

Exhibit 3 Item 4-B  
Historical Advisory Board

September 4, 2025

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

HABS	HAER	Loc	S	Ser. No.	SHL No.	NR Status	ID
UTM: A	10/566700/4179610			C			
B				D			

IDENTIFICATION

- Common name: None
- Historic name: Randolph, D.L., Building
- Street or rural address: 1325 Park Street  
City Alameda Zip 94501 County Alameda
- Parcel number: 71-205-5
- Present Owner: Asta E. Gregersen Trust Address: 1325 Park St.  
City Alameda Zip 94501 Ownership is: Public ☐ Private ☒
- Present Use: Commercial Original use: Commercial & Office

DESCRIPTION

- Architectural style: Brick-parapet Victorian (originally Romanesque Revival)
- Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The Randolph Building is a one-story, rectangular-plan brick structure measuring 35'x80'. The building is without its own north wall; it was constructed with 2x4 studding flush against the south wall of the Old Masonic Temple at 1327-1331 Park St., and the pier detailing of the latter building was incorporated into the design of the facade. The facade is clad in dark-red pressed brick enframing a single storefront. Detailing includes waffle-pattern frieze panels of dark-red terra cotta, granite bases on end piers, and sandstone trim (end piers with inlaid panels and carved lion's-head capitals, sill courses over terra cotta panels). The granite has been painted over and the sandstone of the sill courses is badly spalled. The building was originally two stories in height; the demolished upper story had round-arched windows and was divided into three bays by piers. Remnants survive in the reconstructed parapet: a central, three-window bay flanked by corbelled piers, with end bays of a single window each; windows have been bricked in and a coping of molded brick added. The storefront, with striped canvas awning, has a painted tiled base, metal-framed display windows, and a recessed entry with newer anodized aluminum double doors; the transom has been covered over with vertical wood siding. Jagged remnants of the upper-story walls are visible at the rear.



- Construction date:  
Estimated \_\_\_\_\_ Factual 1891-
- Architect Joseph A. Leonard  
(George A. Dodge)
- Builder Denis Straub & Son
- Approx. property size (in feet)  
Frontage 35 Depth 130  
or approx. acreage \_\_\_\_\_
- Date(s) of enclosed photograph(s)  
March 1990



13. Condition: Excellent \_\_\_\_ Good \_\_\_\_ Fair X Deteriorated \_\_\_\_ No longer in existence \_\_\_\_
14. Alterations: Second story removed; storefront remodeled
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_ Scattered buildings \_\_\_\_ Densely built-up X  
Residential \_\_\_\_ Industrial \_\_\_\_ Commercial X Other: Old Masonic Temple adjoins on north
16. Threats to site: None known \_\_\_\_ Private development \_\_\_\_ Zoning \_\_\_\_ Vandalism \_\_\_\_  
Public Works project \_\_\_\_ Other: Abatement for seismic safety
17. Is the structure: On its original site? X Moved? \_\_\_\_ Unknown? \_\_\_\_
18. Related features: Structure, materials and facade integral with Old Masonic Temple

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In February 1891, Daniel L. Randolph, a San Francisco real estate investor who had resided in Alameda since the mid 1880s, purchased an L-shaped parcel from the Masonic Building Association; the property, with a frontage of 35' on Park Street and 40' on Alameda Avenue, comprised the unused portion of the corner lot on which the Masonic Temple had recently been built (see CHRI form for 1327-1331 Park St.). In the fall of 1891, Randolph commissioned drawings for a two-story building on the Park Street frontage of his property; the architect was George A. Dodge, chief draftsman for the Joseph A. Leonard Co., a prolific Alameda design and building firm. Local builders Denis Straub & Son began construction on the \$8,000 structure in November 1891, completing the job the following June (construction was delayed by a shortage of certain building materials). The use of materials and ornament on the facade closely reflected the adjoining Masonic Temple (identical pressed brick, identical granite and sandstone pier detailing, similar dark-red terra cotta). Randolph retained ownership through the early 1920s, leasing out the ground floor to commercial tenants and the upper-story offices to dentists and other professional tenants. In 1924, the building was purchased by Park Street merchant John Damianakes, who operated the New Alameda Market here through at least the 1940s. According to Sanborn Map Books and city directories, the second story was removed sometime between 1916 and 1932 (possibly in 1929, when a \$2,500 building permit was issued to Damianakes and Better Homes Corp. for "alterations"). Despite its loss of integrity, the Randolph Building retains significance for its materials and craftsmanship; it is a contributor to the Park Street Historic Commercial District, which was listed on the National Register in 1982.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_  
Government \_\_\_\_ Military \_\_\_\_  
Religion \_\_\_\_ Social/Education \_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
Assessor's Map Books (1901-1925); Building Permits (4-21-24, 7-27-29); City Directories (1896-1943); Sanborn Map Books (1897, 1910, 1932, 1948); Alameda Argus (2-4-91, 10-10-91, 10-21-91, 11-21-91, 4-28-92, 6-30-92); Alameda Times Star (8-8-24).
22. Date form prepared September 13, 1990  
By (name) Woodruff C. Minor  
Organization Alameda City Planning Dept.  
Address: City Hall, Oak & Santa Clara  
City Alameda Zip 94501  
Phone: (415) 748-4554

