

Henry Dong

From: Henry Dong
Sent: Wednesday, May 5, 2021 2:20 PM
To: Nancy McPeak
Subject: FW: [EXTERNAL] Alameda Federal Center

From: Jane Lehman - 9PCD [<mailto:jane.lehman@gsa.gov>]
Sent: Monday, May 3, 2021 3:59 PM
To: Allen Tai <ATai@alamedaca.gov>
Cc: Anita Lee - 9PZ <anita.lee@gsa.gov>; Natalie Loukianoff <natalie.loukianoff@gsa.gov>
Subject: [EXTERNAL] Alameda Federal Center

Hi Allen,

I noticed that the Alameda Federal Center is on your agenda again for the Historic Advisory Board's May 6 meeting. I just wanted to make sure that you have all the information you need from GSA. Really the only pertinent document we have is the 1996 Page & Turnbull report and the meat of that document is only 2-3 pages long and I believe you now have a copy of it.

The facts as I understand them are:

1. In 1978 Alameda Federal Center was included in Alameda's Historical Buildings Study List. It stated that there was potential historical merit, but further study was required.
2. In 1996 GSA prepared Historic Building Preservation Program (HBPP) documents for the Alameda Federal Center which stated that the site had historical significance, but there had been so many alterations and demolitions over the years that there wasn't much integrity.
3. In 2003 a Section 106 action by GSA determined that the entire Alameda Federal Center was not eligible for the National Register. This determination was based on the 1996 HBPP. SHPO concurred in writing.
4. Based on these results GSA demolished half of the buildings in the remaining complex and transferred the southern portion of the property to the East Bay Regional Park District on 11/9/2015.
5. Federal tenants continued to use the buildings on the northern portion of the property until approx. 2016.
6. Around 2018 the property was leased to Alameda Point Collective (APC), through Health and Human Services, for use under the McKinney Homeless Act. The property was not transferred outright at that time because APC was working on getting full funding for its complete project. APC's most recent plan, which is pending HHS's approval, is to demolish all remaining buildings and construct new facilities: a 50-bed Medical Respite Center; and 100 studio apartments (permanent supportive housing services for homeless seniors).
7. In anticipation of its upcoming project, APC recently requested that it be delisted from the Alameda Historical Buildings Study list. Based on this request, Alameda Historical Advisory Board asked GSA for a copy of the 1996 Building Preservation Plan, which we provided.

Intact, the property would have been eligible as a district for its role as a maritime training facility. However, much of the facility (approx 90 acres originally) was sold off and demolished in the early 1960s, including many of the primary character-defining elements such as the parade ground, indoor swimming pool, seamanship building, night-vision classroom, anti-aircraft building, the mast assembly, the pier, auditorium, etc. Of the

buildings on the remaining 7.6 acres that were transferred to GSA in 1961, half of those buildings were subsequently demolished by the time GSA transferred property to the park district in 2015. All that's left now is the Engineering Building, a 1.5 story utility building, and a portion (half of it was demolished to make way for surface parking in 2015) of the Barracks Building, a 2 story former residential building that was converted into offices 50 years ago.

I don't believe that any recent actions warrant re-opening of the federal 106 process. The property was determined not eligible back in 2003 based on its lack of integrity. And after demolition of so many remaining buildings, we know the integrity has not improved. In my professional opinion, this property is not eligible for the National Register.



Sincerely,

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