LANDMARKS PRESERVATION
COMMISSION
Action Minutes

Date:  Monday, May 3, 1999
Time:  7:30 p.m.
Place:  North Berkeley Senior Center,
        1901 Hearst Street

I. ROLL CALL
Richard Dishnica, Burton Edwards, Leslie Emmington, Robert Kehlmann, Doug Morse, Joe Marsh,
      Becky O’Malley, Carrie Olson, Susan Wengraf

II. AGENDA CHANGES
As noted.

III. APPROVAL OF MINUTES
January Minutes were approved as modified LE/CO (7-0-2 BO, SW)
April Minutes were approved as modified XX/XX ( )
It was noted that the Chair should sign all motions.
Missing Nod’s need to be completed.
March Minutes were approved as modified (RK/BE 8-0-1)

IV. PUBLIC COMMENT (Limits: 3 minutes per person; 5 minutes per organization)
Richard Wessel - Live Oak Assoc.  Spoke and submitted information regarding the possible
      project at 1301 Oxford Way.
Diane Takagowa – Spoke and submitted information regarding the possible project at 1301
      Oxford Way.

VII. DISCUSSION (Out of Order)
Rene Cardinaux of the Office of Capital Projects spoke before the Commission regarding
      possible additional changes to the Civic Center.  These included adding a penthouse with boiler.

      Mr. Cardinaux asked the Landmarks Preservation Commission to informally express their
      opinion regarding other possible exterior modifications of the City Hall Building, including the
      possibility of new City Council Chambers projecting out into the parking area.

      Several Commissioners expressed their concern regarding being requested to comment without
      a specific proposal and requested sketch plans of the proposal. It was also stated that it would
      be more appropriate to schedule a hearing, review a proposal and take testimony on a possible
structural alteration item.
As a general comment of the Board, it was noted that in the past similar proposals to close the “U” was not well received. Further, it was noted that the Landmarks Preservation Commission was in favor of restoration of old City Hall and possible access to the Civic Center Park. If there were more funds, it would be better to restore Old City Hall.

MOTION: Restatement of previous stand: The restoration/retrofitting of old City Hall in its current use as Council Chamber is a top priority, including full ADA compliance, Further, the Commission supports restoration in its current configuration and would discourage any alteration that would diminish the historic nature and use of City Hall (RK/BE)

V. NEW PUBLIC HEARINGS
A. Structural Alteration of a Landmarked Structure- 2140 Durant Avenue

Applicant updated the LPC on the status of the project. In summary:
• The hardware store has 41 parking spaces currently.
• Current configuration of the proposed lot has 41 as drawn.
• Proposal has retail, dwelling unit and private ballroom. Rough stucco colored to match with brick treatment.
• North elevation, western corner-entry way is setback with stairs and a ramp. Original door on Durant will be the ingress; egress will be new door.
• Windows will not be blocked at all. There shall be conditions of approval added to ensure restrictions regarding the locations of signs on windows.
• Ballroom is private use.
• Roofline on northern half will remain. Copper roof is will remain.

MOTION: To change the Initial Study as noted therefore changing the Negative Declaration to a Mitigated Negative Declaration. The added mitigation is that the LPC finds that the proposed alteration does create a substantial negative impact on the historic structure ((BE/BO-9-0-0)

LPC required the following amendments to the Initial Study:
#13B and #14C. shall both be changed to Potentially Significant unless mitigation incorporated as opposed to no impact.
The 7 points listed in the Initial Study were to be listed as mitigations for both Section 13 and 14 and the following point shall also be added.
Point #8-Design of the details of the addition be richly detailed and sympathetic in design to the details of the existing historic structure.

MOTION: Landmarks Preservation Commission approves the Structural Alteration permit with the conditions noted below, and enthusiastically supports the project. The Commission found the design consistent with historic context of the structure and further determined that the potential impacts identified in the Initial Study are mitigated to such an extent by the
Mitigated Negative Declaration that the project will not impact the historic resource (BE/BO 9-0-0),

1. No permanent displays or shelving shall block windows of the historic building.

2. Any proposed signage shall be reviewed under separate permit.

3. Prior to the issuance of a building permit the applicant shall submit plans that verify that the proposed alterations shall:
   A. Maintain the distinguishing original qualities and character of the building and shall not result in the removal or alteration of any historic material or distinctive architectural features.
   B. Not include alterations that have no historical basis or seek to create an earlier appearance and shall retain all distinctive architectural features and examples of skilled craftsmanship that characterize this building.
   C. Identify all necessary repairs to all deteriorated architectural features. In the event replacement is necessary, all new materials shall be required to match the material being replaced in composition, design, color texture and other visual features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
   D. Prohibit sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

4. Prior to the issuance of a building permit, the design of the parking lot, including all proposed landscaping shall be subject to Ad Hoc Committee approval of the Landmarks Preservation Commission after the number of parking spaces are determined by the Zoning Adjustments Board.

5. Design of the details of the addition shall be richly detailed and sympathetic in design to the details of the existing historic structure.

The Ad Hoc Committee formed to review final plan was comprised of Edwards, Olson, and Emmington.

B. Structural Alteration of a Landmark Site-Piedmont Avenue Lighting Project

Mr. David Snippen of the Public Works Department gave a synopsis of proposal, including height and spacing of poles. The project will add pedestrian scale lighting along the west side of Piedmont Avenue, terminating at the driveway for the HAAS building on the University of California campus. The Ad Hoc Committee of the LPC has worked closely with Mr. Snippen and concurs with current submission.

Motion: The Landmarks Preservation Commission supports Ad Hoc Committee recommendation and approves the Structural Alteration permit as submitted to add the pedestrian lighting along the west side of Piedmont Avenue. The Landmarks Preservation Commission further requested to be informed of next utility undergrounding cycle and is supportive of adding matching pedestrian-scale lights on the east side as well. Finally, the
LPC encourages City of Berkeley staff and University of California staff to work together to seek collaboration for the design of the street, adopting the Ad Hoc Committee guidelines. (BE/BO 9-0-0)

C. Structural Alteration of a Landmark Building-Spengers, 1904 4th Street
Commissioner Olson highlighted the application and added observations made by the Ad Hoc Committee.

Patrick Hickey- spoke on behalf of union representing the former wait staff of the restaurant. He urged the citizenry of Berkeley to support the union and voice support for the return the employees as the new restaurant opened.

MOTION: The Landmark Preservation Commission approves the Structural Alteration permit subject to final review by the Ad Hoc Committee. The final details to be decided by the Ad Hoc Committee include the color of lighting fixtures and the location of the lighting fixtures on the original house elevation, signage and entry alterations. The Landmarks Preservation Commission strongly encourages the applicant to add glazing to the windows in the old house elevation. (BE/SW 9-0-0)

VI. DISCUSSION
A. Definition of Demolition Update
The joint sub-committee meeting is scheduled for May 18, 1999 at 4pm.

B. Library
Commissioner Olson stated that the City Council has approved funding for the proposed terrazzo floors, glass wall and restoration of ceiling in the reading room in the Public Library.

C. 2527 Piedmont
Commissioner Olsen encouraged all Commission members to visit site if at all possible to view the extensive renovation.

Commissioner Wengraf left the meeting at 10 p.m.

D. Budget Committee – Needs to designate a Chair.
Commissioner O’Malley or Commissioner Wengraf are two possibilities.

N. Certified Local Government
Needs resumes from new members.
Commission is frustrated and distressed with the progress of staff regarding this item. Commissioner Kehlmann requests that either a priority status report be given regarding this item or Mark Rhoades will be at the next meeting in person to discuss status.

L. 1301 Oxford
In response to citizen comment,
MOTION: The Landmarks Preservation Commission requests clarification as to CEQA responsibility, noting the landmark status of the project.
(LE/CO: 5 ayes-3 noes (Kehlmann, Edwards, Dishnica)-0 abstain)

O. 1730 La Loma
Policy Question: Who may speak on behalf of the full committee at a City Council meeting?
1. The Chair
2. A spokesperson, topic specific, designated by the Commission by vote.
3. Other?

150 Berkeley Square
City Council approved the re-design of the Kaplan building. The Landmarks Preservation Commission requested a copy of the approved drawings for informational purposes.
Policy Question: How is the process of design review referral codified?

IX. Other Matters
A. Berkeley High School- Commissioners Emmington and Olson informed the Commission that the Mayor met with the School District asked how they would comply with CEQA, presence on the street, the issue of underground parking for the site.

MOTION: Landmark Preservation Commission members reviewed and discussed the situation and requested that the State Office of Historic Preservation be invited to come and review the plans so to ensure that project is brought into compliance.
(LE/BO 9-0-0)

Meeting adjourned at 11:15 p.m.