass surface.
 - b. Window surround thickness shall not count toward the recess dimension.
 - c. For bay windows with wrap around windows, the glass may be recessed the dimension of the window frame.
 - d. Modern style buildings may be excepted.
4. Divided lite windows may utilize true divided lites or simulated divided lites. Muntins or grids shall project at least 3/8" from the glass surface. Sandwich muntins, where muntin material is located between two panes of glass to imitate divided lites, shall not be used. Roll on or tape muntins shall not be used. Muntins shall be used on the exterior and interior of the glass. For simulated divided lites, spacers shall be used between panes.
5. All windows other than small accent windows



Streamline Moderne window with curved recess and divided lites.



Elaborately framed window on Neoclassical commercial block building.



Sunshades are placed between storefront and transom window.