

Meeting Minutes

REGULAR MEETING OF THE
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD
THURSDAY, January 5, 2012
7:00 p.m.

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

Absent: Board members Hoffman and Jasper
3. MINUTES: Meeting of December 1, 2011 - Pending
4. AGENDA CHANGES AND DISCUSSIONS:
5. ORAL COMMUNICATIONS:

Eric Stiger – President of Alameda Architectural & Perseveration Society – and Chair of of the Education Committee. Introduced a contest on the 29 official monuments in the City of Alameda for school age children. Mr Stiger asked Chair Owens to be a Judge for the contest. and he agreed. Mr. Stiger also asked for the support of the HAB for the contest.

6. WRITTEN COMMUNICATIONS:

Alameda Architectural Preservation Society – Kids Preservation Contest

7. REGULAR AGENDA ITEMS:

- 7-A. Certificate of Approval – PLN11-0272 – 1518 Park Street – Italo Calpestri. The applicant requests a Certificate of Approval to reconfigure the storefront of a contributor in the Park Street Historic Commercial District and remove the recessed corner entry and square off the building with removable window panels on both facades.**

Margaret Kavanaugh Lynch Planning Services Manager gave an update from the last time this item had been brought before the board.

Alan Teague – AAPS board member, Made comments regarding the Corner openings on park st. Habanas being only one of a few left on Park St. Request Denial of the project and would like to see the corner preserved in a future plan.

Siley Jadesini, The General Manager for Habanas showed drawings of the proposed changes to the building. Mr. Jadesini explained that the changes will enhance the building with sliding doors, and adding patio seating. The changes will help the economic viability of the business.

Board Member Lynch asked about the sliding doors, if they went down both sides of the building, and wanted to know where the door would be located.

Mr Jadesini responded the windows would go down both sides and the main door would be located by the pillar.

Board Member Lynch asked about the fence on the sidewalk.

Mr Jadesini explained this was for the patio.

Chair Owens asked if the soffit would remain.

Mr Jadesini said it would stay the same.

Chair Owens asked about the tile floor and if it would be preserved, as stated by a letter from the building owner Mr Dudum.

Mr Jadesini said the tile would remain.

Chair Owens asked about the ceiling if it would be preserved

Mr Jadesini said it could not be preserved it would need to be changed.

Mr Jadesini spoke of the economical difficulties with the restaurant. These enhancements need to be done to enhance business.

Chair Owens asked about a comment from the last meeting about having the doors follow the current configuration and questioned if the architect revisited this issue and identified alternatives.

Mr Jadesini said they did look into alternative but did not find any alternative that would accomplish what they are trying to do with the business.

Chair Owens identified an alternative and found a manufacturer that makes the accordion style doors. He noted that it was possible to get them to work with the current footprint, retaining the corner opening.

Betsy Mathieson – Spoke about the Habanas being at the Gateway of the Park St historic district and feels that the recessed entry is a distinguishing feature in its architectural style. She showed copies of other recesses corner entries on Park St. She also stated that the secretary of interior standards for rehabilitation for historic buildings states alterations of

features and spaces that characterize a building should be avoided. She closed by noting she was in opposition to the changes.

Valerie Turpen – Vice President for AAPS presented the letter sent to the Board earlier in the day. AAPS feels the corner entry should be kept intact, and opposes the closing off of the corner.

Nancy Hird – AAPS questioned if staff had the credentials to make these kind of decisions. The short term economic issues should not over ride historic inventory. She commented on the features of the building and the importance of keeping them intact..

Kevin Frederick felt the owner dismissed the recommendations of the HAB. He further noted that he did not see any documented efforts showing the owner had tried to save parts of the building and would like to see that in writing. Finally, he does not think the door system is appropriate in this space.

Vice Chair Rauk does not feel the applicant has looked at all of the options, and should bring back a better option to preserve the opening.

Board Member Lynch agrees with Vice Chair Rauk, and does not think it meets the department of interior standards. (# 2 on the staff report) Does not feel she could vote for the proposal.

Ms. Kavanaugh-Lynch requested a clarification from the applicant. She asked if the applicant wanted a decision or a continuance this evening.

Mr Jadesini stated the he would like a decision from the Board, tonight.

Chair Owens concurred that the plans or the letter from the applicant are not consistent with what has been discussed and seen tonight, and would like a consistent package to vote on. He reiterated that the discussion from October about maintaining the space and materials and that was the most important feature and had give this direction to the applicant and has not come back with that plan.

Ms Kavanaugh-Lynch stated that the drawings seen to night have no physical changes or differences, the applicant's representative had only provided a rendering to further illustrate the streetscape.

Vice Chair Rauk made a motion to deny, Board member Lynch seconded The vote was 2 in favor, 1 opposed. Chair Owens votes against the denial.

Motion does not carry.

Ms. Kavanaugh-Lynch asked the board to vote on a continuance so that we could have a date for a hearing coming up.

Board member Lynch inquired why they should since nothing had happen since October.

Ms. Kavanaugh-Lynch stated that she had met extensively with the applicant about different options while trying to preserve the bulkhead and the door feature. The applicant had said that he appreciated the efforts of the Board and staff but that it would not meet the objectives he wanted for the project. After careful consideration he chose to bring back his original application.

Vice Chair Rauk made a motion to continue the item, Board member Lynch seconded the motion.

3-0 Motion passes to continue the project to the February meeting.

7-B. Restoration Review – Applicant: Dominic Chan Nguyen - 500 Central Avenue.
Modification of the approved restoration plans for 500 Central Avenue.

Board member Lynch stated she would like to hear what the sub committee had to say, in person.

Ms. Kavanaugh-Lynch stated she was at the meeting and all of the comments are in the staff report.

Chair Owens felt that the owner should be present as well.

Board member Lynch agreed the owner should be present.

Board member Rauk was concerned about time sensitivity of the project.

Ms. Kavanaugh-Lynch noted the weather sensitivity. She also restated the sub-committee staff report . Specifically, that the property owner should use cedar not pine for the siding and to take off the “eyebrows” from the window openings. All parties agreed to this. The one issue that the sub-committee wanted to bring back to the Board was regarding the railing options.

Board member Lynch moved to continue the project and request the owner to attend to the next meeting Vice Chair Rauk seconded. 3-0 motion carries.

8. BOARD COMMUNICATIONS:

Presentation by Board member Lynch on Alameda Monuments.

Board member Lynch presented a power point of the 29 city monuments.

Board member Lynch handed out a tentative list of activities for Preservation season

9. STAFF COMMUNICATIONS:

None

10. ADJOURNMENT: 8:22 pm.