

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, MARCH 2, 2006
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

Acting Chair Tilos called the meeting to order at 7:00 pm. Secretary Eliason called the roll.

MEMBERS PRESENT: Board Members Iverson, Lynch & Tilos.

MEMBERS ABSENT: Chair Anderson, Vice-Chair Miller.

STAFF PRESENT: Secretary Eliason, Cathy Woodbury, Planning & Building Director, George Carder, Supervising Building Inspector, Emily Pudell, Planner II, Stefanie Hom, Planning Intern, Debbie Gremminger, Recording Secretary.

MINUTES:

M/S (Iverson, Lynch) to approve the minutes of the regular meeting of January 5, 2006 with corrections. 3-0-2.

Ayes: 3; Noes: 0; Absent: 2; Motion carries.

AGENDA CHANGES AND DISCUSSIONS:

The Secretary of the Historical Advisory Board requests that Report #4, 500 Central Avenue be considered first.

M/S to consider Report #4, 500 Central prior to Action Items. 3-0-2.

Ayes: 3; Noes: 0; Absent: 2; Motion carries.

REPORTS:

4. Preliminary Restoration Review; Applicant: Duane P. Jensen for Tony Wong - 500 Central Avenue. The applicants are seeking comments regarding the design for the proposed restoration of 500 Central Avenue.

Emily Pudell reviewed staff report as presented. Staff is requesting comments on the preliminary plans submitted for the restoration of 500 Central Ave. Staff will then work to ensure that the Board's comments are incorporated into the plans for final major design review. No action will be taken tonight.

Acting Chair Tilos opened the public hearing.

Chris Buckley, AAPS submitted a letter to the Board with AAPS comments. Mr. Buckley reviewed the comments stated in the letter and said that he is looking forward to the restoration of the building. His main concern is with the front elevation on the proposed design. AAPS would like the storefronts and front elevation to be retained as it was originally. They would also like the wood shingles retained on the front elevation. He would like the restoration to include the reconstruction of the sloped window hood over the east side entry to match the hood shown in the 1979 photo. He would like staff to be aware of the inconsistency in plans. The proposed plans do not show original stairway and existing historic storefronts. The plans should note what is existing and what is proposed.

Dick Rutter, AAPS, stated the building should be restored to look as it did in the 1979 photo. The shingles are important because that was the way buildings were modernized in 1908.

Colleen Leong, 478 Central Ave., reviewed an article dated October 22, 1993 about the 5th Street station and gave a brief history of the building. As a neighbor she has been concerned about preserving certain elements for her tenants. Mr. Wong began construction on this property in 2004 when he purchased the property. He began demolition without receiving the proper permits. As result of this demolition, the rear cottage has since collapsed. She has made several complaints with the City, but feels that they have done very little to stop Mr. Wong from continuing this illegal construction and demolition. She also has concerns with amount of debris left from the collapsed rear cottage.

There were no more speaker slips. Acting Chair Tilos closed the public hearing and opened the floor to Board discussion.

Applicant, Duane Jensen of City Shapers and Architect Richard Vaterlaus, AIA were present representing the owner, Mr. Wong. Mr. Jensen informed the Board that his team is seeking guidance from this Board and the community for the best possible restoration plan. He stated that the proposed plan is preliminary. He informed the Board that he is seeing the photos for the first time today.

Board member Lynch confirmed the importance of the restoration of this building. She would like the storefronts to remain as original. She also has concerns with the proposed windows.

Board member Iverson confirmed that now that they have this information the drawings will be amended to match the front and side façades.

In response to Board member Lynch's question regarding whether this application will come before this Board again, Ms. Eliason stated that this will not come before this Board again. It will go through the design review process with the Board's comments and will be approved at staff level.

Board member Lynch does not feel that they have had enough time to review the plans. She would like to see this item before this Board one more time, so they may comment on the final plans.

Ms. Pudell stated that staff will be proceeding with design review process with the recommendations given by this Board tonight. The Board is welcome to submit further comments during the 10-day public notice period during the Design Review process.

Ms. Eliason stated that if applicant agrees, this item can be brought back before this Board. The Brown Act prohibits any private conversations with the applicant and the Board members.

Cathy Woodbury, Planning & Building Director, expressed staff's concern with delaying this project any further. She informed the Board that staff does understand the importance of restoring the building to match the original and will take the comments of this Board very seriously when reviewing the final Design Review plans.

Mr. Jensen stated that he would like to see this project move forward. He does not want to leave the building exposed to the weather any longer.

Board Lynch stated that she would like to continue this item, until there is a full Board present.

M/S (Lynch, Iverson) to continue this item to April 6, 2006 meeting for review of revised plans that incorporate the Board's comments made tonight. (Lynch, Iverson) 3-0-2

Ayes: 3; Noes: 0; Absent: 2;. Motion carries.

ACTION ITEMS:

1. Certificate of Approval, CA06-0006, Applicant: Buttrick Wong for Donald Ousterhout, 1511 Gibbons Drive. The applicant is requesting a Certificate of Approval for demolition of more than thirty percent (30%) of a residential structure built prior to 1942, located at the above address, for the purposes of remodeling the existing single-family dwelling. The site is located within an R-1, One-Family Residence Zoning District.

Stefani Hom reviewed the staff report as presented. Staff has determined that demolishing 30% of the structure is a necessary step of the overall renovation and would not affect the basic architectural integrity of the structure. Staff has determined that bringing this structure to current building standards will improve its usefulness and overall value. Staff recommends the Board approve the Certificate of Approval with conditions as stated in draft Resolution.

Acting Chair Tilos welcomed Cathy Woodbury, our new Planning & Building Director and Stefanie Hom our planning intern, and opened the public hearing.

Don Ousterhout, owner, spoke in favor of the project.

Mr. Wong, architect, also spoke in favor of this project.

There were no more speaker slips. Acting Chair Tilos closed the public hearing and opened the floor for Board discussion.

Board member Lynch confirmed that the front façade would not be changed.

M/S (Iverson, Lynch) to approve Certificate of Approval, CA06-0006, with conditions as stated in draft Resolution. 3-0-2.

Ayes: 3; Noes: 0; Absent: 2. Motion carries.

2. Certificate of Approval; CA06-0001; Applicant: Scott Brady for Douglas and Maria Love – 2253 San Antonio Avenue. The applicants request a Certificate of Approval to alter more than thirty percent (30%) of the value of a historically designated structure, located at the above address, for the purposes of remodeling a single-family dwelling. The site is located at 2253 San Antonio Avenue, within the R-5, General Residential Zoning District.

Stefanie Hom reviewed the staff report as presented. Staff has determined that the proposed addition and modifications, which were approved as part of Major Design Review DR05-0120, will not affect the historic significance of the existing structure. All proposed construction will be limited to the rear and interior of the building with the existing exterior features of the front façade to remain unaltered. The proposed addition will use materials that will match the existing architectural details. Staff recommends approval of Certificate of Approval with conditions as stated in draft Resolutions.

Acting Chair Tilos opened the public hearing.

Mr. Dileo, AAPS, spoke in favor of the Certificate of Approval.

Scott Brady, architect, spoke in favor of approval.

There was no more speaker slips. Acting Chair Tilos closed the public hearing and opened the floor for Board discussion.

Board member Lynch commended staff on a very thorough staff report and packet.

The Board had no further questions on this application.

M/S (Lynch, Iverson) to approve Certificate of Approval, CA06-0001, with conditions as stated in the draft Resolution. 3-0-2.

Ayes: 3; Noes: 0; Absent: 2. Motion carries.

3. Certificate of Approval, CA06-0002; Applicant: Frank Do for Alice Young – 1813 St. Charles Street. The applicants request a Certificate of Approval to alter more than thirty percent (30%) of the value of a historically designated residential duplex, located at the above address for the purposes of legalization of remodeling work. The site is located at 1813 St. Charles Street within an R-2, Two-Family Residence Zoning District.

Emily Pudell presented the staff report. She informed the Board that this structure is not listed on the Historical Building Study List; however, it is before this Board because it was built prior to 1942. Staff found that the proposed “Colonial Revival Cottage” design of the remodeled home would be more characteristic of and compatible with the other homes in the neighborhood. Staff is recommending approval of Certificate of Approval, CA06-0002, with conditions as stated in draft Resolution.

Acting Chair Tilos opened the public hearing.

Chris Buckley stated that the plans are inconsistent, which has been an ongoing problem. He feels that this building has craftsman elements, not colonial revival as the staff report states.

There were no more speaker slips. Acting Chair Tilos closed the public hearing.

Board member Iverson does not feel that the bay window or the columns have any historic style.

In response to Board member Lynch’s question regarding the handrails, Ms. Pudell stated that the Major Design Review process has not been completed. A letter of incompleteness which addressed the issues which have been brought up tonight has been mailed to the applicant.

Board member Lynch feels that the proposed design is an improvement. She would also like to make sure that the Oak tree will be protected as a condition of approval.

Acting Chair Tilos approves of the proposed design.

Ms. Eliason stated that the Board’s comments will be considered in the design review process.

M/S (Lynch, Iverson) to approve Certificate of Approval, CA06-0002 with conditions as stated in draft Resolution. 3-0-2.

Ayes: 3; Noes: 0; Absent: 2. Motion carries.

5. Review and Comment on Proposed Revisions to the Historical Preservation Ordinance.

Staff is requesting this item be continued to the April 6, 2006 meeting to allow staff time for further research.

M/S (Iverson, Lynch) to continue this item to the April meeting. 3-0-2.

Ayes: 3; Noes: 0; Absent: 2. Motion carries.

WRITTEN COMMUNICATIONS: (Discussion only)

Staff has provided the Board with a resolution for a garage demolition approved by the Secretary for 1831 Nason St.

ORAL COMMUNICATIONS:

Board member Lynch invited the Board members and staff to the Alameda Museum lecture series.

Board member Lynch requests further information regarding their comments given on the Posey Tube entry lights.

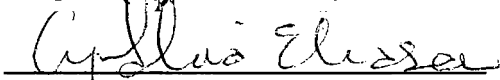
STAFF COMMUNICATION:

Staff gave the Board information on upcoming workshops and conferences.

ADJOURNMENT:

This meeting was adjourned at 8:32 p.m.

Respectfully Submitted by:

A handwritten signature in cursive script, appearing to read "Cynthia Eliason", written over a horizontal line.

Cynthia Eliason, Secretary
Historical Advisory Board

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