

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
DRAFT RESOLUTION

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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