

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA TO APPROVE DELISTING OF A 3.65-ACRE PORTION OF THE ALAMEDA FEDERAL CENTER SITE AT 620 CENTRAL AVENUE FROM THE HISTORICAL BUILDING STUDY LIST.

WHEREAS, on December 22, 2020, Alameda Point Collaborative made an application for delisting of the 3.65-acre northern portion of the Alameda Federal Center site at 620 Central Avenue from the Historical Building Study List; and

WHEREAS, the application was deemed complete on February 15, 2021; and

WHEREAS, the Alameda Federal Center site is currently listed on the Historical Building Study List with an “s” designation, which identifies historic resources distinguished by its architectural, historical, or environmental significance, eligible for inclusion in the State Historic Resources Inventory, and of secondary priority for inclusion on the list of Alameda Historical Monuments; and

WHEREAS, the Historical Advisory Board conducted duly noticed public hearings on March 4, 2021 and May 6, 2021, and examined the entirety of the record, including all submitted materials and public comments regarding the application.

NOW, THEREFORE, BE IT RESOLVED, in December 2018, the City Council by Resolution No. 15461 adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) in compliance with CEQA for the McKay Wellness Center (Alameda Federal Center Reuse Project). In accordance with Section 15164 of the CEQA Guidelines, an Addendum to the Mitigated Negative Declaration has been prepared in the manner required and as authorized under CEQA, and the Historical Advisory Board has considered the MND, MMRP and Addendum, all of which are incorporated by reference as though fully set forth herein, prior to making a decision to delist the subject property from the Historical Building Study List. The Historical Advisory Board finds and determines that the delisting of the project site from the Historical Buildings Study List does not raise important new issues about the potentially significant impacts on the environment that have not been previously disclosed in the MND and no further environmental review is required; and

BE IT FURTHER RESOLVED, that the Historical Advisory Board makes the following findings relative to the delisting request:

1. The Historical Advisory Board is authorized to review and revise the Historical Building Study List.
2. A determination from the State Office of Historic Preservation from 2003 based Exhibit 4
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on the 1996 Page & Turnbull historic evaluation report, included in the MND, determined the Alameda Federal Center site has lost all historic integrity, and the remaining structures do not meet any of the criteria for inclusion in the National Register of Historic Places.

3. An updated memorandum prepared by Page & Turnbull dated April 28, 2021 confirmed the conclusions in the 1996 Page & Turnbull Historic Building Preservation Plan that the 3.65-acre portion of the Alameda Federal Center site has lost all historic integrity, and the remaining structures do not meet any of the criteria to be eligible for listing on the National Register, California Register, as Alameda Historic Monuments, or on the Historical Buildings Study List at any level.
4. The structures on the subject property do not meet the evaluation criteria used to determine inclusion on the Historical Building Study List, because the structures do not possess Architectural Significance, Historical Significance, Environmental Significance or Design Integrity, as further described below:
 - a. While buildings within the subject property which were associated with the operation of the Maritime Service Officers School, including Buildings 1, 2, 8, and 10, possess historical significance as a grouping, as defined by the City of Alameda, they do not retain sufficient integrity to be eligible for inclusion in the Study List under Categories "S" or "N." Further, the buildings do not possess architectural significance or design integrity. Due to the gradual removal of numerous buildings and features originally associated with the Maritime Service Officers School from the subject property and neighboring parcels, the remaining buildings lack the visual and spatial connection to other nearby resources to constitute a significant grouping. They lack environmental significance in their own right, and do not provide historical background for significant buildings such as the Seamanship Building. They would not, combined with other nearby resources, comprise a cohesive historic district or character area. The subject buildings are therefore not eligible for the Study List under Categories "B" or "E." As components of the previously documented and evaluated Alameda Federal Center, Study List Category "H" is not applicable to the buildings associated with operation of the Maritime Service Officers School. Buildings 9 and 13 were constructed after the decommissioning of the training facility and are not associated with the operation of the Maritime Service Officers School. Overall, the subject buildings are not eligible for inclusion in the Historical Building Study List at any level.
5. The Structures on the subject property do not collectively or individually qualify for any of the category types included in the Historical Building Study List based on the following reasons:

- i. Category “N” – The buildings within the subject parcel which were documented to have been, or which were potentially associated with the operation of the Maritime Service Officers School (including Buildings 1, 2, 8, and 10) and the larger complex to which they belonged were found ineligible for listing in the National Register in 1996, with a 2003 concurrence from the SHPO. While they possess historical significance due to their association with the Maritime Service Officers School, the integrity of the individual buildings and of the setting of the complex as a whole has been diminished over time by demolition of several buildings features, and alteration of those remaining. The remaining buildings within the Alameda Federal Center property lack architectural significance and design integrity. Due to the loss of several buildings and original landscape and circulation features of the Maritime Service Officers’ School, the complex does not possess environmental significance. Buildings 9 and 13 were constructed after the decommissioning of the training facility and are not associated with the operation of the Maritime Service Officers School. As such, Buildings within the subject property, formerly of the Maritime Service Officers School, are not eligible for inclusion on the Study List under category “N.”
- ii. Category “S” – The Alameda Federal Center is currently listed on the Study List under the “S” category for its historical association with the Maritime Service Officers School. At the time of its initial survey, the property consisted of those buildings remaining from the Maritime Service Officers School which were within the Alameda Federal Center property: Building 1, 2 (including all six barracks wings), 3, 4, 5, 6, and 7. In the decades since it was assigned to Category “S” of the Study List, three barracks wings of Building 2, and Buildings 3, 4, 5, and 6 were demolished. As documented in the 1996 Historic Building Preservation Plan, the integrity of the Alameda Federal Center complex overall, and the subject buildings individually, have been significantly diminished through demolition and alteration. As individual resources, these buildings lack architectural significance and design integrity. Due to the loss of several buildings and original landscape and circulation features of the Maritime Service Officers’ School, the individual buildings and current complex do not possess environmental significance. Buildings 1, 2, 8, and 10, associated with the operation of the Maritime Service Officers School, are not eligible for listing in the National Register or California Register as district contributors or individual resources due to their loss of integrity. Buildings 9 and 13 were constructed after the decommissioning of the training facility and are not associated with the operation of the Maritime Service Officers School. They are no longer eligible for continued inclusion on the Study List under category “S.”
- iii. Category “B” – Category “B” of the Study List relies on the presence of neighboring or nearby category “N” or “S” resources which a property

supports as background, providing an appropriate setting for a National Register-eligible district. The Seamanship Building, located within EBRPD property to the south of the subject parcel, is listed as an individual resource on the Alameda Study List under the “S” category. As discussed above, the former Maritime Service Officers School buildings within the Alameda Federal Center have previously been found ineligible for listing in the National Register as a historic district. Page & Turnbull agrees with this finding. The buildings within the Alameda Federal Center which were closest in proximity to the Seamanship Building, including Building 3 (classrooms) and Building 4 (garage), were demolished since that finding of ineligibility was made. The remaining buildings within the subject parcel which were documented to have been, or which were potentially associated with the operation of the Maritime Service Officers School (including Buildings 1, 2, 8, and 10) are too spatially distant to provide meaningful background for the Seamanship Building, whose primary significant spatial relationship is with the bay shoreline. Buildings 9 and 13 were constructed after the decommissioning of the training facility and are not associated with the operation of the Maritime Service Officers School. As such, the subject buildings are not eligible for inclusion on the Study List under category “B.”

- iv. Category “E” – Category “E” of the Study List is applicable to buildings which, although lacking individual significance, contribute to a cohesive environment with an identifiable historic character. The majority of the buildings which were originally associated with the Maritime Service Officers School, both inside and outside of the Alameda Federal Center, have been demolished. Considered as a group, the remaining Maritime Service Officers School buildings, which include those within the Alameda Federal Center as well as neighboring parcels, do not appear to form a cohesive environment. The Infirmary (currently the Crab Cove Visitor Center) and the Seamanship Building (EBRPD offices) are not visibly connected with the subject buildings. Landscape features, circulation routes, and other associated buildings that once connected the complex have been demolished, and the area lacks the overall continuity which would be expected of a group of buildings and structures designated as category “E” of the Study List. Buildings 9 and 13 were constructed after the decommissioning of the training facility and are not associated with the operation of the Maritime Service Officers School. As such, the buildings within the subject parcel which were documented to have been, or which were potentially associated with the operation of the Maritime Service Officers School (including Buildings 1, 2, 8, and 10) and the larger complex to which they belonged, do not appear to be eligible for inclusion on the Study List under category “E.”
- v. Category “H” – Category “H” of the Study List is applicable to buildings which have been identified as potentially significant based on their historical

associations, architectural style, design integrity, or environmental contribution, but which require additional research and evaluation prior to inclusion at one of the other levels. It is essentially a placeholder category, useful for protecting resources pending further research. The buildings of the Alameda Federal Center were thoroughly evaluated for eligibility for listing in the National Register by Page & Turnbull in 1996 and subsequently in April 2021. While possessing significance, the buildings were found ineligible as a district and as individual resources based on their lack of integrity. As they have been previously documented and evaluated, the subject buildings are not eligible for inclusion on the Study List under Category "H."

BE IT FURTHER RESOLVED, that the Historical Advisory Board hereby approves delisting of the 3.65-acre northern portion of the Alameda Federal Center property at 620 Central Avenue from the Historical Building Study List, and the Secretary of the Historical Advisory Board or designee shall proceed with administrative updates to the Historical Buildings Study List consistent with this approval.

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. 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.

Exhibit 4
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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.

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