

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, PLN22-0260, FOR THE DEMOLITION OF MORE THAN THIRTY PERCENT (30%) OF THE VALUE OF A PRE-1942 RESIDENCE LOCATED AT 1205 POST STREET

WHEREAS, applicant Angela Klein, Architect made an application on May 18, 2022, proposing expansion of the existing structure that involves demolition of the existing roof, kitchen, bedroom, laundry room, bathroom, interior walls, windows, and the rear porch to facilitate a two-story rear addition located at 1205 Post Street; and

WHEREAS, the application was deemed complete on August 3, 2022; and

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

WHEREAS, the parcel is located within the R-1, One-Family Residence District; and

WHEREAS, the project is limited to a partial demolition as shown on the project plans; and

WHEREAS, the subject property is not a Historic Monument and is not on the Alameda Historical Building Study List; and

WHEREAS, on September 1, 2022, the Board held a duly noticed public hearing, reviewed the application, including exhibits and documents.

THEREFORE, BE IT RESOLVED that the Historical Advisory Board finds the project is Categorically Exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 – Existing Facilities.

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.** Staff determined that the original structure does not represent the work of a master nor does it possess high artistic values. The builder and architect for the structure are unknown. The modest one-story cottage was built in 1907

and the defining features are the rectangular form with a front facing gable roof, and horizontal lap siding, wood fascia and trim. The front façade features a small canopy with a gable roof over the steps leading to a small recessed entry. City records indicate the subject building has been modified over time and is not currently reflective of its original appearance. Neighboring building types in the vicinity include a Queen Ann Cottage, and Colonial Revival cottages with high basements and there is a residence at 1211 Post Street with a rear second story addition. There are many other cottages that exist in Alameda that exhibit greater architectural character and are better examples of early 1900s 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.** Review of City records and historical resources publications has not provided any additional information that suggests that this structure has historical and cultural merit.
3. **The property is not associated with persons important to local, state or national history.** Staff was unable to find any records that define the property as containing historical and cultural merit in association with the lives of important individuals. Review of City records, historical resources publications, and a search for other available records, it is unlikely this property had any important historical association.
4. **The property does not yield any information important in prehistory or history.** While the property was developed in the early 1900s, it is not likely to 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 approves the proposed demolition at 1205 Post Street 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 or by September 1, 2025, unless demolition has begun under valid City permits prior to the date of expiration.
- (2) The issuance of a demolition permit under this Certificate of Approval shall be subject to the City first approving the Design Review for the proposed addition.
- (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 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.

* * * * *