

CITY OF ALAMEDA  
HISTORICAL ADVISORY BOARD  
**DRAFT RESOLUTION**

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA GRANTING A CERTIFICATE OF APPROVAL FOR THE RELOCATION OF THREE (3) QUONSET HUTS CURRENTLY LOCATED IN THE NORTHWEST TERRITORIES TO 2300 MONARCH STREET WITHIN AND ADJACENT TO THE NAS ALAMEDA HISTORIC DISTRICT.

WHEREAS, an application was made by the City of Alameda for a Certificate of Approval for the approval to move three Quonset Huts located throughout the Northwestern Territories at Alameda Point; and

WHEREAS, the Project consists of moving three Quonset Huts to 2300 Monarch Street to be used in conjunction with buildings 405 and 614 to create a wine and cider tasting and production village; and

WHEREAS, application was deemed complete on August 8, 2016; and

WHEREAS, the General Plan designation for 2300 Monarch Street is Alameda Point Civic Core; and

WHEREAS, the Zoning Ordinance classification for 2300 Monarch street is Alameda Point, Adaptive Reuse; and

WHEREAS, the proposed project consists of alterations to enable the adaptive reuse of the Quonset Huts and Building 614 and 405, which are non-contributing structures within the NAS Alameda Historic District;

WHEREAS, the Historical Advisory Board held a public hearing on September 1, 2016 for this application, and examined pertinent maps, drawings, and documents; and

WHEREAS, the Historical Advisory Board shall determine whether to issue a Certificate of Approval, with or without conditions of approval, based on whether plans and specifications meet the standards established by the Historical Advisory Board and the Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings pursuant to Section 13-21.5(b) of the Alameda Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, that the Historical Advisory Board BE IT FURTHER RESOLVED that the Historical Advisory Board finds that the relocation of three Quonset Huts was adequately considered by the Alameda Point Final EIR (State Clearinghouse No. 201312043) that was certified by the City of Alameda on February 4, 2014 in compliance with the California Environmental Quality Act (CEQA). The Final EIR evaluated the environmental impacts of redevelopment and reuse of the lands at Alameda Point. No further review is required for this review of the project designs.

NOW, THEREFORE, BE IT RESOLVED, that the Historical Advisory Board approves the Certificate of Approval request to move three Quonset Huts to 2300 Monarch Street to be rehabilitated in conjunction with Buildings 405 and 614 (non-contributing structures) based on the following findings with respect to the project's consistency with the Secretary of the Interior's Standards for Rehabilitation:

1. **Rehabilitation Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.** The three Quonset Huts are to remain unchanged in geometry and scale. Modifications to the building skins, where occurring, pertain where the openings would be to enhance the functionality of each hut with its new use. The proposed project complies with Rehabilitation Standard 1.
2. **Rehabilitation Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.** The structural configuration of the three Quonset Huts is to be retained. They are currently rusted shells with no interior components. Corrugated metal cladding is to be restored to maintain the patina, while securing a longer life cycle for the individual building components. The proposed project complies with Rehabilitation Standard 2.
3. **Rehabilitation Standard 3: Each property shall 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 architectural elements from other buildings, shall not be undertaken.** No design elements in the proposed scheme are suggestive of being authentic to the period. The three huts are part of larger composition that connects both functionally and architecturally the single buildings into a harmonic whole. The proposed project complies with Rehabilitation Standard 3.
4. **Rehabilitation Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** The three Quonset Huts have retained the original character. No changes are detectable upon site observation. The structural integrity of these huts is preserved in their new location. The proposed project complies with Rehabilitation Standard 4.
5. **Rehabilitation Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** Severe rusting of the metal cladding requires extensive restoration of the affected surfaces due to decades-long exposure to the aggressive marine environment. When restoration is not technically feasible, a compatible cladding component, integrated to the original structure, yet legible from the outside as a contemporary material layer different from the old will be provided. The proposed project complies with Rehabilitation Standard 5.
6. **Rehabilitation Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

The marine environment has affected negatively in particular the fastenings tying together the individual building components. Parts of the cladding panels have rusted away. Where required the replacement is to match the existing structure. The proposed project complies with Rehabilitation Standard 6.

- 7. Rehabilitation Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**  
Not Applicable.

- 8. Rehabilitation Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**  
Not Applicable.

- 9. Rehabilitation Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.** The adaptive reuse capitalizes on the integrity of the three Quonset Huts. Connecting elements between the huts and Buildings 405 and 614 are subservient to the dominant image of those huts. The proposed project complies with Rehabilitation Standard 9.

- 10. Rehabilitation Standard 10: New additions and adjacent or related new construction shall 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.** All additions envisioned in the new design are conceived with lightweight material and dry technology. No new element affects the architectural integrity of the three Quonset Huts. The proposed project complies with Rehabilitation Standard 10.

BE IT FURTHER RESOLVED that the Historical Advisory Board approves the Certificate of Approval for the relocation of three Quonset Huts to 2300 Monarch Street subject to the following conditions:

- (1) This Certificate of Approval shall expire three (3) years after the date of approval, unless actual construction has begun under valid City permits or the applicant applies for and is granted an extension by the Secretary to the Historical Advisory Board prior to the date of expiration.
- (2) This Certificate of Approval shall not become effective until such time as the Planning Board and/or City Council approve the Design Review Application for the subject project, and upon such time, the construction of the plans shall be subject to all conditions of approval imposed by the Planning Board and/or City Council.
- (3) **HOLD HARMLESS.** The applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Historical Advisory Board and their respective agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Alameda, Alameda City Historical Advisory Board and their respective agents, officers or employees to attack, set aside, void, or annul an approval by the City of Alameda, the

Historical Advisory Board, Alameda City Planning Board, or City Council relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

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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