

CITY OF ALAMEDA  
HISTORICAL ADVISORY BOARD  
RESOLUTION NO. HAB-22-1

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING CERTIFICATE OF APPROVAL PLN21-0497 TO ALLOW THE DEMOLITION OF AN ACCESSORY STRUCTURE AT 2986 NORTHWOOD DRIVE.

WHEREAS, the applicant, Lauren Herrera, submitted an application on October 28, 2021, for a Certificate of Approval for the demolition of a detached accessory structure at 2986 Northwood Drive; and

WHEREAS, the application was deemed complete on December 6, 2021; and

WHEREAS, 2986 Northwood Drive is listed on the Alameda Historical Buildings Study List with an "S" category designation; and

WHEREAS, City records indicate that the detached accessory structure was originally built in 1928 and subsequently altered in 1944; and

WHEREAS, pursuant to Alameda Municipal Code (AMC) Section 13-21.7, the demolition of the structures constructed prior to 1942 requires a Certificate of Approval by the Historical Advisory Board; and

WHEREAS, the Historical Advisory Board conducted a duly noticed public hearing on February 3, 2022, and examined the entirety of the record, including all submitted materials and public comments regarding the application.

NOW, THEREFORE BE IT RESOLVED, the Historical Advisory Board finds that the project is Categorical Exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(I) – Demolition of Small Structures, including accessory structures; and

BE IT FURTHER RESOLVED that the Historical Advisory Board has made the following findings relative to the Certificate of Approval Request:

1. The property at 2986 Northwood was identified as being potentially eligible for inclusion on the State of California historic resources inventory based on the main single family residence being a well preserved example of the 1920's Colonial Revival style.
2. The DPR-523 form prepared during a previous survey of the property makes no mention of the accessory structure when discussing the significance of the property.
3. The accessory structure itself has been previously altered such that it no longer resembles its original form and use.
4. The accessory structure itself has no other association or significance to its builder Walter Anderson and his contributions to the City's history.
5. The accessory structure is not visible or accessible from the public right of

way and its preservation does not provide the public benefit of serving as a visible reminder of the history and cultural heritage of the City, State, or Nation.

BE IT FURTHER RESOLVED that the Historical Advisory Board hereby approves the Certificate of Approval to allow the demolition of an accessory structure at 2986 Northwood Drive, subject to the following conditions:

- (1) This Certificate of Approval shall expire three (3) years after the date of approval or by February 3, 2025, unless demolition has begun under valid City permits prior to the date of expiration. This Certificate of Approval may be extended by the Planning Director for up to (2) additional years from the date of expiration upon submittal of an extension request and the associated fee.
- (2) This Certificate of Approval is not a Demolition Permit. The applicant shall separately apply for a demolition permit issued by the Building Official.

INDEMNIFICATION. To the maximum extent permitted by law, the applicant (or its successor in interest) shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Alameda, its City Council, City Planning Board, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs and attorney's fees) that may be awarded to the prevailing party arising out of or in connection with an approval by the Indemnitees relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding and the applicant (or its successor in interest) shall reimburse the City for its reasonable legal costs and attorneys' fees.

NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

NOTICE. The conditions of project approval set forth herein include certain fees and other exactions. Pursuant to Government Code Section 66020 (d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and exactions. The applicant is hereby further notified that the 90-day appeal period, in which the applicant may protest these fees and other exactions, pursuant to Government Code Section 66020 (a) has begun. If the applicant fails to file a protest within this 90-day period complying with all requirements of Section 66020, the applicant will be legally barred from later challenging such fees or exactions.

NOTICE. The decision of the Historical Advisory Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by filing with the Planning Building and Transportation Department a written notice of appeal stating the basis of appeal and paying the required fees

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I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Historical Advisory Board of the City of Alameda during the Regular Meeting of the Historical Advisory Board on the 3rd day of February, 2022, by the following vote to wit:

AYES: (5) Saxby, Jones, Wit, Lau, and Sanchez

NOES: (0)

ABSENT: (0)

ATTEST:



Henry Dong, Acting Secretary  
City of Alameda Historical Advisory  
Board

CITY OF ALAMEDA  
HISTORICAL ADVISORY BOARD  
**RESOLUTION NO. HAB-22-2**

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA GRANTING A CERTIFICATE OF APPROVAL, PLN22-0260, FOR THE DEMOLITION OF MORE THAN THIRTY PERCENT (30%) OF THE VALUE OF A PRE-1942 RESIDENCE LOCATED AT 1205 POST STREET

WHEREAS, applicant Angela Klein, Architect made an application on May 18, 2022, proposing expansion of the existing structure that involves demolition of the existing roof, kitchen, bedroom, laundry room, bathroom, interior walls, windows, and the rear porch to facilitate a two-story rear addition located at 1205 Post Street; and

WHEREAS, the application was deemed complete on August 3, 2022; and

WHEREAS, the General Plan designation of the site is Low Density Residential; and

WHEREAS, the parcel is located within the R-1, One-Family Residence District; and

WHEREAS, the project is limited to a partial demolition as shown on the project plans; and

WHEREAS, the subject property is not a Historic Monument and is not on the Alameda Historical Building Study List; and

WHEREAS, on September 1, 2022, the Board held a duly noticed public hearing, reviewed the application, including exhibits and documents.

THEREFORE, BE IT RESOLVED that the Historical Advisory Board finds the project is Categorically Exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 – Existing Facilities.

BE IT FURTHER RESOLVED that the Historical Advisory Board has made the following findings on the subject Certificate of Approval request:

1. **The structure to be demolished does not embody distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of an important creative individual.** Staff determined that the original structure does not represent the work of a master nor does it possess high artistic values. The builder and architect for the structure are unknown. The modest one-story cottage was built in 1907 and the defining features are the rectangular form with a front facing gable

roof, and horizontal lap siding, wood fascia and trim. The front façade features a small canopy with a gable roof over the steps leading to a small recessed entry. City records indicate the subject building has been modified over time and is not currently reflective of its original appearance. Neighboring building types in the vicinity include a Queen Ann Cottage, and Colonial Revival cottages with high basements and there is a residence at 1211 Post Street with a rear second story addition. There are many other cottages that exist in Alameda that exhibit greater architectural character and are better examples of early 1900s architecture.

2. **There are no events associated with this property that make a significant contribution to the history or cultural heritage of local or regional history.** Review of City records and historical resources publications has not provided any additional information that suggests that this structure has historical and cultural merit.
3. **The property is not associated with persons important to local, state or national history.** Staff was unable to find any records that define the property as containing historical and cultural merit in association with the lives of important individuals. Review of City records, historical resources publications, and a search for other available records, it is unlikely this property had any important historical association.
4. **The property does not yield any information important in prehistory or history.** While the property was developed in the early 1900s, it is not likely to yield more information about prehistory or history of the local community than what is already known.

BE IT FURTHER RESOLVED that the Historical Advisory Board approves the proposed demolition at 1205 Post Street and issues a Certificate of Approval subject to the following conditions:

- (1) This Certificate of Approval shall expire three (3) years after the date of approval or by September 1, 2025, unless demolition has begun under valid City permits prior to the date of expiration.
- (2) The issuance of a demolition permit under this Certificate of Approval shall be subject to the City first approving the Design Review for the proposed addition.
- (3) INDEMNIFICATION. To the maximum extent permitted by law, the applicant (or its successor in interest) shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Alameda, its City Council, City Planning Board, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs and attorney's fees) that may be awarded to the prevailing party arising out of or in connection with an approval by

the Indemnitees relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding and the applicant (or its successor in interest) shall reimburse the City for its reasonable legal costs and attorneys' fees.

NOTICE. The decision of the Historical Advisory Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by Notice of Appeal stating the appellant claims that either the Board's decision is not supported by its findings or its findings are not supported by the evidence in the record.

NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

NOTICE. The conditions of project approval set forth herein include certain fees and other exactions. Pursuant to Government Code Section 66020 (d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and exactions. The applicant is hereby further notified that the 90-day appeal period, in which the applicant may protest these fees and other exactions, pursuant to Government Code Section 66020 (a) has begun. If the applicant fails to file a protest within this 90-day period complying with all requirements of Section 66020, the applicant will be legally barred from later challenging such fees or exactions.

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I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Historical Advisory Board of the City of Alameda during the Regular Meeting of the Historical Advisory Board on the 1st day of September, 2022, by the following vote to wit:

- AYES: (5) Saxby, Jones, Wit, Lau, and Sanchez
- NOES: (0)
- ABSENT: (0)

ATTEST:



Allen Tai, Secretary  
City of Alameda Historical Advisory Board

CITY OF ALAMEDA  
HISTORICAL ADVISORY BOARD  
RESOLUTION NO. HAB-22-3

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING CERTIFICATE OF APPROVAL PLN21-0469 TO ALLOW THE CONVERSION OF THE LAWN AT CITY HALL WEST TO DROUGHT TOLERANT LANDSCAPING.

WHEREAS, City Hall West at 950 West Mall Square is a Contributing Structure within the Naval Air Station Alameda Historic District and designated as a Historic Monument by the City Council of the City of Alameda on September 7, 1999; and

WHEREAS, the Naval Air Station Alameda Historic District is listed on the National Register of Historic Places (NRHP); and

WHEREAS, the Governor of the State of California issued a Proclamation of a State of Emergency due to the ongoing drought in California and called for voluntary reductions in water consumption to prepare for and mitigate the effects of drought conditions; and

WHEREAS, on September 7, 2021, the City Council directed staff to implement a number of water conservation efforts, including converting the lawns that surround City Hall and City Hall West to drought tolerant landscapes.

WHEREAS, on October 4, 2021, the Public Works Department of the City of Alameda applied for a Certificate of Approval to convert the lawn at City Hall West to a drought tolerant landscape plan; and

WHEREAS, the Historical Advisory Board conducted a duly noticed public hearing on December 2, 2021 and September 1, 2022, examined the entirety of the record, including all submitted materials and public comments regarding the application.

NOW, THEREFORE BE IT RESOLVED, the Historical Advisory Board finds that the project is Categorically Exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15304(b) – Minor Alterations to Land, which consists of new gardening or landscaping, including the replacement of existing landscaping with water-efficient landscaping; and

BE IT FURTHER RESOLVED that the Historical Advisory Board finds that this project meets the standards established by the Historical Advisory Board and the Secretary of the Interior's Standards, as follows:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

This project consists of the replacement of existing lawn and associated landscaping with drought-tolerant landscaping to reduce water consumption. No new use is proposed.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

The project proposed to replace existing lawn and associated landscaping with drought-tolerant landscaping. While specific plants will be removed and replaced and the configuration of the landscape may be different than existing, the proportions or spatial relationships of these elements are being preserved. Where lawn currently exists as a low-profile groundcover and is a character-defining feature of the historic landscaping, the low-profile appearance will be maintained through the use of similar low-profile plants.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

No conjectural features or architectural elements from other historic properties are proposed for this project.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

There are no alterations to the any other features that have acquired historic significance over time.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

Where lawn currently exists as a low-profile groundcover and is a character-defining feature of the historic landscaping, the low-profile appearance will be maintained through the use of similar low-profile plants. Existing spatial relationships between the building and surrounding landscaping will be preserved.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

This project consists of the replacement of existing lawn and associated landscaping with drought-tolerant landscaping to reduce water consumption. Replacement of lawn at City Hall West will follow the landscape guidelines in the Cultural Landscape Report for NAS Alameda Historic District to ensure that the character-defining spatial relationships and appearance features remain intact. Existing spatial relationships between the building and surrounding landscaping will be preserved.



- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

No chemical or physical treatments are proposed for this project.

- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

The project will not disturb any archeological resources

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

No additions for habitable space are proposed for this project.

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

No adjacent new construction shall be undertaken as part of this project.

THEREFORE, BE IT RESOLVED that the Historical Advisory Board hereby approves a Certificate of Approval to convert the existing City Hall lawn to drought tolerant landscaping and delegates the Public Works Director to implement a landscape plan consistent with EBMUD and Bay-Friendly/Rescape guidelines.

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I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Historical Advisory Board of the City of Alameda during the Regular Meeting of the Historical Advisory Board on the 1st day of September, 2022, by the following vote to wit:

AYES: (5) Saxby, Jones, Wit, Lau, and Sanchez

NOES: (0)

ABSENT: (0)

ATTEST:



Allen Tai, Secretary  
City of Alameda Historical Advisory Board

Page 3 of 3