



582 MARKET ST. SUITE 1800
SAN FRANCISCO, CA 94104

T: 415.391.9633
F: 415.391.9647

www.garavaglia.com

Exhibit 2 4-A
Historical Advisory Board
November 6, 2025

MEMORANDUM

Date: October 20, 2025

To: Ken Carvalho
Buestad Construction
2533 Clement Avenue
Alameda, CA 94501
E-mail: kenc@buestad.com

From: Kathleen McDonald, Conditions Assessment Specialist/ Architectural Historian
Joseph van den Berg, Architectural Historian

Project: 2025051 – 1319 Clinton Avenue, Alameda

Re: 1319 Clinton Avenue, Alameda – Historic Resource Evaluation Memorandum

Via: E-mail

INTRODUCTION

Garavaglia Architecture, Inc. (GA) was retained by Mr. Carvalho on behalf of the property owners of 1319 Clinton Avenue in Alameda, in order to provide historic preservation consulting services related to the property. The following memorandum was requested by the City of Alameda due to the potential demolition of the property. This memo will include relevant historical information about the building based on extensive primary and secondary sources, an analysis of the integrity of the building as a historic resource, and supporting evidence for the final evaluation.

PROPERTY OVERVIEW

The subject property at 1319 Clinton Avenue consists of a 1-story wood-frame building facing Clinton Avenue in Alameda, CA. The surrounding area consists of low-density residential housing (Figure 1). The building is located on Clinton Avenue, towards the South side of the island. The assessor parcel number is 72-337-14, according to the Alameda County assessor. The building sits on the middle of the lot, facing South.

Garavaglia Architecture, Inc. was contracted by Ken Carvalho in September of 2025 to prepare a Historic Resource Evaluation (HRE) for the property at 1319 Clinton Avenue in Alameda. This report has been requested in connection with the potential demolition of the building and because the building is over 45 years old. The building has not been previously evaluated for historical significance and is not part of an existing or identified potential historic district.



Figure 1. Aerial view of subject property outlined in white with building highlighted in yellow (Google Maps, amended by author)

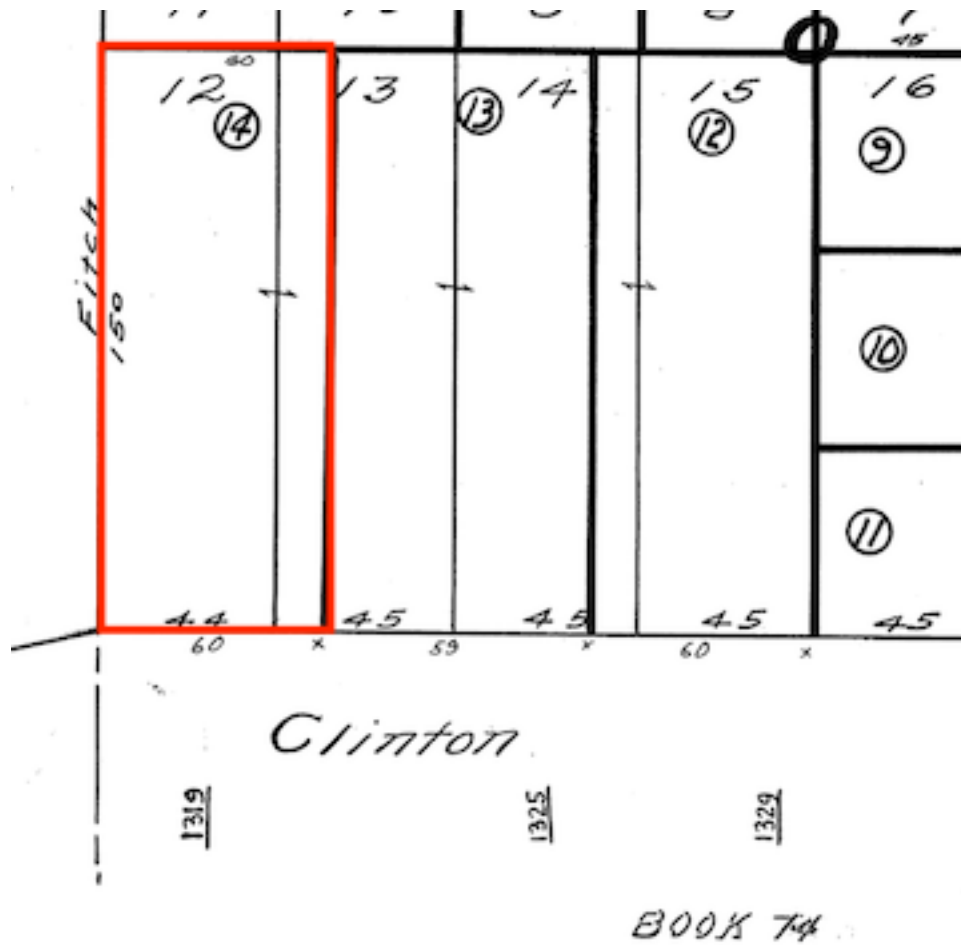


Figure 2. Parcel map with subject property outlined in red* (Alameda County Assessor, amended by author)

PART 1 - HISTORIC RESOURCE EVALUATION

CURRENT HISTORIC STATUS

The subject property is not listed with any designation on the City of Alameda's Historical Buildings Study List, which was compiled through a survey conducted in 1978.¹

CONSTRUCTION HISTORY

Year Completed	Description of Work	Source/Explanation
1924	Completion of Home and garage	County of Alameda Permit; 6-R-D
1926	Addition	County of Alameda Permit; #9949
1976	Porch Repair	County of Alameda Permit; #386

¹ City of Alameda website, "Historical Preservation: Historic Buildings Study List," <https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Planning-Division/Historic-Preservation#HBSL>.

1981	Detached garage replaced by a new detached garage	City of Alameda Permits; #BP81-0280 and BP81-0281
2002	Re-roofing	City of Alameda Permits; #B02-0757
2023	Fire damage recovery and remodel; replacement of all fire-damaged wood	City of Alameda Permits; #CB23-0403
2024	Express Window Replacement Permit- Residential	To R&R like and kind windows. Note: the replacement windows are now vinyl; #BW24-0248

1319 CLINTON AV 072 0337 014 00 Date <u>12-26-24</u> Cost <u>5,000</u> Original Owner <u>A. E. Forderer</u> Builder <u>same</u> Architect _____ Style(s) _____ Alterations: ☐ Surface ☐ Structural Tract _____ (Turn over for comments and notes.)	Photo Log # <u>93</u> ☐  For Further Information See: ☐ National Register Form ☐ State Form ☐ City Form ☐ Other 11-79
--	--

Figure 3. 1970's Building card highlighting Forderer as the original builder, courtesy of the City of Alameda archives

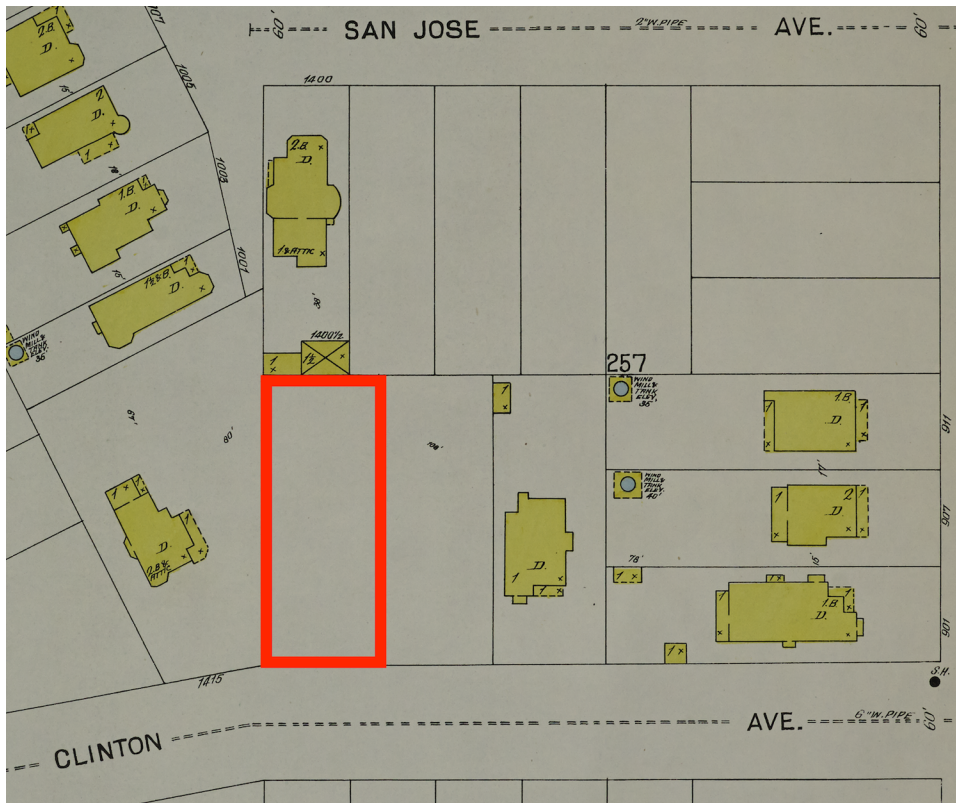


Figure 4. 1897 Sanborn map, subject property outlined in red (Library of Congress Sanborn Map database, amended by author)

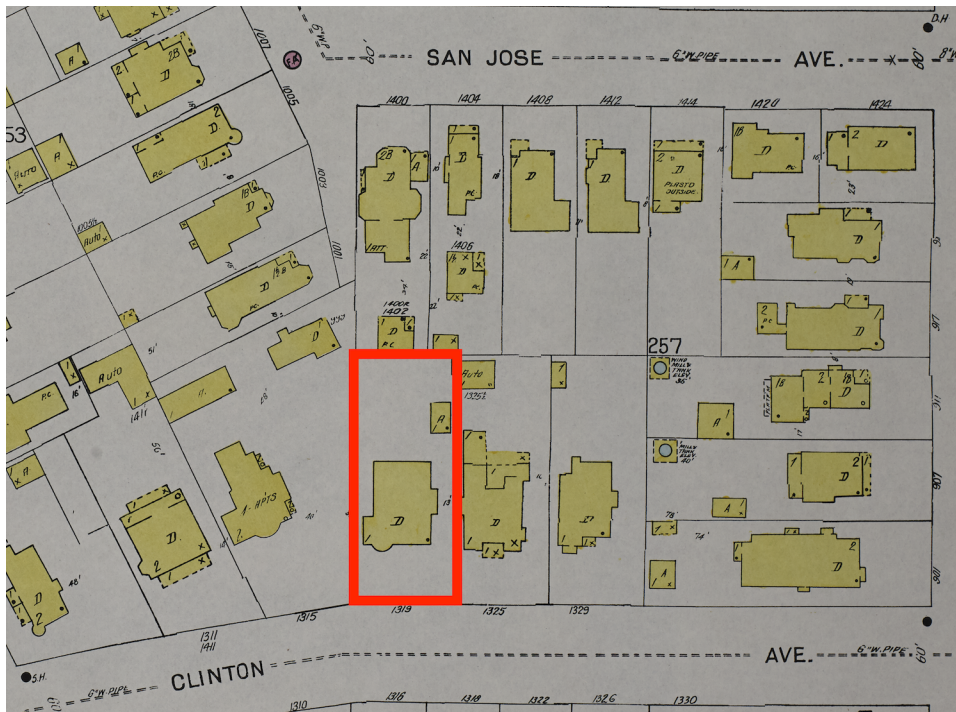


Figure 5. 1948 Sanborn map, subject property outlined in red (Library of Congress Sanborn Map database, amended by author)

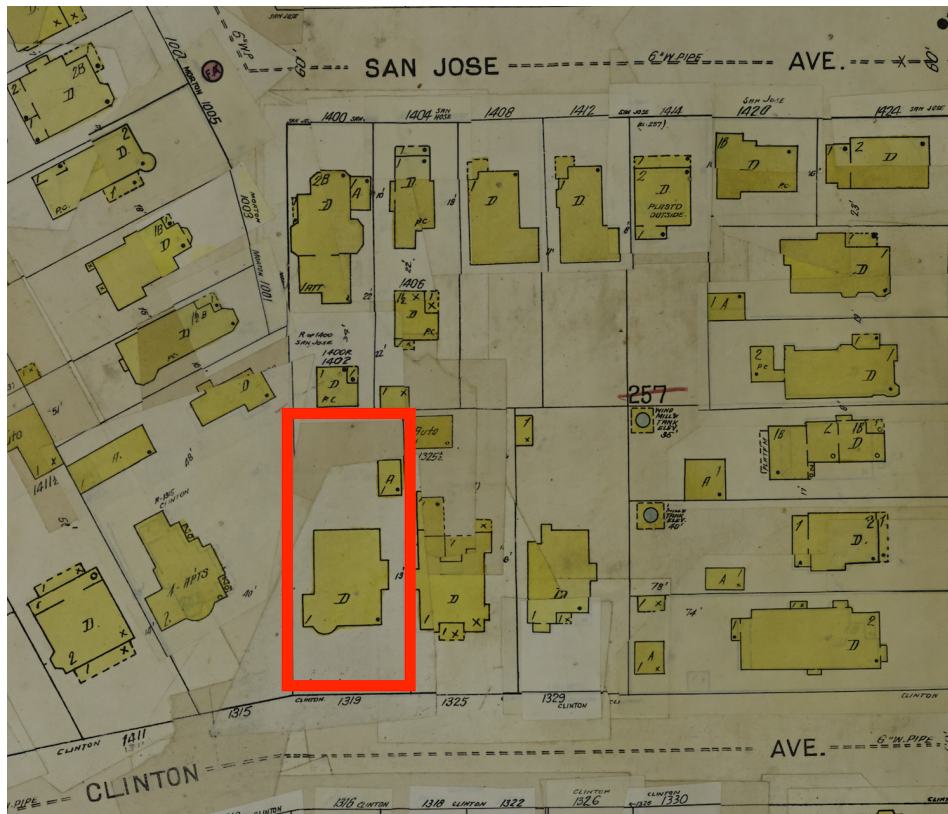


Figure 6. 1950 Sanborn map, subject property outlined in red (Library of Congress Sanborn Map database, amended by author)

BRIEF ARCHITECTURAL DESCRIPTION

The building at 1319 Clinton Avenue is a 1-story Vernacular-style building with stylistic elements from a variety of different architectural styles. It is a wood-frame building with a garage and patio. The front elevation with the bay window and arched entrance faces Clinton Avenue, with a low-sloping roof and vinyl windows. The stucco siding, arched entrance, and tapered chimneys indicate a Mission Revival influence, but the brick stairs and roof shape indicate a vernacular influence.

Locals indicated the building was two stories, and prior owners had taken off the second story. The prior owner had planned to reduce the building size, re-wire the electrical, and re-do the roofing. To do so, they had started the process, which included partially replacing the roof and stripping some of the plaster, but did not finish it. The current owners, in part in an attempt to fix the building, stripped the plaster and added waterproofing to the roof in order to protect the building and the framing. The result is the building has a partially-finished roof and a gutted interior with no walls (see figure 6). While local testimony has indicated this building was once two stories, the historical record has not corroborated this testimony.

The building has also survived at least two fires, according to oral and visual testimony. Much of the interior framing shows fire damage to some degree. The permit history indicates one at least one fire took place around 2022-2023.

Character-Defining Features

Exterior (fig. 6):

- Long walkway to the front, highlighting the house setback

- Brick skirting
- Stucco siding
- Arched entrance & windows
- Bay window

Interior (fig. 8-9):

- Decorated fireplace mantle in living room



Figure 7. View of the front (South) facade of 1319 Clinton Avenue (GA, October 2025)



Figure 8. Arched Windows, (GA, October 2025)



Figure 9. Interior living room fireplace with decorated mantle (GA, October 2025)



Figure 9. Interior of 1319 Clinton Avenue (GA, October 2025)

BACKGROUND INFORMATION

City of Alameda:

The following comes from the City of Alameda's outline titled *Historic Preservation Element*, published in 1980. It is meant to offer a brief overview of Alameda history from the Spanish era to the 1920's when 1319 Clinton Avenue was built.

Developmental History of Alameda

Alameda in its natural state was a peninsula covered with a dense forest of coastal live oaks. The northern and eastern shores were fringed with cordgrass and pickleweed marsh. The south shore and west end were bluffs and beaches. Alameda's natural heritage, what remains is the land itself and the live oaks scattered across the City.

Spanish-Mexican Era

By 1800, the San Francisco Bay Area had been explored and sparsely settled by Spain and Mexico. Population was concentrated in San Jose and San Francisco. Present-day Alameda (called the "Bolsa de Encinal") was part of a 44,800 acre ranch granted to Luis Maria Peralta in 1820. Cattle grazed here; herdsman may have set temporary camps. When Luis Peralta divided Rancho San Antonio among his four sons in 1842, Antonio Maria received 15,206 acres, comprising what is now all of Alameda and most of Oakland. Although he built an adobe house and hacienda in Oakland, and constructed a wharf on the Oakland side of the Estuary, as far as is known, Peralta built nothing in Alameda.

American Settlement

American involvement in California intensified in the 1840's with the war with Mexico and the discovery of gold. In 1850 California became a state, with San Francisco the largest city on the West Coast. The eastern shore of San Francisco Bay was ripe for development. In 1851, Peralta sold the Bolsa de Encinal to two Americans, residents of San Francisco, named William W. Chipman and Gideon Aughinbaugh. In turn, they sold over half the land to eight others, keeping possession of the eastern and western portions of the peninsula. They began immediately to develop the east end. Orchards were planted and property subdivided for the sale of lots. The first offered for sale were

4-acre lots east of High Street and north of present-day Encinal Avenue. The long blocks in this area are remnants of the original property lines. A commercial area was developed at the intersection of High Street and Monroe Street (Encinal Avenue). At this location, Alameda's first hotel and livery and stable were established in 1853 and the first church and school in Alameda were here. The land south of Monroe Street and east of Mound Street was divided into lots measuring 33 x 100' by Chipman and Aughinbaugh in 1853: this was the "Town of Alameda."

To further spur development and land sales on the east end, they then initiated the "Watermelon Excursions" from San Francisco to Old Alameda Point by advertising a free lot to anyone who purchased and built upon it. According to various sources, very few lots were actually purchased. The main reason for this seems to have been, not the price of the lots, but rather the lack of adequate transportation to and from San Francisco. The town of Alameda was incorporated in 1854 but never ratified by a local election. Another early settlement, called Encinal, grew around the wharf built into the Estuary from the end of present-day Grand Street. The first ferries between Alameda and San Francisco arrived at and departed from this wharf. In 1854, the "Town of Encinal" was surveyed and laid out in small blocks north of Central Avenue between Paru and Chestnut Streets. "Lands adjacent to the town of Encinal" were subdivided the same year in large blocks between Chestnut Street and Park Street. Development of this land did not really begin until the 1870's, when the large blocks were resubdivided into lots.

Thus the early years of settlement on the peninsula were concentrated around the towns of Alameda and Encinal. A legacy of this period are the lot sizes and street grid in these areas. It was a troubled time with land grabbing and squatting common. It was not until the 1870's that titles were clear enough to allow the large scale subdivision of land. Lawyers accumulated large estates as the former landowners lost their holdings in drawn-out court cases.

Victorian Heyday

Growth continued unabated through the 1880's and 1890's. The population of Alameda had tripled in the 1870's, from 1,557 to 5,708. It doubled in the 1880's (up to 11,165), and grew by half again as much in the 90's (16,464 by 1900). In this period, most of the streets in the City were graded, curbed and paved; sidewalks were laid; a complete sewer and water system installed. In 1886, Alameda began electric light service. It was the first city in California, and the second in the United States to operate its own electrical plant. Industry had been locating in Alameda since the late 1860's; more and of a larger scale located here beginning in the 1880's. N. Clark & Sons, the largest pottery firm in California, built its four-story factory in the West End. Francis "20-Mule Team" Smith erected one of the first reinforced concrete buildings in the United States when he built his borax refinery on the west shore. Shipbuilding became an established industry along the Estuary and at Old Alameda Point (near present Bay Farm Island Bridge).

important buildings--churches, schools, business blocks—were erected. Houses by the hundreds were built, with peak production in the late 1880's and early 1890's. Park Street remained the center of a governmental and commercial activity. Alameda City Hall, a \$50,000 building constructed in 1895, remains a symbol of the era.

Early Twentieth Century

The completion of the Tidal Canal in 1902 made Alameda an island. A number of industries located on the Estuary, including the Alaska Packers in 1904. The three-day Water Carnival, staged on September 15-17 of that year, was an event to match the times. Alameda, the Island City, had arrived.

The big earthquake of 1906 resulted in thousands of San Franciscans moving to Alameda. In the years following the catastrophe, construction of new housing reached boom proportions. By 1917, bungalows lined the streets of Alameda. Most of the schools were demolished and rebuilt to meet new demands. The population grew to 23,383 by 1910.

The utility and transportation systems were continuously improved. For a number of years, extending back to the installation of the electric plant in 1886, Alameda had the reputation as one of the best-lit cities in California. This was reinforced when the City installed 4,000 new electric lamp-posts, consisting of globes on 7-foot poles on concrete bases) between 1908 and 1911. Southern Pacific electrified its interurban rail system at the same time.

World War I affected Alameda significantly. Several major shipbuilding firms located along the Estuary. The magnificent brick building east of Webster Street, built in 1917 and used by the Bethlehem Shipbuilding Corporation, is the most spectacular remnant from this era. Neptune Beach opened in 1917, and for twenty years was the "Coney Island of the West." Passenger travel on the Southern Pacific's ferries peaked in 1919; people from San Francisco and the East Bay flocked to the Alameda beach resorts.

The Twenties

The 1920's saw Alameda fully develop as a mature and progressive community. Beginning in 1925, A.A. Cohen's Fernside estate, vacant since 1897, was developed as a model subdivision with curving streets, underground wires and up-to-date houses. The new 110-bed Alameda Hospital opened in 1925. The new Alameda High School buildings on Central Avenue, among the finest in the state, were dedicated in 1926. When the Hotel Alameda opened in 1927, it was the result of a community-wide organizational effort. The Municipal Golf Course, opened the same year, provided Alameda with a new sport that was prestigiously up-to-date. (The two events combined to create the image of a socially sophisticated community. An architect's rendering of the period shows a stylishly dressed young woman standing in front of the hotel carrying a bag of golf clubs). The opening of the handsome Bureau of Electricity in 1928 (as well as the City Health Center in 1923 and three new fire stations between 1926 and 1929) showed the community that City Hall could keep pace. The George A. Posey Tube, dedicated on October 27, 1928, was the longest vehicular tunnel in the world, and received national attention. Alameda Municipal Airport opened in 1928, and San Francisco Bay Airdrome in 1930, among the earliest airports in the United States. By the time the Alameda Theatre opened in 1931, this truly astonishing burst of energy and achievement was spent. Alameda entered the Depression a fully developed, proud community, unprepared for the traumas to follow.²

² *City of Alameda: Historic Preservation Element*, City of Alameda Planning Department, May 6, 1980, 5-9.

Ownership/Occupant History

Date Range	Owner	Occupant	Notes
1924-1930	Arthur E. Forderer		Original builder for the building (See permits)
1928		Astrid Sandstedt ³	1319 Clinton Ave A; indicates the porch may have been a 2 nd unit
1930-1943	Elizabeth De Bruyn ⁴	Mrs. H. R. Smithies ⁵	Elizabeth likely leased the home.
1940		Ernest J. Fields; Carpenter ⁶	
1943-1972	Christine & Ernest J. Fields ⁷	Fields Family	
1965		Jodi J Manibusan ⁸	
1972-1978	David L. Brooks & Evelyn Brooks ⁹	Brooks family	Ernest J. Fields dies, ownership transitions to Christine ¹⁰
1978-1982	James N. Bauder and Linda Bauder ¹¹	Bauder family	
1982-2022	Eloise P. Torres, Tony Torres & family ¹²	Torres family	
2024	Juan L. Gomez & Elena C. Gomez		Transferred from the Torres family ¹³

1319 Clinton History

In 1923, after their relative passed away, Arthur M. Hitchcock inherits the land at what today is 1319 Clinton Avenue.¹⁴ Early the following year, Arthur sells the land to another Arthur, Arthur

³ Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

⁴ Deed (Joint Tenancy), Book 4351 Page 422, Official Records, recorded May 3, 1943.

⁵ "Girl Scout Council to Hold Meeting Tomorrow," Alameda Times Star, August 15, 1933, 3.

⁶ Year: 1940; Census Place: Alameda, Alameda, California; Roll: m-t0627-00183; Page: 2A; Enumeration District: 1-28.

⁷ Deed (Joint Tenancy), Book 4351 Page 422, Official Records, recorded May 3, 1943.

⁸ Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

⁹ Individual Joint Tenancy Deed, Reel 3136 Image 651, Official Records, recorded May 22, 1972.

¹⁰ Affidavit Death of Joint Tenant, Reel 3088 Image 901, Official Records, recorded March 23, 1972.

¹¹ Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 2* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010; Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020; Grant Deed, Instrument Number 82-187297, Official Records, recorded December 9, 1982.

¹² *Voter Registration Lists, Public Record Filings, Historical Residential Records, and Other Household Database Listings*, Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020; Individual Grant Deed – Trust Transfer, Instrument Number 2022179774, Official Records, recorded November 1, 2022.

¹³ Grant Deed, Instrument Number 2024151827, Official Records, recorded December 12, 2024.

¹⁴ Decree Settling Account of Executor and of Final Distribution, Book 561 Page 427 of Official Records of the County of Alameda, recorded January 2, 1924.

E. Forderer, the son of former Oakland mayor Joseph F. Forderer and founder of San Francisco-based Forderer Cornice Works.¹⁵ Arthur Forderer worked as the company president after Arthur stepped down.¹⁶ Just six years later, Forderer sells the land to Elizabeth De Bruyn. Elizabeth likely leased out the building to the Smithies family- hosting girl scout community meetings, breeding kittens, and more.¹⁷

After Elizabeth, the Fields family owned the building between 1943 and 1972. Ernest J. Fields was a carpenter, and a member of the local Union 36 in Oakland. The couple lived a long marriage, having gotten married in 1943 in Reno.¹⁸ Ernest passed away in 1972, and the home ownership transfers to Christine, who sold the building to the Brooks family.¹⁹

David Brooks arrived in Alameda by way of Michigan, serving in the Navy as a Chef and Engineer. The family grew up in Alameda, and lived at a number of different addresses before settling down at 1319 Clinton Avenue for about six years.²⁰ In 1982, the Brooks family sold the building to the Bauder family. James N. Bauder was an Oakland native who became Sergeant for the Alameda Police Department.²¹ He retired in 1982 and moved to the Sierras.²²

From 1982, the Torres family owned the building. The Torres family came from guam, and moved to Alameda in the early 1960's.²³ Eloise ran a small shop called E.T.'s Gift Bag, and Antonio "Tony" Torres worked as an educator in higher education and offered after school programs for 4-H.²⁴ He passed away in 2023.

EVALUATIVE FRAMEWORK

In order to effectively evaluate a historic property, the National Register of Historic Places and California Register of Historical Resources criteria must be applied, along with any local listing criteria. In order for something to be eligible for listing in the National and California Registers, said item must be fifty years old for the National Register.

The National Register of Historic Places (NRHP) is the nation's master inventory of known historic resources. It is administered by the National Parks Service (NPS) in conjunction with the State Historic Preservation Office (SHPO). The National Register includes listings of buildings, structures, sites, objects, and districts possessing historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local levels. The National Register criteria and associated definitions are outlined in the National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation. The following is quoted from National Register Bulletin 15:

¹⁵ Deed (Joint Tenancy), Book 794 Page 392 of Official Records, recorded November 15, 1924; "Son of Former Mayor Forderer Recovering," *Alameda Times Star*, November 21, 1908; "About Us," Forderer Cornice Works, <https://www.fordererdoors.com/about-us.html>; "Tin Work Worth Noticing," *Oakland Tribune*, June 24, 1981, 1.

¹⁶ "Old Carriage House to Get New Home," *Oakland Tribune*, July 5, 1962, 5.

¹⁷ "Girl Scout Council to Meet on Wednesday," *Alameda Times Star*, September 11, 1933, 3.

¹⁸ "Couple Fly to Reno to Wed Saturday; Take Respective mothers With Them To Be Attendants at the Ceremony," *Alameda Times Star*, March 30, 1943, 4.

¹⁹ "Obituaries," *Oakland Tribue*, February 7, 1972, 22.

²⁰ "David L. Brooks," *Alameda Times Star*, May 27, 1953, 2; "In Honor of Brooks," *Oakland Tribune*, July 21, 2000, 28.

²¹ "FACULTY," *Oakland Tribune*, September 11, 1973, 20.

²² "James Bauder," Legacy.com, 2013, <https://www.legacy.com/us/obituaries/rqj/name/james-bauder-obituary?id=20171429>.

²³ Adeline Arriola, "Viewing and final Visitation Antonio 'Tony' Torres of Alameda," August, 2023, Patch, <https://patch.com/california/alameda/classifieds/announcements/384928/viewing-and-final-visitation-antonio-tony-torres-of-alameda>.

²⁴ "Fictitious Business Name Statement," *Oakland Tribune*, April 18, 1987, 10; "Education," *Oakland Tribune*, September 24, 1966, 41.

Criteria

Generally, resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed in the National Register provided that they meet the evaluative criteria described below. Resources can be listed individually in the National Register or as contributors to an historic district. The National Register of Historic Places (A-D) and California Register of Historical Resources (1-4) criteria are as follows:

- A/1.** Resources that are associated with events that have made a significant contribution to the broad patterns of history;
- B/2.** Resources that are associated with the lives of persons significant in our past;
- C/3.** Resources that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or
- D/4.** Resources that have yielded or may likely yield information important in prehistory or history.²⁵

Historic Integrity

When evaluating a resource for the NHRP or CRHR, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets the criteria for significance and it possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance.

The following seven aspects define historic integrity:

- **Location.** The place where the historic property was constructed or the place where the historic event occurred.
- **Design.** The combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting.** The physical environment of a historic property.
- **Materials.** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship.** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling.** A property's expression of the aesthetic or historic sense of a particular period of time.
- **Association.** The direct link between an important historic event or person and a historic property.²⁶

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance. Comparisons with similar properties should also be considered when evaluating integrity as it

²⁵ Cultural Resources staff, National Register Bulletin: *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, rev. 1991, 1995, 1997). https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

²⁶ National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*

may be important in deciding what physical features are essential to reflect the significance of a historic context. If a property is determined to not be eligible or individual listing on the NRHP or CRHR, then it will not be evaluated for historic integrity.

EVALUATION FINDINGS

NRHP/CRHR Criterion A/1: Events

1319 Clinton Avenue has been the home of a number of families. None have had a considerable impact on the history of the broader community, and no historic events have taken place at the house. The association with Arthur J. Forderer, while the son of a former Oakland mayor and president of a company, does not qualify the house for historic significance. Their impact on the broader community cannot be measured beyond their economic contributions as the head of Forderer Cornice Works, and while Forderer Cornice Works may be historically significant, the significance is best tied to Joseph Forderer, the company founder and long-time president, rather than Arthur Forderer.

Based on current documentation, the building is not eligible for consideration for listing under Criterion A/1.

NRHP/CRHR Criterion B/2: Persons/People

A number of families and people have lived at 1319 Clinton Avenue. The house, in addition to serving as a primary home for a number of families throughout the 20th century, none of the owners or tenants investigated are historically significant. Arthur E. Forderer, while the president of Forderer Cornice Works, did not found the company and is not associated with pioneering or community development. Arthur only owned the building for around six years, meaning potential significance beyond being the original builder is tenuous at best.

Based on current documentation, 1319 Clinton Avenue is not considered eligible for individual historic recognition. The house is not eligible for individual historic recognition under Criterion B/2.

NRHP/CRHR Criterion C/3: Design and Construction

In order to be eligible for listing under Criterion C/3, the property must embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction.

1319 Clinton Avenue does not embody the distinctive characteristics of a type, period, or method of construction. Its vernacular style does not clearly communicate a set of distinctive characteristics of a type, period, or method of construction. The arched entryway and bay window indicate an early/mid 20th century style, but the replacement to the roof, the stucco siding, and the vinyl windows detract from a clear style and period. The property does not represent the work of a master, as it was built by a local with no other record of involvement in architecture or building beyond working for Forderer Cornice Works.

Because on the current documentation, the building is not eligible for consideration under Criterion C/3.

NRHP/CRHR Criterion D/4:

The subject building does not appear to be significant as a source, or a likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. As such, the building does not appear to be eligible for the NRHP or CRHR under Criterion D/4.

City of Alameda Historical Buildings Study List Evaluation Criteria

Architectural Significance

As previously noted, the style of the building is not historic. It is fairly commonplace among the area, as its materials, construction type, and style present among other Alameda buildings. As a result, the building is not recommended eligible for recognition on the City of Alameda Historical Buildings Study List.

Historic Integrity

According to National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*, “Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.”²⁷ Since the property at 1319 Clinton Avenue was not found to exhibit historic architectural or design significance, evaluation of the building’s integrity is unnecessary, as there is no area of significance to tie to historic integrity.

Historic Significance and Integrity Conclusion

As a result, the building is not historically significant and does not have historic integrity. The building does not meet any NRHP/CRHR Criterion, and does not hold any architectural significance or design integrity as outlined in the City of Alameda Historical Buildings Study List Evaluation Criteria. Because 1319 Clinton Avenue was not found to exhibit historic architectural or design significance, the building was not evaluated under the seven aspects of integrity, as no area of historic significance means there is no historic integrity.

²⁷ National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*.

BIBLIOGRAPHY

General Sources

Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 2* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

Arriola, Adeline. "Viewing and Final Visitation Antonio 'Tony' Torres of Alameda," August 2023. *Patch*.
<https://patch.com/california/alameda/classifieds/announcements/384928/viewing-and-final-visitation-antonio-tony-torres-of-alameda>.

City of Alameda. "Historical Preservation: Historic Buildings Study List."
<https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Planning-Division/Historic-Preservation#HBSL>.

City of Alameda Planning Department. *City of Alameda: Historic Preservation Element*, May 6, 1980, 5-9.

Cultural Resources Staff. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. National Park Service, 1990, rev. 1991, 1995, 1997.
https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

Forderer Cornice Works. "About Us." <https://www.fordererdoors.com/about-us.html>.

Legacy.com. "James Bauder," 2013. <https://www.legacy.com/us/obituaries/rgj/name/james-bauder-obituary?id=20171429>.

National Register Bulletin. *How to Apply the National Register Criteria for Evaluation*. National Park Service, 1990, rev. 1991, 1995, 1997.
https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

"Voter Registration Lists, Public Record Filings, Historical Residential Records, and Other Household Database Listings." Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

Year: 1940; Census Place: Alameda. Alameda, California; Roll: m-t0627-00183; Page: 2A; Enumeration District: 1-28.

Newspapers

“Couple Fly to Reno to Wed Saturday; Take Respective Mothers with Them To Be Attendants at the Ceremony.” *Alameda Times Star*. March 30, 1943..

“David L. Brooks.” *Alameda Times Star*, May 27, 1953.

“Fictitious Business Name Statement.” *Oakland Tribune*, April 18, 1987.

“FACULTY.” *Oakland Tribune*. September 11, 1973.

“Girl Scout Council to Hold Meeting Tomorrow.” *Alameda Times Star*. August 15, 1933.

“Girl Scout Council to Meet on Wednesday.” *Alameda Times Star*. September 11, 1933.

“Obituaries.” *Oakland Tribune*. February 7, 1972.

“Old Carriage House to Get New Home.” *Oakland Tribune*. July 5, 1962.

“Son of Former Mayor Forderer Recovering.” *Alameda Times Star*. November 21, 1908.

“Tin Work Worth Noticing.” *Oakland Tribune*. June 24, 1981.

Title/Deed Sources

Decree Settling Account of Executor and of Final Distribution. Book 561 Page 427 of Official Records of the County of Alameda, recorded January 2, 1924.

Deed (Joint Tenancy). Book 4351 Page 422. Official Records. Recorded May 3, 1943.

Deed (Joint Tenancy). Book 794 Page 392. Official Records. Recorded November 15, 1924.

Deed (Joint Tenancy). Book 4351 Page 422. Official Records. Recorded May 3, 1943.

Individual Grant Deed – Trust Transfer. Instrument Number 2022179774. Official Records. Recorded November 1, 2022.

Individual Joint Tenancy Deed. Reel 3136 Image 651, Official Records. Recorded May 22, 1972.

Grant Deed. Instrument Number 82-187297. Official Records. Recorded December 9, 1982.

Grant Deed. Instrument Number 2024151827, Official Records. Recorded December 12, 2024.

Affidavit Death of Joint Tenant. Reel 3088 Image 901. Official Records. Recorded March 23, 1972.

Filename: 102025_1319 Clinton-HRE-95_ Draft.docx
Directory: /Users/Joe/Library/Containers/com.microsoft.Word/Data/Documents
Template: Normal.dotm
Title: MEMORANDUM
Subject:
Author: GA, Inc.
Keywords:
Comments:
Creation Date: 10/20/25 1:21:00 PM
Change Number: 2
Last Saved On: 10/20/25 1:21:00 PM
Last Saved By: Joseph van den Berg
Total Editing Time: 0 Minutes
Last Printed On: 10/20/25 1:21:00 PM
As of Last Complete Printing
Number of Pages: 19
Number of Words: 4,559 (approx.)
Number of Characters: 25,625 (approx.)