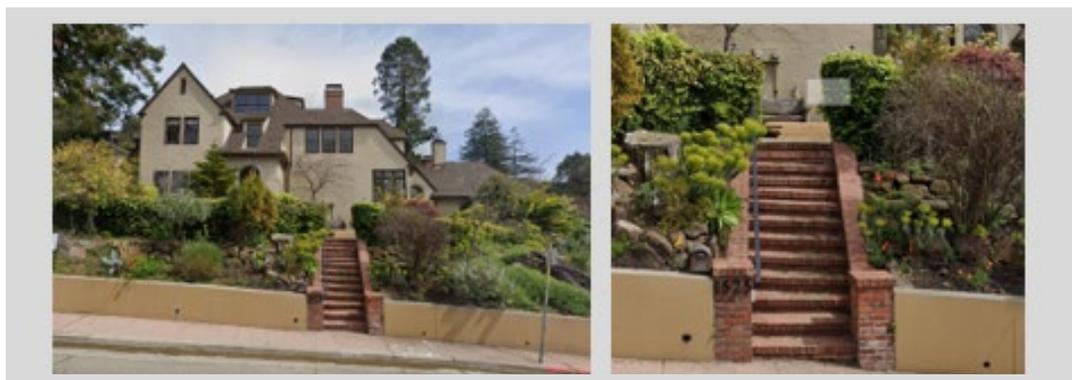
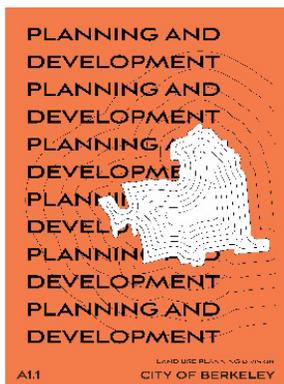


## Landmarks Preservation Commission Staff Report

**1525 La Loma Avenue (The Wells House)  
 Structural Alteration Permit #LMSAP2025-0008**

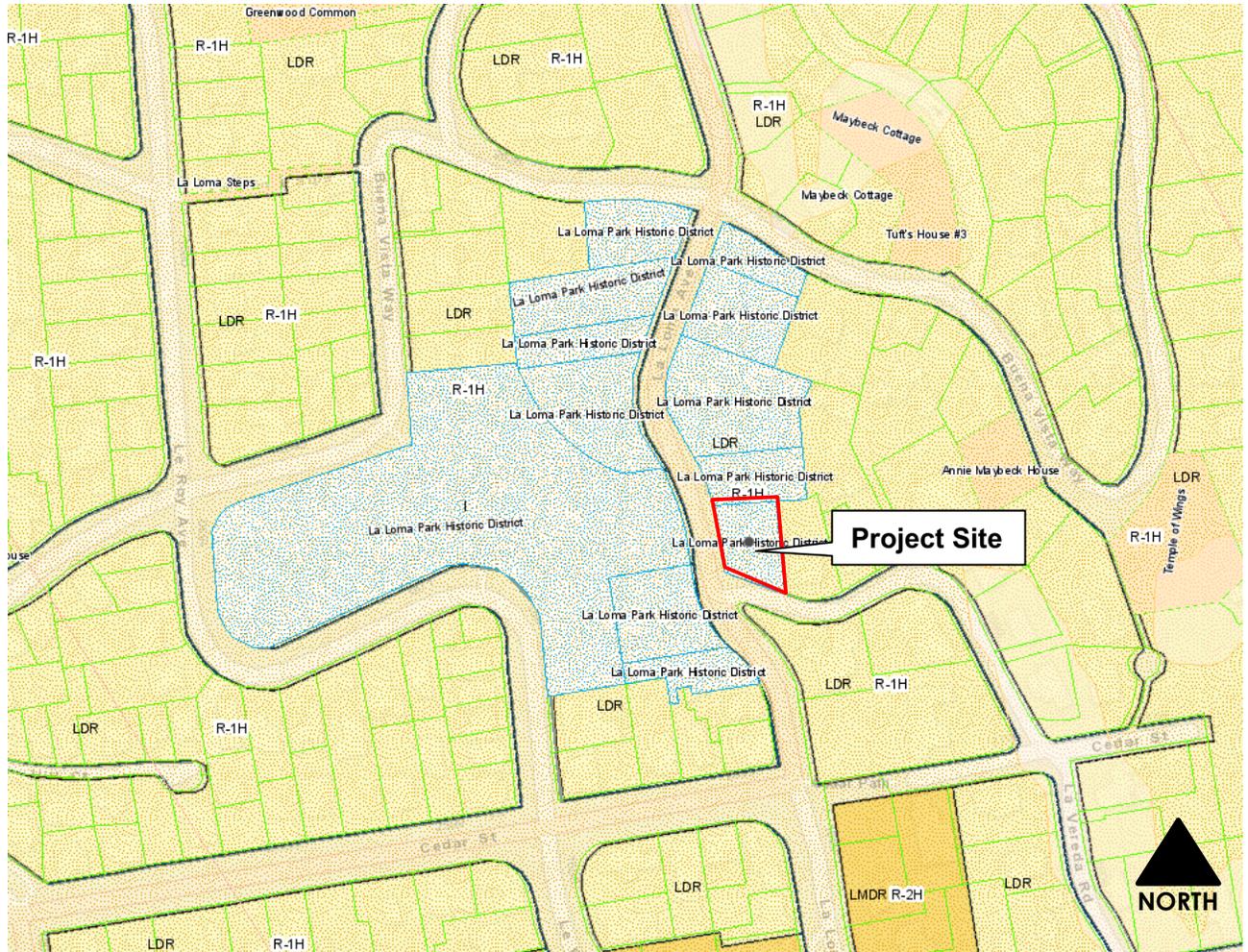
**For Commission Action  
 August 7, 2025**



Quick Facts	Project Description:
<p><b>Applicant:</b> Dan Dunaway</p> <p><b>Property Owner:</b> Kenton King</p> <p><b>Project Address:</b> 1525 La Loma Avenue</p> <p><b>GP Land Use:</b> Low Density Residential (LDR)</p> <p><b>Zoning:</b> Single Family Residential – Hillside (R-1H)</p> <p><b>Historic District:</b> La Loma Park</p> <p><b>CEQA:</b> Categorically exempt pursuant to CEQA Guidelines Section 15331 for Historical Resource Restoration / Rehabilitation.</p> <p><b>Submittal Date:</b> June 10, 2025</p> <p><b>Date Deemed Complete:</b> Pending</p> <p><b>Project Planner:</b> Vicky Schlepp</p>	<p>Structural Alteration Permit (#LMSAP2025-0008) to replace/repair the front brick entry steps abutting the public right of way along La Loma Avenue.</p>
	Permits Requested:
	<p>Structural Alteration Permit pursuant to Berkeley Municipal Code (BMC) Section 3.24.200 <b>“Landmarks, historic districts and structures of merit-Construction, alteration or modification-Approval required,”</b> to make exterior changes to a property in a Historic District.</p>
	Staff Recommendation:
	<p>Staff recommends that LPC open the public hearing on this matter in accordance with BMC Section 3.24.220 <b>“Permit application--Data and public hearing required,”</b> and then continue consideration of this request to a date to be determined.</p>

**I. ZONING MAP**

**Figure 1: Vicinity and Zoning Districts Map**



Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Low Density Residential (LDR)	Single Family Residential – Hillside (R-1H)	Residential
South			Residential
East			Residential
West			Hillside School

## II. PHOTOS

Figure 2: Subject Property, Aerial View (Google Maps, 2025)



Figure 3: Subject property, steps up from La Loma Avenue (left), looking south (middle), looking north (right) (application)



### III. BACKGROUND

The applicant submitted this Structural Alteration Permit (SAP) application on June 10, 2025.

Pursuant to BMC Section 3.24.220 “**Permit Application – data and public hearing required,**” the Commission must open a hearing on an alteration proposal within 70 days of receiving an application. For this reason, the Commission is advised to open the hearing on this matter tonight and then continue the matter to allow time for the applicant to provide additional materials.

In accordance with BMC Section 3.24.230 “**Permit application--Public hearing notice requirements,**” staff mailed and posted 10-day advance notices for tonight’s meeting on (or before) July 28, 2025.

### IV. PROJECT SCOPE

The proposed project will remove the front brick steps abutting La Loma Avenue and replace them with concrete steps. The brick steps are identified as a significant feature to be preserved in the 2002 Notice of Decision.

Staff has determined the application to be incomplete. The application is pending a statement of findings on how project will not conflict with the applicable Standards as set forth in the [Secretary of the Interior’s Standards for Rehabilitation](#), per the Submittal Requirements.

Staff recommends the applicant explore options for retaining and repairing the existing steps. Alternatively, given the concern that the steps are currently unsafe for use, find a material that closely replicates the appearance, color, and texture of the original brick, in order to maintain the visual continuity of the historic feature.

### V. RECOMMENDATION

Staff recommends that the Commission open the public hearing on this matter in accordance with BMC Section 3.24.220 “**Permit application--Data and public hearing required,**” and then continue consideration of this request to a date to be determined.