

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD
THURSDAY, MAY 4, 2017

1. CONVENE

Chair Piziali convened the meeting at 7:00pm.

2. ROLL CALL

Present: Chair Piziali, Board Members Jones, Saxby, Sanchez. Absent: Chan

3. MINUTES

2017-4283

Draft Meeting Minutes - April 6, 2017

Board Member Jones added a clarification that she was okay with the fully replaced windows because of the reassurance of the architect that all the windows would be cohesive, which is consistent with the original appearance of the building where all the windows were of the same appearance.

Board Member Jones made a motion to approve the minutes. Board Member Saxby seconded the motion. The minutes were approved 4-0.

4. AGENDA CHANGES AND DISCUSSION

None

5. ORAL COMMUNICATION

None

6. WRITTEN COMMUNICATIONS

Chair Piziali pointed out that the board received a letters from the Downtown Alameda Business Association and Alameda Architectural Preservation Society regarding item 7-A.

7. REGULAR AGENDA ITEMS

7-A 2017-4285

Certificate of Approval - PLN17-0080 - 1339 Park Street and 1337 Park Street - Applicant: Cholita Linda, LLC. The Historical Advisory Board will hold a public hearing to consider improvements to three existing commercial storefronts at 1337 & 1339 Park Street, and the back entrance storefront to the units along Alameda Avenue. The proposed improvements include rehabilitation work as well as modifications to bring the commercial spaces into compliance with current building code requirements. The property is located within the C-C (Community Commercial) zoning district

and is a contributing structure within the Park Street Historic District. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301- Existing Facilities and Section 15331 - Historic Resource Restoration/Rehabilitation.

Staff Member Dong gave a presentation. The staff report and attachments can be found at <https://alameda.legistar.com/LegislationDetail.aspx?ID=3032800&GUID=AC932B24-C480-4476-891E-A19C54FC5E98&FullText=1>

Bill Craig, project architect, said they intend to restore the historic facade of the building as much as is feasible.

Chair Piziali opened the public hearing.

Janet Magleby, Executive Director of DABA, said they are supportive of the project and asks for the board's approval.

Chair Piziali closed the public hearing.

Board Member Saxby asked if the historic building code was discussed with the building official to consider preserving one of the original entry doors.

Staff Member Dong said they did discuss that with the building official and this was the preferred scenario.

Staff Member Tai said that preserving the Monkey Bars entryway would require a substantial reduction in seating capacity. Staff is considering a balance between the preservation goals of the project and the desire to bring this restaurant business to Alameda.

Board Member Saxby said the state historic building code gives the building official to make a discretionary call in this scenario.

Staff Member Dong said that the building official would not accept that option with the proposed seating configuration.

Board Member Saxby said the 1339 storefront is historic and largely original and worthy of preservation. He said the Alameda Ave storefront is also very historic and possibly original. He said he would like to see more preservation of the historic finishes. He said that the new fixtures should more closely match the historic bronze fixtures in width. He said the proposed restoration of the transom windows does not match the rhythm of the original windows he found in historic photos. He said if they need to be replaced, we should

mimic the original design. He suggested a clear break in the bulkhead to identify the separate storefronts.

Board Member Sanchez asked whether they could condition the approval on restoring and replacing the transom windows.

Staff Member Tai said that they could place that as a condition of approval.

Board Member Sanchez said it would be great to find clerestory windows on the Alameda Ave. storefront and uncover and restore them.

Board Member Jones asked for more information about evaluating when materials are able to be repaired and when they are beyond repair.

Mr. Craig spoke about the conditions of the existing storefronts, outlining the level of disrepair. He spoke about the life safety issues of the positioning of the exits and said moving them would be irresponsible, especially given all the recent events involving people unable to safely exit in fires.

Board Member Sanchez asked if they could create an egress in the Alameda Ave. storefront that would meet the fire code.

Mr. Craig said they could, but it would involve a fire safe corridor along the entire glass storefront which would render it unusable. He said they would like to use that storefront for takeout service.

Board Member Saxby asked if there are options that could reduce the profile of the aluminum trim.

Mr. Craig said they looked at a different system, and explained the design tradeoffs that went into choosing the proposed system.

Board Member Saxby said his goal is to preserve as much historic fabric as possible.

Board Member Sanchez said he would like to preserve the clerestory windows if possible and agreed with Board Member Saxby that if they must be replaced that they should try and replicate the rhythm of the original windows from the historic photo. He asked that the corner mullion on the window system be minimized to help it fit in with the historic elements.

Mr. Craig said that all the suggestions made by the board are doable. He said he would like to have the facade be cohesive.

Board Member Sanchez asked what the condition of the Alameda Ave. door is.

Mr. Craig said of the door is covered with orange paint and a mail slot. He said they will have to change the slope of the entry for ADA compliance and does not know if the door will be usable.

Board Member Saxby said the state historic building code could provide avenues to get around some of those requirements.

Chair Piziali said moving a historic door inside would not be a desirable way to preserve the historic elements.

Board Member Jones said the placement of door on the interior would be outside of the board's purview.

Staff Member Tai said the board could specify the physical features of the door that they could require instead of making use of the existing door mandatory.

Mr. Craig said that they could create a replacement door that mimics the existing historic door.

Staff Member Tai summarized the proposed conditions of approval:

1. the transom windows should be exposed and restored if possible, and if replaced the mullions should reflect the historic spacing as shown in the photo provided;
2. have a break in the finish of the Park St. bulkhead to separate the two storefronts;
3. the Park St. door fronts should use doors that match the appearance of the current "Monkey Bars" door at 1339 Park St;
4. keep the existing transom windows over the doors and the ceiling panel over the entrance.

Board Member Sanchez asked to clarify that the doors be evaluated for preservation if possible, before identifying replacements. He restated his request to explore the possibility of reducing the size of the corner mullions on the windows.

Mr. Craig said he would explore what options the manufacturer could provide or the possibility of butt-glazing the corners.

Staff Member Tai said he also heard the board say they wanted to preserve the floor tiles of the Alameda Ave. entryway.

Board Member Sanchez made a motion approve the recommendation with the conditions listed previously. Board Member Jones seconded the motion. The motion passed 4-0.

8. BOARD COMMUNICATIONS

None

9. STAFF COMMUNICATIONS

Staff Member Tai said they would have a June 1st meeting to discuss Alameda Marina and Ship Ways projects.

Board Member Saxby asked what the follow up is for the conditions they add to the projects.

Staff Member Tai explained the process they go through to document the conditions, which would occur during Building Plan-Check review. He said if any conditions were appealed or not met, he would report back to the board.

10. ORAL COMMUNICATIONS

None

11. ADJOURNMENT

Chair Piziali adjourned the meeting at 8:09pm.