

**From:** [Christopher Buckley](#)  
**To:** [City Clerk](#)  
**Subject:** [EXTERNAL] Proposed demolition of buildings at 620 Central Avenue - -Item 6-G for the "Continued June 15, 2021 City Council Meeting" on 7-6-21 City Council agenda  
**Date:** Thursday, July 1, 2021 2:33:21 PM  
**Attachments:** [We sent you safe versions of your files.msg](#)  
[2021-5-6. 620CentralAv--ProposedDelistingFromHBSL.HAB.Fnl.pdf](#)

---

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

---

Please include the attached May 5 Alameda Architectural Preservation Society letter in the "correspondence" files attached to the City Council staff report for the subject agenda item. Although the letter was written for purposes of the Historical Advisory Board's 5-6-21 meeting and was previously provided to the City Council, the letter is a part of the overall record and should be included in the correspondence for the sake of completeness.

Christopher Buckley, Chair  
Preservation Action Committee  
Alameda Architectural Preservation Society



May 5, 2021

(By electronic transmission)  
Historical Advisory Board  
City of Alameda  
2263 Santa Clara Avenue  
Alameda, CA 94501

**Subject: Proposed delisting of 620 Central Avenue (originally the U.S. Maritime Officers Training School) from the Historical Building Study List - - (Item 7-A on Historical Advisory Board's May 6, 2021 Agenda)**

Dear Boardmembers:

The Alameda Architectural Preservation Society (AAPS) would like to thank planning staff for arranging preparation of the Memorandum of Opinion by Page and Turnbull for the subject property that updates Page and Turnbull's original 1996 reports. **However, the Memorandum's application of the National and California Registers' integrity standards to a local register inappropriately preempts the HAB's discretion to interpret the Historic Preservation Ordinance's more flexible Historical Monument and Study List eligibility criteria, including the integrity criteria.**

The Memorandum offers the opinion that the buildings on the subject property are not eligible as Alameda Historical Monuments nor for the Study List, primarily due to lack of integrity related to alterations. However, the Memorandum correctly notes on pp. 12-16 that the City's guidance (including presumably the City's Historic Preservation Ordinance, which sets forth the criteria for Historical Monument and Study List eligibility) "does not *clearly state* (emphasis added) criteria for significance or thresholds for integrity necessary for designation of properties as Historical Monuments" and that "in the absence of explicit local guidance" the Memorandum is based on the California and National Register integrity criteria.

Of the buildings on the subject property, Building 1 (Engineering Building) and Building 2 (Mess Hall and Barracks) appear to be the most significant. As described in more detail on pp4-6 of the Memorandum, the exterior alterations to these buildings appear mostly limited to painting the original asbestos shingle siding, replacing the windows, demolition of three of Building 2's six wings with related alterations to the remaining three wings, replacing some exterior stairs and doors and, for Building 1, infill of the dock area, conversion of the original full height clerestory shop space to the current 1 1/2 story configuration, conversion of another shop space to a loading and receiving area and demolition of a boiler room.

Despite these changes, comparison of 1940s photos with the current condition of the buildings indicates that the remaining portions of the buildings retain most of their original appearance and, given their size and proximity, still convey a sense of a large scale complex. In consideration of this, and given the importance of the complex to Alameda's role in World War II and the Korean War and the flexibility of Alameda's Historic Preservation Ordinance's Study List eligibility criteria, **the case can be made that the buildings are still eligible for a purely local historic register such as the Study List and even as part of a Historical Monument**, which could also include the important surviving offsite buildings, such as the Seamanship Building (aka "Boat Building").

We would like to emphasize that the primary issue before the HAB on May 6 is whether the subject buildings are still eligible for the Study List. It is outside the HAB purview to address issues such as the buildings' economic viability or the appropriateness of any facility that might replace them if the buildings are demolished.

Thank you for the opportunity to comment. Please contact us if you would like to discuss these comments.

Sincerely,

Karen Lithgow, President  
Alameda Architectural Preservation Society  
510-846-7288  
[karenlithgow@sbcglobal.net](mailto:karenlithgow@sbcglobal.net)

Christopher Buckley, Chair  
Preservation Action Committee  
Alameda Architectural Preservation Society  
510-523-0411  
[cbuckleyaicp@att.net](mailto:cbuckleyaicp@att.net)

By electronic transmission:

cc: Allen Tai and Andrew Thomas - - Planning, Building and Transportation Department  
Mayor and Councilmembers  
AAPS Board and Preservation Action Committee  
Doug Biggs, Alameda Point Collaborative

**From:** [Steve Haines](#)  
**To:** [Marilyn Ezzy Ashcraft](#); [Malia Vella](#); [Tony Daysog](#); [Trish Spencer](#); [John Knox White](#)  
**Cc:** [City Clerk](#)  
**Subject:** [EXTERNAL] File No. 2021-992 Call for Review of HAB decision  
**Date:** Thursday, July 1, 2021 12:11:53 PM

---

Mayor and Councilmembers,

Please respect the decision of the Historic Advisory Board to allow demolition of six buildings at the Alameda Federal Center so the McKay Avenue Wellness Center can complete its building program. As a retired architect, I can confirm the HAB rightfully recognizes the absence of historical importance the six buildings possess. The State Historic Preservation Officer and the General Services Administration have previously concluded the site was ineligible for listing on the National Register of Historic Places.

Please do not let McKay Avenue Wellness Center be delayed or denied by your vote. Councilmembers Spencer and Daysog are providing opportunities for opponents of the Center to be heard. After the public hearing closes, after giving your consideration to all points of view, please do the right thing by approving the Historic Advisory Board's Certificate of Approval.

Stephen Haines  
5 Kingsbury Court  
Alameda, CA 94501



**From:** [Marie Kane](#)  
**To:** [City Clerk](#); [theresa.ritta@psc.hhs.gov](mailto:theresa.ritta@psc.hhs.gov); [Linda.L.Landers@hud.gov](mailto:Linda.L.Landers@hud.gov); [Title5@hud.gov](mailto:Title5@hud.gov)  
**Cc:** [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#); [editor@alamedasun.com](mailto:editor@alamedasun.com)  
**Subject:** [EXTERNAL] Historical Property at 620 Central Avenue, Alameda, CA  
**Date:** Thursday, July 1, 2021 9:03:16 AM

---

Dear City Council Members, GSA and HHS,

Re: 7/6/21 5pm City Council Meeting, Item 6-G

I was very disturbed to hear of the possible demolition of the WWII era historical property at 620 Central Avenue. I have been a resident of Alameda since 1965. As a local realtor for 48 years, I have noted the respect of our citizens and our prior City Councils for the historic properties of our city. I hope you consider that protection and respect as an important part of your job.

Reuse of these buildings, not demolition, was a significant part of what our citizens voted for in approving the current project for the site. My partner, Alan Boyd Case, who was a Merchant Marine sea captain and a veteran, noted and felt strongly about the Merchant Marine training facility and its important contribution to our country during World War II.

Please do not wipe away this important part of our nation's history. Reuse the buildings, not demolish as was the plan presented and voted on by the citizens of Alameda.

Thank you very much,  
Marie Kane  
510-410-6058

**From:** [Ammonitee](#)  
**To:** [City Clerk](#); [Marilyn Ezzy Ashcraft](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#); [Malia Vella](#)  
**Subject:** [EXTERNAL] July 6, 2021 Agenda item 6-G, 620 Central Avenue  
**Date:** Tuesday, June 29, 2021 10:22:30 PM

---

Dear City Council,

re : historic Merchant Marine buildings located at 620 Central Ave.

The voters were presented with the re-use of existing buildings, not demolition.  
If you are going to vote for demolition, please explain how you assume the authority to make that determination without voter approval.

Please describe the process each of you have undertaken to evaluate demolition for these buildings, particularly in light of the information pertaining to their significance, and the City of Alameda's dedication to preserve the unique and historic character of the island.

With respect to our city's commitment to Green House Gas Reduction and reduction of waste in general, please provide your analysis, assessment, and calculations, in comparing the re-use of existing buildings versus demolition.

Thank you,  
Fey Adelstein

**From:** [JayG](#)  
**To:** [Lara Weisiger](#)  
**Subject:** [EXTERNAL] Does a Conflict of Interest require recusal?  
**Date:** Tuesday, June 29, 2021 3:42:46 PM

---

Good afternoon, Lara.

I would appreciate it if you would forward the message below to Councilmember Knox-White and to the other members of the Council, the City Manager, and the City Attorney. In addition, I believe it should be included in the correspondence folder regarding Item 6G on the Council's July 6<sup>th</sup> agenda.

Thank you.

Jay Garfinkle

---

This is an open letter to Councilmember John Knox-White regarding the review of the Historic Advisory Board's decision to recommend authorization for destruction of the historic buildings that comprised a major portion of the former Maritime Officers Training Center located at McKay and Central Avenues.

June 29, 2021

Dear Councilmember Knox-White:

I have been informed by people who have followed this issue much longer than I that you were on the board of directors of the Alameda Point Collaborative, the applicant wishing to destroy the buildings. In addition, you were a major lobbyist for the Council's ballot measure that allowed for the zoning change that would permit reuse and repurposing of the buildings for admittedly worthwhile community services be provided by the applicant.

I've also been told that not only did you lobby for the drafting and passage of the ballot measure but that you contributed several hundred dollars to the campaign which was supporting its passage.

Assuming the above information to be correct, I believe it would be disingenuous for anyone to argue that you do not have a personal interest in the outcome of the Council's review of the HAB's recommendation to authorize destruction of the remaining buildings.

I, and I believe most other people, would consider your long term participation and personal interest in this matter to constitute a conflict of interest which should warrant your recusal from the discussion and voting on this issue which is scheduled as Agenda Item 6G for consideration by the Council on July 6<sup>th</sup>.

I am writing to recommend and request such recusal.

Jay Garfinkle

# Schedule A Monetary Contributions Received

Amounts may be rounded  
to whole dollars.

SCHEDULE A

Statement covers period		<b>CALIFORNIA FORM 460</b>
from	03/24/2019	
through	06/30/2019	Page <u>3</u> of <u>16</u>

SEE INSTRUCTIONS ON REVERSE

NAME OF FILER We Care Alameda Yes on A/No on B	I.D. NUMBER 1415810
---	------------------------

DATE RECEIVED	FULL NAME, STREET ADDRESS AND ZIP CODE OF CONTRIBUTOR (IF COMMITTEE, ALSO ENTER I.D. NUMBER)	CONTRIBUTOR CODE *	IF AN INDIVIDUAL, ENTER OCCUPATION AND EMPLOYER (IF SELF-EMPLOYED, ENTER NAME OF BUSINESS)	AMOUNT RECEIVED THIS PERIOD	CUMULATIVE TO DATE CALENDAR YEAR (JAN. 1 - DEC. 31)	PER ELECTION TO DATE (IF REQUIRED)
3/25/2019	John & Jennifer Knox White Alameda CA 94501	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	Planner/Editor SFMTA/Gagosian Gallery	250.00	500.00	
3/26/2019	Logan DeLey Alameda CA 94501	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	Research Scientific Learning Corp	100.00	100.00	
3/30/2019	Kelly Williams Alameda CA 94501	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	Project Manager Manson Construction	100.00	100.00	
3/30/2019	Patricia Hinz Alameda CA 94501	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	Art Studio Owner Self Employed	100.00	100.00	
4/1/2019	Jody Bhalla Alameda CA 94502	<input checked="" type="checkbox"/> IND <input type="checkbox"/> COM <input type="checkbox"/> OTH <input type="checkbox"/> PTY <input type="checkbox"/> SCC	Parent N/A	100.00	100.00	
<b>SUBTOTAL \$</b>				650.00		

## Schedule A Summary

- Amount received this period – itemized monetary contribution  
(Include all Schedule A subtotals.) ..... \$ 6,667.00
- Amount received this period – unitemized monetary contributions of less than \$100 ..... \$ 1,544.00
- Total monetary contributions received this period.  
(Add Lines 1 and 2. Enter here and on the Summary Page, Column A, Line 1.) ..... **TOTAL \$** 8,211.00

\*Contributor Codes  
IND – Individual  
COM – Recipient Committee  
(other than PTY or SCC)  
OTH – Other (e.g., business entity)  
PTY – Political Party  
SCC – Small Contributor Committee

February 2013

Dear Friend,

**Board of Directors**

Mark Landes  
*Chair*  
Paula Swanson  
*Vice Chair*  
Jim Ahrens  
*Treasurer*  
Michele McGarraugh  
*Secretary*  
Judith Altschuler  
Kathryn Sáenz Duke  
John Knox White  
Keith McCoy  
Jessica Nelson  
Gene Oh  
Eileen Rice  
Jane Watson  
H.S. Zulu

**Executive Director**

Doug Biggs

Each year, Alameda Point Collaborative (APC) invites the community to join us for an afternoon Garden Party to raise funds for our supportive housing community. APC is home to 500 formerly homeless parents, children, seniors and veterans who would otherwise not have a stable place to call home. In addition to safe and affordable housing, APC provides its residents with the tools and resources to help each individual reach his or her highest level of self-sufficiency.

**I am writing to ask for your support of the Garden Party, as well as our efforts to help APC residents make life-long change.** Your sponsorship will enable us to continue to provide a robust workforce development program, counseling services, and a specialized education and enrichment program for the 300 children and youth in our community. The Garden Party will be held on Sunday, May 19 from 3pm - 6pm at Ploughshares Nursery in Alameda.

Ploughshares Nursery is a social enterprise business of APC as well as a job training site for APC residents. Adjacent to Ploughshares is APC's urban farm and Farm2Market Project. The farm crew, made up of APC resident trainees, produces thousands of pounds of fresh produce that is sold to local restaurants and families, and provides an important food resource for APC households. Event attendees will enjoy a farm-to-table menu featuring food grown right in our community.

I hope that you will take a moment to review the attached information about APC and event sponsorship opportunities. If you have any questions about the event, sponsorship, or Alameda Point Collaborative, please do not hesitate to contact me at 510-898-7849 or [dbiggs@apcollaborative.org](mailto:dbiggs@apcollaborative.org). Please note the March 15 deadline to have your business name and/or logo included in our print invitation.

Sincerely,

Doug Biggs  
Executive Director

HARRY A  
BRUNO  
A I A

77 JACK LONDON SQUARE OAKLAND, CALIFORNIA 94607 444-8700  
ARCHITECT

HARRY A. BRUNO, F.A.I.A.

A.B. in Architecture, University of California, Berkeley

Licensed Architect, State of California - #C 296

Member, College of Fellows, American Institute of Architects.

Architectural Practice:

1937-1942	Private practice - Oakland
1942-1943	On-site Architect, Merchant Marine Training Station, Alameda, California
1943-1945	Refinery design, Bechtel Corporation and Union Oil Co.
1945 to date	Private practice - Oakland

Projects:

Sea Wolf Restaurant - Jack London Square, Oakland  
Goodman Hall - Jack London Square, Oakland  
The Boatel - Jack London Square, Oakland  
Port of Oakland Building - Jack London Square, Oakland  
Grotto Restaurant - Jack London Square, Oakland  
"77" Office Building - Jack London Square, Oakland  
Metropolitan Yacht Club - Jack London Square, Oakland  
The Mast Restaurant - Jack London Square, Oakland  
El Cerrito City Library - El Cerrito  
El Cerrito Fire House - El Cerrito  
District Sales Office Buildings - Union Oil Company  
Ticket Offices - United Air Lines  
Pacific Employers Insurance Building - Oakland  
Atlast-Pacific Manufacturing Co. Plant - Emeryville  
Santa Fe School - Oakland  
Jefferson School - Oakland  
Student Union Building - Diablo Valley College  
Student Union Building - Contra Costa College  
Golf Club House - Alameda  
Title Insurance & Trust Building - Oakland  
Firehouse #19 - Shafter Avenue, Oakland  
Trans International Airlines Building - Oakland



# JACK LONDON SQUARE



## Harry Bruno

**F**loating down the Oakland estuary on your way back home, conversation often as not turns to the many sights on the Oakland waterfront. One of the highlights of the waterfront is Jack London Square, which has become as much a part of Oakland as Fisherman's Wharf is of San Francisco.

But did you ever wonder how Jack London Square got that way? Begun 35

years ago, the area that is now Jack London Square was nothing but a run down waterfront. It took people of vision to make it what it is today, a place of enjoyment for boaters and landlubbers alike.

### And in the beginning

Back in 1951, Oakland's Board of Port Commissioners decided to clean up the unsightly, run-down waterfront area at the foot of Broadway. What to do?

San Francisco's Fisherman's Wharf had become a dining and tourist attraction — so why couldn't we do something similar (and better, naturally!)? The policy makers insisted that it should not develop into a place with a carnival, honky-tonky atmosphere, but rather should appeal to everyone — on land and on water.

Drooping over the Estuary's edge were two old restaurants, the Planter's Dock and the old

Grotto. The "Dock" was located just west of the foot of Broadway. When the Port made a modest raise in its rent, the Dock's owner moved his operation to a hillside site in Lafayette, and the era of the Bow and Bell took over with Boots Erb and Jackie Jensen as the new owners. Years later, the bell tolls for the "Bow".

The old Grotto was located at the foot of Franklin Street, just north of its present location. It was a most popular,

informal watering (?) hole, specializing in seafood and fellowship — a tradition that still exists.

The area was dominated by the huge Haslett Warehouse building. The Strable Hardwood Lumber Company was located on 1st Street (now Embarcadero) between Washington and Clay streets. Let's go back in time and start strolling over by Hogan Lumber Company's yard (now Jack London Village). Proceeding westward, we pass through the cluttered yard of a small boat repair company, then past a dilapidated old wharf. Next comes the Port's truck repair garage concrete building, which now abuts the present Metropolitan Yacht Club building.

Along the east side of the existing concrete dock was a long structure extending from the First and Last Chance Saloon to the outer end of the dock. The north half later became the 77 Office building. On the other side of the dock was a large warehouse — demolished circa 1951. Across the

adjacent basin was the old Grotto and westward was an old dock and warehouse, the present site of Scott's (nee Seawolf).

Proceeding westward, we see the Nickel Ferry slip, which became the fireboat slip and firehouse. The old Clay Street dock and warehouse formed the west boundary of the proposed Square.

What a mess!

### Out of the mud...

A new project needs a catchy name — something that has a romantic ring, an historical connotation. After much discussion Jack London Square was selected, as this was the site of the building of his

boat, the *Snark*, and of his revelry with his pals at the First and Last Chance Saloon.

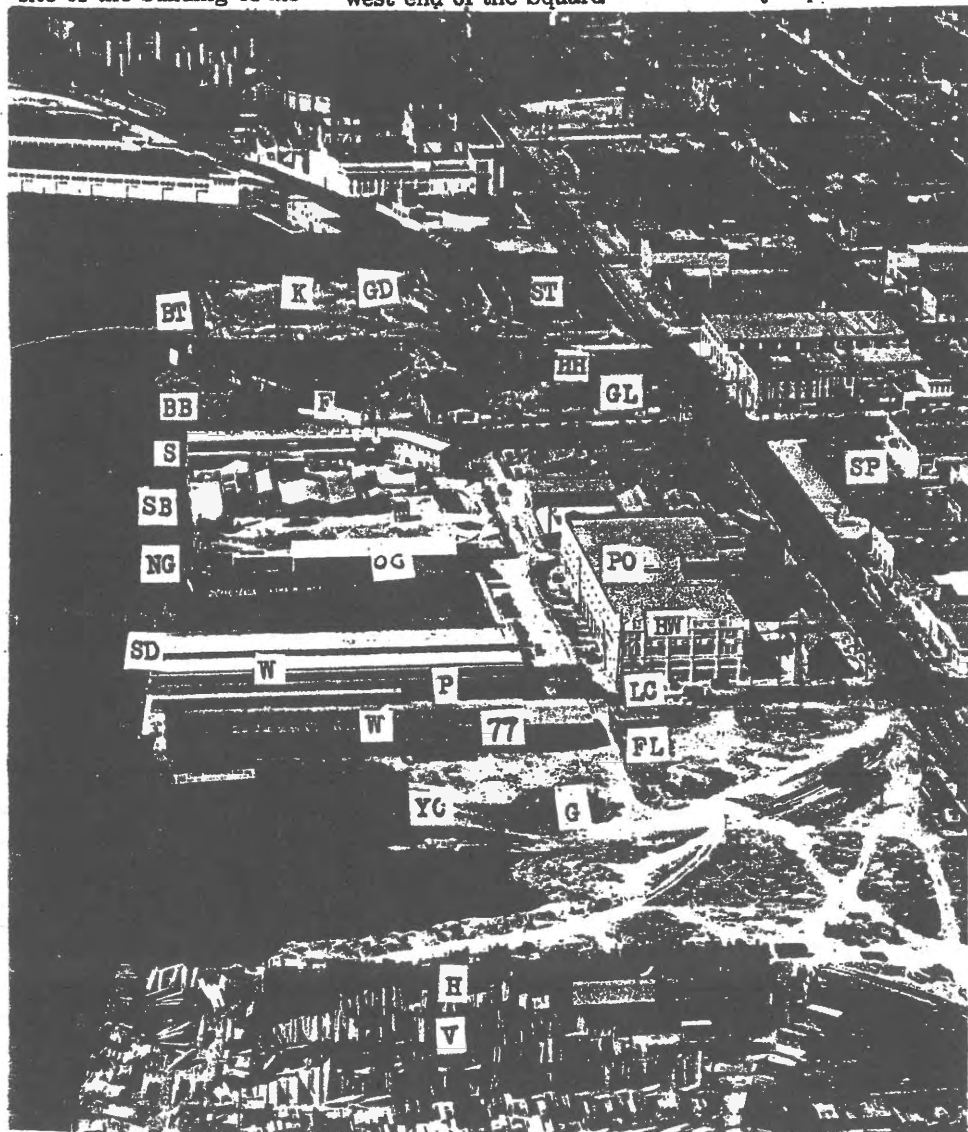
Three local families, the Puccinis, the Cotellas, and the DeBarnadis, decided to take a gamble on a new restaurant, which they named the Sea Wolf after the famed London's story. The Port built a new concrete dock and the Sea Wolf was completed in 1952. After thirty-three years of successful operation, it was sold and the new owner changed the time-honored name to Scott's.

Next came the KTVU building and Goodman's Banquet Building at the west end of the Square.

Both have been demolished to make room for a proposed large development. At the same time, the Port started remodeling the old Haslett Warehouse to be its office building. A sizeable portion of its east wing had been demolished in order to make room for a new tube to Alameda.

### The Marina

The Port now had its land development program well under way, but the water portion was still an eyesore. They decided that a marina would be an attractive solution, so they commissioned the Tudor Engineering Co. to make a feasibility report. Bids



- G. Port Garage
- SP. SP Depot
- HH. Hiring Hall
- BB. Bow & Bell
- St. Strable Lumber Co.
- S. Scott's (Seawolf)
- H. Hogan Lumber Co.
- W. Old Warehouse
- OG. Old "Grotto"
- HW. Haslett Warehouse
- F. Fire House
- K. KTVU
- GD. Goodman Hall
- FL. 1st & Last Chance
- V. Jack London Village
- YC. Metropolitan Yacht Club
- 77. "77" Office Bldg.
- NG. New "Grotto"
- P. Pescatore Restaurant
- SD. "Salty Dog"
- PO. Port Office Bldg.
- BT. Boatel
- GL. Gallagers
- MA. Marina
- LC. London's Cabin





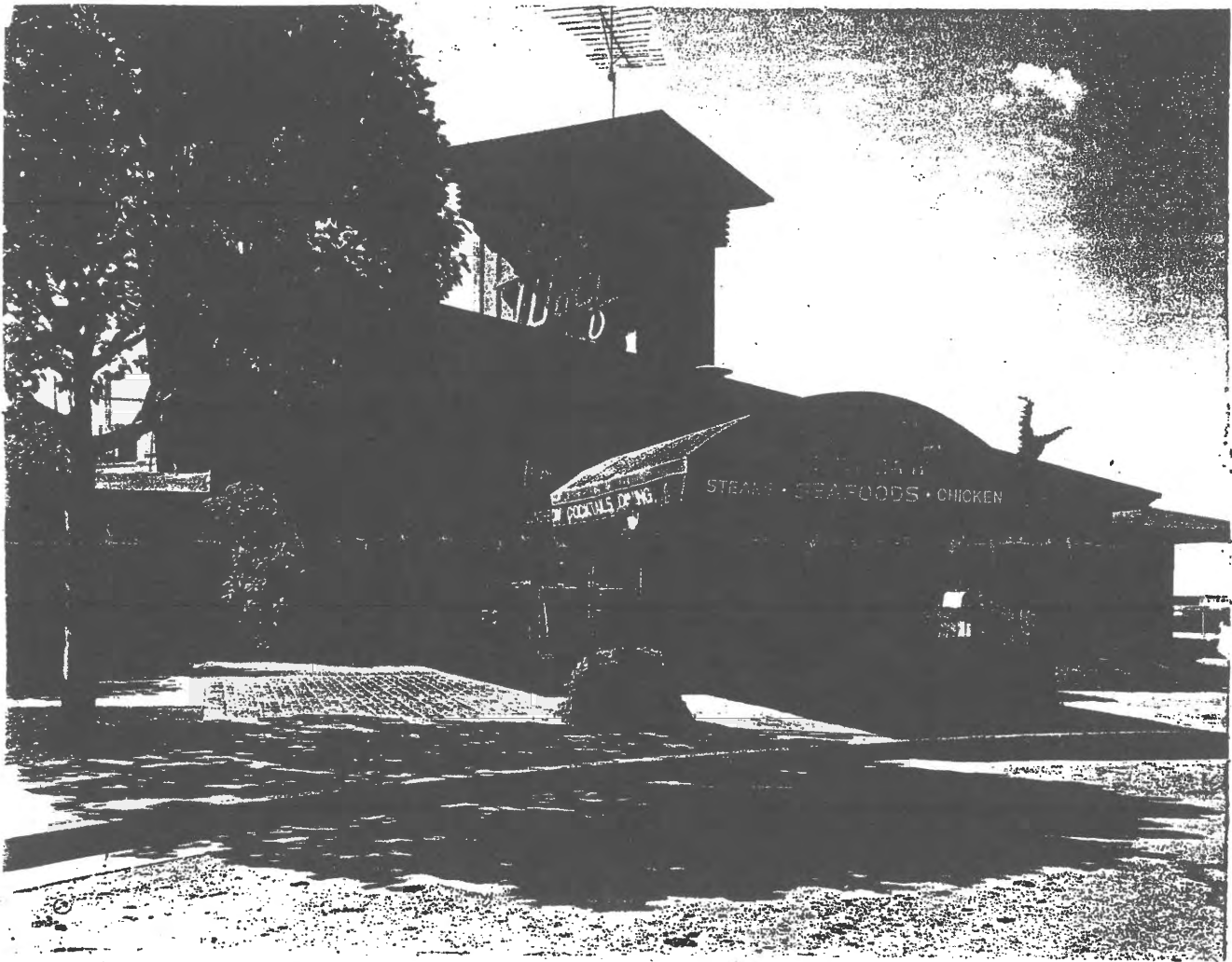
JACK LONDON'S RUMPUS ROOM

were advertised and Mardeco Inc. was awarded a lease to build and operate the marina. Most banks took a dim view of financing such a project so the marina principals, Ollie Meek, Peter Hurst, Ed Thrall and myself, had to personally finance and build the West Basin. Ed Thrall dropped out in order to devote all his efforts to his boat brokerage business. Clyde "Buzz" Gibb and Bob Rehfield were enlisted for their financial know-how.

The West Basin was finished and included the

gas dock. Soon followed the Center and East Basins, and the gas dock was moved to its present location at the end of the Webster Street dock. A small structure was built there to house the Spice Box, a minicountry store that handled sandwiches, beer, soft drinks and a variety of sailor goodies. Not only does this store (now called the Salty Dog) serve the boater's needs, but it is popular with neighborhood brown-baggers who enjoy basking on the dock.

The 77 Office Building is the result of an



THE "SEAWOLF" (NOW "SCOTT'S") FIRST NEW BUILDING ON THE SQUARE

afterthought. Mardeco's contract with the Port called for the long warehouse from First and Last Chance to the end of the dock to be demolished in two stages. Stage one called for the removal of the over-water half. While using the on-land portion as a workshop, we came to the conclusion that the building might be remodeled into an office building. The lower chords of the roof trusses were located about halfway up from the floor-to-ceiling of the proposed 2nd floor, eliminating an interior corridor. This problem was solved by having office entrances from a perimeter exterior balcony.

The eastern portion of the Marina property became a boat repair facility with a boat comporter, a shop, and a

large boat yard. This activity has been greatly reduced, looking forward to a more efficient use for this valuable property. Boat brokerage is located in a small building by the Webster Street dock.

Buzz Gibb is now the sole owner of the Marina, having bought the interest of the other principals.

### The Boatel

For the first ten or twelve years of existence, the Square consisted mainly of eating establishments. Gibb, developer of the Thunderbird and Ponderosa motel chains, approached the Port with the startling idea of adding a different attraction, a waterfront motel. Dud Frost, Executive Director and his assistant Ben Nutter, studied the



THE "SHOWBOAT"  
THE OLD "GROTTO"

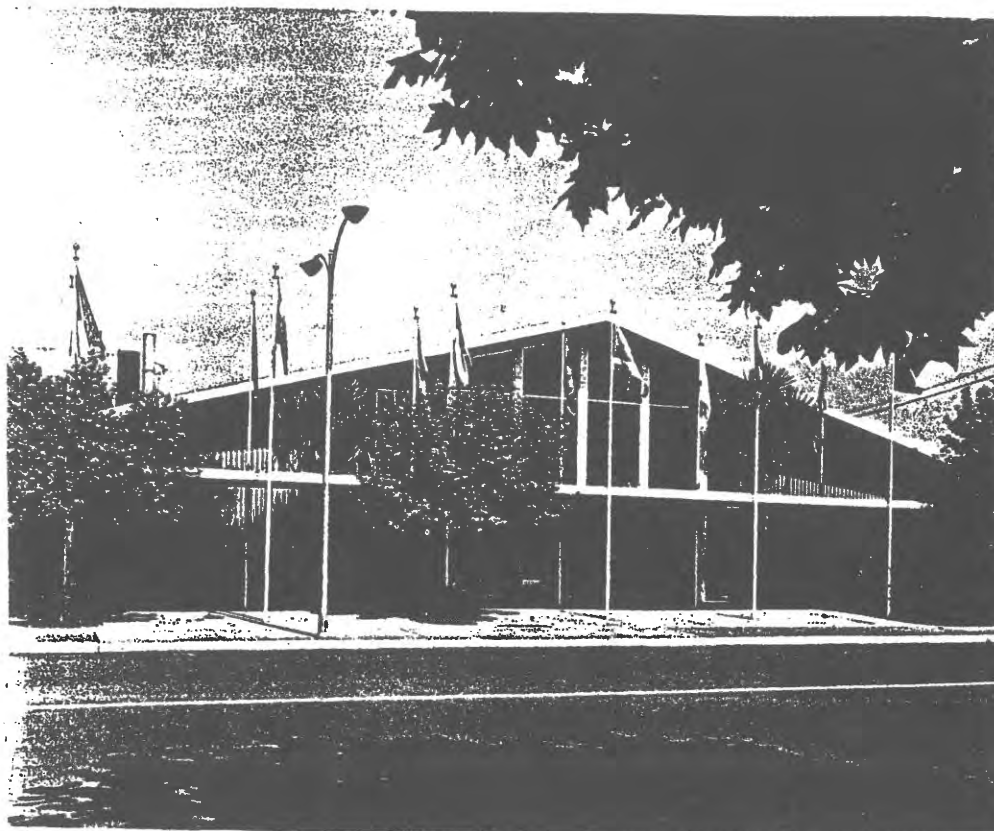
"BOW & BELL"  
THE "SEAWOLF"

sketches and arrived at the idea that this would indeed add a new dimension to the Square's activity. Bids were advertised, attracting three or four bidders, and Gibb was the successful

bidder. It was 1964 and the building was partially completed — just enough to have presidential candidate Nelson Rockefeller as its first guest. The construction of the swimming pool posed a difficult problem as its bottom was below the estuary water level at high tide. What an opening day (and night)!

Next followed the construction of the new Grotto at its present site, overhanging the water at the foot of Franklin Street. The three owners, Mike Stipic, Tony Markovich and Andy Franichevich, expressed a preference for the building to have a New England flavor, so we combined waterfront contemporary and Cape Cod styles — hence the widow's walk tower with its flashing light. I've never seen a nervous widow pacing up there, but the flashing light has been a beacon that guides weary sailors to their berths (or the Grotto rum keg).

Traditionally, a marina includes a yacht club. The young Metropolitan Yacht Club had to vacate its



THE LATE GOODMAN'S BANQUET HALL



quarters down the estuary, so they were invited to come to Jack London Square. While Mardeco was building their clubhouse the members met at the conference room in the Boatel. The commodores at that time were Chick Leson and Don Young. It was decided that the building should have a turn-of-the-century style and have a distinguishing feature — so the preliminary sketches included a cupola. BART had just bought the old, condemned hotel at 7th and Broadway, and were about to wreck it. We offered to buy the cupola, but they said they would give it to us if we would lower it and take it away. Although it was a gift, the cost of getting it to the Square and renewing its trim and copper sheathing was a considerable expense. It was worth it — this century-old beauty became the logo of the Club.

The building was completed in 1967. The membership grew and the Club added to the cocktail lounge, a billiard room and a new galley.

The Pescatore Restaurant, located overlooking the Center Yacht basin, was built in 1970 to fill the need of a small, informal cafe. It

specializes in Italian cuisine and offers outdoor dining. Originally this building was called The Mast, after the mast from the Navy cruiser *Oakland*.

Nearby are two Jack London memorabilia objects. Over there is the First and Last Chance Saloon, a small, one-room depository of many raucous memories. John Heinold, the owner, lent London the entry fee to the University of California, where our hero found himself unsuited for college regimentation. No, our boy never made Eagle Scout. Close by is Jack London's Yukin cabin, brought by the Port from Henderson Creek, Canada, where he spent the winter of 1897-98.

A popular attraction is Gallagher's Restaurant, located at the Broadway entrance to the Square. On a portion of its site was a small building which housed the longshoreman's hiring hall. It became a hof-brau stand, then another restaurant which evolved as Kirby's elegant Farmer and added a touch

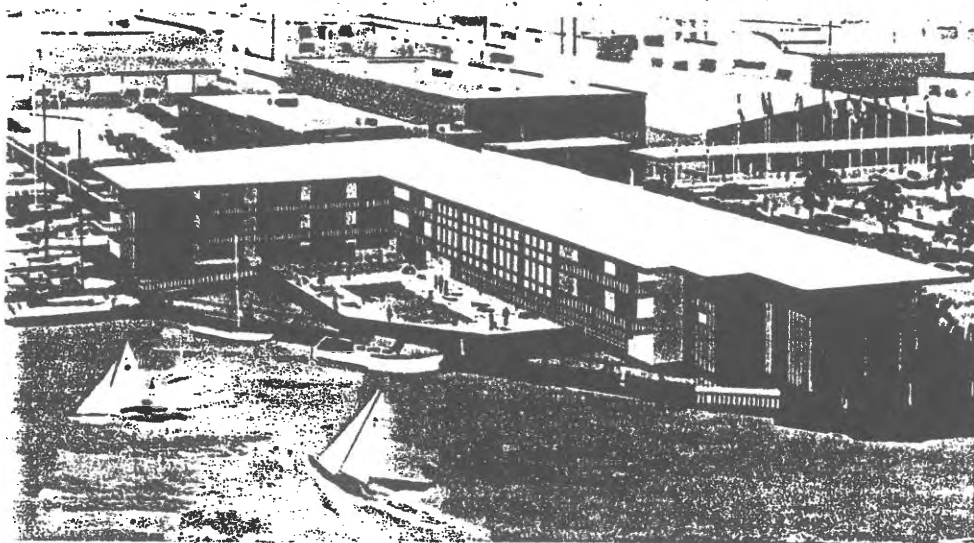
of gaiety to the sedate Square. Again it was sold, expanded, and now we know it as Gallagher's.

### Over the Horizon

After the first fifteen years of the Square's development, there was a period of very little new activity. Then came the demolition of the Bow and Bell, KTVU, Goodman Hall and the Firehouse. This opened prime space for new development and several ideas were explored. Mardeco considered building a small hotel or office building on its leased property, then toyed with the idea of adding a health club to the yacht club building.

As it is with projects on publicly owned property, things moved slowly and veered to various courses.

Now there appears to be a dream about to come true. Buzz Gibb and Bob Connelly are heading a group and have presented a plan that would greatly expand the size and scope of the Square, based on the Port's "Master-Development Plan, Phase

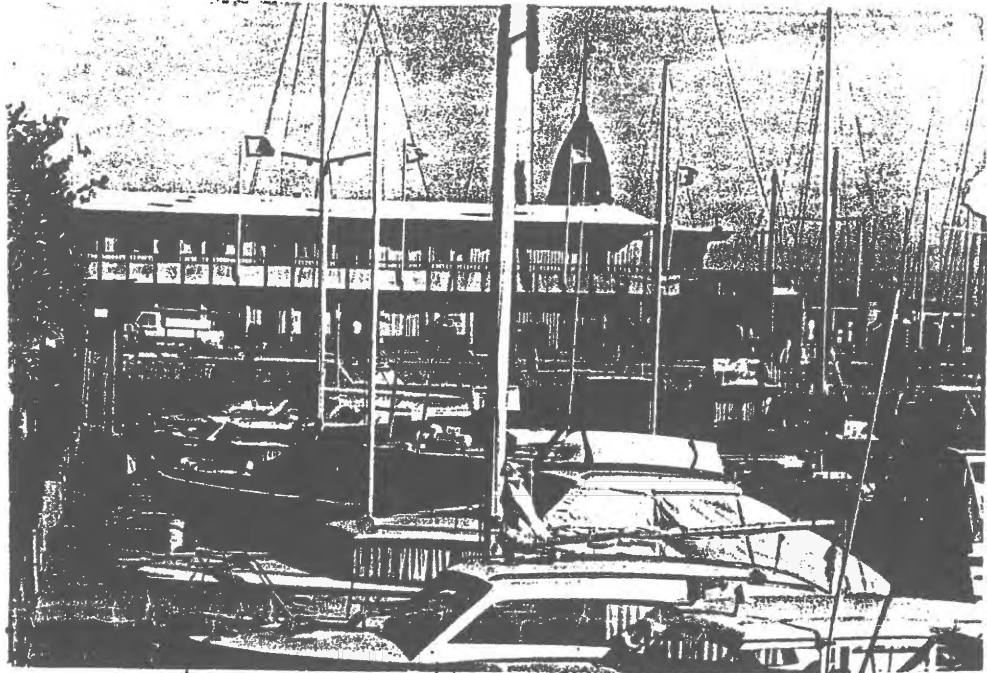


OLD K T V U BUILDING OLD "GOODMAN'S"

THE "BOATEL" MOTOR LODGE

1. This development would involve expansion of the existing West Yacht Basin, a 15,000 square foot addition to the Boatel, a 5600 square foot addition to Scott's, a new hotel, two new retail/office buildings, a food pavilion over a 300 car, below-grade parking garage, two small retail buildings and a 1000 car parking structure. Auto traffic would be greatly curtailed, the streets becoming landscaped pedestrian park areas and existing shore-side walks expanded with tidal stairs, a floating observation and visiting vessel pier.

We might measure the success of Jack London Square by the number of visitors (over six million per year), of its total cash flow (millions) that is put into circulation. There's another yardstick — the amount of pleasure dispensed and the growth of pride in the people of Oakland in what the Port (and our dollars) hath wrought.



THE MARINA, "77" BUILDING METROPOLITAN YACHT CLUB'S HISTORIC CUPULA

Credit for the Square's creation and successful operation must go to team effort. The citizen Port Commissioners have shown great insight, the staff, led by Dud Frost, Ben Nutter and Walter Abernathy, hatched the dream to reality and the tenants have provided the public

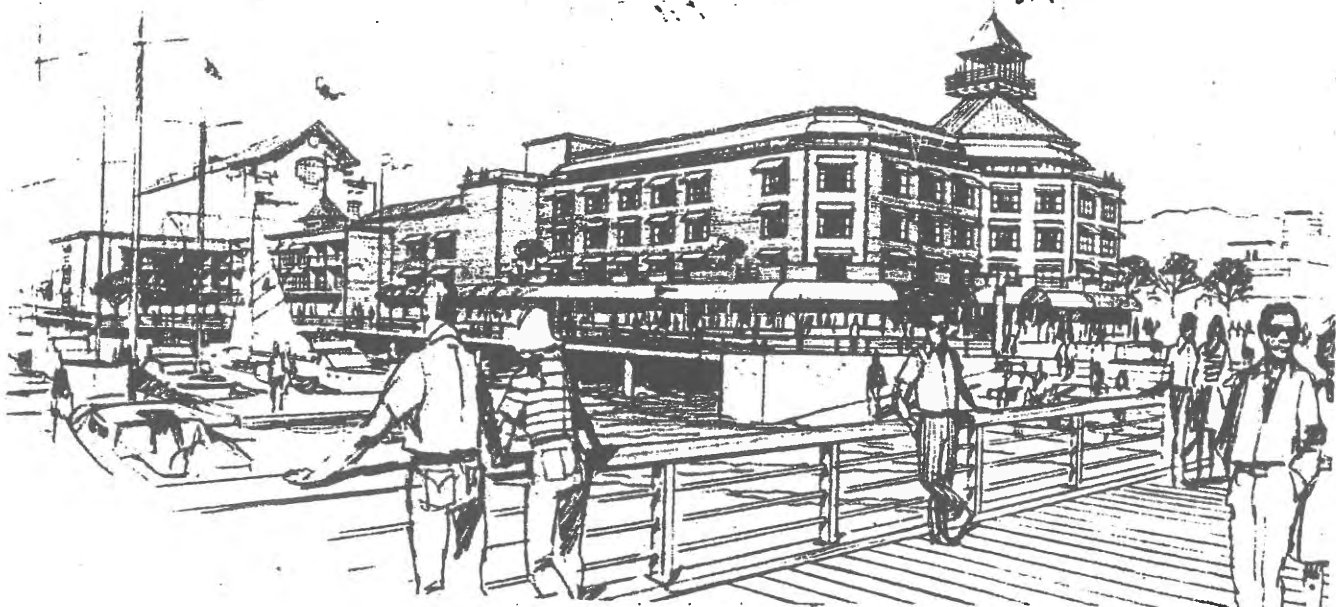
with the highest service. Let's not forget the faithful public.

Personally, it has been very satisfying to have been a member of the team, having been the architect for the Sea Wolf, Goodman's, the Port Office building, the Boatel, the Marina, the Grotto, the

Metropolitan Yacht Club, the Mast, 77, and as president of Mardeco.

Jack London Square is becoming the "there" that was missing when Gertrude Stein proclaimed "There's no there in Oakland".

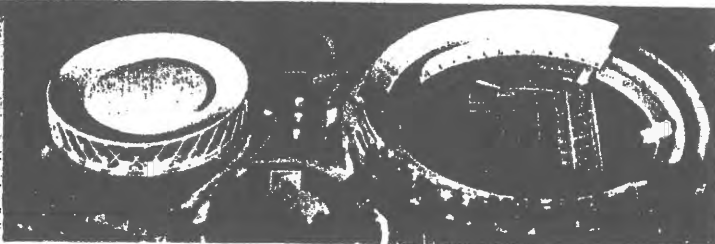
"Out of the mud grows the lotus." A



"OVER THE HORIZON"



# OAKLAND-ALAMEDA COUNTY OUTLOOK



OAKLAND-ALAMEDA COUNTY COLISEUM COMPLEX

## *Publication of Oakland Chamber of Commerce*

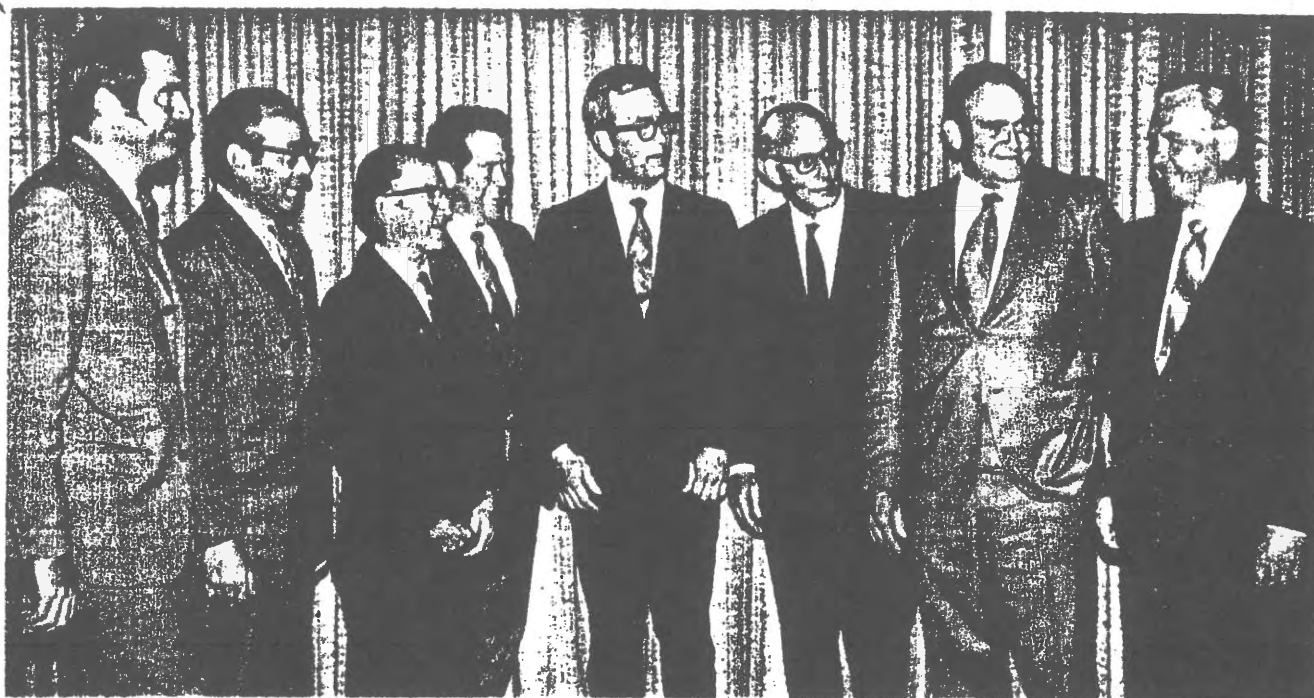
Vol. XXIII, No. 3

OAKLAND—ALL AMERICA CITY—CALIFORNIA

Summer Edition, 1970



HARRY BRUNO, NEWLY ELECTED PRESIDENT, OAKLAND CHAMBER OF COMMERCE  
1970-1971



W. A. SPARLING, Oakland Chamber of Commerce general manager; confers with the Chamber's newly elected directors (left to right): Harold Ellis, Lou Wilson, L. Dean Roulund, William B. Hubbard, Lawrence E. McNutt, William S. Mitchell, and President Harry Bruno.

## HARRY BRUNO ELECTED C OF C PRESIDENT

Harry Bruno, nationally recognized architect, has been elected president of the Oakland Chamber of Commerce.

On July 1, he succeeded outgoing president J. Philo Nelson, former chairman of Blue Cross.

Bruno, who designed the key restaurants and buildings at Jack London Square, received the national citation for excellence in Community Architecture in 1969, from the American Institute of Architects.

He designed the Sea Wolf, The Grotto, the Port of Oakland offices, Goodman's Banquet Hall, and The Boatel. His current creation is "The Mast," the latest restaurant that opened in Jack London Square.

Bruno was graduated from the University of California and was a quarterback on the football teams coached by Nibs Price, 1927-1929.

He is president of Mardeco Inc., a waterfront development corporation, located at Jack London Square.

He is past president of the North Oakland Kiwanis Club, past president of the East Bay Chapter, Institute of Architects, a member of

O.E.D.C.I., the Metropolitan Yacht Club and the Bay Conservation and Development Commission.

Chamber of Commerce vice-presidents who will serve during the 1970-1971 fiscal year, include: Laine J. Ainsworth, vice-president, Fabco Division, Kelsey Hayes Co.; Thomas K. McManus, vice-president, McManus, Gutleben & Chick; and Glenn A. Cramer, president, Trans-International Airlines.

New directors elected include: Lou Wilson, general manager, Edgewater Hyatt House; L. Dean Roulund, president, General Grinding Inc.; William S. Mitchell, executive vice president, Safeway Stores Inc.; Harold Ellis, Jr., president, Grubb and Ellis Company; Clarence J. Woodward, chairman of the Board, The Rucker Company; C. V. Meyer, vice president, advanced systems operations, Friden Division—The Singer Company; John P. Taylor, division manager, The Pacific Telephone Company; Larry McNutt, president, Oakland Junior Chamber of Commerce; and Lou Marini, head trader, Oakland Trade Club.

## TOURING ART EXHIBIT AT GREAT WESTERN SAVINGS

"Horizons—a Century of California Landscape Painting" embracing a collection of 22 paintings was displayed at Great Western Savings at 1700 Broadway.

The paintings by 21 prominent artists include Thomas Hill's "Yosemite Valley 1889," on loan from the Oakland Museum and William Keith's "Discovery of San Francisco Bay" from the Keith Gallery at St. Mary's College.

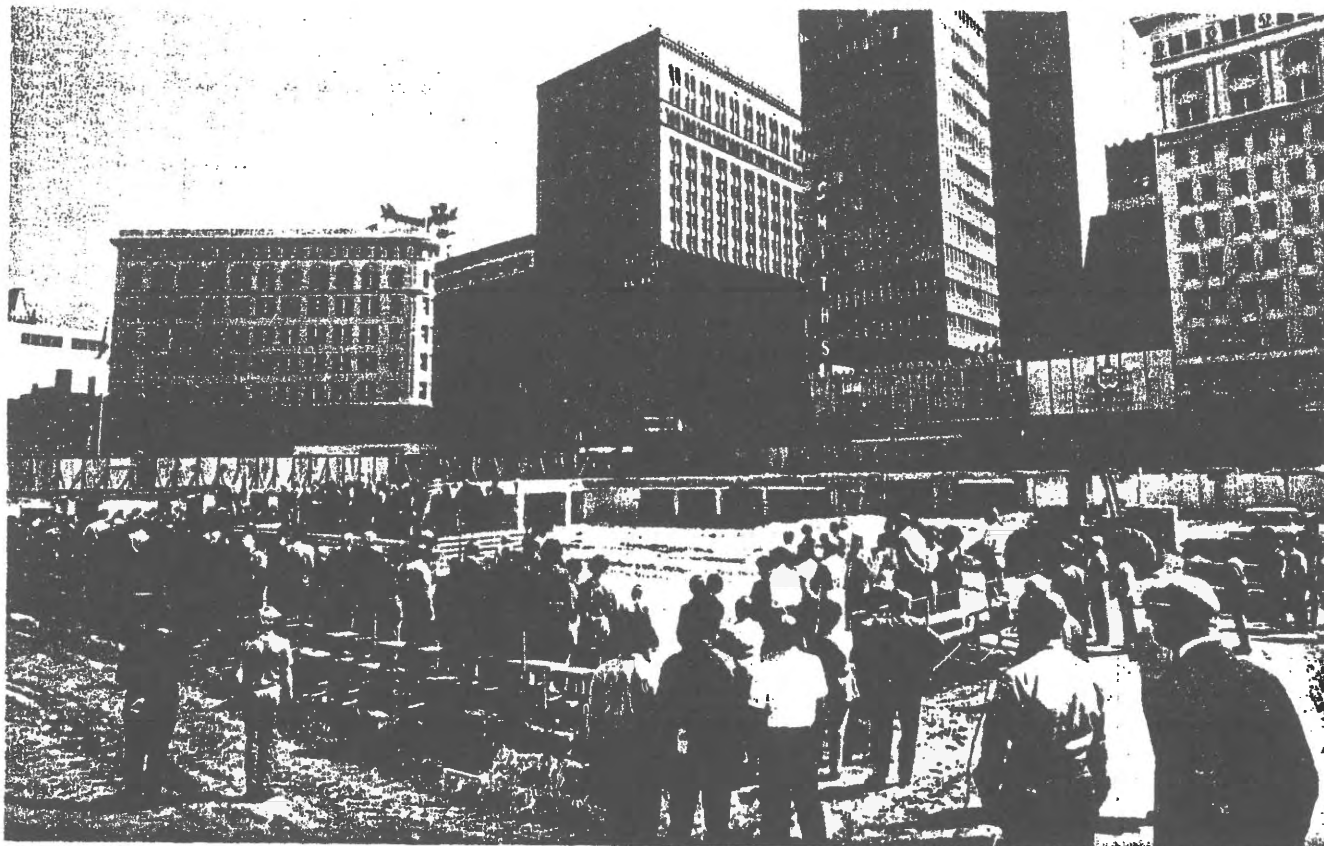
More than 1,000 attended the preview here. Paul Manolis, vice-chairman of the California Art Commission, and executive editor of the Oakland Tribune, served as master of ceremonies.

Among those he introduced to comment on the project were Oakland Mayor John Reading, Chamber of Commerce President Harry Bruno, Arts Commissioner Thomas Howe, Chairman Stuart Davis, John McFarland, executive vice-president, and David Randall, vice-president and manager of Great Western's Oakland office.

*Oakland - Oakland County Edition*  
*April 1972 Vol. XXV, No. 1.*  
Oakland Chamber of Commerce  
1320 Webster Street  
Oakland, California 94612  
Oakland Public Library  
Order Dept.  
125 - 14th St.  
Oakland, CA 94612

Bulk Rate  
U.S. Postage  
**PAID**  
OAKLAND, CALIF.  
Permit No. 49

POSTMASTER—"Form 3547 Requested"



GROUND-BREAKING ceremonies signaled the start of construction of the Oakland City Center. Major tenants will include the Eastbay Regional Headquarters for the Wells Fargo Bank, and the World Headquarters of Grubb & Ellis Co., developers of the \$150 million project.

## PARTIME OPENS JOB SERVICE IN OAKLAND

An office of Partime, nationwide temporary help service, has been opened in Oakland in the Kaiser Building, 300 Lakeside Drive.

Mr. and Mrs. Harold Evans will operate the office. Howard Scott, Jr., president of Partime, was here for the opening ceremonies. Partime, with 58 franchised offices throughout the United States and South America, is one of the top 10 companies in the temporary help industry which annually employs more than 2 million people in the United States.

## HARRY BRUNO ELECTED FELLOW BY A.I.A.

Oakland architect Harry A. Bruno, a key figure in the design and development of Jack London Square and other marine-oriented commercial-recreational projects, is a newly elected member of the College of Fellows, American Institute of Architects.

The announcement was made by E. Paul Kelly, president of the East Bay Chapter, A.I.A.

Bruno will be among 70 A.I.A. members from throughout the country who will be formally advanced to Fellowship in ceremonies set for May 8 during the A.I.A. convention in Houston.

Apart from the Gold Medal, which may be presented each year to one architect from any part of the world,

Fellowship is the highest honor the institute can bestow on its members.

Bruno, president of Mardeco, Inc., a waterfront development corporation with offices in Jack London Square, is a commissioner of the Bay Conservation and Development Commission and is a past president of both the Eastbay Chapter A.I.A. and the Oakland Chamber of Commerce.

In addition to his design of marine related projects such as the Sea Wolf Restaurant, the Marina at Ballena Bay in Alameda and portions of the master plan for Watergate in Emeryville, Bruno has also been the architect for numerous private homes and public buildings.

Also

#65 + 77 Eucalyptus Rd, Oakland  
5756 Ivanhoe, Oakland

15  
State info  
Carmichael

#### RESIDENTIAL PROJECTS

Mr. and Mrs. Carl Peterson	6083 Estates Drive, Oakland
Mr. and Mrs. Vernon Smith	Estates & LaSalle, Oakland
Mr. and Mrs. Wm. Hinckley	119 Dudley Avenue, Piedmont
Mr. and Mrs. A. W. Oakley	108 Dudley Avenue, Piedmont
Mr. and Mrs. Joseph Smith	136 Dudley Avenue, Piedmont
Mrs. Jas. L'Hommedieu	430 Mountain Avenue, Piedmont
Mr. and Mrs. Louis Chiodo	93 Seaview Avenue, Piedmont
Mr. and Mrs. Chas. McCleod	46 Hampton Road, Piedmont
Dr. & Mrs. Vernon Stehr	107 King Avenue, Piedmont
Mrs. Chas. Keeney	138 Wildwood Gardens, Piedmont
Mr. and Mrs. Wyman Taylor	155 Hazel Lane, Piedmont
Mr. and Mrs. C. O. DuBois	6 Requa Place, Piedmont
Mr. and Mrs. John Lukanish	33 Beechwood Drive, Claremont Pines
Mr. Robert McMullen	5551 Country Club Drive, Claremont Pines
Mr. and Mrs. Gordon Martin	Hacienda Circle, Orinda
Mr. and Mrs. Oscar Krenz	Lombardy & Van Tassel, Orinda
Mr. and Mrs. Stanley Dollar, Jr.	Seranap Valley
Mr. and Mrs. Stephen Bechtel, Jr.	Morgan Hill
Mr. and Mrs. Warren Bechtel	Los Altos
Phi Kappa Psi Fraternity	Berkeley 2430 Piedmont Avenue
Alpha Chi Omega Sorority	Berkeley 2313 Warring
Kappa Alpha Theta Sorority	Berkeley 2723 Durant Avenue
Mr. and Mrs. Edward Morrill	Clear Lake
Town Houses	Concord
Town Houses for Castle Homes	Oakland
Town Houses for Clausen & Elliott	Brick Yard Cove - Richmond

#### PROFESSIONAL AND CIVIC ACTIVITIES

Director, Oakland Chamber of Commerce  
President, Oakland Chamber of Commerce 1970-71  
Commissioner, BCDC (Bay Conservation & Development Commission)  
Chairman, Construction Industries Committee  
Vice-Chairman, Board of Appeals, Oakland Building Department  
Past President, East Bay Chapter, American Institute of Architects  
Past President, North Oakland Kiwanis Club  
Past President, Oakland Architects  
Member, OEDCI  
Member, Community Action Authority  
Member, New Oakland Committee

3770 Piedmont Av  
also 417 Florence Ave (1939) for Geo. G. Perkins  
also 6375 Estates #B53331



5535 Masonic Avenue

Architect - Harry Bruno  
4875 Harbord Drive - 547-1752

Permit no. A 86149, July 24, 1940

Owner and builder - Azeredo

\$6500 - original cost

Conversion '91:

# RESEARCH FORM FOR BUILDINGS

mar 17 68

ADDRESS: 4319 PIEDMONT AVE.

Estimated Year \_\_\_\_\_ (If pre-1905, to OHR) PS map/Rating 338A

Existing OCHS file? (WO, CD, AP, URM, NCR, Bldgs outside Survey, Neighborhoods?) \_\_\_\_\_

Green # Map (from binder or PS) 342 Green # Permit \_\_\_\_\_

VACANT ON G.N.

## ORIGINAL BUILDING PERMIT

Building Permit # B71567 Date 11/6/57

Owner Equitable Development Company Address 4875 Harbor Dr.

Builder Fred von Guenther Address 61 Florida Hwy, Orinda

Architect H.A. Bruno # C296 Address \_\_\_\_\_

Description 77x25 1 story office bldg frame + conc. block

Location 4319 Piedmont Ave Cost \$13,500 Date Finaled \_\_\_\_\_

Blueprints/Plans Available? Yes \_\_\_\_\_ No \_\_\_\_\_ 19 1/2' longest pt.

ADDRESS FICHE: Original Permit on Address Fiche \_\_\_\_\_ or Tray 7 \_\_\_\_\_

Alterations: 64-6522 9/10/68

o. Richard Allgoewer  
present use office

NO PERMIT?

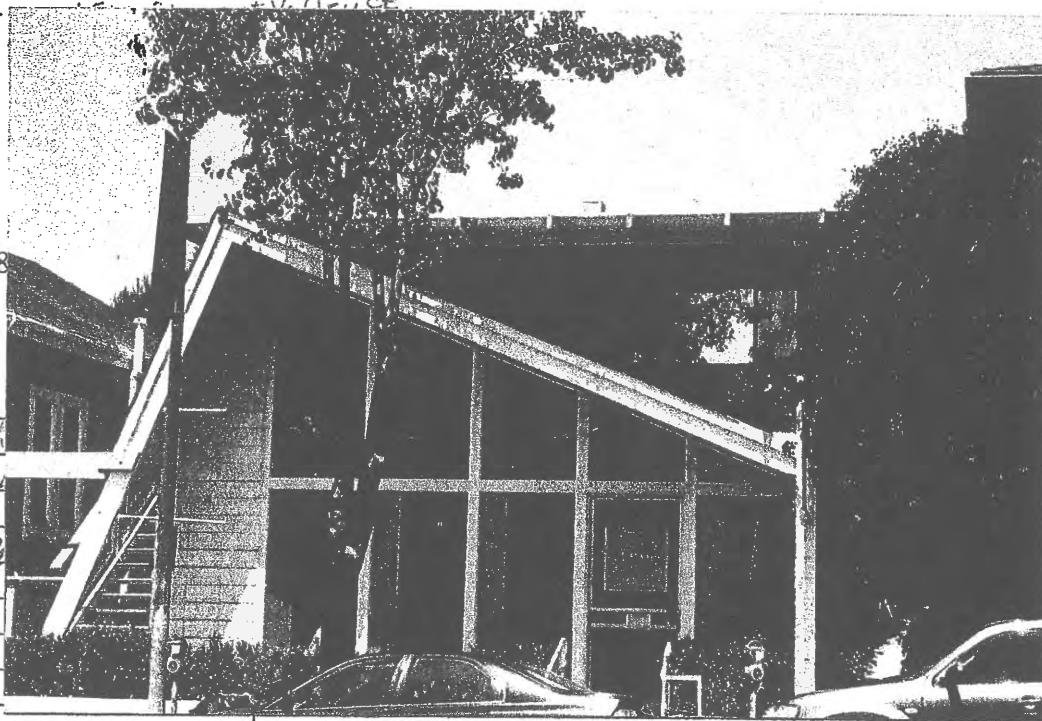
Sanborns: 1903? 18

Edwards?

## CITY DIRECTORIES

Year Name

1959	Equitable
1972	Equitable Life
1997-98	Equitable



1936 Reverse Directory: 4319 Clinton Market Mrs.

1967 Reverse Directory: 4319 Artist + Models Company, Equitable Life Insurance; Sam Wm. A. architect

Architect File:

WPA Cards:

Customer Name: \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

**From:** [steveaced@aol.com](mailto:steveaced@aol.com)  
**To:** [City Clerk](#)  
**Subject:** [EXTERNAL] demo of Merchant Marine Training School  
**Date:** Tuesday, June 29, 2021 3:04:02 PM

---

To the members of the Alameda City Council,

I oppose the demolition of the WWII historical property at 620 Central Ave. As the last remaining Merchant Marine training school in the nation, the building has historical significance that should be protected. Before making a final decision on the demolition of the building the City should wait until expert historians have evaluated the property and its buildings and submitted a report of their findings. Making a decision regarding the demolition of the buildings on this site without obtaining and reviewing such an evaluation is inappropriate and unprofessional.

Please postpone any decision on the demolition of the historic buildings on this site until you have a professional report that evaluates the buildings historical significance.

Thank you.

Steve Aced

**From:** [GERRI GINSBURG](#)  
**To:** [City Clerk](#); [theresa.ritta@psc.hhs.gov](mailto:theresa.ritta@psc.hhs.gov); [linda.l.landers@hud.gov](mailto:linda.l.landers@hud.gov)  
**Subject:** [EXTERNAL] Re: 7/6/21, 5pm City Council Meeting, Item 6-G  
**Date:** Tuesday, June 29, 2021 1:59:08 PM

---

Dear City Council Members, GSA and HHS,

As an Alameda resident and property owner, I strongly oppose the proposal to demolish the Federal Property at [620 Central Ave.](#)

This property has substantial historical significance as the last remaining Merchant Marine wartime era training school in the nation. The Historical Advisory Board confirmed through a motion at their last meeting it has historical significance, and decided it should remain on the Historical Advisory Board Study List. An application to the National Register of Historic Places has also been submitted, and the City should wait until expert historians evaluate the property.

**Of greater importance to me, however, is that by agreeing to a request for the property to be demolished you would be participating in a scheme that ultimately defrauds Alameda voters. Alameda Point Collaborative repeatedly stated in its 2019 campaigns that the buildings were "structurally sound" and they gave tours stating that the buildings were suitable for their project. Voters expected reuse, not demolition. It appears that voters, including myself, voted under false pretenses.**

In no case should the Council aid an endeavor to defraud voters. I call on you to deny the demolition and hold APC legally accountable for the public statements it has made.

Thank you.

Gerri Ginsburg  
[12 Cove Rd.](#)  
[Alameda, CA](#)

**From:** [Kris Motola](#)  
**To:** [City Clerk](#); [theresa.ritta@psc.hhs.gov](mailto:theresa.ritta@psc.hhs.gov); [Linda.L.Landers@hud.gov](mailto:Linda.L.Landers@hud.gov); [Title5@hud.gov](mailto:Title5@hud.gov)  
**Subject:** [EXTERNAL] McKay Avenue - Maritime Officers School  
**Date:** Tuesday, June 29, 2021 12:49:45 PM

---

Members:

I am writing again as a concerned citizen of Alameda that continues to object to the proposal that the former Maritime Officers School be de-listed from the Historical Board Study and oppose the proposal to demolish the historical property.

The Historical Advisory Board has acknowledged the historical significance of the Merchant Marine training school. The property has important historical significance and our island's unique military and maritime history should be preserved.

Unfortunately, much of our history has been erased as the base expansion continues so we must be vigilant about retaining what is left and this property has both historical and architectural importance. The building is in sound shape and destroying seems antithetical to what we as a city are striving for about re-using rather than throwing out.

Thank you,  
Kris Motola

**From:** [Evaristo Diaz](#)  
**To:** [City Clerk](#); [theresa.ritta@psc.hhs.gov](mailto:theresa.ritta@psc.hhs.gov); [Linda.L.Landers@hud.gov](mailto:Linda.L.Landers@hud.gov); [Title5@hud.gov](mailto:Title5@hud.gov)  
**Subject:** [EXTERNAL] Re: 7/6/21, 5pm City Council Meeting, Item 6-G  
**Date:** Tuesday, June 29, 2021 12:33:15 PM

---

Dear City Council Members, GSA and HHS,

Re: 7/6/21, 5pm City Council Meeting, Item 6-G

I strongly oppose the demolition of the WWII era historical property at 620 Central Avenue. This property has substantial historical significance as the last remaining Merchant Marine wartime era training school in the nation. The Historical Advisory Board confirmed through a motion at their last meeting it has historical significance, and decided it should remain on the Historical Advisory Board Study List. An application to the National Register of Historic Places has also been submitted, and the City should wait until expert historians evaluate the property. The buildings should be adaptively reused, and our community should strive to honor the legacy of the Merchant Marines.

The Historical Advisory Board, however, did not follow the correct procedure to approve a Certificate for Demolition. They should have applied Municipal Code Sections 13-21.5, 13-21.7 and California Code, Article 2, Historical Resources [5020-5029.6], 5020.1. (j)(k).

Alameda Point Collaborative also repeatedly stated in their 2019 campaigns that the buildings were "structurally sound" and they gave tours stating that the buildings were suitable for their project. Voters expected reuse, not demolition. Deny the certificate of approval for demolition.

Thank you.

Sincerely yours,

Evaristo Diaz

1118 Otis Drive

Alameda, CA 94501

**References:**

13-21.5- Procedure for Preservation of Historical and Cultural Monuments  
(b)(2) Demolition. The Historical Advisory Board shall determine whether to issue a certificate of approval for demolition, with or without conditions of approval, based on whether it finds that the Historical Monument no longer meets the criteria therefore, or has become a detriment to the community and that the condition making it a detriment cannot readily be cured.

13-21.7-Interim Review.

a. Any building that was constructed prior to 1942 shall not be

demolished or removed without the approval of a certificate of approval issued by the Historical Advisory Board.

b. No protected structure shall be demolished or removed without the approval of a certificate of approval issued by the Historical Advisory Board. Protected structures shall mean non-building building resources listed on the Historical Building Study List.

#### 13-21.9 - Applicability of State Code(s).

(a)Historical Building Code. The Historical Building Code applies to all those structures designated as Historical Monuments and listed on the Historical Building Study List.

(b)California Environmental Quality Act. The actions of the Historical Advisory Board are subject to the provisions of the California Environmental Quality Act.

#### **California Code, Article 2, Historical Resources [5020-5029.6], 5020.1. (j)(k).**

(j) "Historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

(k) "Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

**From:** [Carmen Diaz](#)  
**To:** [City Clerk](#); [theresa.ritta@psc.hhs.gov](mailto:theresa.ritta@psc.hhs.gov); [Linda.L.Landers@hud.gov](mailto:Linda.L.Landers@hud.gov); [Title5@hud.gov](mailto:Title5@hud.gov)  
**Subject:** [EXTERNAL] July 6, 5PM City Council Meeting/ Crab Cove/McKay Ave demolition  
**Date:** Tuesday, June 29, 2021 11:55:36 AM  
**Attachments:** [We sent you safe versions of your files.msg](#)  
[Architectural and Historical Resources of the City of Alameda - pages 1 - 17.pdf](#)

---

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

---

Dear City Council Members, GSA and HHS,

Re: 7/6/21, 5pm City Council Meeting, Item 6-G

I very strongly oppose the demolition of the WWII era historical property at 620 Central Avenue. This property has substantial historical significance as the last remaining Merchant Marine wartime era training school in the nation. The Historical Advisory Board confirmed through a motion at their last meeting it has historical significance, and decided it should remain on the Historical Advisory Board Study List. An application to the National Register of Historic Places has also been submitted, and the City should wait until expert historians evaluate the property. The buildings should be adaptively reused, and our community should strive to honor the legacy of the Merchant Marines.

The Historical Advisory Board, however, did not follow the correct procedure to approve a Certificate for Demolition. They should have applied Municipal Code Sections 13-21.5, 13-21.7 and California Code, Article 2, Historical Resources [5020-5029.6], 5020.1. (j)(k).

Alameda Point Collaborative also repeatedly stated in their 2019 campaigns that the buildings were "structurally sound" and they gave tours stating that the buildings were suitable for their project. Voters expected reuse, not demolition. Deny the certificate of approval for demolition.

Thank you.  
Sincerely,

Carmen Diaz  
1118 Otis Drive  
Alameda

**References:**

13-21.5- Procedure for Preservation of Historical and Cultural Monuments  
(b)(2) Demolition. The Historical Advisory Board shall determine whether to issue a certificate of approval for demolition, with or without conditions of approval, based on whether it finds that the Historical Monument no longer meets the criteria therefore, or has become a detriment to the community and that the condition making it a detriment cannot readily be cured.

13-21.7-Interim Review.

a. Any building that was constructed prior to 1942 shall not be demolished or removed without the approval of a certificate of approval issued by the Historical Advisory Board.

b. No protected structure shall be demolished or removed without the approval of a certificate of approval issued by the Historical Advisory Board. Protected structures shall mean non-building building resources listed on the Historical Building Study List.

13-21.9 - Applicability of State Code(s).



(a) Historical Building Code. The Historical Building Code applies to all those structures designated as Historical Monuments and listed on the Historical Building Study List.

(b) California Environmental Quality Act. The actions of the Historical Advisory Board are subject to the provisions of the California Environmental Quality Act.

**California Code, Article 2, Historical Resources [5020-5029.6], 5020.1. (j)(k).**

(j) "Historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

(k) "Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

The proposed home of the Alameda Wellness Center is a number of structurally sound yet abandoned federal buildings. It is not suitable for open space, a position shared by the Sierra Club, Alameda City Council, and East Bay Regional Parks District, which manages Crab Cove. The lot is surrounded by housing and a shopping plaza.

The East Bay Regional Parks District purchased this parcel of land with Measure WW funds. They plan to include a truck and equipment storage area along the northern boundary bordering the Alameda Wellness Center, making the property above it even less suitable for open space.

**Proposed Location  
of the Alameda  
Wellness Center**

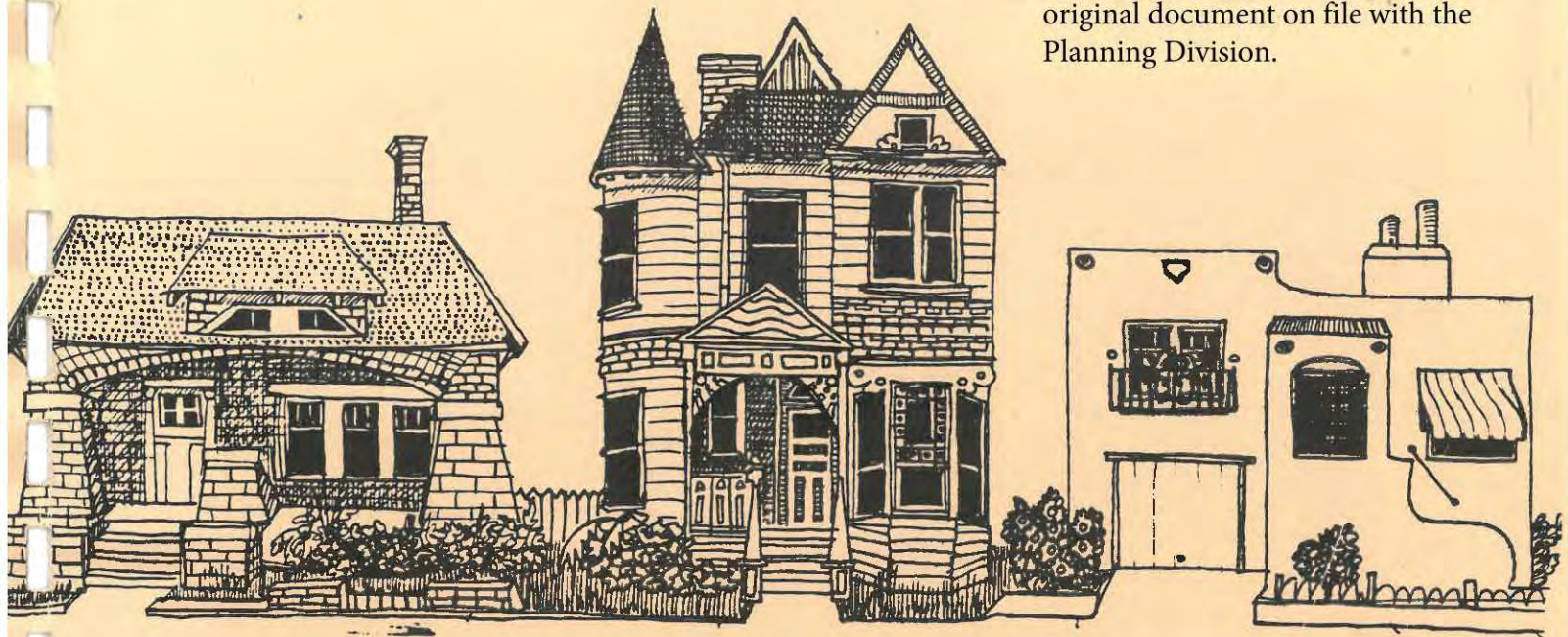


An artist's rendering of the Alameda Wellness Center. It will convert boarded up buildings into a lifesaving facility that will help our neighbors.

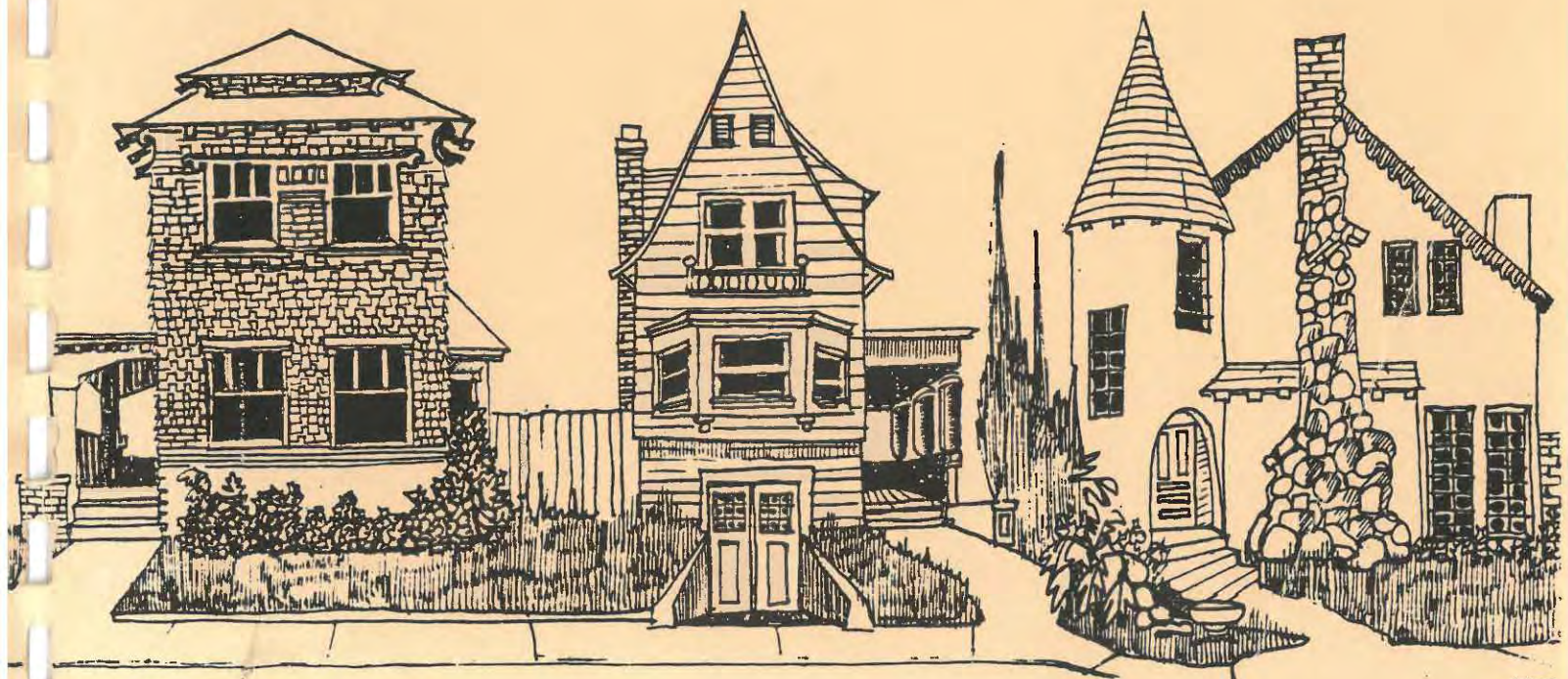
Crab Cove  
We already  
Measure B  
and recrea



This is a true and correct copy of the original document on file with the Planning Division.



## ARCHITECTURAL AND HISTORICAL RESOURCES OF THE CITY OF ALAMEDA



## TABLE OF CONTENTS

INTRODUCTION.....	1
I. HISTORICAL MONUMENTS.....	1
Definition	
List	
II. HISTORICAL BUILDING STUDY LIST.....	10
Introduction	
Evaluation Criteria	
Evaluation Procedure	
Use of the List	
Key to Notation	
III. HISTORIC SIGNS.....	46
Designation	
List	
IV. APPENDIX.....	49
A. Locations of Significant Streetlights in Alameda	
B. Map of Park Street Historic Commercial District	
C. Checklist for Evaluating Historic Sign Designations	
D. National Register of Historic Places Registration Form	
E. Historic Resources Inventory Form	
F. Historical Advisory Board Ordinance	
G. Historical Preservation Ordinance	
H. Guide to Alameda's Architecture	



## **INTRODUCTION**

Alameda is an architecturally and historically rich community with over 10,000 buildings constructed prior to 1930. In order to preserve and document our rich heritage, the City adopted the Historical Preservation Ordinance and created the Historical Advisory Commission in 1975 (the Commission became a Board in 1990). The Ordinance established procedures for identifying and designating City Monuments, the Historical Building Study List, and Historic Signs. In 1980, the City adopted a Historic Preservation Element. The City became a Certified Local Government in 1987, a title given by the state which requires the City to have a historical preservation ordinance, and an advisory board whose members meet professional proficiency standards.

This booklet is a compilation of material from the City's Historical Preservation Ordinance, the Historic Preservation Element, a list of the Historical Monuments, the Historical Building Study list and the list of Historic Signs.

## **I. HISTORICAL MONUMENTS**

### **Definition**

A historical monument, as defined in the Alameda Municipal Code, Section 13-21.2, is "any site (including significant trees or other plant life located thereon), building, structure, portion of a structure, or group of structures of particular historic significance to the City, such as historic structures or sites in which the broad cultural, political, economic or social history of the Nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history, or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, type or method of construction, or a notable work of a master builder, designer or architect."

### **List**

The Historical Advisory Board is charged with reviewing applications for the designation of City Monuments, investigating the site, preparing brief descriptions of the site and its significance, and making recommendations to the City Council. The City Council takes final action on the designation of City Monuments. Thus far 24 Historical Monuments have been so designated.

Files containing background material on each of the Monuments are maintained by the Planning Department.

1. Alameda City Hall  
2263 Santa Clara Avenue  
Year of Construction: 1895  
Architect: Percy & Hamilton  
Architectural Style: Romanesque Revival
2. Alameda Theater  
2315-23 Central Avenue  
Year of Construction: 1931  
Architect: Miller & Pflueger  
Architectural Style: Art Deco
3. Alameda High School  
2200 Central Avenue  
Year of Construction: 1925  
Architect: Carl Werner  
Architectural Style: Neo-Classical Revival
4. St. Joseph's Basilica  
1109 Chestnut Street  
Year of Construction: 1921  
Architect: H. A. Minton  
Architectural Style: Mission Revival
5. Sanctuary Building of the First Presbyterian Church  
2001 Santa Clara Avenue  
Year of Construction: 1903  
Architect: Henry H. Meyers  
Architectural Style: Neo-Classical Revival
6. First Church of Christ Scientist  
2164 Central Avenue  
Year of Construction: 1922  
Architect: Carl Werner  
Architectural Style: Neo-Classical Revival
7. Old Post Office Building  
2417 Central Avenue  
Year of Construction: 1914  
Architect: William A. Newman  
Architectural Style: Renaissance Revival

8. First Congregational Church of Alameda  
1912 Central Avenue  
Year of Construction: 1904  
Architect: D. Franklin Oliver  
Architectural Style: Queen Anne
9. Croll Building  
1400 Webster Street  
Year of Construction: 1879  
Architect: Unknown  
Architectural Style: Mansard or Second Empire
10. Masonic Temple  
1327-33 Park Street  
Year of Construction: 1890  
Architect: Charles Mau  
Architectural Style: High Victorian Gothic
11. Second Empire Residence  
2233 Santa Clara Avenue  
Year of Construction: 1880  
Architect: Edward Childs  
Architectural Style: Second Empire
12. Union Iron Works Turbine Machine Works Building  
(Demolished)  
2200 Webster Street  
Year of Construction: 1918  
Architect: John Reid, Jr.  
Architectural Style: Brick Industrial
13. Union Iron Works Power House  
2308 Webster Street  
Year of Construction: 1917  
Architect: Frederick H. Meyer  
Architectural Style: Brick Industrial
14. American Red Cross  
2017 Central Avenue  
Year of Construction: 1902  
Architect: Cunningham & Politeo  
Architectural Style: Colonial Revival

15. Lincoln Park  
Site of mansion (which burned soon after being built in 1887), iron fence, and garden. Lot purchased by City in 1908 for use as park.
16. Alameda Free Library  
2264 Santa Clara Avenue  
Year of Construction: 1902  
Architect: Willcox & Curtis  
Architectural Style: Neo-Classical
17. Veterans Memorial Building  
2203 Central Avenue  
Year of Construction: 1929  
Architect: Henry H. Meyers  
Architectural Style: Art Deco-Moderne
18. Park Street Historic Commercial District  
\*\*See below for the location of all sites.
19. Dr. Edith Meyers Center  
1724 Santa Clara Avenue  
Year of Construction: 1891  
Architect: Ernest Coxhead  
Architectural Style: Queen Anne
20. 1,297 Post-top and Pendant Style Street Lights  
Includes the following:
  - 103 Post-top globe lights (1912-1925)
  - 1 Post-top trident (1917)
  - 76 16-fluted post-top lights (1939-1941)
  - 675 16-fluted pendants and double pendants (1939-1949)
  - 236 Octo-fluted pendants (1952-1954)
  - 205 Smooth-pole pendants (1955-1958)
  - 1 Concrete post-top (c.1950)See Appendix A for location of lights.
21. Bureau of Electricity Central Substation  
1828 Grand Street  
Property consists of three buildings on a landscaped site: Substation Building (1936), Fire Alarm Building (1936), Battery Building (1939).  
Architect: Andrew T. Hass (Substation and Fire Alarm Buildings). Unknown (Batter Building).  
Architectural Style: Moderne Style (All)



22. The Webster House  
1238 Versailles Avenue  
Year of Construction: 1854  
Architect: Unknown  
Architectural Style: Gothic Revival
23. The Adelphian Club  
2167 Central Avenue  
Year of Construction: 1908  
Architect: W.C. Wilcox  
Architectural Style: Mission Revival
24. 1630 Ninth Street  
Year of Construction: 1878-79  
Architect: Unknown  
Architectural Style: Italianate

---

**\*\*** The Park Street Historic Commercial District encompasses the following 72 buildings. A map showing the location of all sites is included in Appendix B.

**KEY:**        C =    Contributing Structure  
              NC =    Non-Contributing Structure  
              NC-R =   Non-Contributing, but with potential for  
                         rehabilitation to earlier appearance

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. 1523-25 Park Street (C)<br/>Date: 1926<br/>Architect: Unknown<br/>Builder: William Knowles</li> <li>2. 1519 Park Street (NC-R)<br/>Date: Prior to 1897<br/>Architect/Builder: Unknown</li> <li>3. 1515 Park Street (C)<br/>Date: Prior to 1897<br/>Architect/Builder: Unknown</li> <li>4. 1513 Park Street (C)<br/>1513½ Park Street (above)<br/>Date: Prior to 1897<br/>Architect/Builder: Unknown</li> </ol> | <ol style="list-style-type: none"> <li>5. 1511 Park Street (NC)<br/>Date: 1933<br/>Architect: Unknown<br/>Builder: Ben Kopf</li> <li>6. 1505-07 Park Street (C)<br/>Date: 1926<br/>Architect: Unknown<br/>Builder: M.H. Fish</li> <li>7. 1501 Park Street (NC-R)<br/>2329 Santa Clara (upstairs)<br/>Date: 1926<br/>Architect: Unknown<br/>Builder: Lawton &amp; Vegery</li> <li>8. 2325 Santa Clara Ave (NC)<br/>Parking Lot</li> </ol> |
|--|--|

9. 2321-23 Santa Clara Ave (C)  
Date: Before 1897  
Architect/Builder: Unknown
10. 2319 Santa Clara Ave (NC)  
Date: 1902  
Architect/Builder: Frank Bauman
11. 2317 Santa Clara Ave (C)  
Date: 1902  
Architect/Builder: Frank Bauman
12. 2315 Santa Clara Ave (NC)  
Date: 1892  
Architect/Builder: Unknown
13. 2313 Santa Clara Ave (C)  
Date: 1892  
Architect/Builder: Unknown
14. 2309-2311 Santa Clara Ave (C)  
Date: 1892  
Architect: Unknown  
Builder: McRae Brothers
15. 2305 Santa Clara Ave (C)  
Date: Est. 1880's  
Architect/Builder: Unknown
- 16a. 2301 Santa Clara Ave (C)  
Date: 1938  
Architect: Unknown  
Builder: P. Spaulding
- 16b. 1510 Oak Street (C)  
Date: Between 1897 & 1910, Est. 1905-1910  
Architect/Builder: Unknown
17. 1514 Oak Street (C)  
Date: 1926  
Architect: Unknown  
Builder: Peter Wymer
18. 1516 Oak Street (C)  
Date: 1946  
Architect: Andrew Hass  
Builder: Parker, Steffens & Pearce
19. 2316-2320 Santa Clara Ave (C)  
Date: 1903  
Architect/Builder: Frank Bammer
20. 2322 Santa Clara Ave (NC)  
Date: 1951  
Architect: Unknown  
Builder: Cahill Brothers, Inc.
21. 2326-2328 Santa Clara Ave (C)  
1435-37 Park Street  
Date: Est. 1880's  
Architect/Builder: Unknown
22. 1429-1433 Park Street (NC)  
Date: 1951  
Architect: Unknown  
Builder: Cahill Brothers
23. 1427 Park Street (NC)  
Date: 1894  
Architect: Unknown  
Builder: C.H. Foster & Son
24. 1423-25 Park Street (NC)  
Date: Prior to 1897  
Architect/Builder: Unknown
25. 1419 Park Street (C)  
Date: 1938  
Architect: Unknown  
Builder: A.T. Beckett
26. 1415-17 Park Street (C)  
Date: Prior to 1909  
Architect/Builder: Unknown
27. 1407½-13 Park Street (C)  
Date: 1870's  
Architect/Builder: Unknown

- 28a. 1405-07 Park Street (NC)  
Date: Prior to 1897  
Architect/Builder: Unknown
- 28b. 1403 Park Street (C)  
Date: 1922  
Architect: Unknown  
Builder: Noble & Mulvaney
29. 1401 Park Street (C)  
Date: c. 1880  
Architect/Builder: Unknown
30. 2327 Central Ave (NC-R)  
Date: 1920  
Architect: Unknown  
Builder: G.H. Noble
31. 2315-2323 Central Ave (C)  
Date: 1931  
Architect: Timothy Pflueger  
Builder: Mittry Brothers
32. 2314-20 Central Ave (C)  
Date: 1910 (est.)  
Architect/Builder: Unknown
33. 1357 Park Street (NC-R)  
Date: 1898  
Architect: Percy and Hamilton  
Builder: Unknown
34. 1351 Park Street (C)  
Date: 1929  
Architect: Unknown  
Builder: Industrial Construction
35. 1349 Park Street (C)  
Date: 1929  
Architect: Unknown  
Builder: A.C. Strehlow
36. 1347 Park Street (C)  
Date: 1900  
Architect: Unknown  
Builder: Schuerman
37. 1343 Park Street (C)  
Date: Pre-1909  
Architect: Unknown  
Builder: L. Koenigshafer
38. 1339 Park Street (C)  
Date: 1908  
Architect: Unknown  
Builder: Conrad Roth
39. 2310 Alameda Ave (C)  
2310½ Alameda Ave  
Date: 1875 (est.) 1926 (addition)  
Architect: Unknown  
Builder: J. Maristany
40. 2312-2324 Alameda Ave (C)  
Date: 1927  
Architect: Edwin Symmes  
Builder: Jack Irvine Construction Co.
41. 1327-33 Park Street (C)  
Date: 1891  
Architect: Charles Mau  
Builder: Unknown
42. 1325 Park Street (C)  
Date: 1891  
Architect: Joseph Leonard  
Builder: Unknown
43. 1317-1321 Park Street (NC-R)  
Date: Pre-1897  
Architect/Builder: Unknown
44. 1313, 1315 Park Street (NC-R)  
Date: Pre-1897, 1952 remodeling  
Architect/Builder: Unknown
45. 1305-1311 Park Street (C)  
Date: Pre-1897  
Architect/Builder: Unknown

46. 1301-03 Park Street (C)  
Date: c. 1880  
Architect/Builder: Unknown
47. 1320-28 Park Street (C)  
Date: 1924  
Architect: Unknown  
Builder: Conrad Roth
48. 1330-32 Park Street (NC-R)  
Date: 1924 (1330 Park St portion)  
Between 1897 & 1909 (1332 Park St portion)  
Architect: Unknown  
Builder: M.H. Fish (1330 Park St portion), Unknown (1332 Park St portion)
49. 1336-46 Park Street (C)  
Date: 1902  
Architect: Unknown  
Builder: J.H. Pickerell
50. 1348 Park Street (NC)  
Date: Pre-1897  
Architect/Builder: Unknown
51. 1350-64 Park Street (C)  
Date: 1889, 1938 remodeling  
Architect: Joseph Leonard  
Builder: Unknown
52. 2408 Central Ave (NC)  
Parking Lot
53. 2416-20 Central Ave (C)  
1359 Park Avenue  
Date: 1915  
Architect: Unknown  
Builder: Fleeter & Windlund
54. 2417 Central Ave (C)  
Date: 1912  
Architect: Wm. A. Newman  
Builder: Engineering & Construction Co. Helena, Montana
55. 1400 Park Street (C)  
Date: 1888, 1902  
Architect: Bert Rimmel (1902)  
Builder: C.H. Foster (1902)
56. 1402-10 Park Street (C)  
Date: 1908  
Architect: Henry H. Meyers  
Builder: Unknown
57. 1412-16 Park Street (NC)  
Date: 1956  
Architect: Unknown  
Builder: George Peterson & Son
58. 1420-24 Park Street (C)  
Date: 1934  
Architect/Builder: Unknown
59. 1428 Park Street (NC)  
Date: Unknown  
Architect/Builder: Unknown
60. 1430-40 Park Street (C)  
Date: 1885, 1952 remodelling  
Architect: George Bordwell  
Builder: Unknown
61. 2408-12 Santa Clara Ave (NC-R)  
Date: 1911  
Architect: Bakewell & Brown  
Builder: Unknown
62. 2420 Santa Clara Ave (C)  
Date: 1912, 1977 remodelling  
Architect: A. Cornelius (1912), Italo Calpestri (1977)  
Builder: W.L. Boldt
63. 1500-04 Park Street (C)  
Date: Pre-1900, 1906, 1926  
Architect: Foulkes & Oliver  
Builder: Harry C. Knight

64. 1506-12 Park Street (NC)  
Date: 1920  
Architect: Unknown  
Builder: S.A. Warner
65. 1514-18 Park Street (C)  
Date: 1923  
Architect: Unknown  
Builder: H. Christensen
66. 2412-16 Webb Ave (C)  
Date: 1910 (est.)  
Architect/Builder: Unknown
67. 2411 Webb Ave (C)  
Date: Pre-1909  
Architect/Builder: Unknown
68. 1522 Park Street (NC)  
Date: 1922, 1958 addition  
Architect: Unknown  
Builders: S.C. Scott (1922),  
Tidewater Oil Co. (1958)
69. 1526-30 Park Street (NC)  
Date: Pre-1897  
Architect/Builder: Unknown
70. 1532 Park Street (C)  
Date: 1925  
Architect: Unknown  
Builder: M.H. Fish
71. 1544 Park Street (C)  
Date: 1920  
Architect/Builder: Unknown
72. 2408-10 Lincoln Ave (C)  
Date: Pre-1909, 1924 altered  
Architect: Unknown  
Builder: Ida Code

## II. HISTORICAL BUILDING STUDY LIST

### Introduction

In April 1978, staff of the City Planning Department began a comprehensive survey of Alameda's architectural and historical heritage. The goal of the survey was two-fold: to identify Alameda's heritage, and to compile an initial list of buildings and other resources from which the Historical Building Study List could be compiled. One full-time staff person, several consultants, and more than 100 volunteers began a systematic investigation of both the history and the architecture of Alameda. The survey was supplemented by archival research, primarily of building permit records. Based on this architectural and historical information, the survey staff, an architectural historian, and a graduate student of architecture, evaluated the City's architecture.

### Evaluation Criteria

The criteria used in evaluation were designed to fit the needs and particular circumstances of this project. They are based on a combination of the criteria for listing in the National Register of Historic Places, for inclusion in the State Historic Resources Inventory, and for designation as an Alameda Historical Monument. These criteria can be divided into the broad categories of architectural significance, historical significance, environmental significance, and design integrity.

*Architectural Significance* has to do with the style of a historic resource, the reputation and ability of the architect, the quality of the design, its uniqueness and its execution, and the materials and methods of construction.

*Historical Significance* comes from an association with the lives of persons or important events which have made a significant contribution to the community, state or nation; or from an association with broad patterns of cultural, social, political, economic, or industrial history; or the urban development of Alameda.

*Environmental Significance* has to do with the continuity or character of a street or neighborhood with a historical resource's setting on the block, its landscaping, and its visual prominence as a landmark or symbol of the city, neighborhood, or street.

*Design Integrity* has to do with alterations which have been made over time to the original materials and design features of the resource.

### Evaluation Procedure

The evaluators viewed each of the 10,500 buildings and sites, and decided, based

upon the evaluation criteria, whether it was significant enough to be considered for preservation. If so, the address or description is included in the Historical Building Study List. In addition, the evaluators made a judgement of the quality of each historic resource, and of whether it should be considered for preservation individually or as a part of a grouping or neighborhood.

### **Use of the List**

From a regulatory perspective, the List is significant for two reasons:

- (1) The Historical Building Code applies to all properties on the List. This offers some flexibility in building codes to preserve important historical features.
- (2) No building on a listed property may be demolished without prior approval of the Historical Advisory Board. This is pursuant to Section 13-21.6 of the Alameda Municipal Code which requires that the demolition and removal provisions relating to City Monuments shall also apply to structures and other resources contained in the Historical Building Study List.

The List is continually being updated and revised by the Historical Advisory Board. Revisions to the List are filed with the City Clerk. Affected property owners are notified prior to the Historical Advisory Board taking any action to change the List. A property may be removed from the List by Board action if, in the considered opinion of the majority of the Board, a structure has been altered to such an extent as to have removed all historic value or context.

In using this List, please note that most addresses listed are based on field observation. Occasionally a corner building will have addresses on two streets. Sometimes both are listed; sometimes only one. Regardless of how it is listed, the entire parcel associated with an address is covered by the listing.

### **Key to Notation**

Each property on the List is preceded by an uppercase letter in parentheses which indicates the type of historic resource located on the property.

**N** - A historic resource of the highest quality, eligible for listing in the *National Register of Historic Places*, usually because of its architectural significance. These are of the highest priority for inclusion on the list of Alameda Historical Monuments.

**S** - A historic resource 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. Many of these are also eligible for listing in the National Register of Historic Places. Others would be eligible if design integrity were restored.

**B** - A resource which, due to its scale, massing, materials, style, and other features, is similar to a nearby "N" or "S" resource and serves as *Background* support for it. These resources are eligible for inclusion in a group or district nomination to the National Register of Historic Places.

**E** - A resource which, by itself, might be insignificant, but which, together with its neighbors, forms an *Environment* which is distinguished by its continuity, its setting, its urban design features, and its integrity. This resource derives its significance from its association with neighboring resources.

**H** - A resource which may have *Historical* importance because of its apparent age or location, or may have architectural importance because of its similarity to other buildings done by important architects and/or builders. Historic research should precede further evaluation of this resource.

Some of the buildings and resources have been further studied by the City or private individuals. The form or report may be on file with the City Planning Department, and is indicated by a lowercase letter following the address.

- n** Included on the National Register of Historic Places.
- np** Nomination form for National Register of Historic Places designation has been prepared.
- s** A State Historic Resources Inventory form has been prepared.
- sg** A group State Historic Resources Inventory form has been prepared.
- ap** An Alameda Historical Monument report has been prepared.



**Adams Street**

(H) 2837  
 (H) 2841  
 (H) 3100  
 (S) 3200  
 (H) 3209  
 (S) 3260

**Alameda Avenue**

(S) 1508  
 (S) 1524  
 (S) 1532  
 (S) 1601  
 (N) 1602,s  
 (S) 1612  
 (S) 1620  
 (S) 1706  
 (S) 1717  
 (B) 1721  
 (S) 1724  
 (S) 1725  
 (S) 1801-05  
 (S) 1811  
 (B) 1814  
 (S) 1816  
 (B) 1820  
 (S) 1823  
 (B) 1826  
 (S) 1827  
 (S) 1830  
 (S) 1831  
 (S) 1834  
 (H) 1835  
 (H) 1837  
 (S) 1900  
 (B) 1901  
 (S) 1906  
 (H) 1911  
 (S) 2005  
 (B) 2018  
 (B) 2020  
 (S) 2021,s  
 (S) 2024

(B) 2029  
 (S) 2031  
 (S) 2035  
 (B) 2036  
 (S) 2037  
 (S) 2038  
 (B) 2041  
 (N) 2044  
 (H) 2045  
 (S) 2051  
 (S) 2057  
 (S) 2059  
 (B) 2060  
 (S) 2061  
 (B) 2063  
 (S) 2064  
 (B) 2065  
 (B) 2066  
 (B) 2068  
 (S) 2100  
 (S) 2103  
 (B) 2104  
 (S) 2106  
 (S) 2110  
 (B) 2119  
 (S) 2120  
 (S) 2121  
 (S) 2124  
 (S) 2126  
 (S) 2129  
 (S) 2135  
 (S) 2139  
 (S) 2143  
 (S) 2147  
 (B) 2150  
 (B) 2152/54  
 (B) 2156  
 (S) 2158,s  
 (S) 2160,s  
 (B) 2162  
 (S) 2163,s  
 (B) 2164

**Arbor Street**

(H) 1711  
 (S) 1712  
 (S) 1718

**Atlantic Avenue**

(H) 772

**Bay Street**

(N) 1100,s  
 (H) 1106  
 (S) 1114,s  
 (S) 1115  
 (S) 1118,s  
 (S) 1121  
 (S) 1122  
 (B) 1138  
 (S) 1150  
 (B) 1160  
 (H) 1204  
 (S) 1205  
 (S) 1209  
 (S) 1219  
 (N) 1232,s  
 (S) 1235  
 (H) 1236  
 (S) 1250  
 (N) 1303,s  
 (S) 1306  
 (H) 1320  
 (H) 1321  
 (S) 1327  
 (S) 1339  
 (S) 1352  
 (B) 1412  
 (S) 1414  
 (S) 1416  
 (-) 1419  
 (H) 1425  
 (S) 1524  
 (S) 1525  
 (S) 1541

**Bay St-cont.**

(S) 1545,sg  
 (S) 1547,sg  
 (S) 1549,sg  
 (B) 1605/07  
 (S) 1609,sg  
 (S) 1611,sg  
 (S) 1712,sg  
 (S) 1714  
 (S) 1715  
 (B) 1716  
 (B) 1718,sg  
 (B) 1722,sg  
 (S) 1816  
 (H) 1826

**Bayo Vista Avenue**

(H) 3031  
 (E) 3109  
 (E) 3111  
 (E) 3115  
 (E) 3117  
 (E) 3121  
 (E) 3125  
 (E) 3127  
 (-) 3219,sg  
 (S) 3228,sg  
 (B) 3235  
 (B) 3239,sg  
 (B) 3240,sg  
 (B) 3241,sg  
 (S) 3242  
 (B) 3244,sg  
 (B) 3245,sg  
 (B) 3249,sg  
 (B) 3251,sg  
 (B) 3255,sg  
 (B) 3257,sg

**Benton Street**

(H) 1415  
 (H) 1424

(S) 1429  
 (S) 1440  
 (S) 1441  
 (S) 1444  
 (S) 1448  
 (S) 1509  
 (S) 1510  
 (B) 1514/16  
 (H) 1515  
 (S) 1525  
 (S) 1531  
 (S) 1535  
 (S) 1541  
 (S) 1545  
 (S) 1549  
 (S) 1551  
 (S) 1714

**Blanding Avenue**

(H) 2515,sg  
 (H) 2517,sg  
 (H) 2520  
 (H) 2526

**Briggs Avenue**

(H) 3219  
 (H) 3240  
 (S) 3264  
 (S) 3265  
 (H) 3271  
 (B) 3275  
 (S) 3276  
 (B) 3281  
 (H) 3284  
 (B) 3285

**Broadway**

(B) 908  
 (B) 909  
 (B) 912  
 (B) 915

(B) 916  
 (B) 919  
 (B) 920  
 (B) 921  
 (B) 924  
 (B) 925  
 (E) 1013  
 (E) 1017  
 (E) 1021  
 (E) 1025  
 (E) 1029  
 (E) 1033  
 (E) 1037  
 (E) 1041  
 (H) 1139  
 (S) 1155-63  
 (S) 1158  
 (S) 1160  
 (B) 1170  
 (S) 1178  
 (H) 1190  
 (S) 1206  
 (S) 1222  
 (B) 1237  
 (S) 1240  
 (H) 1243  
 (S) 1244  
 (S) 1245  
 (B) 1252  
 (S) 1253  
 (E) 1254  
 (E) 1256  
 (E) 1304  
 (H) 1305  
 (E) 1306  
 (H) 1307  
 (E) 1322  
 (E) 1328  
 (S) 1329  
 (S) 1330  
 (B) 1333  
 (H) 1339  
 (B) 1343  
 (H) 1350  
 (S) 1359  
 (S) 1361

(S) 1363  
 (S) 1364  
 (S) 1366  
 (-) 1367  
 (S) 1412,s  
 (S) 1416  
 (S) 1418/20  
 (S) 1419,s  
 (S) 1509  
 (S) 1511  
 (H) 1514  
 (S) 1515/17  
 (B) 1524/sg  
 (S) 1528,sg  
 (S) 1536,sg  
 (B) 1542,sg  
 (S) 1546,sg  
 (B) 1600  
 (B) 1604  
 (B) 1606  
 (B) 1610  
 (H) 1620  
 (B) 1623,sg  
 (B) 1626  
 (B) 1628  
 (B) 1630  
 (S) 1633,sg  
 (B) 1634  
 (B) 1638  
 (S) 1639,sg  
 (S) 1641,sg  
 (B) 1642  
 (S) 1645,sg  
 (S) 1647,sg  
 (B) 1648  
 (E) 1700  
 (E) 1704  
 (E) 1708  
 (E) 1709  
 (E) 1711  
 (E) 1712  
 (E) 1713  
 (S) 1715  
 (E) 1716  
 (E) 1720  
 (E) 1724

(E) 1728  
 (E) 1732  
 (E) 1736  
 (S) 1902/04  
 (S) 1910  
 (H) 1913  
 (S) 1914  
 (S) 1918  
 (S) 1920  
 (H) 1926

### **Brush Street**

(H) 314

### **Buena Vista Avenue**

(S) 462  
 (H) 620  
 (H) 647  
 (S) 741,s  
 (S) 767,s  
 (S) 802,s  
 (H) 807  
 (B) 830  
 (S) 910,s  
 (S) 914,s  
 (B) 918  
 (S) 934,s  
 (H) 935  
 (S) 1021  
 (S) 1025  
 (S) 1029  
 (H) 1516  
 (H) 1518  
 (-) 1521,s  
 (S) 1536  
 (E) 1542  
 (E) 1544  
 (E) 1548  
 (E) 1550  
 (E) 1552  
 (E) 1556  
 (S) 1584  
 (S) 1590

(S) 1592  
 (S) 1701  
 (S) 1711  
 (H) 1715  
 (H) 1722  
 (H) 1725  
 (S) 1726  
 (S) 1727  
 (S) 1729  
 (H) 1815  
 (S) 2019,s  
 (E) 2024  
 (E) 2026  
 (E) 2028  
 (E) 2030  
 (E) 2032  
 (E) 2036  
 (S) 2044,s  
 (S) 2045,s  
 (S) 2061,s  
 (S) 2065  
 (S) 2100  
 (S) 2103  
 (S) 2105  
 (S) 2106  
 (S) 2111,s  
 (S) 2116  
 (S) 2117  
 (B) 2121  
 (H) 2122  
 (S) 2125,s  
 (S) 2136/38,s  
 (S) 2156,s  
 (B) 2160  
 (B) 2162  
 (B) 2166  
 (S) 2204/06,s  
 (S) 2214-removed  
 02/94  
 (S) 2226,s  
 (S) 2234  
 (S) 2246,s  
 (S) 2250,s  
 (S) 2252,s  
 (S) 2254  
 (S) 2256,s

**Buena Vista Ave-cont.**

(H) 2260  
 (H) 2264  
 (S) 2268  
 (S) 2301/03  
 (H) 2304  
 (S) 2310  
 (H) 2311  
 (S) 2312  
 (S) 2317  
 (B) 2323  
 (H) 2329  
 (S) 2410  
 (S) 2412  
 (S) 2413  
 (S) 2414/16  
 (S) 2418  
 (S) 2420  
 (S) 2423  
 (S) 2425  
 (B) 2429  
 (S) 2510,sg  
 (S) 2512,sg  
 (S) 2516,sg  
 (S) 2518,sg  
 (S) 2520,sg  
 (S) 2524,sg  
 (S) 2526,sg  
 (S) 2530,sg  
 (S) 2534,sg  
 (S) 2613  
 (S) 2617  
 (H) 2700  
 (E) 2801

**Burbank Street**

(B) 1312,sg  
 (B) 1315  
 (B) 1316,sg  
 (S) 1319,sg  
 (B) 1320,sg  
 (B) 1322,sg  
 (S) 1325,sg

(S) 1327,sg  
 (B) 1330,sg  
 (S) 1331,sg  
 (B) 1334  
 (B) 1335,sg  
 (B) 1339,sg  
 (B) 1340,sg  
 (S) 1343,sg  
 (S) 1344,sg  
 (-) 1347,sg  
 (S) 1348,sg  
 (B) 1351,sg  
 (S) 1352,sg  
 (S) 1355,sg  
 (N) 1356,sg  
 (S) 1359,sg  
 (S) 1360,sg  
 (S) 1363,sg  
 (S) 1364,sg  
 (B) 1368,sg  
 (B) 1369,sg  
 (S) 1372,sg  
 (B) 1373,sg  
 (S) 1374,sg  
 (S) 1378,sg  
 Palm Trees, sg

**Calhoun Street**

(H) 2509  
 (S) 2513  
 (S) 2611  
 (B) 2622  
 (B) 2624  
 (B) 2708  
 (B) 2709  
 (B) 2712  
 (S) 2713  
 (S) 2716  
 (B) 2719  
 (B) 2720  
 (B) 2723

**Cambridge Drive**

(B) 1707  
 (S) 1833/35

**Caroline Street**

(N) 1272  
 (S) 1275  
 (S) 1277  
 (H) 1287  
 (S) 1291  
 (S) 1305  
 (H) 1315  
 (H) 1324  
 (S) 1330  
 (S) 1339  
 (S) 1405,sg  
 (B) 1409,sg  
 (S) 1413,sg  
 (S) 1417,sg  
 (B) 1419,sg  
 (B) 1420,sg  
 (S) 1421,sg  
 (S) 1423,sg  
 (S) 1448,sg  
 (S) 1452  
 (-) 1454,sg

**Cedar Street**

(H) 840  
 (H) 842  
 (H) 855  
 (S) 862  
 (B) 864  
 (H) 865  
 (H) 877  
 (B) 878  
 (B) 882  
 (S) 883  
 (B) 886

**Centennial Avenue**

(H) 908  
(H) 912

**Central Avenue**

(H) 210  
(S) 401  
(H) 453-61  
(S) 478  
(H) 478-C  
(H) 478-D  
(S) 500  
(E) 501  
(H) 502  
(E) 503  
(E) 507  
(E) 509  
(H) 510  
(H) 510 1/2  
(E) 511  
(E) 517  
(E) 519  
(E) 523  
(S) 527  
(H) 553  
(S) 600,s  
(S) 620-Federal  
Center  
(S) 620-Boat Building  
(H) 637  
(S) 722  
(S) 729  
(S) 730-736  
(S) 731  
(B) 741  
(S) 743  
(B) 745  
(B) 749  
(B) 753  
(B) 755  
(B) 759  
(B) 761  
(H) 769

(S) 800,sg  
(S) 801,s  
(B) 803  
(S) 804,sg  
(B) 805  
(B) 808,sg  
(S) 811  
(B) 812,sg  
(S) 815  
(S) 816,sg  
(B) 819  
(S) 825  
(S) 833  
(S) 835  
(S) 910  
(S) 915  
(S) 917  
(B) 919  
(B) 921  
(B) 923  
(B) 925  
(S) 929  
(H) 1000/04  
(S) 1005/07  
(S) 1009  
(S) 1013  
(B) 1015  
(B) 1019  
(S) 1027  
(S) 1029  
(B) 1032  
(S) 1036  
(B) 1038  
(B) 1042  
(B) 1044  
(S) 1046  
(S) 1048  
(E) 1052  
(E) 1056  
(E) 1058  
(E) 1060  
(E) 1064  
(E) 1068  
(S) 1108  
(S) 1110  
(H) 1120

(S) 1209  
(B) 1213  
(S) 1307  
(S) 1320  
(E) 1404  
(E) 1406  
(E) 1410  
(S) 1423,s  
(S) 1501,s  
(S) 1520,s  
(S) 1522  
(E) 1547  
(E) 1555  
(S) 1601,s  
(H) 1610  
(B) 1611  
(S) 1617  
(S) 1625  
(N) 1630,s  
(E) 1716  
(E) 1720  
(E) 1722  
(S) 1723  
(S) 1726/28  
(S) 1734/36  
(S) 1738  
(S) 1809 rear  
(E) 1823  
(E) 1825  
(E) 1829  
(S) 1830  
(E) 1831  
(E) 1835  
(S) 1848  
(S) 1850  
(S) 1901  
(H) 2018  
(S) 2024  
(S) 2029  
(S) 2033  
(S) 2052  
(S) 2061  
(S) 2066  
(S) 2067  
(S) 2068  
(S) 2069

**Central Ave-cont.**

(S) 2100,s  
(S) 2105  
(S) 2111,s  
(S) 2121  
(S) 2133  
(S) 2141  
(S) 2145  
(S) 2149  
(S) 2152  
(S) 2153/55  
(S) 2165  
(S) 2217,s  
(S) 2221,ap,s  
(B) 2245  
(S) 2249  
(S) 2249 A/B  
(S) 2249 C/D  
(S) 2249 E/F  
(H) 2255/57  
(S) 2306  
(H) 2431  
(S) 2433  
(S) 2450  
(H) 2510  
(B) 2521  
(H) 2621  
(S) 2700  
(S) 2701/03  
(S) 2705  
(S) 2818  
(S) 2822  
(S) 2826  
(S) 2830  
(S) 2838  
(H) 2848  
(H) 2850  
(S) 2901  
(S) 2909  
(H) 2915  
(S) 2917  
(S) 3000  
(E) 3005  
(E) 3010  
(E) 3012

(E) 3014  
(S) 3016  
(E) 3101  
(L) 3103  
(E) 3107  
(E) 3108  
(E) 3111  
(H) 3214  
(B) 3217  
(S) 3219  
(B) 3220  
(B) 3222  
(B) 3223  
(S) 3226  
(S) 3242  
(S) 3253  
(B) 3256  
(B) 3262  
(S) 3264  
(B) 3265  
(S) 3266  
(B) 3268  
(H) 3272  
(S) 3284  
(B) 3285

**Chapin Street**

(H) 1612  
(S) 1614  
(H) 1817  
(H) 1821

**Chestnut Street**

(S) 900  
(S) 914  
(S) 922  
(E) 1100  
(E) 1106  
(E) 1110  
(S) 1120  
(S) 1205  
(S) 1209  
(N) 1218

(B) 1220  
(B) 1224  
(S) 1227  
(H) 1315  
(H) 1316  
(S) 1425  
(S) 1426  
(H) 1615  
(S) 1715  
(S) 1917  
(S) 1919

**Clay Street**

(S) 2800  
(B) 2801  
(B) 2803  
(B) 2804  
(B) 2805  
(B) 2806  
(B) 2807  
(B) 2808  
(B) 2809  
(B) 2810  
(B) 2811  
(B) 2812  
(B) 2813  
(B) 2814  
(B) 2817  
(B) 2818  
(B) 2821  
(B) 2822  
(B) 2824  
(B) 2825  
(B) 2828  
(B) 2829  
(B) 2830  
(B) 2831

**Clement Avenue**

(S) 2006,s  
(H) 2016  
(H) 2056  
(S) 2308



**From:** [Title 5](#)  
**To:** [Dorothy Freeman](#); [City Clerk](#)  
**Cc:** [theresa.ritta@psc.hhs.gov](mailto:theresa.ritta@psc.hhs.gov)  
**Subject:** [EXTERNAL] Re: <External Message> Agenda Item 6G: WWII era buildings at 620 Central Avenue/1245 McKay Avenue, Alameda.  
**Date:** Tuesday, June 29, 2021 5:56:17 AM

---

Thank you for contacting HUD with your concerns. Once the property has been leased HUD is no longer involved. Please address your concerns to Federal Real Property Assistant Program, RPMS Program Center, Dept. HHS at [RPB@PSC.HHS.GOV](mailto:RPB@PSC.HHS.GOV).

Kindest Regards,

Title V Program Lead  
McKinney-Vento Homeless Assistance Act, Title V Project Manager  
Office of Special Needs Assistance  
Department of Housing and Urban Development

For more information on homeless resources, please visit <https://www.hudexchange.info/homeless-assistance>  
Please Send All Title V Correspondence to: [title5@hud.gov](mailto:title5@hud.gov) For more information regarding the Title V program and to view the weekly Suitability Determination Listings, please visit <https://www.hudexchange.info/programs/title-v/>

---

**From:** Dorothy Freeman <[dfreeman@pacbell.net](mailto:dfreeman@pacbell.net)>  
**Sent:** Thursday, June 24, 2021 8:52 PM  
**To:** [clerk@alamedaca.gov](mailto:clerk@alamedaca.gov) <[clerk@alamedaca.gov](mailto:clerk@alamedaca.gov)>  
**Cc:** [theresa.ritta@psc.hhs.gov](mailto:theresa.ritta@psc.hhs.gov) <[theresa.ritta@psc.hhs.gov](mailto:theresa.ritta@psc.hhs.gov)>; Landers, Linda L <[Linda.L.Landers@hud.gov](mailto:Linda.L.Landers@hud.gov)>; Title 5 <[Title5@hud.gov](mailto:Title5@hud.gov)>  
**Subject:** <External Message> Agenda Item 6G: WWII era buildings at 620 Central Avenue/1245 McKay Avenue, Alameda.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Regarding Agenda Item 6G

Re: Alameda Federal Center Northern Parcel at 620 Central Ave. Alameda, CA 94501  
GSA Control No 9-G-CA-1604-AD  
HUD #54201630019

Dear Mayor Ashcraft, City Council Members, GSA, HHS, and HUD,

***For July 6, 5PM City Council Meeting***

I am writing to add my voice to serious concern about a developer who is proposing to

demolish historical WWII era buildings at 620 Central Avenue/1245 McKay Avenue, Alameda. I am strongly opposed to demolition, and ask that GSA and HHS immediately terminate the lease with the developer.

The following is the history and arguments that support the position regarding the planned demolitions. While I did not research this information myself I stand by the facts as presented here and request that you consider them in their entirety. I believe a bait and switch plan is being played on the citizens of Alameda as the plan presented to the community has changed dramatically. I also believe that proper consideration has not been given to the historical aspect of this property.

Research by others:

The property in Alameda has historical significance as a WWII Merchant Marine training facility, one of only two in the nation at that time. The U.S. Merchant Marines suffered the highest casualty rate in WWII, 1:26. They did not receive veteran status until 1988. Last year, Congress commissioned the Congressional Gold Medal to commemorate the U.S. Merchant Mariners who served in WWII. This site is also unique in that it retains 11 out of the original 25 buildings between Crown Memorial, East Bay Regional Parks, and the GSA surplus property of 3.65 acres. Because the Merchant Marines were not properly recognized for so many decades, please don't continue to ignore the importance of their efforts. This property warrants preservation instead of demolition. I respectfully ask that you review the following bullet points and reject any request for demolition.

1. The Alameda Historical Advisory Board voted last month to keep this property on the municipal "Study List" with a "S" (State) designation. This indicates that the property has historical significance to the community. The developer attempted to remove the property from the Study List because they circumvented the Planning Board process last year and proceeded to Design Review without properly following the Municipal Code procedure of going to the Historical Advisory Board to propose any changes to existing structures on the property. Furthermore, demolition is also considered when an applicant can prove that a property is a "detriment" to the community. This was never discussed. In fact, the property is NOT a detriment at all, and the developer stated in election mailings that the buildings were "structurally sound", held open houses to garner support, and repeatedly stated they could be re-purposed.

2. Voters expected reuse. The City held a special election in 2019 that stated:

Measure A: "Shall an ordinance confirming the City Council's actions to permit reuse of vacant federal buildings on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?" (emphasis added). Since the project has deviated from what was proposed and brought forth to the voters, a new election should be held in good faith to the community.

1. The developer has not presented any financial documents to the City or public. Just because their project is no longer suitable for the current property, doesn't mean they should circumvent the intent of the McKinney Vento Act which is to utilize existing property to

service the community. Other more suitable properties are available such as the Enterprise parcel in Alameda that was recently released as surplus.

2. The site has potential long term economic interest to the City as a site of historical tourism. There has been a request to the Government to open the Section 106 process to fully evaluate the historical significance of the property before moving forward. Other nearby cities have re-purposed WWII era buildings such as Rosie the Riveter in Richmond, CA, and the Presidio in San Francisco. <https://www.nps.gov/subjects/historicpreservation/national-historic-preservation-act.htm>
3. There is a pending application to the National Register of Historic Places for the site. The City should wait until the application is fully evaluated by State and National historians, especially as it is linked to World World II mobilization efforts and represents a unique branch of the military service that was not officially recognized until decades after their service.
4. The architect was Harry A. Bruno, a notable and prolific architect in the Bay Area. He was part of a highly influential group of architects who began their careers leading up to WWII, designed military architecture mobilization and rooted their later efforts in the mid-century modern movement. His substantial portfolio included other significant maritime projects such as Jack London Square, the Watergate in Emeryville and the Marina at Ballena Bay in Alameda. His residential projects have been noted in Sunset Magazine, the National Register, and he has been recognized with the highest award as a Fellow of the American Institute of Architects (F.A.I.A.), an achievement only 3% of architects receive. This potentially categorizes this architect as a “Master” in his field. Because the original drawings of the site were only recently discovered, all previous reports failed to recognize the importance of this architect.
5. The 1996 Page and Turnbull report submitted by Staff on the Agenda item is too old to be fairly considered as an objective decision. The 2003 SHPO letter was also not a good faith evaluation as it referred directly back to the 1996 report and no new research was conducted. The recent Page and Turnbull report called “Memorandum” also failed to conduct any new research, and lended an opinion about its qualifications once again based on old information and more emphasis was placed on architecture than on its historical significance in WWII as a mobilization training facility etc. Now that there is confirmation about the architect, these reports should be fully updated. Also, Page and Turnbull could be contracted to do an “Adaptive Reuse Study” as they recommended in an email in correspondence.
6. The site is worthy for other community services that are accepted under the McKinney-Vento Act such as a Food Bank, Childcare services, Veterans services etc, as was originally proposed by the developer in early stages of their communication with the GSA. Demolition is not justified.

Thank you for your consideration.

Respectfully,  
Dorothy Freeman

cc: GSA, HHS, HUD



**From:** [ian watts](#)  
**To:** [City Clerk](#)  
**Subject:** [EXTERNAL] July 6 City Council meeting, item 6, G Re: 620 Central Ave/1245 McKay Ave Historic WWII U.S. Merchant Marine Training Site  
**Date:** Monday, June 28, 2021 12:26:20 PM

---

Hello,

I am sending this email in regard to:

"July 6 City Council meeting, item 6, G  
Re: 620 Central Ave/1245 McKay Ave  
Historic WWII U.S. Merchant Marine Training Site"

When the United States entered the Second World War, it found itself woefully unprepared from the standpoint of operating ocean-borne supply routes despite recent legislation to provide for a well-equipped and crewed merchant fleet. In those initial months, as German and Japanese forces sank American ships, not an insignificant number of veteran mariners met their death. The United States acted fast to build replacement ships and stepped-up training activities to replace the dead. By war's end, there were close to dozen training stations. Some facilities were built with the view that they were "for the duration," such as the training activity that supplanted the resort at Catalina Island off Los Angeles or the cadet school at Coyote Point, San Mateo. One of the jewels of the training establishment was the United States Maritime Service Training Station, Alameda (also known as United States Maritime Service Officer Candidate School, Alameda).

Of all the many Merchant Marine training stations the United States built, only two remain Kings Point and Alameda. All others have been abandoned to the elements or demolished. Alameda was made to last, and the federal government contracted a noted local architect, Harry Alexander Bruno. He designed buildings in the then-novel California Moderne style - it was informed by local climate, used cost-effective materials, and featured broad, flat roofs and half-windows protected by the eaves. This was ideal for buildings on the California coast. Mr. Bruno did not employ the stark Deco-inspired Federal architecture found in other government installations and military bases of the time; instead, he created something thoughtful. Mr. Bruno's work was so well-respected, he became a Fellow of the American Institute of Architects - meaning he made lasting contributions to the field of architecture - and of which the Alameda training station is testament.

However, this one remaining training station is more than buildings. It was a place of hope and pride. Alameda was a finishing school for future "hawsepipers" or Merchant Mariners who started their careers as Ordinary Seamen - men who did the grunt work of chipping paint on deck, carrying buckets of water in engineering spaces, or washing dishes in the galley - and rose through the ranks to become officers who managed ships. The shipping industry traditionally ran along class lines: men from the middle class or those who could afford a technical education joined the ranks of officers, and those who could not became unlicensed seamen. Often bridging the two groups aboard were hawsepipers, but they were few and far between. Never before had the Federal government taken such an active role in educating future hawsepipers. Government planners understood that these men had direct experience and knew the profession from the keel up; for the first time, to run the new ships off the ways, class barriers needed to be broken, and outmoded means of education discarded. Before, the onus of breaking out of the ranks was solely the responsibility of a future hawsepiper. By

bringing more hawsepipers into the fleet, Alameda turned the industry on its head and brought about a more egalitarian atmosphere aboard American ships. Thus, Alameda was a social experiment that paid off. From it graduated many future ship captains and chief engineers; statistics are lacking, but if they survived the war, many graduates stayed on in their careers postwar if there was a billet.

The training station's physical plant goes unrecognized to this day. At a park that was once a part of the station, there are two monuments; both unveiled after the war: a simple cenotaph remembering graduates of the station who died at the hands of the enemy during the war - rocks embedded in concrete at the base of the monument evoke stones on a gravestone that loved ones were never able to place; the other is a plaque recalling the station's beloved dog - dogs and cats were dear good-luck tokens for mariners aboard ship. There's no mention of the station's name; there did not need to one - so wagered the monuments' creators - Alameda was meant to be permanent.

Alameda is the last standing remnant of the U.S. government-sponsored mass-training program of Merchant Mariners during the Second World War. It should stand as a testament to that grand experiment and for its unique architecture.

Best regards,  
Ian Watts

--

Ian Watts  
web: [ianewatts.org](http://ianewatts.org)  
eml: [ianewatts@gmail.com](mailto:ianewatts@gmail.com)



**From:** [John M.](#)  
**To:** [City Clerk](#)  
**Subject:** [EXTERNAL] McKay Avenue Alameda  
**Date:** Sunday, June 27, 2021 12:01:21 PM

---

I am writing to express serious concern about a developer who is proposing to demolish historical WWII era buildings at 620 Central Avenue/1245 McKay Avenue, Alameda. I am strongly opposed to demolition, and ask that GSA and HHS immediately terminate the lease with the developer.

The property in Alameda has historical significance as a WWII Merchant Marine training facility, one of only two in the nation at that time. The U.S. Merchant Marines suffered the highest casualty rate in WWII, 1:26. They did not receive veteran status until 1988. Last year, Congress commissioned the Congressional Gold Medal to commemorate the U.S. Merchant Mariners who served in WWII. This site is also unique in that it retains 11 out of the original 25 buildings between Crown Memorial, East Bay Regional Parks, and the GSA surplus property of 3.65 acres. Because the Merchant Marines were not properly recognized for so many decades, please don't continue to ignore the importance of their efforts. This property warrants preservation instead of demolition. I respectfully ask that you review the following bullet points and reject any request for demolition. Voters expected reuse. The City held a special election in 2019. Since the project has deviated from what was proposed and brought forth to the voters, a new election should be held in good faith to the community.

Thank you,

John Monasterio

**From:** [Dorothy Freeman](#)  
**To:** [City Clerk](#)  
**Cc:** [theresa.ritta@psc.hhs.gov](mailto:theresa.ritta@psc.hhs.gov); [Linda.L.Landers@hud.gov](mailto:Linda.L.Landers@hud.gov); [Title5@hud.gov](mailto:Title5@hud.gov)  
**Subject:** [EXTERNAL] Agenda Item 6G: WWII era buildings at 620 Central Avenue/1245 McKay Avenue, Alameda.  
**Date:** Thursday, June 24, 2021 5:52:39 PM

---

Regarding Agenda Item 6G

Re: Alameda Federal Center Northern Parcel at 620 Central Ave. Alameda, CA 94501  
GSA Control No 9-G-CA-1604-AD  
HUD #54201630019

Dear Mayor Ashcraft, City Council Members, GSA, HHS, and HUD,

***For July 6, 5PM City Council Meeting***

I am writing to add my voice to serious concern about a developer who is proposing to demolish historical WWII era buildings at 620 Central Avenue/1245 McKay Avenue, Alameda. I am strongly opposed to demolition, and ask that GSA and HHS immediately terminate the lease with the developer.

The following is the history and arguments that support the position regarding the planned demolitions. While I did not research this information myself I stand by the facts as presented here and request that you consider them in their entirety. I believe a bait and switch plan is being played on the citizens of Alameda as the plan presented to the community has changed dramatically. I also believe that proper consideration has not been given to the historical aspect of this property.

Research by others:

The property in Alameda has historical significance as a WWII Merchant Marine training facility, one of only two in the nation at that time. The U.S. Merchant Marines suffered the highest casualty rate in WWII, 1:26. They did not receive veteran status until 1988. Last year, Congress commissioned the Congressional Gold Medal to commemorate the U.S. Merchant Mariners who served in WWII. This site is also unique in that it retains 11 out of the original 25 buildings between Crown Memorial, East Bay Regional Parks, and the GSA surplus property of 3.65 acres. Because the Merchant Marines were not properly recognized for so many decades, please don't continue to ignore the importance of their efforts. This property warrants preservation instead of demolition. I respectfully ask that you review the following bullet points and reject any request for demolition.

1. The Alameda Historical Advisory Board voted last month to keep this property on the municipal "Study List" with a "S" (State) designation. This indicates that the property has historical significance to the community. The developer attempted to remove the property from the Study List because they circumvented the Planning Board process last year and proceeded to Design Review without properly following the Municipal Code procedure of going to the Historical Advisory Board to propose any changes to existing structures on the property. Furthermore, demolition is also considered when an applicant can prove that a property is a "detriment" to the community. This was never discussed. In fact, the property is NOT a detriment at all, and the developer stated in election mailings that the buildings were

“structurally sound”, held open houses to garner support, and repeatedly stated they could be re-purposed.

2. Voters expected reuse. The City held a special election in 2019 that stated:

Measure A: "Shall an ordinance confirming the City Council's actions to permit reuse of vacant federal buildings on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?" (emphasis added). Since the project has deviated from what was proposed and brought forth to the voters, a new election should be held in good faith to the community.

1. The developer has not presented any financial documents to the City or public. Just because their project is no longer suitable for the current property, doesn't mean they should circumvent the intent of the McKinney Vento Act which is to utilize existing property to service the community. Other more suitable properties are available such as the Enterprise parcel in Alameda that was recently released as surplus.

2. The site has potential long term economic interest to the City as a site of historical tourism. There has been a request to the Government to open the Section 106 process to fully evaluate the historical significance of the property before moving forward. Other nearby cities have re-purposed WWII era buildings such as Rosie the Riveter in Richmond, CA, and the Presidio in San Francisco. <https://www.nps.gov/subjects/historicpreservation/national-historic-preservation-act.htm>

3. There is a pending application to the National Register of Historic Places for the site. The City should wait until the application is fully evaluated by State and National historians, especially as it is linked to World World II mobilization efforts and represents a unique branch of the military service that was not officially recognized until decades after their service.

4. The architect was Harry A. Bruno, a notable and prolific architect in the Bay Area. He was part of a highly influential group of architects who began their careers leading up to WWII, designed military architecture mobilization and rooted their later efforts in the mid-century modern movement. His substantial portfolio included other significant maritime projects such as Jack London Square, the Watergate in Emeryville and the Marina at Ballena Bay in Alameda. His residential projects have been noted in Sunset Magazine, the National Register, and he has been recognized with the highest award as a Fellow of the American Institute of Architects (F.A.I.A.), an achievement only 3% of architects receive. This potentially categorizes this architect as a "Master" in his field. Because the original drawings of the site were only recently discovered, all previous reports failed to recognize the importance of this architect.

5. The 1996 Page and Turnbull report submitted by Staff on the Agenda item is too old to be fairly considered as an objective decision. The 2003 SHPO letter was also not a good faith evaluation as it referred directly back to the 1996 report and no new research was conducted. The recent Page and Turnbull report called "Memorandum" also failed to conduct any new research, and lended an opinion about its qualifications once again based on old information and more emphasis was placed on architecture than on its historical significance in WWII as a

mobilization training facility etc. Now that there is confirmation about the architect, these reports should be fully updated. Also, Page and Turnbull could be contracted to do an “Adaptive Reuse Study” as they recommended in an email in correspondence.

6. The site is worthy for other community services that are accepted under the McKinney-Vento Act such as a Food Bank, Childcare services, Veterans services etc, as was originally proposed by the developer in early stages of their communication with the GSA. Demolition is not justified.

Thank you for your consideration.

Respectfully,  
Dorothy Freeman

cc: GSA, HHS, HUD