

APPROVED MEETING MINUTES

REGULAR MEETING OF THE CITY OF ALAMEDA HISTORICAL ADVISORY BOARD THURSDAY, March 1, 2012

1. CONVENE: 7:00 p.m.
2. ROLL CALL: Present: Chair Owens, Vice-Chair Rauk, Board Members Hoffman, Jasper, and Lynch
3. MINUTES:

Meeting of February 2, 2012

Chair Owens motioned to approve February 2 minutes as amended.
Board member Lynch seconded the motion.
Motion carried 5-0.

Meeting of January 5, 2012

Board member Jasper motioned to approve January 5 minutes as amended.
Board member Hoffman seconded the motion.
Motion carried 4-0; 1 abstention.

4. AGENDA CHANGES AND DISCUSSIONS:

NONE

5. ORAL COMMUNICATIONS:

Alan Teague, resident, stated he would like the public to have the opportunity to address their opinions on the agenda items as they are presented instead of only have comments at the beginning and towards the end of the meeting.

Christopher Buckley, resident, stated the Board should "memorialize" the rules of procedure. He suggested that there should be a brief overview of the Secretary of Interior Standards. He asked for clarification as to whether the City adopted the Standards as part of an agreement with the federal government regarding Alameda Point and urged the Board to review the agreement.

6. WRITTEN COMMUNICATIONS:

Margaret Kavanaugh-Lynch, Planning Services Manager, received a memo from

Jennifer Ott, Chief Operating Officer for Alameda Point, regarding the transmittal NAS Alameda Draft Cultural Landscape Report. Individual comments can be submitted to either herself, Jennifer Ott, or the Navy by March 19. An emergency meeting can be scheduled for collective comments.

Board member Lynch said she would like to see the Board's individual comments before they are submitted.

Chair Owens stated the final comments would appear in the final document and proposed a subcommittee to comment on the report.

Margaret Kavanaugh-Lynch stated that the subcommittee would still have to report to the Board.

Chair Owens proposed submitting individual comments given the time constraints and the length of the report.

Margaret Kavanaugh-Lynch stated that the Board must review the Sunshine Ordinance prior to April 1. She said the Proclamation of the Historic Preservation Season will be presented at the March 20 City Council meeting, the landmark hearing has rescheduled for April 3, and the Oakland Historical Society and Mayor Jean Quan invited the Board to the Oakland Roots and New Growth event on May 3-6.

Chair Owens announced that the California Preservation Foundation is holding two seminars about the interpretation of the Secretary of Interior Standards for the treatment of historic properties on March 7 and April 4. He stated that Alameda Architectural Preservation Society sent a letter about the historic streetlights to the Board.

7. REGULAR AGENDA ITEMS:

7-A. Certificate of Approval – PLN12-0038 – 906 San Antonio Street – Linda Kell. The applicant is requesting a Certificate of Approval to allow removal of one Coast Live Oak (*Quercus agrifolia*). According to a licensed contractor's report, the tree located in the front left side of the property is causing damage to the home.

Laura Ajello, Planning staff, presented the staff report.

Board member Lynch clarified with Laura Ajello that an arborist report is not needed because the tree is being removed because of its proximity to a building.

Chair Owens stated that removal of the tree would benefit the house.

Vice Chair Rauk motioned to approve the certificate of approval to allow removal of one Coast Live Oak.

Board member Jasper seconded the motion.
Motion carried 5-0.

7-B. Certificate of Approval – PLN11-0300 – 1516 Oak Street – Cortel, LLC. The applicant requests a Certificate of Approval for an alteration to a Contributing Structure to a Historic District. The project consists of an installation of telecommunication equipment on the project property.

Margaret Kavanaugh-Lynch presented the staff report.

Board member Lynch clarified with staff that the term conjectural feature is interpreted as a feature that comes off of the main façade.

Chair Owens inquired about backup power.

Alex Oner, Cortel, clarified that more equipment will be removed than installed. He affirmed that there will be battery backup power.

Board member Hoffman motioned to approve the proposal.
Board member Lynch seconded the motion.
Motion approved 5-0.

7-C. Certificate of Approval- Various Locations throughout City. The applicant requests a Certificate of approval to remove and replace historic streetlights at various locations throughout the City of Alameda.

Margaret Kavanaugh-Lynch gave brief presentation.

Board member Lynch asked if there are fiberglass double pendant replacements. She stated that the cost analysis does not make sense and questioned the projected longevity of the refurbished streetlights. She asked which historic streetlight the casting came from and said she would like to see the streetlight prior to deciding.

Chair Owens inquired about the height of the fixtures and how many pieces each fixture was.

Vice Chair Rauk asked if all the streetlights being replaced are identical to the pole.

Margaret Kavanaugh-Lynch replied that all the streetlights will have the same single armed pendants and clarified that any new development would have to include the streetlights.

Juan Ulloa, Engineering Supervisor Alameda Municipal Power (AMP), gave a brief presentation.

Board member Lynch inquired about the total cost for Phase II and where the money was coming from.

Juan Ulloa responded that Phase II is budgeted as an AMP capital improvement project and the total cost is \$300,000.

Chair Owens inquired about the deterioration on the tapered fluted steel shaft. He asked if the shaft is replaceable. He stated that the cast iron appears to be in excellent condition and suggested that staff repair the fixtures instead of replacing them. He asked if there was an active preservation component to the maintenance of the streetlights.

Juan Ulloa replied anything covered by the shroud has corrosion and the shaft is replaceable and they are contracting with a company to repair instead of replace. Staff is looking into all assets and historic streetlights are a piece that they are focusing on.

Chair Owens clarified with staff that the total estimated costs for the refurbished pole and installation is \$4,600, with a projected life of five years; the total estimated cost for a new fiberglass replacement pole and installation is \$4,000, with a projected life of 35-80 years.

Juan Ulloa explained to the Board that the project is part of the comprehensive asset management program, and is funded through AMP's maintenance and Capital Improvement Plan. During Phase I, staff discovered that most of the inspected deteriorating lights and five percent of the poles inspected were leaning and could not be refurbished and no shafts are left.

Board member Lynch stated a "rehabilitated" light should have last longer than five years. She said she was not ready to vote on this issue because she would like to learn more.

Douglas Draeger, AGM of Engineering and Operations, explained that the five-year warranty is part of the value of the product. He said that warranty information comes from the steel welding that they had available to them at that time.

Chair Owens clarified that the warranty for the fiberglass poles is from the manufacturer and the warranty for the welding is from a contractor.

Vice Chair Rauk clarified with staff that the lifetime of the pole is estimated between 35-80 years, and the piece below grade, which is the most essential is warranted for 20 years.

Chair Owens opened public comment.

Alan Teague, Alameda Architectural Preservation Society (AAPS), stated that the lights older than 50 years are significant and have historic values. He stated that the new lights will not look like the old lights; the globe and the shape of the fixture are not the same. He stated that the idea of welding on a new base sounds better. He suggested that the Board gather more information prior to voting.

Christopher Buckley, AAPS, stated he would like to review the written proposal. He requested additional information regarding the warranty of the poles. He said that the Webster Street pole is a single cast, and asked if there was an impact on a two-piece fixture like the pendant fixtures would that have an effect on the continued usability of the remainder of the fixture. He requested clarification on the fiberglass pole coating and the color specification. He stated that the proposed design should be similar to the existing design and as there are significant differences, it is impossible to conclude whether it conforms to the Secretary of Interior Standards.

Chair Owens closed public comment.

Chair Owens said the project does not meet standard # 6 because it is possible to repair the poles but if the cost to repair is ten times more than the cost to replace the streetlights, then replacing may be a good option.

Board member Lynch said she would like more information about the streetlights and wanted to see the replica.

Board member Hoffman agreed that the Board should see the replicas. He said he would like to know what the replacement figures truly cost rather than an estimate. He requested a completed cost analysis prior to making a decision.

Vice Chair Rauk agrees that # 6 is clear and repairing the streetlights is an option. She requested more information prior to making a decision.

Board member Jasper agreed with Board member Hoffman's statement.

Chair Owens stated that there is plenty of room to weld a larger base plate along the envelope of the shroud and add a diamond pattern of 40 epoxy bolts to add strength to the connection. He suggested that staff find a way to save the existing fluted steel poles. Staff should find a manufacturer that can make the tapered steel tubes to match the steel poles.

Chair Owens suggested that the repairs be sequenced in series of five as opposed to all at once.

Board member Hoffman wanted to know how everyone felt about the replica.

Chair Owens stated that he would have to see it side by side.

Board member Lynch asked how long would staff at Alameda Municipal Power need to put some of these figures together into a new staff report.

Douglas Draeger stated he would need a month in order to get the information.

Chair Owens directed staff to prepare a report that addresses repair alternatives and a cost analysis showing the difference between repair and replacement.

Board member Hoffman motioned to continue Item C until the next meeting.

Vice Chair Rauk seconded the motion.

Motion carried, 5-0; no abstentions

7-D. Change Order of Agenda

Margaret Kavanaugh-Lynch gave a brief presentation.

Chair Owens motioned to include the second oral communications item on the agenda in order for the public to comment towards the end of the meeting. The item will come after staff communications and before adjournment.

Board member Hoffman seconded the motion.

Motion approved 5-0; no abstentions.

8. BOARD COMMUNICATIONS:

Board member Lynch referred to the packet with the “big hand” which mentioned the historic preservation season and she hoped that everyone would be able to come to her house and meet Queen Victoria. She also said that if the board planned to come, then they should let her know. Furthermore, City Manager John Russo would be there to oversee the children’s show.

9. STAFF COMMUNICATIONS:

NONE

10. ADJOURNMENT: 9:06 pm