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2663 LE CONTE AVENUE · BERKELEY, CA · 94709

30 June 2016

Landmarks Preservation Commission
Charles Enchill, Preservation Planner
Land Use Planning Division
2120 Milvia Street
Berkeley, CA 94704

Re: Phi Kappa Psi, 1770 La Loma Ave, Structural Alteration Permit
(LMSAP2016-0003)

Dear Commissioners:

I am the author of the 2006 landmark application to designate the Phi Kappa Psi Chapter House, 1770 La Loma Avenue (Harris C. Allen, 1901) a City of Berkeley Landmark (http://daniellathompson.com/pkp/pkp_application.html).

As a neighbor of the property, I have watched its transformation under a succession of owners. Although the current owner brought the building back from a longstanding state of dilapidation, several concerns linger regarding the potential loss of character-defining historic features.

The plans submitted for your review lack a schedule of materials. The elevation plan for the east façade of the proposed two-story addition specifies, “shingles, trim and fenestration to match historic,” but that description leaves too many elements to chance.

The proposed addition will remove two original casements and two double-hung windows from the north façade. Will the new windows in the addition be of the same material (wood) as the existing? Will they have true divided lights?

The designer, Indigo Design Group, is known for converting historic Berkeley buildings into modernized, ersatz-historic structures. Therefore, when it comes to materials and finish surfaces, I urge you to go over each specification with a fine-tooth comb.

In addition, I request that you make any permit approval **contingent on the rebuilding of the upper part of the chimney on the south (Ridge Road) façade’s polygonal bay**. That chimney—a major distinguishing feature called out to be preserved—was cut back to the top of the bay in early 2015. The bricks were saved, and the owner promised to have the chimney rebuilt. What better time to do so than when construction is taking place on site?

Please see a 2006 photo of the intact upper part of the chimney on the next page.



Sincerely,

Daniella B

Daniella Thompson