

**CITY OF ALAMEDA  
HISTORICAL ADVISORY BOARD  
DRAFT RESOLUTION**

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING CERTIFICATE OF APPROVAL, PLN19-0334, FOR THE REMOVAL OF MORE THAN 30% THE PRESENT VALUE OF A PRE-1942 RESIDENCE AT 1223 POST STREET.

WHEREAS, Angie Klein submitted an application on July 22, 2019, proposing the demolition of more than 30% the present value of a two-family residence built prior to 1942 as part of a proposed second story addition on an existing duplex; and

WHEREAS, the application was deemed complete by staff on September 11, 2019; and

WHEREAS, the General Plan designation for the property is Low-Density Residential; and

WHEREAS, the Zoning Ordinance classification for the property is R-1, One-Family Residence District; and

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

WHEREAS, the subject property at 1223 Post Street is listed on the Historical Building Study List with an "H" designation, and

WHEREAS, the Historical Advisory Board held a public hearing on November 7, 2019 for this application, and examined pertinent maps, drawings and documents; 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 Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings pursuant to Section 13-21.5(b) of the Alameda Municipal Code.

THEREFORE, BE IT RESOLVED that the Historical Advisory Board of the City of Alameda finds this project exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 – Existing Facilities, and 15331 – Historic Resource Restoration/Rehabilitation.

BE IT FURTHER RESOLVED that the Historical Advisory Board approves the Certificate of Approval request for 1223 Post Street based on the following findings with

respect to the project's consistency with the Secretary of the Interior's Standards for Rehabilitation:

- 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.**

The subject property was established as a two-family residence and the proposed second story addition will not change the existing residential use.

- 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 character defining features of the historic Pioneer home will be retained and preserved. Those features include the two-story portion of the home with a side-facing gable roof and a porch extending along the front of the house. The structure's decorative brackets throughout the first and second floor and a watertable separating the crawl space will be preserved. The front porch will retain the shed roof with decorative dentils, decorative rectangular posts, and ornamental balusters on the guardrail that wrap around the porch. The one-story portion of the home will be removed and replaced by the new addition. The existing one-story portion of the home does not feature decorative elements other than the exposed rafter tails, which are not found in the original two-story portion of the home. The new addition features a hipped gable on the lower level and a gable on the upper level with a small cross gable accent and does not alter or remove any of the character defining features of the original home. Therefore, the proposed design preserves the historic character and materials of the property.

- 3. Each property shall 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 addition is designed to be compatible with the original Pioneer style design of the building, and utilizes the proportions, elements and materials found on the existing home. The design is clearly distinguishable from the original building and does not incorporate elements that create a false sense of historical development.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

The new addition will replace a previously constructed addition that does not contain any character-defining features and has not acquired historic significance.

over time. The design does not alter or remove any features that have acquired historic significance which includes the original two-story portion of the home.

**5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

The project will retain the character-defining features of the building including the gabled roofs, the front porch, decorative brackets, decorative dentils, decorative rectangular posts, and ornamental balusters on the guardrail. The new two-story addition will be constructed behind the original home in order to preserve the distinctive features, finishes and construction techniques that characterize the original home.

**6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall 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 modifications will not alter or eliminate the character defining features located on the existing two-story portion of the existing Pioneer home.

**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.**

No chemical or physical treatments, such as sandblasting, are proposed as part of this project. There is no work proposed to the existing two-story portion of the home which contains the historic character-defining features.

**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 involves removing a one-story portion of the home and replacing it with a two-story addition, which does not substantially increase the existing building footprint. Minimal digging or grading activities are proposed as part of the project; however, Condition of Approval No. 5 requires the applicant to stop construction and consult a qualified archeologist if any archeological resources are discovered.

**9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size,**

**scale, and architectural features to protect the historic integrity of the property and its environment.**

The proposed project will not alter or destroy historic materials that characterize the property. The new addition preserves the significant materials, features and forms including the side-facing gabled roofs, the front porch, decorative brackets, decorative dentils, decorative rectangular posts, and ornamental balusters on the guardrail. The new addition features a one-story hyphen that connects the original home to the new addition and clearly distinguish the new work from the old. The two-story portion of the addition utilizes a hipped roof with second story side-facing gable and a portion facing the rear of the lot. The design clearly differentiates the new addition from the original home.

**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 new addition will be constructed behind the original two-story Pioneer home to ensure the project does not alter or eliminate the character defining features including the side-facing gabled roofs, the front porch, decorative brackets, decorative dentils, decorative rectangular posts, and ornamental balusters on the guardrail. The new addition is clearly distinguishable by the one-story hyphen and differentiated roof forms. The design will ensure that the integrity of the historic property will remain if the addition was removed in the future.

BE IT FURTHER RESOLVED that the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN19-0334 with the following conditions of approval, which shall be placed on the first page of the building permit plan set under a heading titled "City of Alameda Historical Advisory Board Conditions of Approval":

1. This Certificate of Approval shall terminate three (3) years from November 7, 2019, unless actual construction under a valid permit has begun. This approval may be extended administratively by the Secretary to the Historical Advisory Board upon submittal of an application and required fees.
2. The plans submitted for the Building Permit shall be in substantial compliance with plans prepared by Angie Klein, on file in the office of the City of Alameda Planning, Building and Transportation Department, subject to the conditions specified in this resolution.
3. This Certificate of Approval shall not become effective until such date as the City approves the Design Review Application for the subject application, and upon such time, the construction of the plans shall be subject to all conditions

of approval imposed by the City of Alameda. Any substantial changes to the approved project shall require review and approval by the Secretary of the Historical Advisory Board.

4. A copy of this Certificate of Approval Resolution shall be printed on the cover of the final Building Permit plans.
5. Archeological: In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The applicant/owner shall contact the Planning, Building and Transportation Director for further guidance, which will likely include the requirement for the applicant/owner to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.
6. 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. 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 decision of the Historical Advisory Board shall be final unless appealed to the City Council within ten (10) days of this decision, by filing a Notice of Appeal with the City of Alameda Planning, Building and Transportation Department stating the appellant claims that the decision is not supported by the findings or the findings are not supported by the evidence in the record, and paying the required fee.

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.

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