

Certified Local Government Program -- 2011-2012 Annual Report

(Reporting period is from October 1, 2011 through September 30, 2012)

INSTRUCTIONS: This a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

City of Alameda

Report Prepared by: *Allen Tai, Planning Services Manager*

Date of commission/board review: *Jan. 2015*

Minimum Requirements for Certification

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals. **REMINDER:** Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

The City of Alameda has initiated public discussions with its Historical Advisory Board (HAB) since 2010 regarding updates to the historic preservation ordinance. The scope of the ordinance update is intended to modernize the ordinance in order to provide better definitions, reflect best practices, and to clarify the Board and Staff roles in reviewing various levels of alterations to historic resources. The ordinance update is also intended to streamline review processes for alterations that are consistent with the Secretary's standards. Work on the ordinance update had stopped in recent years due to staff turnover,

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but progress on a draft ordinance is anticipated to resume in Spring 2015. The City will engage the OHP to review and comment on the draft ordinance once a draft of the proposed revisions is available.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.
https://www.municode.com/library/ca/alameda/codes/code_of_ordinances?nodeId=CHXIIBUHO_ARTVIIHIPR

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2011 – September 30, 2012, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
<i>The Bruton House – 1240 St. Charles Street</i>	<i>April 3, 2012</i>	<i>N/A</i>	<i>N/A</i>

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

Property Name/Address	Date Removed
<i>None</i>	<i>N/A</i>

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C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? No
 Yes, in a separate historic preservation element. Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan. http://alamedaca.gov/sites/default/files/document-files/files-inserted/general_plan_ch5.pdf

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan? Yes No If you have, provide an electronic link. Type here.

3. When will your next General Plan update occur? **The Alameda General Plan includes a Historic Preservation Element. No updates to this Element were completed in 2011-2012. An update to this General Plan Element is not expected in the near term. The Historic Preservation Element is available online at: <http://alamedaca.gov/community-development/planning/historic-preservation>**

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

All projects subject to design review go the commission.

Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? ***Alameda has both a Design Review process and a Certificate of Approval process for exterior alterations. All exterior alterations meeting a certain threshold are subject to Design Review. Design Review is performed at the staff level with the oversight of the Planning Board. Historic resources are subject to an additional Certificate of Approval (CA) process. All CA applications require a hearing before the HAB, who must find the project consistent with the Secretary's Standards. CA applications for accessory structures are delegated to staff level review.***

2. California Environmental Quality Act

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- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? ***For development projects involving historic resources subject to an EIR, the HAB has an opportunity to provide input during the public scoping session for the EIR. The HAB is also provided an opportunity to provide input once the Draft EIR is circulated for public review. For other CEQA documents, HAB input is provided as part of its decision on a CA application.***

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? ***See above.***

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? ***The City coordinates with the U.S. Navy on projects at the former Alameda Naval Air Station that require Section 106 consultation and may prepare required documentation as needed. Depending on the size and scale of the undertaking, the HAB typically holds public study sessions to understand the scope of work, deliberate on key issues and/or provide direction to staff.***
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? ***See above***

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Dennis Owens, Chair	Architect	11/18/2008	6/30/2016	dmoarch@aol.com
Tom Jasper	Licensed Contractor	12/07/2010	6/30/2014	tljasper@pacbell.net
Donna Rauk (Talbot)	At-Large	2/3/2009	6/30/2017	donnatalbot@msn.com
Mathew Hoffman	At Large	09/15/2009	06/30/2013	Hoffman.mathew@gmail.com

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Judith Lynch	At-Large	12/07/2010	6/30/2014	judithal@comcast.net
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Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, why have the professional qualifications not been met and how is professional expertise being provided? **N/A**
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? **N/A**

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? Yes No
2. If the position(s) is not currently filled, why is there a vacancy? *Type here.*

Attach resumes and Statement of Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Andrew Thomas, Planning Services Manager	Design Review/ Historical Preservation staff	Community Development Department – Planning Division	athomas@alamedaca.gov
Margaret Kavanaugh-Lynch, Planning Services Manager	Design Review/ Historical Preservation staff	Community Development Department – Planning Division	(No longer employed with the City)
Simone Wolter, Planner II	Design Review/ Historical Preservation staff	Community Development Department – Planning Division	(No longer employed with the City)

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C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Dennis Owens	<input checked="" type="checkbox"/>	Cancelled	<input checked="" type="checkbox"/>	Cancelled	Cancelled	<input checked="" type="checkbox"/>	Cancelled	<input checked="" type="checkbox"/>				
Donna Rauk (Talbot)	<input type="checkbox"/>		<input checked="" type="checkbox"/>			<input type="checkbox"/>		<input checked="" type="checkbox"/>				
Tom Jasper	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Judith Lynch	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
Matthew Hoffman	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>		<input type="checkbox"/>
Andrew Thomas (Staff)	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Margaret Kavanaugh-Lynch (Staff)	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>
Simone Wolter (Staff)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>

D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description	Duration of Training	Training Provider	Date
HAB and Staff	Historic Preservation Ordinance Workshop	2 hours	Barbara Meerjans, Planning Consultant	Sept. 6, 2012
HAB and Staff	Sunshine Ordinance	1 hour	City Clerk's office	Various
Judith Lynch	Alameda Museum Lecture Series			Ongoing

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Dennis Owens	Historic Preservation Tours			Ongoing.
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III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year

NOTE: California CLG procedures require CLGs to submit survey results including historic contexts to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

Context Name	Description	How it is Being Used	Date Submitted to OHP
None	N/A	N/A	N/A

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

California CLG procedures require CLGs to submit survey results including historic contexts, to OHP. If you have not done so, submit a copy (electronic format preferred) with this report.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
None	N/A	N/A	N/A	N/A	N/A	N/A

How are you using the survey data? Type here.

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C. Corrections or changes to Historic Property Inventory

Property Name/Address	Additions/Deletions to Inventory	Status Code Change From - To	Reason	Date of Change
The Bruton House - 1240 St. Charles Street	Addition as City Monument	City of Alameda Monument #30	Architectural integrity; excellent example of Colonial Revival architecture.	April 3, 2012

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Introduction to Historic Preservation in Alameda	Presentation of the Historic Preservation program in Alameda, City policies and regulations.	December 1, 2011
Alameda Home Tours	Public tours of historic residential properties in the City	Fall 2011
Presentation on Historic Preservation Season	Presentation of City and community efforts and activities to promote historic preservation.	February 2, 2012

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Item or Event	Description	Date
Historic Preservation Season	Adoption of Proclamation by the City Council, displays in City hall during Preservation Season, Coordination of Lecture Series, Special Tours and other community events.	March – April 2012

V. National Park Service Baseline Questionnaire for new CLGs (certified after September 30, 2012).

- NOTE: OHP will forward this information to the NPS on your behalf. Guidance for completing the Baseline Questionnaire is located at www.nps.gov/history/hpg/local/2013CLG_GPRA/FY2012_Baseline_Instructions2014.doc.

A. CLG Inventory Program

1. What is the net cumulative number of historic properties in your inventory as of September 30, 2012? This is the total number of historic properties and contributors to districts (or your best estimate of the number) in your inventory from **all** programs, local, state, and Federal. Type here.

Program Area	Number of Properties
N/A	N/A

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. As of September 30, 2012, did your local government have a local register program to create local landmarks/local historic districts (or a similar list of designations created by local law? Yes No
2. If the answer is yes, what is the net cumulative number (or your best estimate of the number) of historic properties (i.e., contributing properties) locally registered/designated as of September 30, 2012? Type here.

C. Local Tax Incentives Program

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1. As of September 30, 2012, did your local government have a local historic preservation tax incentives program (e.g. Mills Act)? Yes No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties whose owners have taken advantage of those incentives as of September 30, 2012? *Type here.*

D. Local "Bricks and Mortar" Grants/Loans Program

1. As of September 30, 2012, did your local government have a locally-funded, historic preservation grants/loan program for rehabilitating/restoring historic properties?
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties assisted by these grants or loans as of September 30, 2012? *Type here.*

E. Local Design Review/Regulatory Program

1. As of September 30, 2012, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government undertakings and/or 2) changes to or impacts on properties with a historic district? Yes No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties that your local government has reviewed under that process as of September 30, 2012? *Type here.*

F. Local Property Acquisition Program

1. As of September 30, 2012, did your local government by purchase, donation, condemnation, or other means help to acquire or acquire itself some degree of title (e.g., fee simple interest or an easement) in historic properties?
 Yes No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties with a property interest acquisition assisted or carried out by your local government as of September 30, 2012?
Type here.

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VI. Additional Information for National Park Service Annual Products Report for CLGs (certified before October 1, 2011).

NOTE: OHP will forward this information to NPS on your behalf. **Please read** "Guidance for completing the Annual Products Report for CLGs" located http://www.nps.gov/history/hpg/local/2013CLG_GPRA/FY2013_Annual_Instructions2014.doc.

A. CLG Inventory Program

During the reporting period (October 1, 2011-September 30, 2012) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
City Monument List	1

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2011-September 30, 2012) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? Yes No
2. If the answer is yes, then how many properties have been added to your register or designated since October 1, 2011? One property was added as a City Monument.

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2011-September 30, 2012) did you have a Local Tax Incentives Program, such as the Mills Act? Yes No
2. If the answer is yes, how many properties have been added to this program since October 1, 2011?

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Name of Program	Number of Properties Added During 2013-2014	Total Number of Properties Benefiting From Program
N/A	N/A	N/A

D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2011-September 30, 2012) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? Yes No

2. If the answer is yes, then how many properties have been assisted under the program(s) **after** October 1, 2011?
Type here.

Name of Program	Number of Properties that have Benefited
N/A	N/A

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2011-September 30, 2012) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission and/or staff review of 1) local government undertakings and/or 2) changes to, or impacts on historic properties? Yes No

2. If the answer is yes then, since October 1, 2011, how many historic properties did your local government review for compliance with your local government’s historic preservation regulatory law(s)? 10

F. Local Property Acquisition Program

1. During the reporting period (October 1, 2011-September 30, 2012) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No

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2. If the answer is yes, then how many properties have been assisted under the program(s) since October 1, 2011?
Type here.

Name of Program	Number of Properties that have Benefited
N/A	N/A

VII. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs

- A. What are the most critical preservation planning issues? **The update of the Historic Preservation Ordinance and funding for new surveys**
- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **The City has developed new forms and brochures on the maintenance of older properties. Design guidelines and information on window replacements on older properties are now available online at: <http://alamedaca.gov/permits/forms-and-handouts>.**
- C. What recognition are you providing for successful preservation projects or programs? **Projects located within either the Park Street Historic Commercial District or the NAS Alameda historic district are automatically eligible for expedited plan check and approval process.**
- D. How did you meet or not meet the goals identified in your annual report for last year? **The City continued its Design Review program to ensure any work on historic properties is performed according to adopted City guidelines and requirements, including consistency with the Secretary of the Interior's Standards. Website improvements were made to make design guidelines accessible to the public.**

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- E. What are your local historic preservation goals for 2012-2013? **To continue to pursue the update of the Historic Preservation Ordinance**
- F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **Staff could use assistance in organizing/building a database of information related to past surveys. This information is currently available only as hardcopies. Advice and best practices on developing GIS-based data would also be helpful. Also, information about new property survey methods and technologies would be appreciated.**
- G. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
Overview of OHP's role, programs, resources, as well as tips on applying for CLG grants.	Webinar or Self-Help
Provide training and resources on organizing volunteer efforts to support community programs such as plaques and other historic property recognition.	Webinar or Self-Help

- H. Would you be willing to host a training working workshop in cooperation with OHP? Yes No

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XII Attachments

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email to Lucinda.Woodward@parks.ca.gov

Statement of Qualifications

for

Certified Local Governments Commissioners

Local Government City of Alameda

Name of Commissioner Dennis Owens - Architect

Date of Appointment: 11/18/2008

Date Term Expires: 6/30/2016

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

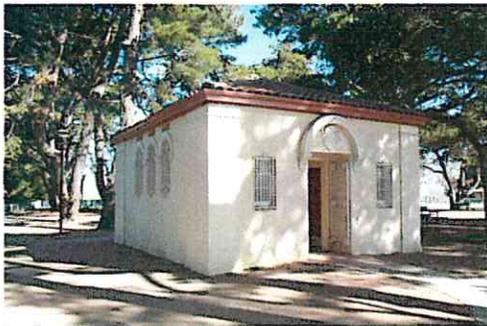
No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Dennis M Owens AIA



Olson Steel Offices



Washington Park Restrooms



Lincoln Elementary School



Old Oakland Historic Renovation



email: dmoarch@aol.com

SUMMARY OF EXPERIENCE

- 40 years of experience in the Architectural Field
- Over 20 years of private practice
- Focusing on work in the East Bay
- Project sizes ranging from \$50 thousand to \$10 million in Construction Cost

WORK EXPERIENCE 1/90 to Present

DMO ARCHITECTURE (Alameda, Oakland)
Working as a sole proprietor, and in association with other Architectural firms, Mr. Owens has provided complete Architectural services for both Private and Public Agency clients in the areas of Institutional, Commercial, and Residential Architecture. DMO has provided a high quality of Architectural service to clients, demonstrated by the fact that many clients have been repeat clients over the years. Projects have included a variety of building types including schools, offices, retail, food service, single & multiple family residential and industrial structures. Buildings of historic significance have been rehabilitated in accordance with the Secretary of the Interior's Standards.

3/77 to 12/89

STOREK & STOREK ARCHITECTURE (SF, Oakland)
Managed the Architectural Department of 12 to 15 persons and acted as the Project Architect for the firms larger projects. The work of the firm was primarily commercial renovation and re-development of older structures using Design Build project delivery methodology.

PROJECTS

Alameda - Wood and Chipman Middle Schools, Mastick Senior Center and Washington Park historic restrooms, residential additions; On Call Housing Authority of the City of Alameda, residential remodeling

Oakland - Lincoln, Peralta and Prescott Elementary Schools, Havenscourt Middle Schools, Stanford Triangle commercial condominium, Walter Hood live/work space, Ratto Block historic renovation. Sears Loft live work conversion, Old Oakland Historic District, renovation of two Blocks of 19th century commercial buildings, multiple building renovations for Satellite Senior Homes and Christian Church Homes of Northern California, residential additions.

San Leandro - Olson Steel Fabrication & Offices, Single and multi-family residential projects.

Berkeley -2481 Hearst commercial renovation, addition to Julia Morgan house, residential additions.

Piedmont - Residential additions.

EDUCATION

UNIVERSITY OF DETROIT
Bachelor of Architecture *cum laude*

LICENSE

California C9647

AFFILIATIONS

American Institute of Architects, East Bay Chapter
Chair Alameda Historic Advisory Board

Statement of Qualifications

for

Certified Local Governments Commissioners

Local Government City of Alameda

Name of Commissioner Donna Rauk

Date of Appointment: 01/03/2009

Date Term Expires: 06/30/2017

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Appendix A
City of Alameda Application
Historical Advisory Board

Qualifying Experience
Applicant - Donna L Talbot

1. The Applicant obtained a resolution from both the Planning Board and the City Council granting approval of Design Review for the structural expansion of a single family dwelling and the additional of a second dwelling unit. The single family dwelling was built around 1924. This approval involved two hearings before the Planning Board, the successful determination that a Certificate of Approval was not required from the Historical Advisory Board, and a hearing before the City Council. This approval included significant research by the Applicant into both the Chapters XIII and XXX of the Alameda Municipal Code.
2. The Applicant completed a major renovation and expansion of a single family dwelling located in Paradise Valley, Arizona. The structure was gutted and the square footage was increased from approximately 3,600 square feet to approximately 4,800 square feet. The Applicant was responsible for the coordination of and communication with the structural engineer, the architect, and the Town of Paradise Valley engineers and inspectors.
3. The Applicant completed a major renovation and expansion of a single family dwelling located in Gaithersburg, Maryland. The structure was gutted and the square footage was increased from approximately 3,800 square feet to approximately 6,500 square feet. This project included the construction of an indoor lap pool.
4. The Applicant was a member of the Building Committee for a major renovation and expansion of the Lisner-Louise-Dickson-Hurt Home in Washington, DC. The Lisner-Louise-Dickson Home is a Continuing Care Retirement Community ("CCRC"). The renovation included the renovation of a historical building.
5. The Applicant was a member of the Building Committee for a major renovation and expansion of the Methodist Home of the District of Columbia, a CCRC. The original building was built in 1926. This project included obtaining an Industrial Revenue Bond and receiving Zoning approval. The project received heavy objections from the surrounding neighbors and it took over three years to obtain zoning approval. Major design concessions were agreed to by the Building Committee in order to obtain the zoning approval.
6. The Applicant was a financial consultant to the Edes House located in Georgetown, Washington DC. The purpose of the consulting engagement was to assist the Board of Directors in their determination of the best future use of the Edes House. The house was built in 1908 to provide housing to homeless widows.

DONNA LEE TALBOT
The Talbot Group LLC



Email: donnatalbot@msn.com

Professional Experience

Prior to forming the Talbot Group LLC, Talbot was an Executive Vice President for a large, privately held, hospital company and she was the Chairman of the Board and President of a large regional healthcare planning and financial consulting firm. Talbot has thirty-six years of financial management experience in the healthcare industry. Talbot has experience working in public and private hospitals of all sizes, long-term acute care hospitals, skilled nursing facilities, intermediate care facilities for individuals with intellectual disabilities, retirement communities, ambulatory care clinics, home health agencies, preferred provider organizations and physicians' private practices.

Talbot's broad range of third party payer experience includes Medicare/Medicaid/MediCal cost reporting (responsible for the preparation of over 500 cost reports), California ("CA") Annual Disclosure Reports, Medicare/Medicaid/MediCal disproportionate share ("DSH") and Medicare reimbursable bad debt determinations, DSH audit surveys, electronic health record attestations, contractual allowance reserve determinations, development and implementation of pro-ration systems, hindsight review for bad debt reserve determinations, review and negotiation of managed care contracts, MAC/Intermediary and financial audit support, Medicare/Medicaid/MediCal appeals, regulatory review and compliance, fraud and abuse issues including risk analysis and negotiations with the US DOJ, the OIG and State AGs, expert testimony before the PRRB, the State of Maryland and the District of Columbia, expert witness for the US DOJ and the development of new reimbursement methods including authoring State Plan Amendments approved by CMS.

Talbot's range of other healthcare experience includes financial feasibility studies, cash flow enhancement services, turnaround and restructuring services, negotiation of Asset and Stock Purchase Agreements, securing and structuring financings, due diligence services, accounts receivable borrowing base valuations, Hart-Scott-Rodino filings, Certificate of Need Applications, Attorney General approvals, HUD applications, operational implementation of a preferred provider network for a national trade union, and corporate restructuring from Chapter 11. Talbot has also served as the chief financial officer for a large hospital company and two community hospitals.

EDUCATION & ASSOCIATIONS

B.S., Business Administration, Towson State University, May 1976, with a concentration in Accounting.

Past president (1985 – 1986) of the Washington D.C. Chapter of the Healthcare Financial Management Association

Vice Chair (2009 – Present) – City of Alameda, CA – Historical Advisory Board

Statement of Qualifications

for

Certified Local Governments Commissioners

Local Government City of Alameda

Name of Commissioner Judith Lynch

Date of Appointment: 12/07/2020

Date Term Expires: 06/30/2024

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

JUDITH ANN LYNCH

JUDITHAL@COMCAST.NET

PUBLICATIONS, FILM, VIDEOTAPES

Books written or edited: *Victorian Times & Victorian Homes: A Teachers Guide*, History & Architecture Resources & Training, 1992; *American Victoriana*, Chronicle Books, 1980; *Victoria's Legacy*, 101 Productions, 1978; *A Gift to the Street*, Antelope Island Press, 1976 (also a De Young Museum exhibit in celebration of San Francisco's Bicentennial)

Periodicals: Columnist *Alameda Sun* and *Kidsville News*, Articles in *California Living*, *Old House Journal*, and others; Author "Artifacts," monthly column in the *Noe Valley Voice*

Film: Script Consultant-Actor-Narrator, *Houses Have History*, Churchill Films, Los Angeles, 1982

Cable and radio shows: Editor-Presenter, *Our Town*, a half-hour program about San Francisco culture, history, and events, Channel 25, Viacom, San Francisco, 1985-88; *Walk with Judith*, a half-hour program about San Francisco history and neighborhoods, KALW, 91.7 fm, 1980-84

Video: Editor-Director-Narrator, *Bradbury & Bradbury Meet a Plain White Room*, 1986; Producer-Narrator, *The Electrocutation of a Pickle*, 1991; *My Life in Kindergarten*, 1992; *Room 4, Glen Park School*, 1993

Video: Editor-Camera Operator-Director: *Elementary School Conflict Managers*, *Neighbors Helping Neighbors Resolve Conflict*, San Francisco Police Department training tapes and others for the Community Board Program, 1982-89

HONORS AND AWARDS

Scholarship Award, California Retired Teachers Association, 1991

Film Arts Foundation recognition for video production, 1991

Silver Award for best educational video, San Mateo County Fair, 1986

Fellowship, National Endowment for the Arts, 1975

Certificates of Merit: California Historical Society, 1978; San Francisco Board of Supervisors, 1982; Friends of the San Francisco Public Library Board of Directors, 1982

Man of the Year, St. Francis Hook & Ladder Society, 1981

COMMUNITY SERVICE

Member: Alameda Historical Advisory Board, Alameda Museum Board

Member, Board of Directors: Mission Housing Development Corporation, Californians for Preservation Action, Friends of KALW, St. Francis Hook & Ladder Society

Statement of Qualifications

for

Certified Local Governments Commissioners

Local Government City of Alameda

Name of Commissioner Tom Jasper - Contractor

Date of Appointment: 12/07/2010

Date Term Expires: 06/30/2014

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At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Tom Jasper
2263 Santa Clara Avenue Rm 190
Alameda, CA 94501

RESUME

Professional Experience

1953	Started in Building Trades
1969	Obtained CA Contractor License
1969 - Present	Owner, Jasper Construction and Design – specialization in repair/alteration of historical buildings and unique architectural finishes

Awards

2007	San Francisco Bay Area Contractor of the Year
2009	National Association of the Remodeling Industry Showcase Winner

Statement of Qualifications

for

Certified Local Governments Commissioners

Local Government City of Alameda

Name of Commissioner Matthew Hoffman

Date of Appointment: 9/15/2009

Date Term Expires: 6/30/2013

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

MATTHEW HOFFMAN

ADDRESS

2263 Santa Clara Avenue
Alameda, CA 94501

EDUCATION

Criminal Justice, Columbia College of Missouri

QUALIFICATIONS

Cares about the community and would like to be a part of the structure that keeps the community vibrant while encouraging feasible oversight on rehab and remodeling of City's unique building stock.

OTHER WORK

Has remodeled own home and has an understanding of the process.