

CITY OF ALAMEDA  
HISTORICAL ADVISORY BOARD  
**RESOLUTION 24-1**

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA GRANTING A CERTIFICATE OF APPROVAL FOR APPLICATION PLN24-0256, TO ALLOW THE REPLACEMENT OF COPPER GUTTERS AND DOWNSPOUTS WITH A DIFFERENT MATERIAL AT THE “BIG WHITES,” WHICH ARE THE CONTRIBUTING BUILDINGS WITHIN THE NAS ALAMEDA HISTORIC DISTRICT’S RESIDENTIAL SUBDISTRICT, AND THE EXISTING COPPER GUTTERS AND DOWNSPOUTS WERE IDENTIFIED AS CHARACTER DEFINING FEATURES IN THE NATIONAL REGISTER NOMINATION

WHEREAS, the Base Reuse and Economic Development Department (BRED) made an application on May 16, 2024, proposing to replace the copper gutters and downspouts at the former officers housing known as the Big Whites at the former NAS Alameda, now known as Alameda Point; and

WHEREAS, the Big Whites are located at 2765 Seattle Road, 2805 Seattle Road, 2765 Newport Road, 2801 Newport Road, 2815 Newport Road, 2825 Newport Road, 2775 San Diego Road, 2805 San Diego Road, 2835 San Diego Road, 2865 San Diego Road, 2795 San Pedro Road, 2815 San Pedro Road, 2835 San Pedro Road, 2845 San Pedro Road, 2875 San Pedro Road, 2805 Pearl Harbor Road, 2825 Pearl Harbor Road, 2845 Pearl Harbor Road and 390 West Essex Drive; and

WHEREAS, the application was deemed complete on June 15, 2024; and

WHEREAS, the General Plan designation of the site is Alameda Point Main Street Neighborhood and the General Plan contains specific policies related to the request, i.e. *Preserve the character defining features of the NAS Alameda Historic District Residential Subarea. Preserve the “Big White” single family homes, and consider the preservation of the Admiral’s House for community and/or City use;* and

WHEREAS, the subject properties are located within the AP-MS Alameda Point Main Street Zoning District which incorporates by reference the procedures of the historic preservation ordinance and the Guide to Preserving the Character of the Naval Air Station Alameda Historic District; and

WHEREAS, the subject properties are within the Alameda Point District Historic Monument, and each of the houses are identified as contributors to the district, and the copper gutters and downspouts are identified as character defining features; and

WHEREAS, on July 18, 2024, the Board held a duly noticed public hearing, reviewed the application, including exhibits and documents, and considered all testimony

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from interested parties.

THEREFORE, BE IT RESOLVED that the Historical Advisory Board finds the project is categorically exempt and no additional environmental review is necessary pursuant to CEQA Guidelines (California Code of Regulations) Section 15301, Existing Facilities (Class 1, operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use), and that none of the exceptions to the exemption apply. In particular, no impact to historic resources would occur pursuant to Section 15064.5, which outlines a detailed process for determining the significance of impacts to historical resources, and the proposal would not result in the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” because the project follows the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

BE IT FURTHER RESOLVED that the Historical Advisory Board has determined pursuant to AMC section 13-21.5.b.1 that the repairs and alterations of the Historical Monument, with conditions of approval, 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.

BE IT FURTHER RESOLVED that the Historical Advisory Board approves the proposed modifications to the exterior of the buildings 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 (July 17, 2027) unless work has begun under valid City permits prior to the date of expiration.
- (2) Copper gutters shall be preserved or replaced in kind and replacement downspouts shall be made of a durable material such as galvanized steel with a white finish and square profile to closely match the other existing downspouts in the neighborhood.
- (3) Installation shall incorporate measures to prevent galvanic corrosion between the two materials.

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

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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

\* \* \* \* \*

I, the undersigned, hereby certify that the foregoing Resolution was adopted by the Historical Advisory Board of the City of Alameda during its Special Meeting of July 18, 2024, by the following vote:

AYES: Sanchez, Jones, Borthwick and Hernandez

NOES: None

ABSENT: None

ATTEST:

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Steven Buckley, Secretary  
City of Alameda Historical Advisory Board