

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA GRANTING CERTIFICATE OF APPROVAL AMENDMENT (PLN19-0044) TO MODIFY THE DESIGN OF THE MONITORS (ROOFTOP STRUCTURES) ON BAYS 1 AND 4 AS PART OF THE RESTORATION OF THE DEL MONTE WAREHOUSE HISTORIC MONUMENT.

WHEREAS, in December 2014, the City Council approved the Del Monte Master Plan and related development plans and design review for the rehabilitation and adaptive reuse of the historic Del Monte Warehouse (PLN14-0059); and

WHEREAS, TL Partners, LP made an application on behalf of Tim Lewis Communities on January 28, 2019, proposing to design modifications for the approved Certificate of Approval for the Del Monte Warehouse (PLN14-0059); and

WHEREAS, the application was deemed complete on February 10, 2019; and

WHEREAS, the General Plan designation of the site is Mixed Use; and

WHEREAS, the parcel is located within the Mixed Use/Planned Development Zoning and Multi-family Overlay Zoning Districts; and

WHEREAS, the subject property is designated by the Alameda City Council as a Historic Monument, which distinguishes this property for its architectural significance; 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, the Historical Advisory Board conducted a duly noticed public hearing and examined all pertinent materials on March 7, 2019.

NOW THEREFORE BE IT RESOLVED, that the Historical Advisory Board has made the following findings for consistency with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties relative to the Certificate of Approval Amendment Application:

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. While the building originally functioned as a

warehouse, the proposed changes do not propose any modification of use from the one that was previously approved – retail and residential. The conversion of the property to a retail and residential building can be done while retaining the character-defining features of the structure. Warehouse buildings lend themselves to alterations, as most, like this one, have open flexible interior spaces with most of the architectural detail on the exterior. As designed, the proposed changes will be in compliance with Rehabilitation Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. The proposed changes will maintain the historic character of the subject property as defined by its character-defining features including its two-story volume, brick walls with tile inlay and articulated pilasters, gable-roofed parapets, roof monitors, and rhythmic window openings. The proposed changes include removing a portion of the roof that runs down the center of the building where monitors are located in bays 1 and 4. As a result, the monitors will also be removed. In bays 1 and 4 the monitors will be recreated with new multi-lite aluminum-sash windows. Wider window mullions, within the monitor windows and necessitated by program requirements, will be clad in metal to create a ribbon appearance window along the north and south sides of the monitors. The impact to the exterior appearance of the building will be minimal once the monitors are recreated. Overall, the removals, or alterations, will not impact the historic character of the Del Monte Warehouse as much of the existing façade is remaining. As proposed, the project changes will be in compliance with Rehabilitation Standard 2.

Standard 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 architectural elements from other buildings, shall not be undertaken. The proposed changes do not include architectural features that suggest a false sense of historical development and do not include any conjectural features. Although the proposed changes involve recreating the monitors in bays 1 and 4, the new work will not create a false sense of historical development and will be simple in design and contemporary in character. Compatible multi-lite aluminum-sash windows will be installed at the monitors. As proposed, the changes will be in compliance with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. None of the previous alterations to the building have acquired significance over time and do not possess historical significance. Therefore, the proposed changes will be in compliance with Rehabilitation Standard 4.

Standard 5: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved. The proposed changes maintain and preserve the Del Monte Warehouse's character-

defining features, including its brick exterior walls with decorative tile detailing, the clinker brick detailing, the overall volume of the structure at bays 1 and 4, and the parapets. The proposed changes include the removal of the roof and monitors; however, the redesign of the monitor will more closely resemble the existing that the previously-approved version. Therefore, the proposed changes will be in compliance with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. The proposed changes do not call for the replacement of any deteriorated historic features than what has been previously identified, which are the multi-lite steel windows in which replacement was previously approved. Any replacement window will be a closely replicate the visual qualities of the multi-lite industrial windows. Photo documentation of the existing building and character-defining features will also occur prior to any work on deteriorated features. Therefore, the proposed changes will be in compliance with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. The proposed changes do not involve chemical or physical treatments which will impact or damage historic materials or features. Therefore, the project will be in compliance with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken. The proposed replacement of the monitors, interior wood trusses, and monitor windows on the existing building is not expected to encounter any significant archaeological resources. Moreover, standard project measure incorporated to address archaeological resources have already been incorporated into the project pursuant to CEQA. Therefore, the project will be in compliance with Rehabilitation Standard 8.

Standard 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 will 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 changes call for demolition and recreation of the monitors in bays 1 and 4. The window configurations are slightly modified from the approved project and allow for more glazing and create a stronger horizontal band. These window modifications at the reconstructed monitors reflect more closely the existing window configuration, which is

a band of multi-lite steel windows. Recreating the monitors at approximately the same height as the existing, with an identical roof slope, does not deter from the character of the rest of the structure. The proposed changes are therefore in compliance with Rehabilitation Standard 9.

Standard 10: New additions and adjacent or related new construction shall 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 changes call for the removal of the center portion of the trusses in bays 1 and 4 and for the recreation of a monitor at the roof at these two bays more closely resembling the existing. If called for, the proposed changes could be removed with some difficulty and the essential form and integrity of the historic property reconstructed based on existing documentation of the building. Therefore, the proposed changes to the project will be in compliance with Rehabilitation Standard 10.

NOW THEREFORE BE IT RESOLVED, the Historical Advisory Board finds that no additional environmental review is required for the proposed Design Review Amendment. In 2008, the City of Alameda certified an EIR for the Northern Waterfront General Plan Amendment. The City of Alameda adopted a Subsequent Mitigated Negative Declaration on April 29, 2014, for the Del Monte Master Plan, which is designed to implement the Northern Waterfront General Plan Element. The project is required to implement all of the mitigation measures in the Northern Waterfront General Plan EIR and the Subsequent Mitigated Negative Declaration. The proposed Design Review Amendment is consistent with the prior approvals and will not result in any new or more severe environmental impacts than were previously identified in the Subsequent Mitigated Negative Declaration; and

BE IT FURTHER RESOLVED, that the Historical Advisory Board hereby approves the subject Del Monte Certificate of Approval Amendment application PLN19-0044, subject to the following conditions:

- (1) This Certificate of Approval shall expire three (3) years after the date of approval or by March 7, 2022, unless actual construction has begun under valid City permits or the applicant applies for and is granted an extension by the Planning Director prior to the date of expiration.
- (2) The plans submitted for the Building Permit shall be in substantial compliance with plans prepared by BAR Architects, dated January 28, 2019, which are on file in the office of the City of Alameda Planning Division, subject to the conditions specified in this resolution.
- (3) Monitor Windows: Monitor windows shall be the Graham 6700 series multi-lite historic replication windows, or a close replica, as determined by the Planning Director.
- (4) Monitor Window Mullion Color: The color of the mullions separating the sets of monitor windows shall match the light gray color depicted in the rendering labeled

“Approved” on sheets A3.02 and A3.03 of the project plan set dated January 29, 2019.

- (5) Previous Conditions Apply: The Building Permit plans shall include all the conditions approved for the previously approved Development Plan, Design Review, and Certificates of Approval as referenced by PLN14-0059.
- (6) Hold Harmless and Indemnification. 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

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