

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 PLN25-0134 FOR THE DEMOLITION OF A PRE-1942 BUILDING LOCATED AT 1319 CLINTON AVENUE

WHEREAS, applicant Ken Carvalho made an application on April 10, 2025, for a Certificate of Approval to allow the demolition of an existing structure to facilitate the construction of a new two-story single-family residence located at 1319 Clinton Avenue; and

WHEREAS, the application was deemed complete on October 21, 2025; and

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

WHEREAS, the parcel is located within the R-1 Residential Zoning District; and

WHEREAS, the subject building was constructed prior to 1942; and

WHEREAS, the subject property is not a Historic Monument; and

WHEREAS, the subject property is not listed on the Alameda Historical Building Study List; and

WHEREAS, on October 20, 2025, a Historic Resource Evaluation Memorandum was conducted by Garavaglia Architecture surveying the current condition of the subject property and providing additional historical evaluation, and the Memorandum was thereafter submitted to the City; and

WHEREAS, on November 6, 2025, the Board held a duly noticed public hearing on the subject Certificate of Approval application and examined all pertinent application materials, staff analysis, and public testimony; and

NOW THEREFORE, BE IT RESOLVED that the Historical Advisory Board finds the project is categorically exempt under the California Environmental Quality Act (CEQA) and no additional environmental review is necessary as a Class 1 categorical exemption pursuant to CEQA Guidelines Section 15301(I)(1) – Existing facilities – demolition and removal of individual small structures including one single-family residence, and on a separate and independent basis, as a Class 3 categorical exemption pursuant to CEQA Guidelines Section 15303(a) – New Construction or Conversion of Small Structures – construction and location of a limited number of new, small facilities or structures including

November 6, 2025

one single-family residence in a residential zone. None of the exceptions to the exemptions apply.

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.**

1319 Clinton Avenue's vernacular style does not embody the distinctive characteristics of a particular type, period, or method of construction. The property does not represent the work of a master, as the builder Arthur E. Forderer has no other record of involvement in architecture or building beyond working for Forderer Cornice Works. Arthur E. Forderer is not associated with any designated historical monuments and was not identified as a builder of merit through research for the historical evaluation of 1319 Clinton Avenue. Overall, there are many other homes that exist in Alameda that exhibit greater architectural character and better examples of early 1900 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.**

There are no known significant events associated with the property. None of the occupants or owners of 1319 Clinton Avenue have had a considerable impact on the history of the broader community, and no historic events are known to have taken place at the house. Review of City records and historical resource publications has not provided any additional information that suggests that this structure has historical or cultural merit.

- 3. The property is not associated with persons important to local, state, or national history.**

There is no known historical association with the lives of important individuals. The house, serving as a primary home for several families throughout the 20th Century, was not revealed to have owners or tenants that are historically significant. The builder, Arthur E. Forderer, while the president of Forderer Cornice Works, did not found the company and is not associated with pioneering or community development and was not known for other important roles in Alameda history. There are no other records that define the property as containing historical and cultural merit in association with the lives of important individuals and it is unlikely this property had any important historical association.

- 4. The property does not yield any information important in prehistory or history.**

Although the property was developed in the early 1900s, it does not 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 hereby issues a Certificate of Approval for the proposed demolition at 802 Buena Vista Avenue, subject to the following conditions:

- (1) Unless demolition has begun under valid City permits, this Certificate of Approval shall expire on the later of: (a) three (3) years after the effective date of this approval (i.e. November 6, 2028); or, (b) if appealed in accordance with AMC 30-25 or another applicable provision of law, three (3) years from the date of the final decision on such appeal.
- (2) The demolition permit authorized by this Certificate of Approval shall not be issued until the City first approves the Design Review for the proposed replacement building, which shall include considerations recommended by the Historical Advisory Board and public comment in the Design Review process.
- (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 filing with the Planning, Building and Transportation Department a written notice of appeal stating the basis of appeal and paying the required 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.

* * * * *