



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N

S T A F F R E P O R T

FOR COMMISSION ACTION
JULY 7, 2016

1770 La Loma

Structural Alteration Permit LMSAP2016-0003 for a two story residential addition at the rear exterior of a designated COB Landmark, Phi Kappa Psi House.

I. Application Basics

A. CEQA Determination: Categorically exempt pursuant to Section 15331 of the CEQA Guidelines (Historical Resource Rehabilitation).

B. Parties Involved:

- Applicant Indigo Design Group
6140 Johnston Dr.
Oakland, CA 94611
- Owner Nhan Nguyen Le & Brian Swartz
2210 College Ave.
Berkeley, CA 94704

Figure 1: Vicinity Map

II. Background

The proposed project parcel is located on the corner of La Loma Ave and Ridge Road. The parcel is zoned Restricted Three-Family Residential Hillside Overlay (R-3H), and is surrounded by Restricted Three-Family Residential Hillside Overlay (R-3H) to the west, south, and east. Restricted Two-Family Residential Hillside Overlay (R-2H) is to the north of the project parcel.

The Phi Kappa Psi Chapter House was designed by Chapter member and architect Harris C. Allen (office of Henry H. Meyers), and constructed in 1901. The house is an example of the Shingle style associated with the First Bay Tradition. Changes to the building have been relatively minor, considering its long lifespan and intensive use, first as a fraternity, then as a boarding house.

On August 3, 2006 the Phi Kappa Psi Chapter House was designated as a City of Berkeley Landmark with the following noted as distinguished exterior design features:

- Shingled exterior
- Polygonal bay with embedded brick chimney, decorated with vertical inset channels on four corners and a stepped ridge crown.
- Window groupings of various combinations, including many pairs and trios and original multi-paned wood sash double casement windows still present on east and north facades.

- Long window bays on east and north facades and shorter window bay on west façade.
- Steep roof with triple peaked and shed dormers and molded cornices and trim decorating the two street facades.

The applicant is proposing demolition of existing windows and rear entry (north façade) to make way for a two story addition. Chapter 3.24 of the Berkeley Municipal Code requires Landmarks Preservation Commission review of any exterior modification requiring city permits to a Landmark Structure.

III. Project Description

On March 24, 2016 a Structural Alteration Permit application was submitted, proposing a two-story residential addition at the rear exterior (north façade) of a designated COB Landmark, Phi Kappa Psi House. The scope of work includes the demolition of the rear entry wood stairs and railing, the rear door, and two historic multi-pane windows on the first floor. On the second floor two double hung vinyl windows and opening would be removed. Following the demolition, the applicant is proposing the construction of a new 9' – 6.5" x 18' two-story rear addition with shingles, trim, and fenestration to match with the historic architecture of the structure.

The applicant is proposing two different roof options for the proposed two-story rear addition; a pitched roof option, and a flat roof option. The LPC is tasked with reviewing the proposed SAP and recommending their preferred roof option. Figures 3 and 4 show the two roofline options.

Figure 2: Photo of North facing façade, where the addition is proposed:



Figure 3: Pitched Roof Option



Figure 4: Low Roof Option



IV. Issues and Analysis

Staff has identified the following findings from the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and the Landmarks Preservation Ordinance relevant to the proposed project.

The Secretary of the Interior's Standards for Rehabilitation

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The property's residential use will remain the same. The proposed work involves minimal demolition of the rear exterior (north façade) and existing distinctive materials.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of the property will be retained and preserved. The proposed project involves minimal removal of distinctive materials which are limited to two historic multi-pane casement windows on the first floor of the north façade and a historic window opening that houses two double hung vinyl windows on the second floor of the north facade. The limited alteration will retain a significant amount of the characteristic features, spaces, and spatial relationships associated with the Shingle style of the building.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed addition to the exterior does not lead to any changes that will create a false sense of historical development.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The proposed project will not affect any changes to the property that have acquired historic significance in their own right.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project involves minimal removal of distinctive materials which are limited to two historic multi-pane casement windows on the first floor of the north façade and a historic window opening that houses two double hung vinyl windows on the second floor of the north facade. Most of the distinctive materials, features, finishes and craftsmanship outlined as features to be preserved in the landmark designation will be retained.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

No deteriorated historic features are proposed to be replaced.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Chemical or physical treatments will not be undertaken.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The proposed project does not have the potential to affect any archaeological resources.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed new addition to the building will be undertaken in such a manner as to not destroy any significant materials, features, and special relationships that characterize the property. The new addition will be compatible with the original structure and consistent with design features through its use of shingled materials.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the new rear two-story addition were removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Landmarks Preservation Ordinance Review Standards and Criteria (Section 3.24.260.C)

1. *For permit applications for construction, alteration or repair:*
 - a. *For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.*

The proposed project involves removing the existing wood stairs and railing at the rear entry, rear door, and two multi-pane casement windows on the first floor, and two double hung windows on the second floor, to install a new two-story addition at the rear, on a COB designated landmark.

Because the proposed project is consistent with the Secretary of the Interior's Standards, the proposed work shall not adversely affect the exterior architectural features of the landmark; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

V. Recommendation

Staff recommends approval of the request 1770 La Loma SAP pursuant to Section 3.24.260 and subject to the attached findings and conditions. In addition, staff recommends the low roof option on the rear two-story exterior addition, as it mitigates shadow effect and has the least size impact.

Should the LPC approves the SAP for the demolition and addition, staff requests that the Commission also identify their preferred roof option.

Even with an LPC approval of the SAP, the proposed project will still require confirmation of zoning compliance. This applicant will be subject to requirements set by the Zoning Adjustments Board (ZAB).

Attachments:

1. Findings and Conditions
2. Applicant Statement
3. Proposed project plans date revised June 23, 2016
4. Landmark Notice of Decision

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