

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA GRANTING CERTIFICATE OF APPROVAL, PLN16-0468, TO RESTORE AND MODIFY ALAMEDA POINT BUILDING 8.

WHEREAS, applicant Alameda Point Redevelopers, LLC made an application on September 1, 2016, proposing to restore and modify the General Storehouse Historic Building on Alameda Point for use as approximately 88 Work/Live units and approximately 83,420 square feet of light industrial and commercial space; and

WHEREAS, the application was deemed complete on September 22, 2016; and

WHEREAS, the General Plan designation of the site is Alameda Point, Civic Core; and

WHEREAS, the parcel is located within the Alameda Point- Adaptive Reuse (AP-AR) Zoning District; 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; and

WHEREAS, on February 4, 2014, the City of Alameda certified the Alameda Point Final EIR 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, which included Building 8 and, as a result, no further review is required for this project; and

WHEREAS, the proposed project would not result in new or substantially more severe significant impacts, new information, or changes in circumstances that were not identified in the Alameda Point Final EIR; and

WHEREAS, on October 6, 2016, the Board reviewed the application, including exhibits and documents, and has made the following findings with respect to the project's consistency with the Secretary of the Interior's Standards for Rehabilitation:

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.** The proposed project would convert Building 8, now a vacant warehouse, into a light industrial "work-live" and "maker space." The majority of the changes required by the change in use would occur inside the building and on the roof where they would be minimally visible from public rights-of-way, including the top

of the common room enclosure, which would be visible from the intersection of West Ranger Avenue and Saratoga Street and along the midsection of West Ranger Avenue. The other changes are largely minor in scope and scale, preserving the building's industrial aesthetic and use.

The conversion from Navy storage to commercial and Work/Live use would not significantly change the distinctive materials and features of the historic building. A conversion to these uses is not inherently harmful to this type of building. Navy-designed, concrete buildings are adaptable structures often characterized by incremental alterations to accommodate evolving technology or new uses. Many older concrete buildings in the Bay Area have historic additions made of corrugated steel or other lightweight materials because concrete is a comparatively expensive and permanent building material

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 majority of the changes that would be made to Building 8 would occur inside the building and on the roof, minimizing their visibility from public rights-of-way. The rest of the exterior would undergo few major changes. Proposed modifications to the building's character-defining features, including its windows, the canopy, and the loading docks, are relatively minor in scope, especially given the massive size and scale of the building, and entirely reversible.

The proposed project preserves the original architectural features of the building that make it historically significant because the concrete exterior walls and a majority of the structure will be renovated and preserved in a manner that is compatible with the original design. The exterior of the building would be retained and preserved to maintain its historic warehouse character.

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.** The proposed project would not add any conjectural features or elements from other historical properties. All of the new work, including the vertical addition, the skylights, and the storefronts, are designed in a contemporary architectural vocabulary that is compatible with, yet differentiated from, the adjoining historic fabric. The project will utilize materials that are compatible with and appropriate for the building's period of construction.
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** The proposed project would remove nearly all post-1943 changes to Building 8, including all steel roll-up doors, the sky bridge, and the cantilevered addition on the south façade. None of these changes have gained significance in their own right.

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.** Building 8 is a warehouse built of commonplace industrial materials, including cement plaster over concrete and metal doors and windows. As a utilitarian building, Building 8 does not display any notable examples of traditional craftsmanship. Nonetheless, the proposed project would retain all of the building's functional and plain materials and features. The project will preserve all distinctive features and finishes of the original construction. The proposed project would retain and preserve the exterior concrete walls of the historic building.
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.** Building 8 has been vacant for almost two decades, and despite being made of durable materials, such as concrete and cement plaster, deterioration and vandalism have taken a toll on the building's exterior. Though the building's shell appears to be in good condition, a good number of the windows at the first floor level have been broken. Breakage at the second and third floor levels is not as severe, but there are still many broken windows and some missing awning sashes.

A cursory inspection of the building's exterior suggests that paint delamination and surface corrosion are present on some of the steel windows. Overall, the extant windows appear to be salvageable but they will certainly require repair and conservation. The project sponsor intends to retain the existing windows and rehabilitate them. New glass will replace broken panes and new metal sashes will be fabricated to replace missing awning sashes. Any replacement sashes will match the original in terms of materials; finish; color; and muntin, rail, and stile profile. New materials and windows will complement the appearance of the original building. The most important features of the building (the exterior concrete walls) appear to be in good condition. If any concrete is damaged beyond repair, the replacement concrete would match the original color and texture.

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.** The drawings for the proposed project do not call for any chemical treatments to be used, and though such information is usually not specified until later, it is likely that Building 8 will need to be repainted. Physical treatments would be used to remove delaminated paint, including hand-scraping and sanding. The gentlest effective methods would be used to avoid damaging the building's character-defining materials, especially its cement plaster finishes and metal windows and doors. No harmful methods, such as sandblasting, overly caustic strippers, or flame-based paint stripping methods would be used.

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 building plans indicate that there will be little new excavation. As a result, the presence of potential archaeological resources on the project site is unlikely. However, if archeological resources are discovered, standard mitigation measures typically required by the City of Alameda would assure compliance with Rehabilitation Standard 8.
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.** The proposed project would add a vertical addition to the roof of Building 8. The addition would rise 21 feet above the roof and it would be set back 40 feet from the north and south façades and approximately 140 feet from the west façade, and approximately 320 feet from the east facade. There would also be a 6'-high glass wind wall set back 20 feet from the east façade. Other additions to the building's volume include four new skylights, including a larger pyramidal-roof skylight at eastern part of the roof. The new addition, wind wall, and skylights are all set back from the building's parapets to entirely conceal or minimize their appearance from surrounding public rights-of-way. The only feature that would be visible would be the top of the common room addition. The addition, along with the wind wall and skylights, are designed in a contemporary architectural vocabulary using modern materials. The new work will not destroy the significant historic fabric of the building, and new materials will be compatible with the original construction. Any deteriorated historic material will be repaired/restored to its original condition.
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.** The proposed vertical addition, wind wall, and skylights could be removed leaving the overall form of Building 8 intact. Furthermore, the proposed aluminum storefronts could be removed, leaving voids where the existing non-historic roll-up doors are presently located. If removed, Building 8 (including its three-story, flat-roofed massing, its concrete exterior walls, and its ornamental detailing) would appear largely as it does today.

THEREFORE, BE IT RESOLVED that the Historical Advisory Board approves the Certificate of Approval request for 2350 Saratoga Street subject to the following conditions:

- (1) This Certificate of Approval shall expire three (3) years after the date of approval or by October 6, 2019, unless actual construction has begun under valid City permits or the applicant applies for and is granted an extension by the Community Development Director prior to the date of expiration.
- (2) The plans submitted for the Building Permit shall be in substantial compliance with

plans prepared by Mikiten Architects, dated September 27, 2016, which are on file in the office of the City of Alameda Planning Division, subject to the conditions specified in this resolution.

- (3) Exterior paint colors shall match the existing original Navy paint colors. Final paint colors shall be subject to review and approval by the Community Development Director.
- (4) All exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.
- (5) 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.

* * * * *