



January 24, 2018

(By electronic transmission)

Mr. Moe Hackett
City of Oakland
Bureau of Planning/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612

Subject: PLNs 17271, 17272, 17273, 17274, 17275, 17276, 17277, and 17278 “Oakland Eight”

Dear Mr. Hackett,

The overall approach is good. The following comments therefore focus on clarifications and refinements:

1. The proposed front windows appear to be single hung or double hung, but this is not reflected on Sheet AD-1, Details 7 and (if applicable) 3, which need to be revised to reflect this.
2. It is good that the proposed cement fiber siding will have no wood grain, that the window sash thickness scales to about 1 1/2 inches and that screens will cover both the upper and lower sash of the proposed single hung or double hung windows.
3. The paired front elevation windows should be separated by a vertical trim board at least 5 1/2 inches wide.
4. Siding width narrower than the proposed 10 inches would be more typical of Oakland neighborhoods. An approximately 4 inch siding width is recommended. Note that the siding inaccurately scales to approximately 6 inches on the elevations.
5. Front elevation corner boards and vertical window casings should be approximately 5 1/2 inches wide. They scale off to approximately 4 inches on the elevations, which is too narrow.
6. Consider providing open rather than enclosed sides of the porch shed roof, perhaps with a horizontal structural member connecting the tops of the porch columns to the front wall. If the sides need to be enclosed, consider vertical rather than horizontal siding or other change in the siding pattern.
7. The front elevation raking eave fascia is approximately 6 inches wide. 8 inches or 10 inches would be better. A trim piece, preferably molded, along the top of the raking eave would be helpful.

8. Solid approximately 1 ½- 2 ½ inch thick blocks at the tops of the porch columns below the porch roof structure would be helpful, along with a similar blocks at the bottoms.
9. Will guard rails be provided on the sides of the front porch on the “raised basement” model (873 Athens Avenue)? If so, please show these guard rails on the plans and provide a vertical section detail. If the guard rails will be 42 inches high, provide a horizontal member approximately 36 inches in height with the portion of the guard rail above 36 inches as attenuated as possible to minimize the visual prominence of the portion over 36 inches and improve the guardrail proportions relative to the overall design.
10. Provide a front door other than the proposed six panel “colonial” style door, which is not typical of older Oakland neighborhoods. Possibilities include two taller vertical panels above two shorter lower panels, a large single panel, or a tall or square single panel above a lower panel. We believe that all of these door types are available at a cost comparable to the proposed door.
11. Add a sentence similar to the following at the end of the proposed condition of approval: “The design of all of these elements shall be subject to approval by the Bureau of Planning prior to issuance of building permits“.

Please email us the decision letters for these applications. Please let us know if you need a stamped, self-addressed envelope to provide us a copy of the decision letters.

Thank you for the opportunity to comment. Please contact Christopher Buckley at (510) 523–0411 or cbuckleyaicp@att.net or Naomi Schiff at (510) 835–1819 or Naomi@17th.com if you would like to discuss these comments.

Sincerely,

Chris Buckley and Naomi Schiff

By electronic transmission:

cc: William Gilchrist, Darin Ranelletti, Robert Merkamp, Neil Gray, Heather Klein and Betty Marvin, Bureau of Planning