

From: mcgavin_ted@comcast.net
To: [Marilyn Ezzy Ashcraft](#); [Malia Vella](#); [John Knox White](#); [Tony Daysog](#); [Trish Spencer](#)
Cc: [City Clerk](#); theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov
Subject: [EXTERNAL] Alameda City Council Meeting, 07/06/2021, Item 6-G
Date: Tuesday, July 6, 2021 6:40:57 PM

Dear City Council:

I am a longtime Alameda citizen and voter.

I wrote before on this subject for the Alameda City Council Meeting on 06/15/2021, strongly opposing the demolition of the two Main Buildings and Four Accessory Buildings at 620 Central Avenue (the "McKay Wellness Center Project"). My main points were:

- The ballot measure language of the 2019 special election, Measure A, clearly stated, **"reuse"** of existing buildings, and the voters expected the buildings to be repurposed.
 - 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?"*
- The City Staff report mischaracterized the property and stated that the property is not a historic resource, when in fact the Historical Advisory Board **approved** keeping the property on the Historical Advisory Board Study List, and stated in its meeting that the buildings have historic value and merit. The site has unique historical importance for Alameda's military history, as well as State, National, and International World War II and Korean War history.
- The Historical Advisory Board in its recent referral did not follow the proper protocol under the Alameda Municipal Code Section 13-21-5 and they did not discuss whether or not the buildings are a "detriment to the community".
- A petition that is currently being circulated by the American Merchant Marine Veterans group has gathered over 250 signatures from Alameda residents and over 1000+ total.
 - <http://chnng.it/YvmqpXBcXR>

This cumulative public sentiment should be noted and taken into consideration.

Since then, I have once again reviewed the opposing views and once again reviewed the history of this project and come to an even stronger opposition to the demolitions.

The Proposition called for **reusing the existing historic buildings** for the purpose of *a wellness center for senior assisted living and supportive services for homeless individuals*.

It seems to me that a “Yes” vote on this issue is **demolishing and replacing these historic buildings** (not reusing them), **for a different purpose**.

In my opinion, a “Yes” vote on these demolitions is breaking faith with the voters of Alameda, who voted to reuse these buildings for a given purpose. If the current Council feels so strongly about demolishing these historic buildings, for a different purpose, and replacing them with specific new ones, they should write a Proposition saying that and put the issue on the ballot to the voters of Alameda.

Thank you for your consideration,

Ted McGavin

From: [Dru DiMattia](#)
To: [City of Alameda Zoom 2](#)
Cc: [City Clerk](#); [Allen Tai](#); theresa.ritta@psc.hhs.gov; [Manager Manager](#)
Subject: [EXTERNAL] CITY COUNCIL Meeting -
Date: Tuesday, July 6, 2021 4:00:16 PM

Good Day City Council of Alameda,

Thank you for the opportunity to share this rich maritime history that Alameda, CA played a huge role in training young men in this vital service; the Supply chain to our Fighting forces overseas.
Please know that I represent a unique, fast fading group of WWII Merchant Mariners who were part of a winning combination delivering “ The Arsenal of Democracy” around the world back in WWII.

For every success story, there is a winning team of people who have inspired to get the job done. Officer Candidates who went through the rigorous training at the **U.S. Maritime Service Officer Training School Alameda, California (1943-1954).**

The town of Alameda should be absolutely proud of its distinctive maritime history and the successes of our contribution in WWII. If wasn't for the Merchant Marine supplying the troops in both the Atlantic and the Pacific during WWII, our world would be significantly different. Graduates of this school earned the Distinguished Service Medal; many were Killed in Action. This history must never be forgotten; the parcel of land deserves to be rendered historic.

Question:

Understanding that we are in the 11th hour of the process rendering the ultimate fate of this 3.5 acre parcel, I hereby ask the committee to consider our maritime heritage and combine the adjacent properties of public space. May the committee consider a National Archive, Museum if you will to showcase the significant Merchant Marine history for public education?

The town of Alameda would embrace this history and add to its long list of attractions for all the public to enjoy!

- A.** The property must be associated with events that have made a significant contribution to the broad patterns of our history.
- B.** The property must be associated with the lives of persons significant in our past.
- C.** The property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.
- D.** The property must show, or may be likely to yield, information important to history or prehistory.

Please note, the U.S. Merchant Marine is two days older than the Army; 12 June 1775. The service remains vital to our National Security and economic prosperity.

Thank you for your hard work of public service!

Brdgs

Captain Dru DiMattia

President American Merchant Marine Veterans

From: [Amanda Cooper](#)
To: [City Clerk](#)
Subject: [EXTERNAL] support of the Wellness Center
Date: Tuesday, July 6, 2021 1:28:42 PM

Hello-

I am writing to offer my support for the continued development of the Wellness Center for medically fragile seniors at risk of homelessness. It saddens me that I need to continue to reaffirm my support for this project, through previous city council meetings, a referendum and now this new approach around architecture. People complain constantly about the presence of unhoused folks on our island, and yet some of these same people protest an opportunity to get folks off the streets and into stable housing. It's shameful to me that our whole community can't give our full throated support to this opportunity to use federal money to support our vulnerable neighbors.

The Historical Advisory Board, who we entrust with these decisions, has recommended the project. The City Council would be behaving both irresponsibly and cruelly if it didn't heed their recommendation.

Thank you for your time and attention.

-Amanda Cooper
1508 Santa Clara Ave, Alameda, CA 94501
@MandaCoop
917-930-7552

From: [james edwards](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Please include this public comment for item 6G for the City Council meeting July 6, 2021
Date: Tuesday, July 6, 2021 12:25:30 PM

Dear Mayor and Councilmembers:

The 1996 Page and Turnbull report constitutes the sole study done regarding the historical and architectural significance of the 620 Central Avenue/1245 McKay Avenue property. All later reviews of the significance of the site rely back entirely on that now 25-year old study and no additional information has been gathered by the General Services Administration (GSA), the State Office of Historical Preservation (SOHP) or the Alameda Planning Department. Before determining that the buildings are appropriate for demolition, a more updated report on their historical and architectural significance is required.

In a March 12, 2003 letter from the GSA to the SOHP, the GSA wrote that the possibility exists for the property's listing on the National Register of Historic Places. GSA's position at that time was that the property had historical significance but it did not feel it met the criteria based on the Page and Turnbull report's discussion about loss of integrity due to demolition of some buildings of the former U.S. Maritime Service Officers School and subsequent modifications on the remaining buildings. A letter dated March 20, 2013 from the SOHP in response to the GSA letter indicates the same report was reviewed and it as well just repeated the earlier conclusion of the 1996 report. There is an 8-day difference in the dates of these 2 letters and given they were sent between Sacramento and San Francisco by postal mail and with an intervening weekend and given likely delays from when the letters were typed and when they were actually mailed, it appears the SOHP response was made after a 1-day review of the 1996 report. This limited, cursory review of an earlier report without any addition of new information should not form the basis for approval for demolition of these structures. There is a pending application before the National Register of Historic Places for inclusion as a historic district of the buildings on the 3.65-acre site, along with the other buildings currently on adjacent park-owned property, that together all formed part of the WWII-era U.S. Maritime Service Officers School. This application should be allowed to be evaluated before any decision regarding demolition is considered. As the years have gone by, fewer and fewer similar historic structures exist anywhere and appreciation is growing of the historic importance of the Merchant Marines' essential role in both WWII and the Korean War. Hence, the significance of these buildings today and in the future will be greater than what was understood in 1996.

Page and Turnbull provided an updated 2021 memorandum based entirely on the same 1996 report. No new research was done so the memorandum again repeats the same 1996 conclusions. However, the 2021 memorandum recommends an adaptive reuse study be done. This recommendation has been ignored.

The Historical Advisory Board voted to maintain the property's "S" designation which is defined as follows:

"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.”

Hence, for the State Historic Resources Inventory it is only necessary to have **either** architectural, historical **or** environmental significance. This property has historical significance which alone would qualify it for eligibility for inclusion in the State Historic Resources Inventory. Additionally, the last sentence of the quoted definition of “S” designation indicates that buildings that have lost design integrity would be eligible for listing **if design integrity were restored**. The 1996 Page and Turnbull report states the main modifications which diminished design integrity were changes of the buildings’ paint color, changes of some windows and some exterior staircases, interior subdivisions and enclosures of loading docks. These are all conditions that can be fairly easy to remedy and would restore the design integrity required for eligibility for inclusion in the State Historic Resources Inventory and the National Register of Historic Places. The recent discovery of the prominent architect, Harry A. Bruno, and of his original architectural plans allows a faithful restoration plan to be undertaken. Unfortunately, the question of whether design integrity can be restored to allow eligibility for the buildings for inclusion on the State Historic Resources Inventory or National Register of Historic Places was never considered by the Historical Advisory Board.

The Alameda Municipal Code required Mr. Biggs to go before the Historical Advisory Board before he ever went before Design Review for his proposed project. This was never done. However, at the Historical Advisory Board meeting of May 6, 2021, Mr. Alan Tai of the Planning Department stated that an aspect of Mr. Biggs’ project had been discussed by the HAB at an earlier meeting. If so, this was unknown to the general public and neighboring property owners did not receive required notification.

Thank you for your consideration of the points raised in this letter.

Jim Edwards

From: [Jason Biggs](#)
To: [City Clerk](#); [John Knox White](#); [Marilyn Ezzy Ashcraft](#); [Malia Vella](#); [Tony Daysog](#); [Trish Spencer](#)
Subject: [EXTERNAL] Item 6G, public Comment, July 6th, 2021 City Council Meeting
Date: Tuesday, July 6, 2021 10:41:47 AM

Dear Mayor and Councilmembers,

I am writing to urge support for the Historical Advisory Board's decision regarding the wellness center property on McKay Avenue. The Board voted to keep the site on the study list and also issue a Certificate of Approval to demolish the buildings. I ask the Council to please uphold this decision, as it was the right decision to make.

I find it fascinating that Councilmember Trish Herrera Spencer has called this item to review. While representing the Friends of Crab Cove at the Alameda County Democratic Club, Councilmember Herrera Spencer made the comment that the buildings should be converted into a bus turnaround parking lot. Now, Herrera Spencer is catering to anti-homeless vigilantes masquerading as born-again preservationists who no longer want to *demolish* these buildings but now want to *preserve* these buildings. Isn't that hypocritical? It is also troubling that Councilmember Herrera Spencer is siding with an out-of-town property investor who bankrolled the Friends of Crab Cove campaign instead of with Alamedans who chose compassion over fear. Councilmember Herrera Spencer and her Friends of Crab Cove then pursued a lawsuit in a failed bid to overturn a democratic election.

I am asking the council to please protect our democracy, to respect the will of the voters and to respect the institutions that make our government work. The voters supported the ballot measure to remove the government overlay and to make way for the construction of a wellness center – we need to respect that. The Historical Advisory Board did their job with professionalism and came to a decision that is supported by other government agencies and the experts - we need to respect that. Please do not cater to these few individuals seeking to undermine a democratic process by weaponizing the courts, by using bureaucracy as a cudgel, and by cruelly taking advantage of our veterans.

Let us not lose sight of the big picture here: the wellness center will serve unhoused medically fragile senior citizens and people requiring hospice care who literally have nowhere else to go after surgical discharge. The creation of this facility will be an incredible testament to Alameda's compassion and humanity.

Thank you for your time and consideration.

Thanks,

Jason Biggs
Alameda Resident

From: [Cathy Leong](#)
To: [City Clerk](#)
Cc: theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov
Subject: [EXTERNAL] City Council Meeting, 7/6/21, ITEM-6-G McKay/Central
Date: Tuesday, July 6, 2021 9:00:07 AM

Re: City Council Meeting, 7/6/21, ITEM-6-G

I am resubmitting as for some reason, my letter which was sent to the Historical Advisory Board regarding McKay Avenue wasn't included in the correspondence for the upcoming City Council meeting, so here it is.

I object to the proposed demolition of the property. The HAB Board voted to keep the property on the Study List, and it remains listed as a historical resource for our community. This site is important as it reflects the importance of the Merchant Marines and their heroic efforts.

The HAB also did not follow the correct procedure to approve demolition---the developer has to prove how the site is a "detriment to the community" and how it does not have economic value. In fact, the site is NOT a detriment at all, and the buildings are structurally sound. The site also has potential to bring in tourism to the City of Alameda as a historic resource. Also,

Alameda voted in 2019 under Measure A to "reuse" federal surplus buildings--not demolish the historic property.

At the very least, this is an opportunity to preserve and honor the legacy of our veterans and educate the public on the history of the U.S. Merchant Marines, their dedicated service in WWII by risking their lives and how Alameda played a part in those important efforts.

After all, you are the historical board and this site in Alameda is one the last remaining remnants of the historical significance of the U.S. Merchant Marine efforts in WWII as well as the Korean War and should be repurposed to include an interpretive center, community space, museum and other historical artifacts from WWII.

Richmond has the wonderful Rosie the Riveter National Park, Alameda can do this! Museum
<https://www.nps.gov/rori/index.htm>

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)
[https://ballotpedia.org/Alameda, California, Measure A, McKay Avenue Parcel Wellness Center Development_\(April_2019\)](https://ballotpedia.org/Alameda,_California,_Measure_A,_McKay_Avenue_Parcel_Wellness_Center_Development_(April_2019))

[https://ballotpedia.org/Alameda, California, Measure B, McKay Avenue Parcel Open Space Designation_Initiative_\(April_2019\)](https://ballotpedia.org/Alameda,_California,_Measure_B,_McKay_Avenue_Parcel_Open_Space_Designation_Initiative_(April_2019))

Ballot arguments:

<https://www.alamedaca.gov/files/assets/public/departments/alameda/city-manager/alamedameasure-b.pdf>

•Furthermore, Alameda Point Collaborative stated in the application to GSA/HUD the intent to reuse existing buildings.

"(C) Supply a detailed description of how acquisition of the property will meet the proposed program's specific needs. This must include:

(1) Any anticipated improvements to the property (e.g. renovations or construction)

2

The Collaborating Partners are proposing the renovation and reuse of Buildings 1, 2A and 2D comprising a total of 59,167 square feet. These three buildings, which have both lower asbestos remediation costs and larger floor plates, will be retained for adaptive reuse."

<http://caringalameda.org/wp-content/uploads/2019/03/Full-application.pdf>

Thank you for your consideration. Regards, Cathy Leong 48 Kara Road Alameda CA 94502

From: [Doug Biggs](#)
To: [City Clerk](#)
Subject: [EXTERNAL] report for inclusion in public record for Item 6G tonight
Date: Tuesday, July 6, 2021 7:46:22 AM
Attachments: [We sent you safe versions of your files.msg](#)
[2021-07-01 Alameda Federal Center Criterion-C-Memo Rev.pdf](#)

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

Dear Mayor Ashcraft and Councilmembers,

Recently there have been statements made that the federal buildings were designed by "world renowned architects" and therefore preservation should be considered. To provide a factual basis for that discussion, APC engaged the qualified firm of Page and Turnbull, who were responsible for preparing the historical documentation on the site, to review the documentation and determine the extent of the involvement of the two architects mentioned, Harry Bruno and Joseph Esherick, and whether the buildings are, per local, state and federal guidelines considered significant based on association with a master architect. That report is attached for the public record.

In neither case were the two architects involved in the design of the buildings themselves. Mr. Bruno served as a consulting architect on behalf of Early Construction, but did not do any of the design of the buildings themselves. Mr. Esherick designed a boiler room modification, which was demolished and removed in subsequent alterations of the site. The attached report also discusses what is required for determining significance through association with a master building or architects, and in this case, the requirements are not met.

Sincerely,

Doug Biggs
Executive Director
Alameda Point Collaborative
www.apcollaborative.org
(510)898-7849

MEMORANDUM

DATE	July 1, 2021	PROJECT NUMBER	21089
TO	Doug Biggs, Executive Director	PROJECT	620 Central Avenue/1245 McKay Avenue, Alameda
OF	Alameda Point Collaborative 510.898.7849 dbiggs@apcollaborative.org	FROM	Stacy Kozakavich, Cultural Resources Planner, Page & Turnbull
CC	Lada Kocherovsky, Page & Turnbull	VIA	Email

REGARDING 620 Central Avenue/1245 McKay Avenue, Alameda (APN 74-1305-26-2)

Introduction

This memorandum has been prepared by Page & Turnbull at the request of the Alameda Point Collaborative regarding a proposed project at the former Alameda Federal Center at 620 Central Avenue / 1245 McKay Avenue (APN 74-1305-26-2). The proposed project is located at the site of the U.S. Maritime Service Officers School, Alameda, which was constructed during World War II to train officers and seamen in the wartime operation of the merchant fleet, and which operated at the site until 1954. The original school buildings at the Alameda Federal Center site have been previously found significant under National Register of Historic Places (National Register) Criterion A (Events) for their association with training during World War II and the Korean War, and under Criterion C (Architecture) as part of a “rare example of an early modern campus design, as a large example of a Bay Region style complex, and as an exemplification of World War II planning and design.”¹ However, due to alterations to the complex, including building demolitions and exterior modifications to remaining buildings, the complex was found to lack sufficient integrity for eligibility for listing in the National Register. The site is currently listed in the City of Alameda’s Historical Buildings Study List.

Page & Turnbull understands that recent local history research conducted in support of a new National Register nomination for the site of the Maritime Service Officers School has identified two master architects, Harry Bruno and Joseph Esherick, who contributed to the original design of and alterations to the facility. This memorandum briefly addresses the potential significance of the site

¹ Page & Turnbull, HBPP, Statement of Significance, Page 1. This text is also included in the Significance section on Page 2 of the section for each individual building.

under National Register Criterion C and California Register of Historical Resources (California Register) Criterion 3 for its association with master architects or builders.

Evaluating the Work of Master Architects

National Park Service Guidance for applying the National Register criteria for evaluation provides the following description for significance based on association with a master architect or builder under Criterion C:

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft.

A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion C, although it might meet other portions of the Criterion, for instance as a representative of the Prairie style.²

As Criterion 3 for the California Register is based on National Register Criterion C, this guidance is also applicable to evaluation for designation at the state level.

Eligibility requirements for listing as a City of Alameda Historic Monument specify that, for association with an architect, a property must represent "a *notable work* of a master builder, designer or architect" [emphasis added].³

As defined by the criteria for inclusion in the City of Alameda Historic Buildings Study List, 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."⁴

² National Park Service, *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* (Washington D.C., 1995), 20.

³ City of Alameda, Alameda Municipal Code, Chapter XIII, Article VII – Historical Preservation, Section 13-21.2. Electronic resource at https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXIIIIBUHO_ARTVIIHIPR, accessed March 26, 2021.

⁴ City of Alameda, *Architectural and Historical Resources of the City of Alameda*, 10.

In addition to representing a master architect or builder's work as a strong example of a significant phase or theme in their career, to be eligible for listing in the National Register, California Register, or local register based on this association, properties must retain sufficient integrity of design, materials, and workmanship to convey that association.

Harry A. Bruno

Tennessee-born Harry A. Bruno was a prolific architect who worked for several decades in the East Bay beginning in the 1930s. He is perhaps best known for his design of many buildings completed in the 1950s and 1960s in Oakland's Jack London Square.

On June 28, 2021, Page & Turnbull reviewed blueprints for the original construction of the Maritime Service Officers School in the collection of the Alameda Museum. Harry A. Bruno is listed on the cover sheet of the blueprint set as the architect working with the local general contracting firm, the Fred J. Early Jr. Co, who was contracted to build the facility. The drawing list for the set of blueprints identifies that revised architectural and mechanical drawings were based on original drawings prepared by the U.S. Coast Guard Engineering Headquarters. These original drawings specified the overall design and appearance of the buildings as they were constructed. For example, original structural drawings, plans, sections, and elevations for the Engineering Building (Building 1) and Barracks Unit (Building 2) at the subject property were prepared by the United States Coast Guard Engineering Headquarters in Washington, D.C. in October 1942. The Fred J. Early Jr. Co. and their consulting professionals (including mechanical, electrical, engineering, and dock consultants in addition to Bruno) prepared revised drawings when aspects of the project designed by the U.S. Coast Guard Engineering Headquarters needed additional detail or revision due to local conditions. As Harry Bruno's name appears on only one revised drawing, Sheet 34A dated July 1943, it is difficult to ascertain what contribution he made to the design of the complex. Based on the information provided in the blueprint title blocks, it appears that Bruno served in the capacity of a consulting architect for the Fred J. Early Jr. Co. during construction of the building, but did not personally design the buildings.

Joseph Esherick

Philadelphia-born architect Joseph Esherick began working in San Francisco in 1937 and maintained an active professional and academic career through the 1980s. Strongly influenced by the work of well-known Bay Area architects Gardner Daily and William Wurster, Esherick is widely known for such projects as his 1963 residential designs at Sea Ranch. Esherick's Bay Region style is represented by hundreds of residential, commercial, and institutional buildings.

On June 22, 2021 Page & Turnbull reviewed photographs of a 1946 drawing sheet for a boiler room addition at the Maritime Service Training Station, prepared by Joseph Esherick and provided by staff of the University of California, Berkeley Environmental Design Library. The rectangular, one-story addition appears to have been located at the northwest corner of the Engineering Building (Building 1), adjacent to the original boiler room and a previous addition. Based on photographs of the Alameda Federal Center, the addition designed by Esherick appears to have been removed by 1977.

Discussion

The remaining original Maritime Service Officer School buildings at the Alameda Federal Center, Building 1 and Building 2, are not good representations of the work of architect Harry A. Bruno, who provided professional services during construction of the design prepared by the U.S. Coast Guard; or Joseph Esherick, whose boiler room addition to Building 1 was demolished by 1977. These architects' contributions to the site do not rise to the level of significance required by Criterion 3 of the California Register or Criterion C of the National Register.

The buildings at the subject property which were constructed as part of the Maritime Service Officers School have previously been found historically significant for their contribution to the United States' Maritime Service during World War II, and as part of a cohesive campus of its era. As stated in our April 28, 2021 memorandum, Page & Turnbull agrees with previous findings that, while historically significant, the Maritime Service Officers School buildings at the Alameda Federal Center property lack sufficient integrity of setting, design, materials, workmanship, feeling, and association to be eligible for listing as part of a district or as individual resources on the National Register or California Register, as City of Alameda Historic Monuments, or on the Alameda Historical Buildings Study List.

Lara Weisiger

From: Dan Tuazon <d2wazon@gmail.com>
Sent: Tuesday, July 6, 2021 2:20 AM
To: City Clerk; mezzashcraft@alameda.ca.gov; John Knox White; Tony Daysog; Trish Spencer; Malia Vella; theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov
Subject: [EXTERNAL] 7/6/21, 5pm Alameda City Council Meeting, Item 6-G

July 1, 2021

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

City Council Members, GSA and HHS

I strongly oppose the demolition of the WWII era historical property at 620 Central Avenue. I write to advise you, and put the City on notice of, important issues regarding the lease by Alameda Point Collaborative of the federal property located at 620 Central Avenue and the proposed development (<http://caringalameda.org/wp-content/uploads/2019/03/Full-application.pdf>). The City is legally obligated to enforce its rules, regulations and ballot measures. Please ensure that City staff does not facilitate any such demolition or delisting and actively protects the application of the existing zoning as identified below. I expect that you will take all steps to avoid any passive or intentional malfeasance. I urge and appreciate your diligent efforts in this regard.

As I expect that the City is committed to doing the right thing in a transparent manner, I request notice of all upcoming hearings and pending decisions in enough time so that meaningful prior input can be provided. I also request notification of all actions pertaining to this property. I appreciate this and thank you in advance.

Please review the following inconsistencies:

1. Alameda Point Collaborative clearly stated in the application to GSA/HUD the intent to reuse existing buildings.

"(C) Supply a detailed description of how acquisition of the property will meet the proposed program's specific needs. This must include:

(1) Any anticipated improvements to the property (e.g. renovations or construction)

The Collaborating Partners are proposing the renovation and reuse of Buildings 1, 2A and 2D comprising a total of 59,167 square feet. These three buildings, which have both lower asbestos remediation costs and larger floor plates, will be retained for adaptive reuse."

At a recent Historical Advisory Board meeting, APC Director Doug Biggs has stated an intent to demolish all the buildings on the property:

http://alameda.granicus.com/MediaPlayer.php?view_id=6&clip_id=2733

Also, a recent ballot measure narrowly passed stating "reuse of vacant federal buildings":

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)

References:

[https://ballotpedia.org/Alameda, California, Measure A, McKay Avenue Parcel Wellness Center Development \(April 2019\)](https://ballotpedia.org/Alameda, California, Measure A, McKay Avenue Parcel Wellness Center Development (April 2019))

[https://ballotpedia.org/Alameda, California, Measure B, McKay Avenue Parcel Open Space Designation Initiative \(April 2019\)](https://ballotpedia.org/Alameda, California, Measure B, McKay Avenue Parcel Open Space Designation Initiative (April 2019))

2. The Applicant was aware that the property was listed on the Historical Advisory Board "S" Study List, and yet made no mention of this on the application. Furthermore, per municipal code, Alameda Municipal Code 13-21-4 (b), any proposed project listed on the Historical Advisory Board Study List must be first reviewed by that Board before proceeding to Design Review.

3. The Applicant failed to submit accurate information:

"CURRENT CONDITION OF PROPERTY (See P. 112/136)

1. If there are any structures on the property:

a. List the year in which they were built. 1942

b. If the structure is over fifty (50) years-old:

i. Is the structure on the National Register of Historic Places? No.

ii. Contact the State Historic Preservation Officer (SHPO) to determine if the proposed use will adversely impact a historic property. Document and provide a copy of any response from the SHPO. East Bay Regional Park obtained a no adverse impact from SHPO in order to demolish identical property on the southern part of the site in order to expand park area. We have requested but not yet received a copy of the clearance from SHPO."

Note that not only were there no records submitted from the SHPO, the property is not identical as stated in the application. Furthermore, per the California

Register of Historical Resources (Title 14, Chapter 11.5; Section 4853 (3);

" If the results of the survey are five or more years old at the time of nomination, the documentation for a resource, or resources, must be updated prior to nomination to ensure the accuracy of the information. The statute creating the California Register requires surveys over five (5) years old to be updated.

Instead, the Applicant ignored this, and sought approval through Design Review. This has led the Applicant to be involved in a pending lawsuit for not adhering to this process which also includes a CEQA mandate.

4. The property is zoned Administrative-Professional which does not allow for "Permanent Supportive Housing" as stated in efforts to secure funding.

"The property is improved with 11 buildings constructed in 1942 as WWII-era training facilities for officers in the U.S. Maritime Service, with a total of 11 buildings comprising 79,880 square feet with 93 parking spaces. The property is zoned APG- Administrative Professional Government, allowing general office development with a government use. The most recent property use was as a laboratory for testing meat and dairy products by the U.S. Department of Agriculture." (G-overlay was removed in Ballot Measure A).

Only "nursing or convalescent home" or "rest home" appears in the language for acceptable use under A-P. The State requires such a facility to be licensed under the California Department of Public Health for providing licensed/skilled nursing. The Applicant has stated it will only seek licensing under the California Department of Social Services, as their intent is to move forward with "Permanent Supportive Housing" and disregard State regulations. The State law is very clear in that convalescent patients who have open wounds, are unable to take their own medication etc. must be cared for under the regulations of the California Department of Public Health. The Applicant has repeatedly

stated efforts to provide medical care to a resident population with complex medical and mental issues. Proposing an "unlicensed" facility is a serious concern.

A-P Zoning language:

<https://www.alamedaca.gov/files/assets/public/departments/alameda/city-manager/alameda-measure-b.pdf>

Skilled Nursing Facilities Requirements:

https://www.aging.ca.gov/Care_Options/Skilled_Nursing_Facilities/

<https://www.calhospital.org/cdph-licensing-enforcement>

Based on the totality of the misrepresented and misleading information to the public, as well as the now recent intent to demolish the historical structures on the property, I kindly urge you to direct staff to enforce its rules, regulations and ballot measure as explained above.

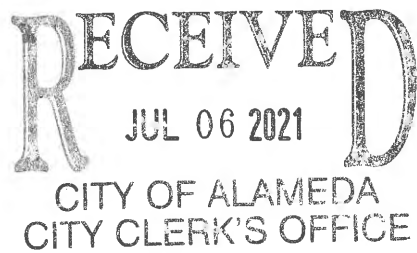
Sincerely,

Dan Tuazon

60 year resident of Alameda

**Submitted for City Council meeting, July
6-2021-item 6-g**

Attention: City Clerk, Lara Weisiger



AMERICAN
MERCHANT MARINE
VETERANS

NEWS MAGAZINE



Convoy Cup Awards Coverage – page 36



The fight to save the Alameda, CA WWII Merchant Marine Officers' School – page 22



A Son's Victorious Tribute – page 26



"Doomed to Boom" Part II: Ed "Big John" Laughton recalls *Hobbs Victory* sinking – page 20



NEWS Magazine Editor Capt. Christopher Edyvean



When the 2020/21 AMMV (34th) National Convention kicks off in September, it will have been 2 ½ years since the previous convention, due to 18 months of COVID induced postponements.

The National Convention is a time for gathering to celebrate the legacy of the U.S. Merchant Marine, and to highlight the service of our WWII Merchant Mariners.

Coming together at these events are WWII Veterans with their families and descendants; also, authors, historians, reps from various maritime unions and organizations, and many younger mariners. In fact, AMMV National Conventions over the past several years have included some of the top names in U.S. maritime.

As the AMMV News heads into press, we once again have top-notch guests confirmed, such as world-class motivational speaker & WWII MM Veteran Dave Yoho, Emmy-Award winning TV host Rita Cosby, and maritime author William Geroux. I hope that you, too, have September 21st thru 24th circled on your calendar!

Preserving U.S. Merchant Marine history

At AMMV, our core task is to educate the public about the history of the U.S. Merchant Marine. When it comes to WWII MM history, so many details and individual stories can be easily lost over time. Since the last issue of AMMV News, we have made some strides in preserving history, but have also witnessed a setback.

Several weeks ago, I was contacted by a member of the Council of American Master Mariners (Camm) who wished to alert AMMV of the pending demolition of the remaining structures of the Alameda, CA WWII Merchant Marine Officer's School. We were directed to Carmen Reid, an Alameda resident, who has spearheaded efforts to save these remaining buildings. Sheila Sova and I quickly became involved. Emails and letters were sent to the Alameda Historical Advisory Board and city officials in attempt to get our point across. Sheila created a petition, which has accumulated over 1,000 signatures. A May 8th decision to proceed with destruction led to an original appeal date of June 15th; however, that date has since been pushed back to July 6th. If this fight is lost, it appears that another droplet of history will evaporate as these buildings will be forever lost.

Please see the full Alameda article later in this issue. If you'd like more information about this particular effort, please get in touch with myself or Sheila.

On the other hand, some positive progress has been made. AMMV President Capt. Dru DiMattia has been instrumental in arranging Florida-based ceremonies to highlight some of our WWII members, with the contracted Rowleson Media Group engaged in collecting interviews and oral histories. In addition, AMMV International Affairs Chair Jens Egeland has overseen the awarding of Convoy Cup honors to many of our deserving WWII members. In fact, dedicated volunteers have recently represented AMMV at ceremonies in Florida, Massachusetts, Texas, Minnesota, and New York. Many thanks to Dru, Jens, and others who have gone above and beyond to honor our WWII Merchant Mariners.

Have a safe and happy summer!

Christopher L. Edyvean

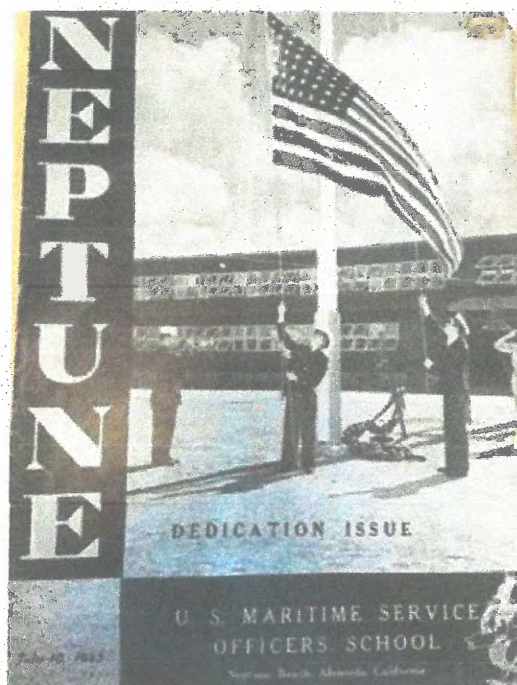
Capt. Chris Edyvean
Past AMMV National President
AMMV News Editor



Pictured are volunteers of the WWII U.S. Navy Armed Guard & Merchant Marine Museum, formerly located in Vero Beach, FL. The museum has relocated and is now reopen as part of the Museum of Military History, located at 5210 W. Irlo Bronson Memorial Highway, Kissimmee, FL, 34746; phone: (407) 507-3894. The photo was taken on Memorial Day.

Keeping the Flame of Memory Alive: Alameda, CA

Eager seamen bound off a bus to check in, having recently qualified in San Francisco for the officers' training course in Alameda, California. Past the entrance gate, a



Neptune Magazine, July 1943

group of 30 is assembled on the parade grounds, hoisting semaphores in response to simulated conditions, in what appears to be a choreographed dance. Just beyond, a throng of deck officer candidates huddles around a 50-foot mast, hoisting and lowering signal flags as if they were already in the

South Pacific. Out in the Bay, a clutch of 26-foot surf boats can be glimpsed as candidates learn the basics of sailing, and nearby a rubber-suited seaman plummets 40 feet into a pool below, rehearsing "abandon ship".

These are some of the scenes in a 1944 promotional video entitled *"The Life and Studies of an Officer Candidate of the United States Maritime Service Officers' School"* produced and narrated by Captain Malcolm E. Crossman, USMS Superintendent of the School, in which seamen with at least 14 months experience trained to become either Engineering or Deck Officers. The film can be viewed here: <https://www.youtube.com/watch?v=dmDmPVuT2Qk>. Unfortunately, the encroachment of the surrounding city is now accelerating, and without a concerted preservation effort, this

film may one day become the only evidence of the critical and historically significant 32-acre training facility that once graced the shores of Alameda.

One of Only Two Such Schools During WWII

Tucked away on a narrow street that ends at a pier in the San Francisco Bay

are the last remaining buildings of a WWII era Merchant Marine officers training school.

Construction began in October 1942, and the facility opened in January 1943. The Maritime Officers Training School, as it was officially named,

trained ambitious mariners in the requisite skills to become officers within 4 months, an accelerated path to efficiently provide the leadership necessary to navigate and lead a crew headed for theatres of war across the globe. During WWII, there were two such training centers, the other being Fort Trumbull in Connecticut. During the Korean Conflict (1950-53), the Alameda facility was the only such training school for officers.

More than 6,500 officers graduated from Alameda's program during WWII (the larger Fort Trumbull facility graduated over 15,000). These ambitious mariners often manned ships with limited crews transporting sometimes unknown cargo in perilous conditions. U.S. Merchant Marine Veterans from this era like to recount that on the rare occasions when a Liberty ship was transferred to the Navy, its skeleton crew of 50 mariners would be replaced by a much larger contingent of 300+ sailors. Despite sustaining the highest casualty rate during WWII (estimated 1 in 26), these mariners didn't receive full veteran's recognition until 1988, and only in March 2020 was a Congressional resolution adopted to recognize them collectively with the Congressional Gold Medal.



Engineering Room (Neptune Magazine, July 1943)



Current view of Sovereign of the Seas Hall, Mess and Galley (Carmen Reid, photographer)



Joseph Esherick and Gardner Dailey working together, 1943 (U.C. Berkeley Environmental Design Archives)

After the War

In 1947, the site was renamed the U.S. Maritime Service Training School. Its purpose was no longer focused on officer training, but encompassed a wider curriculum to support advanced training. The school officially closed in 1953 and was deactivated in 1954. At this time the Government Services Administration (GSA) renamed it the "Alameda Federal Center", and leased out space to various government agencies including the Food and Drug Administration. The GSA declared a portion of the property as surplus, and in 1961 sold over 20 acres to private developers and one portion to the State to incorporate into the existing Crown Memorial State Beach. At this time, several buildings were demolished, and the GSA retained a 7.6-acre parcel. Many local Alamedans today believe the site was "an FDA lab", without knowing the original purpose of the surviving buildings.

A Unique Campus

The original campus was built on the site of Neptune Beach, an amusement park popular with Bay Area residents in the 1920's. The Officers' Training School comprised 22 buildings across 32 acres, with numerous purpose-built structures specific to the unique training required for deck and engineering officers.

The primary street that runs through the campus was appropriately named McKay Avenue, commemorating Donald McKay, the famed American designer and builder of sailing ships. The campus buildings were all named after famous Clipper ships such as Savannah Hall (Engineering), Hurricane (Barracks), Golden Light (Barracks), and Glory of the Seas (Seamanship).

The Engineering Building, one of the few remaining buildings still standing, had a state-of-the-art gyro lab, a diesel lab littered with numerous diesel engines for training, and a scaled-down reciprocating engine similar to that in the Liberty ships, complete with boilers and turbines. The Seamanship Building included a replica ship's bridge, with a

broad vista of San Francisco Bay in order to simulate the experience of navigation.

Mystery Surrounding the Original Architect

In terms of design, the campus buildings fall under the "moderne" movement of architecture, emphasizing clean horizontal lines throughout the design, incorporating rapid construction methods representing a streamlined International style. One of the characteristics of this design was to maximize space while maintaining a feeling of openness. It is also an excellent example of WWII-era California military architecture, even as a reduced number of the original buildings remain. The buildings are all of one and two-story wood frame construction and concrete foundation,

with cantilevered roof overhangs and had open walkways between the original living quarters (barracks). Simple horizontal lines are accentuated by double, triple, and quadruple rows of rectangular windows that pushed outward. The original buildings were painted dark brown with white trim framing around the windows. The windows in particular are a dominant feature of the International *moderne* style inspired by European architects of the Bauhaus such as Mies Van der Rohe and Walter Gropius. This style was later incorporated into institutional American architecture. Currently the buildings are painted a beige color, with the exception of the Glory of the Seas (Seamanship) which is two-toned in taupe and espresso brown, closer to the original design.

The precise identity of the campus architect is still unknown. The only apparent, and according to this author, facile and likely incorrect, reference comes from a contemporary local newspaper article



Current memorial near the site (Carmen Reid, Photographer)

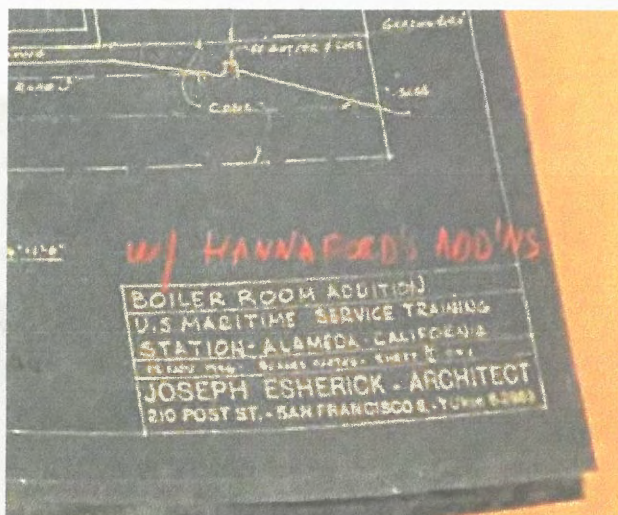
which claimed that design was conducted by a pool of U.S. Coast Guard engineers back in Washington. There are other, tantalizing clues. The design appears to be in the style of Joseph Esherick, Gardner Dailey, Eldridge T. Spencer, and Carl Warnecke, all prominent architects who were very active in west coast military construction at the time. A recently discovered blueprint states Joseph Esherick as the architect of an addition that was made to the facility in 1946. Gardner Dailey designed the U.S. Maritime Service Cadet Training Station in nearby Coyote Point, San Mateo, CA. The Construction Project Manager assigned to work with him was Coast Guard Commander Ambrose Brown, who served in the same role for this project. Learning that the architect was in fact one of the icons of the time could alter the perspective of the National Park Service as to the eligibility of the site for inclusion on the National Registry of Historic Places (there is an application pending). This investigation continues as original drawings and references to the architect have not yet been located since the National Archives and Records Administration (NARA) is currently closed due to Covid-19.

(Press time update)

The original architectural drawings were just discovered, uncatalogued and wrapped in paper in the warehouse of the Alameda Museum. The architect was Harry A. Bruno, a notable and profiling Bay Area architect who designed other significant maritime projects such as Jack London Square, Marina at Ballena Bay in Alameda, Watergate in Emeryville, as well as dozens of private homes in Piedmont, Orinda, Berkeley. His style is consistent with the Second Bay Region, a movement that incorporated and respected the landscape in its designs. This was an exciting find!

Battle over Historical Preservation

At present, about 4 of the 7.6 acres fall on state and regional park land, which includes the Infirmary and distinctive Seamanship building. The remaining 3.65-acre



Blueprint of 1946 addition by architect Joseph Esherick (U.C. Berkeley Environmental Design Archives)

parcel contains the original Engineering building, three of the last four barracks and four additional accessory structures. The property currently held by the GSA was determined Surplus Property in 2018, and exactly how to transform it for contemporary use has been the topic of heated local debate. In 2019 a special election was held in Alameda, in which voters approved a measure to “permit reuse of vacant federal buildings” on the parcel, which would also include working with Alameda’s local Historical Advisory Board in adaptive reuse planning, since the site is on the HAB’s “study list” of notable properties. However, developers have now changed the design to include demolition of all the buildings on the site. As part of the preservation effort, a petition has been circulated to raise awareness of the pending demolition, you can find the link below. Preservation efforts continue, in order to properly memorialize the crucial role played by the U.S. Maritime Service/ Merchant Marine in WWII. James Hudkins, a local Alameda resident whose father taught Navigation at the Training School

stated in a letter to the Alameda Historical Advisory Board, “We should strive to preserve original elements of the facility and commemorative information be made available onsite. The remarkable history of this group of young mariners should be preserved for future generations.”

An Insufficient Memorial

In the middle of what was the baseball field at the training school, now a meadow adjacent to the state beach, rests a concrete pillar with a very generic description:

“In memory of the graduates of this station who gave their lives in the service of their country 1941-1945”.

No mention is made as to which branch of service this refers, as some may confuse it with the nearby former Alameda Naval Air Station. This seems hardly worthy of the exuberant, loyal, dedicated, and industrious candidates bounding off those buses during wartime, ready for the challenge and eager to serve their country.



Current photo of Hurricane Hall and Golden Light Hall Barracks buildings (Carmen Reid, photographer)



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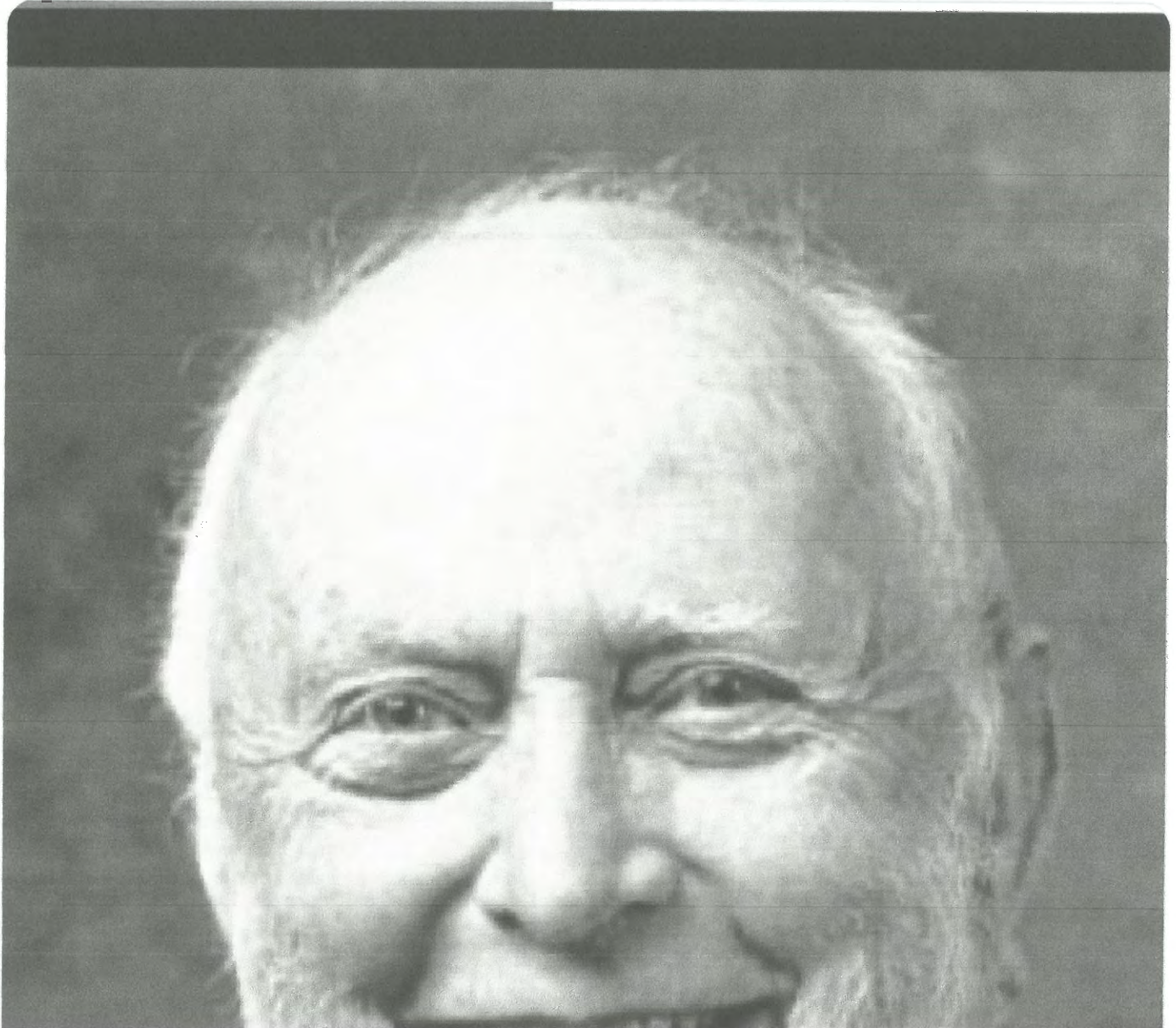
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AMMV 
@AMMWWII



[#FamousMariners](#) The Nobel series: Douglass Cecil North During WWII he joined the Merchant Marine as a navigator. During the last year of the war, he taught celo-navigation at the Maritime Service Officers' School in Alameda, California.
thefamouspeople.com/profiles/dougl...



Douglass C. North



Douglass C. North, co-recipient of the 1993 Nobel Memorial Prize in Economic Science, spent more than 50 years pondering complex variations of a simple question: Why do some countries become rich, while others remain poor? Born in Cambridge, Mass., Professor North graduated with a triple B.A. degree in political science, philosophy and economics in 1942 from the University of California at Berkeley, where he also received a Ph.D. degree in economics in 1952. He served as a U.S. Merchant Marine from 1941 to 1946 and was an instructor in celo-navigation from 1944 to 1946.



He began his academic career at the University of Washington in Seattle, where he spent 33 years as a member of the economics faculty, including 12 years as department chairman and five years as director of the Institute for Economic Research. He was the Peterkin Professor of Political Economics at Rice University in 1979, Pitt Professor of American Institutions at Cambridge University in 1981, and Visiting Fellow of the Center for Advanced Studies in the Behavioral Sciences at Stanford University, and is currently the Bartlett Burnap Senior Fellow at Hoover Institution.

He joined the faculty of Washington University in 1983 as the Henry R. Luce Professor of Law and Liberty in the Department of Economics and served as director of the Center in Political Economy from 1984 to 1990. He was president of the Economic History Association for one year and editor of the *Journal of Economic History* for five years, and he served 20 years as a member of the board of directors of the National Bureau of Economic Research. In 1987, he was elected to the American Academy of Arts and Sciences, and, in 1992, he became the first economic historian ever to win one of the economics profession's most prestigious honors, the John R. Commons Award, which was established by the International Honors Society in Economics in 1965. He was elected a fellow of the British Academy in July 1996 and installed as the first Spencer T. Olin Professor in Arts and Sciences at Washington University in October 1996.

Professor North lectured at most major American and European, and many Asian universities. He was a frequent adviser to the World Bank and to countries throughout the world on issues of economic growth. He was the author of numerous articles and 10 books. His research interests included property rights, transaction costs, economic organization in history, a theory of the state and the free rider problem, and focused on the formation of political and economic institutions and the consequences of these institutions on the performance of economies through time. That research was published by Cambridge University Press in *Institutions, Institutional and Economic Performance*. He was deeply involved in the new and growing branch of economics called institutional economics, which drew heavily on his work and that of fellow Nobel laureate Ronald Coase. In his final years, Professor North began to use insights from cognitive and behavioral science to better understand economic change over time. His research in this area was set forth in his book *Understanding the Process of Economic Change* (Princeton, N.J.: Princeton University Press, 2005).

In the time following publication of this book, he and two colleagues, Barry Weingast of Stanford University and John Wallis of the University of Maryland, centered their research on a study that considered the role of violence as a part of the developmental process. This work appears in their book, *Violence and Social Orders: A Conceptual Framework for Interpreting Recorded Human History* (2009).

- [Where Do We Go From Here? An Interview with Douglass C. North](#)
- [The U.S.: Strangled by Complexity](#)

From: Hadley, Nancy NHadley@aia.org
Subject: Architect Harry A. Bruno
Date: Jul 1, 2021 at 11:57:15 AM
To:

Hello--We have no additional information about Harry A. Bruno beyond what's already linked to his page in the AIA Historical Directory of American Architects.

Fellowship is the AIA's highest membership honor. AIA Fellows are recognized for their exceptional work and contributions to architecture and society, and exemplify architectural excellence. Only 3 percent of the AIA members have this distinction.

"Master" architect is a phrase that is sometimes used, especially in talking about architects from the 19th and early 20th centuries, but it has no clear definition.

Best wishes--Nancy

Nancy Hadley, Assoc. AIA, CA, DAS
Director, Archives & Records

The American Institute of Architects

1735 New York Avenue, NW, Washington, DC 20006

T (202) 626 7496

nhadley@aia.org

aia.org

From: [Marilyn Rothman](#)
To: [City Clerk](#)
Subject: [EXTERNAL] Re Item 6-G 6/15 Agenda
Date: Monday, July 5, 2021 1:48:22 PM

Please continue development of Wellness Center, as previously approved by the Historical Advisory Board.

Marilyn Rothman
Alameda homeowner

ACT
Alameda Citizens Task Force
Vigilance, Truth, Civility

July 5, 2021

Dear Members of the City Council,

The City Council is presently tasked with determining whether or not the Historical Advisory Board, a commission created by local historic preservation ordinance, followed the correct procedure in their decision-making process related to the Certificate of Approval for demolition of the property at 620 Central Avenue. In reviewing the guidelines listed below, it appears they **did not** follow the correct procedure:

Alameda Municipal Code: Article VII.- Historical Preservation

13-21- Preservation of Historical and Cultural Resources

13-21.2 - Definitions

Historical Monument shall mean 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.

Historical Building Study List shall mean that list of structures that are contained in the document titled Architectural and Historical Resources of the City of Alameda, dated and filed with the City Clerk.

Note that the Historical Building Study list is a document composed of a list broadly defined under Historic Monuments to reflect the spirit of the preservation ordinance and further referenced in Section 13-21.7 as “protected structure”.

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.**(emphasis added)

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.(emphasis added)

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.

See also:

https://www.alamedaca.gov/files/assets/public/departments/alameda/comm-services/formsandhandouts/building/state_historical_building_code.pdf

“All buildings constructed before 1942, whether or not they are included in the Historical Building Study List, are also subject to the Historical Building Code.”

“A ‘qualified historical building’ is defined as any building, group of buildings, district, site or object, which is listed by **any level of government as having historic importance**. This also includes those resources listed in the State of

California's evaluated inventory, and given any level of significance other than "not eligible". Also included are ships and railroad rolling stock of historical significance." (emphasis added)

According to the *Architectural and Historical Resources of the City of Alameda*, the **Use of the List** states:

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.

Note that Section 13-21.6 has since been revised and similar language was incorporated in the spirit of the earlier stated ordinance as Section 13.21.7 and Section 13.21-9 to include an even broader interpretation.

Furthermore, the fact that the Historical Building Study List was compiled by the City Planning Department in 1975 in coordination with a full time Staff member, several consultants and over 100 volunteers, and the evaluators made a judgment on the quality of each historic resource, and whether it should be considered for preservation individually or as part of a grouping or neighborhood, indicates a thorough and vetted process that was created with approval by ordinance and supported by Municipal Codes, and later through inclusion of the Historical Advisory Board. Also, the action taken by the Planning Department is consistent with the State Historic Preservation Ordinance:

Article 2. Historical Resources [5020-5029.6], 5020.1

(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** (emphasis added)

The Staff Resolution contains substantive mischaracterizations regarding the Historical Study List. It states, “The Historical Building Study List is not a ‘local register of historical resources’ as defined in Public Resources Code Section 5020.1(k). This is incorrect. According to the document referenced in Municipal Code 13-21.2, *Architectural and Historical Resources of the City of Alameda*, “The City adopted the Historical Preservation Ordinance and created the Historical Advisory Commission in 1975 (the Commission became Board in 1990). The powers, procedures and duties of the Board are delineated in the Alameda City Charter, a “certified local government,” and responsible for carrying out the purposes of the National Historic Preservation Act of 1966 (Public Resources Code-Historical Resources 5020.)The Commission created the Historical Study List under the specific direction of this ordinance, and so the historic resources are also subject to CEQA regulations.

The “local register” therefore, is in fact the List of properties contained in the document *Architectural and Historical Resources of the City of Alameda* which includes both City Monuments and the Historical Building Study List.

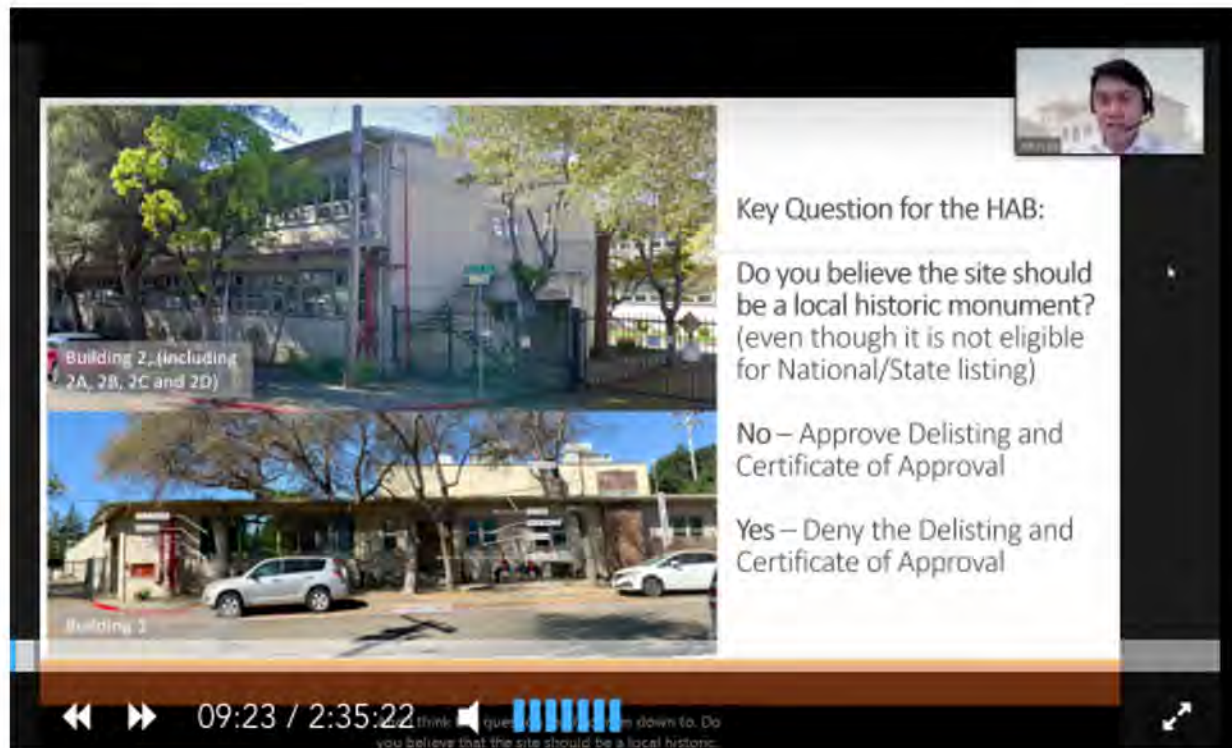
Moreover, as cited as a historical resource in the *Architectural and Historical Resources of the City of Alameda* document, and per the State Historical Preservation Ordinance, CEQA must be applied to properties on the Historical Advisory Board Study List. This is also supported by numerous case laws where properties on a municipal buildings study list are subject to CEQA regulations.

It was also discussed and determined by the Historical Advisory Board at their last meeting on 5/6/21 that the property at 620 Central Avenue has historical significance and they voted by motion to keep it on the Historical Study List.

Planning Board Staff member Allen Tai asked the Historical Advisory Board to consider this “Key Question: Do you believe this site should be a local **historic monument?** No--Approve the delisting and certificate of approval. Yes--Deny the delisting and certificate of approval.” (emphasis added) The Historical Advisory Board’s motion **not to delist** hence confirms that a property listed within the

directory of the Historical Study List is considered within the framework of the definition of a historic monument.

Screen Capture:



Mr. Tai also appeared to dissuade the Historical Advisory Board from listening to public comment about the historical significance of the property, "... (I) recommend that this board use that (referring to his key question) as your criteria to come to a conclusion, not so much, you know, the personal histories and comments from the community members about how their family might be involved in the war." (see attached transcript)

Another mischaracterization in the Staff report states, "the Historical Building Study List does not meet any of the four statutory requirements to qualify as a historic survey under Public Resources Code section 5024.1(g)". This code is not applicable in the context of the approval of the Certificate of Demolition, as it applies to the process of nominations to the California Register and the specific procedures of submitting an application. It states, "a resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria."

Staff failed to mention that an application has been submitted to the National Register and its status is currently pending. Properties are not entered into the Cultural Historical Resources Information System (CHRIS) inventory until after an action is taken, such as listing of the property or determination of eligibility, as is done after the registration is closed. Staff misrepresented this in their report.

Furthermore, the Historical Advisory Board did not discuss whether or not the property was a detriment to the community, or any relevant information regarding how to cure and correct if it were. The Applicant has repeatedly stated in election materials seeking support of the project by the community in a Special Election in 2019 that the buildings are, “structurally sound”. In the application for the property, the Applicant writes, “Project includes renovation and conversion of four well-maintained WWII-era buildings”. The ballot measure language, created by action of the City Council also stated, “reuse of vacant federal buildings”.

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)*

The Historical Advisory Board was also not presented with any evidence of qualified sources that the historical resource is incapable of earning an economic return on its value, as stated under consideration of Code Section 13-21.7(d). In fact, zero financial documentation has been submitted by the Applicant for public review.

Adaptive reuse of the property, supported by the GSA's determination of its suitability under the McKinney-Vento Act, indicates that the property has economic value. Whether or not the property is utilized under the conditions of the Act, the fact remains that the buildings are suitable for repurposing as noted in both the Special election materials, application, and ballot measure language supported by legislative action of the City Council. Other potential uses under adaptive reuse

could be considered to bring significant economic value to the City of Alameda. This standard was also never applied by the Historical Advisory Board in their deliberation regarding the Certificate of Approval.

Furthermore, in a letter dated August 21, 2017 to the GSA, the Alameda Community Development Department noted that in the proposed removal of the “G” (Government” overlay, “the intent of this requirement is to allow the City of Alameda City Council, which is the legislative body that is authorized to change the zoning, to review the **proposed use of the land** and ensure that an appropriate zoning description is applied for private use.” (emphasis added)

It should be duly noted that while the current listed designation of 620 Central Avenue is “S” (State);

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.(emphasis added)

according to the guidelines set forth by the *Architectural and Historical Resources of the City of Alameda*, the designation should now be amended to “np”;

np “Nomination form for National Register of Historic Places designation has been prepared.”

Please update. Remediable conditions such as paint color, change of windows, exterior staircases and interior subdivisions, would allow design integrity to be restored. Also, it is not even required to have both historical and architectural significance to qualify for inclusion on the State Historic Resources Inventory. As determined by the Historical Advisory Board, the property was **not delisted** and their decision by motion confirmed inclusion on the Historical Study List as meritorious.

The Resolution prepared by City Staff also failed to include new information that was recently discovered about the property, including the name of the architect who designed the historical site, Harry Alexander Bruno. Research about Bruno has revealed he was a notable and prolific local architect during the Second Bay Region architectural period, a significant and influential movement. Two of his buildings are included on properties listed in the National Register. The cited determination by a 1996 Page and Turnbull Report and subsequent “memorandum” failed to include the architect or conduct any new research, and its evaluation did not reflect the Historical Advisory Board’s decision to keep the property on the Historical Study List. Hence, the independent evaluation should not be upheld as any authoritative determination.

The Government Services Administration, the owner of the property, mentioned in their letter to the Planning Department that a request for demolition is currently “pending” but has not been approved. The lease for the property states that it falls within the California Coastal zone and that the “Lessee shall comply with the State of California’s federally approved Coastal Management Plan and with applicable regulatory standards established by the State of California for coastal zones.” Any development activity, including demolition, requires a Coastal Development Permit from the Coastal Commission or local government with a certified Local Coastal Program (LCP)(Section 30106 (a)). Since the City of Alameda does not appear to have an LCP, the Applicant may have to seek a permit from the San Francisco Bay Conservation and Development Commission before seeking demolition. This procedure and whether or not it applies, should be clarified with the public.

The City Council should be informed that the U.S. Maritime Officers School was the only officer’s training campus for Merchant Mariners actually built in WWII, is the last remaining of such a campus, and retains substantial visual integrity. The significant contributions of the Merchant Marines are only now gaining increasing public awareness since they received the Congressional Medal of Honor in 2020, a full 75 years after the end of WWII.

It is our considered opinion, and that of a considerable number of other Alameda residents, that approving such a petition and awarding a Certificate of Approval of Demolition of the subject historic assets based on the application of the incorrect procedures as delineated above, and failure to follow the appropriate procedures as mandated in the Alameda Municipal Code, would set an unfortunate precedent for

the future preservation of Alameda's historical resources, particularly those on the Historical Study List. This action could also potentially be unlawful.

In view of the above described defects in the HAB's process we are recommending that the City Council deny the Certificate of Approval for demolition of the historic resources at 620 Central Avenue that was recommended by the HAB in error.

Sincerely,

ACT- Alameda Citizens Task Force

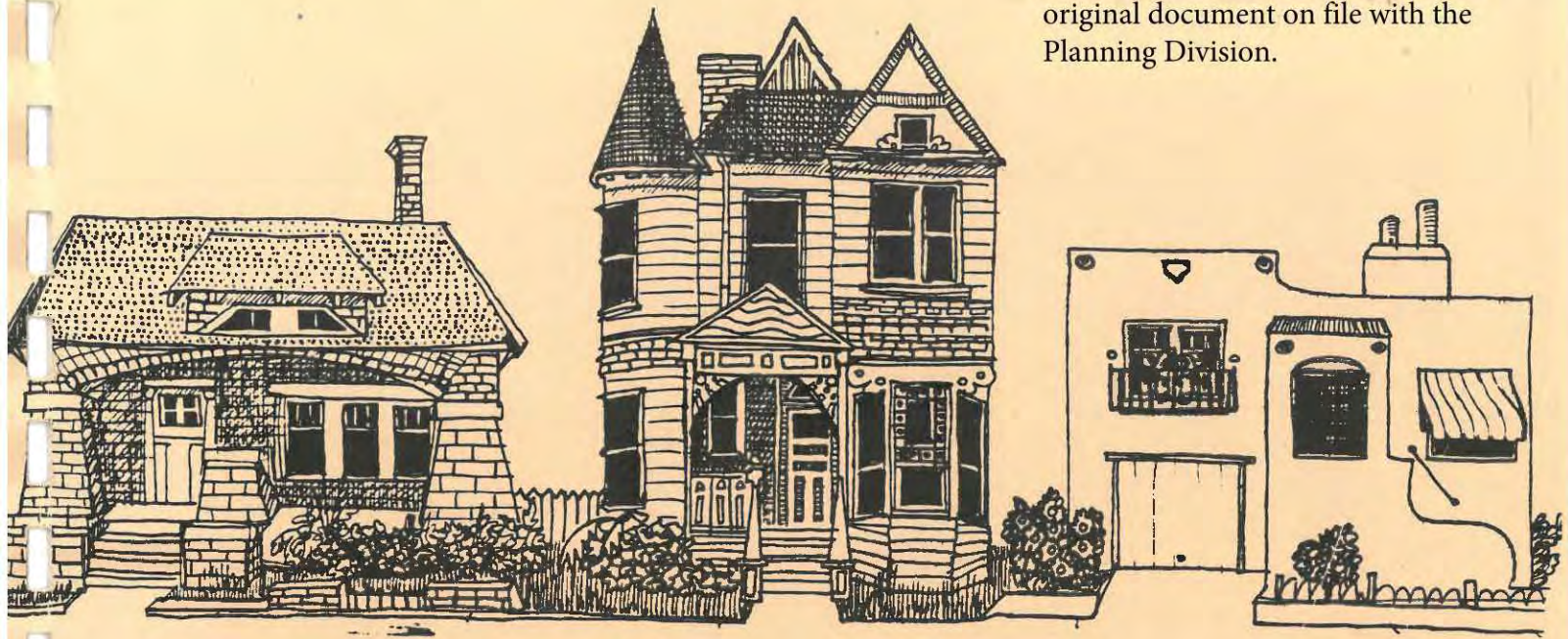
Transcript:

Historical Advisory Board Meeting, 6/5/2021

@2:08; Allen Tai, Planning Department Staff

"Chair Saxby, may I make a clarifying point, maybe just to help the Board make a decision tonight. I've heard you mention a lot about public opinion. Public comment is important, but really the standard of review, that question of whether or not this site is historic or not is based on established criteria and standards. In the beginning of the meeting, I had asked the question, "Does the, do you, does this Board believe this site should be listed as an Alameda Historical Monument, and we have a definition of Historical Monument in the preservation ordinance, and recommend that this board use that as your criteria to come to a conclusion, not so much, you know, the personal histories and comments from the community members about how their family might be involved in the War. That's all very respectable. The standard of review is the Alameda Municipal Code for Historical Monuments, I would say, at this time would be the definition of Historical Monument. And I can share that on the screen for your benefit if it helps you come to that decision."

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



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

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
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 (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
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(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
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(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
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(B) 2809
(B) 2810
(B) 2811
(B) 2812
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(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

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

From: [Ryan LaLonde](#)
To: [City Clerk](#); [John Knox White](#); [Tony Daysog](#); [Marilyn Ezzy Ashcraft](#); [Trish Spencer](#); [Malia Vella](#)
Subject: [EXTERNAL] Support the HAB and their rulings - don't undermine progress
Date: Monday, July 5, 2021 9:17:48 AM

Dear Mayor Ashcraft and City Councilmembers,

I wanted to voice my concern for the repeated attempts by a handful of community members to continue to try to stop the McKay Wellness & Respite center from being created. Many of us have seen the many attempts by an organized faction of "not in my backyard" Alamedans to derail the project. First there was a campaign – led by Councilmember Spencer and Open Government Commissioner Reed to get the land as a park instead of the homeless wellness center. A campaign full of rhetoric that was anti-poor and continues to be laced with personal attacks on community members instead of facts.

Ironically, the "tear down the buildings to make a park", now had turned into – preserve the buildings at all cost because they are historic. The HAB weighed-in and found that yes, the site is historic – but the buildings have lost all integrity and have no architectural value. The HAB worked hard in their decision. They even endured personal attacks from the community in making their decisions.

They made a decision, based on sound, unbiased data and information presented to them. In the last year, the narrative of "saving the buildings" has taken on many faces, and now has landed on preservation for merchant marines. Local community members have recruited outside organizations, groups and WWII preservationists to tow their line. And they attack anyone who supports the Wellness Center as anti-military, anti-veteran. Meanwhile, a large portion of the senior homeless population that center with actually serve are veterans.

In my time volunteering at Food Shift at the Alameda Point Collaborative, I would see the long lines of mostly senior citizens waiting across the street for the Food Bank to open. I would see many of the same people getting the pre-made meals we prepared at centers in Oakland. It is hard to believe that people would fight against helping them.

Please don't be fooled by the handful of Alamedan's who want to just stop the Wellness Center at all cost. Most of us can see their true motives. I hope you will uphold the ruling of the HAB and let the process move forward for the Wellness Center. We are emerging from a pandemic where we have seen what happens when people stop caring about their community, and fight against the greater good for selfish reasons.

Ryan LaLonde

2945 Marina Drive, Alameda

From: harveyzu@yahoo.com
Sent: Sunday, July 4, 2021 8:45 PM
To: City Clerk
Subject: [EXTERNAL] Public comment for City Council meeting July 6, 2021 re: item 6G

Dear Mayor and Councilmembers:

While Mr. Doug Biggs has spoken of the need to help the homeless, it would also be useful to understand a bit about how Mr. Biggs may stand to benefit financially if his facility is built. In an undated letter that Mr. Biggs sent to the Department of Health and Human Services, he states Alameda Point Collaborative will be receiving a \$2,375,000 “developer fee” for the project. Questioned by HUD about what this developer fee was and what was its purpose, Mr. Biggs responded that it is a reasonable fee for projects with significant construction or renovation, was based on percentages of acquisition costs and value-added development costs and was permitted by the IRS. Additional documentation shows that the “Developer Overhead and Management Fee” was further increased to \$3,025,000. Since Mr. Biggs now proposes demolition followed by new construction, and as the cost of demolition and new construction can easily at least double the cost of adaptive reuse, the developer fees and management fees that Mr. Biggs will receive are likely to grow accordingly and constitute a huge financial incentive for him to demolish the existing buildings. Of course, if Mr. Biggs is involved in negotiating an eventual sale of the property worth at least 10’s of millions of dollars, a significant sales commission would likely also be involved.

Mr. Doug Biggs had been proposing reusing existing buildings at the Federal Center site for a 149-bed facility for the County’s unsheltered homeless population, of which Alameda’s own unsheltered homeless make up only 2.09%. With his recently announced plans to now demolish all of the buildings, and despite having received a Certificate of Approval for demolition, he has presented no plans regarding what he intends to replace the current buildings with or how the new buildings will be used. A pending zoning change for the site in the General Plan makes the future of the site even more ambiguous. The City Council does not yet know what zoning will ultimately be adopted for the site. For the City Council to go ahead anyway and approve demolition of the current historic structures without knowing what Mr. Biggs intends to replace them with goes against public policy and the precedent of requiring approved plans for the new construction before approval for demolition of existing buildings.

If Mr. Biggs does receive a deed for the property from the federal government, after 20 years he is free to sell the property to the highest bidder. Mr. Biggs estimated in 2017 that the land and existing buildings then had a value of \$21,200,000 and stated \$38,181,306 of value-added improvements would be undertaken. He has certified in his federal application that the “Project includes renovation and conversion of four well-maintained WWII-era buildings.” Although it is not at all clear now what Mr. Biggs plans for the site after he demolishes the existing buildings, what is clear is that an eventual sale of the property will result in Mr. Biggs and APC receiving 10’s of millions of dollars after getting the property for free from the federal government and having the new development financed in large part by public tax dollars. Alameda gets nothing but the types of problems that homeless facilities tend to attract. What is currently public land owned by the federal government ends up in private hands with the eventual buyer under absolutely no obligation to provide any homeless services. This is very short-sighted and will cause the permanent loss of public land for a time-limited use. Yet despite the enormous economic incentives for Mr. Biggs and APC, his program will ask the homeless residents to “voluntarily” pay for their meals, housekeeping, linens and van transportation and he has added these “voluntary” payments to the projected income his facility will produce.

Mr. Biggs has supplied misleading information about his proposed facility to both the public and the federal government. To urge the federal government to place the facility in Alameda's West End, he claimed that location was "centrally located" although it is an island city whose West End is accessed by a frequently jammed tunnel and having no direct access to either a freeway or BART. The traffic and congestion at the tunnel will only get much worse as thousands of new apartments will be constructed in the city in the next 5 years. His proposal has continuously morphed and mutated and he has jettisoned plans for domestic violence services, Head Start, and emergency shelter beds. After initially proposing demolition of Buildings 2C and 2D due to their higher asbestos remediation costs, he later restored these buildings in his plans before Design Review and subsequent appeals before the Planning Board and City Council, before again changing his mind and deciding that all of Buildings 2A, 2B, 2C and 2D must now be demolished. His higher-turnover, higher-volume respite unit for homeless age 18+ has expanded from 30 beds to 50 beds. His age-55+ convalescent beds have gone from 25, to 80-90 and then, after the special election, to 99 beds. Although initially claiming publicly that access to the proposed Federally-Qualified Health Center on site would be limited to only homeless occupying the beds at the facility, his federal application in fact stated earlier that the homeless visiting the Drop-in Resource center will also have access to the clinic plus receive 3 meals/day. More recently, it has become clear that even homeless who receive no other services at the facility will be treated at the clinic. He submits documentation that opioid (heroin, fentanyl, etc) addicts will receive medication-assisted treatment (meaning methadone, suboxone) in the clinic which happens to be adjacent to the park entrance and across from the Crab Cove visitors' center with its children's sea life museum and across from businesses offering children's activities. He estimates that at least 60% of the County homeless seen at the facility will have mental illness or drug/alcohol dependency.

Almost 4 years after Mr. Biggs certified in his application to lease the federal property in July, 2017 that it was suitable for his intended use, it is now clear that the property can only be made suitable for his intended use if he first demolishes all the buildings. He informed the Historical Advisory Board at its March 4, 2021 meeting that he wishes to demolish all of the existing buildings due to the high cost of seismic retrofit and how it would affect the nature of the buildings. He presented no seismic upgrade report or documentation to support his claims about the seismic retrofit, no cost estimates, no details about in what way the building would be affected by the retrofit and no details about when his seismic retrofit report was obtained. Given that Mr. Biggs has presented detailed architectural plans for other aspects of his proposed project, it is difficult to imagine that the sudden discovery of seismic retrofit issues should first emerge almost 4 years after his lease application. The City Council needs to perform due diligence to obtain and review the seismic work reports that Mr. Biggs states he has obtained. He should be questioned about why the high costs of asbestos removal from Buildings 2C and 2D did not dissuade him from putting these buildings back in his renovation plan approved by the Planning Board and City Council but, in contrast, that the cost of seismic upgrade now requires total demolition. The City Council needs also to authorize an independent evaluation of the seismic status and upgrade costs from an independent qualified evaluator given the conflict caused by Mr. Biggs financial incentives to demolish all the historic buildings on the site and his pattern of providing unreliable and fluctuating information.

Lastly, in Mr. Biggs' application for the property it is noted that asbestos-containing materials were found during a bulk asbestos study that was done in 2007. The firm SCA Environmental confirmed that prior to renovation or demolition work a comprehensive destructive asbestos sampling survey needs to be performed. It is not known whether or not this has been done. It is urgent that such comprehensive destructive asbestos sampling be done along with air sampling for presence of asbestos. To proceed with demolition without this crucial sampling survey puts the health and safety of the community at risk and would subject the City of Alameda to potential liability.

Respectfully,

Harvey Rosenthal



Letter below previously submitted for City Council June 15,2021 meeting:

Dear Mayor and Councilmembers:

The heroism and sacrifices of the Merchant Marines in World War 2 and in the Korean War are mostly overlooked and under-appreciated. More than 215,000 recruits joined the United States Maritime Service during the Second World War, sailing Liberty ships and other vessels essential for transporting troops and supplies for the war effort. Recruits as young as 16 who were too young to join the armed forces, retired seaman and men rejected from the armed services due to medical conditions readily volunteered to serve the war effort by signing up for the Maritime Service. The Merchant Marines were the only racially-integrated service at the time. They sailed in waters that were mined, were frequently torpedoed by German submarines and were attacked by enemy aircraft. They operated anti-aircraft weapons and canons. They are estimated to have suffered the greatest percentage casualty rate of any of the services. In 1945, President Dwight D. Eisenhower proclaimed “The officers and men of the Merchant Marines, by their devotion to duty in the face of enemy action, as well as natural dangers of the sea, have brought us the tools to finish the job. Their contribution to final victory will be long remembered.” Unfortunately, after the war the Merchant Marines became the all-but-forgotten war service and were denied all GI benefits that would have allowed them to rebuild their lives through aid for education and were denied healthcare in the Veterans Administration hospitals.

At the outbreak of WW2, only 2 maritime officer training schools were established in the entire country, one in Connecticut and the other in Alameda. The Alameda US Maritime Officers Training School was the only one actually built during WW2. The official opening ceremony for the school was broadcast live on the radio nationally and by short-wave radio to the troops overseas. Live national radio broadcasts from the school’s auditorium during the war featured entertainers such as the Tommy Dorsey band and Jack Benny. Of the 6,513 officers trained at the Officers School in Alameda, 51 died in the war effort. The Maritime Officers School in

Alameda also played a vital role training officers and seamen for the Korean War. The important radio operator school at the facility trained both men and women.

The Historical Advisory Board reviewed the 1996 report by Page and Turnbull to determine the historical and architectural significance of the site. This 1996 report evaluated a larger 7.6 acre parcel, not the diminished 3.65-acre site under current review. The report makes clear that the site has historical “significance” for World War 2 and likely “exceptional significance” for the Korean War period. It points out that the Engineering Building (Building 1) is of paramount historical significance due to its “direct relation to the mission” of preparing maritime officers for the war.

Regarding the architectural importance of the site, the report states the school “possesses significance for its design as a rare example of an early modern campus design and as an example of a Bay Region style complex and as an exemplification of WW2 planning and design.” The report also points out that “Their lack of ornamentation, monolithic use of materials, considered proportions and horizontal character indicate the presence of design intention inspired by the modern era in which the facility was designed and constructed.”

Other sources discuss the scarcity of building materials and skilled labor due to the pressing needs of the war. During the war, the Maritime Service needed to have buildings constructed quickly and easily by using uncomplicated plans, avoiding unnecessary ornamental embellishments and making substitutions for various scarce materials such as lumber and nails. The visual appearance of the buildings remaining on the 3.65-acre parcel tell this story of the urgency of the rapid construction and the resourcefulness regarding the materials chosen in a time of war. The 1996 reports also states “the buildings of the Federal Center are in remarkably good and updated condition, with few apparent deficiencies.”

The 1996 report recommended against National Register of Historic Places listing at that time for the individual buildings due to a loss of integrity “through painting and window replacement”. Other noted modifications were changes to building interiors and to exterior staircases. These, however, are remediable conditions: the buildings can easily be repainted the original color, windows and exterior staircases can be replaced to resemble the originals and to conform to current code requirements. The question should be not whether modifications have occurred but rather if these modifications are relatively easy to remediate to restore the architectural integrity of buildings which are clearly historically significant. In the case of the buildings on the parcel under consideration, it is clearly possible to significantly restore architectural integrity to Buildings 1 and 2.

Specifically regarding the most historically-significant Engineering Building (Building 1), the 1996 report indicates only partial replacement of original windows. A movie about the Training School made during the war shows interiors of the Engineering Building with immense open, high-ceiling spaces to accommodate and move the huge engines and machinery used for training the Merchant Marine officers. Much of the subsequent modification and subdivision of the interior into 2 levels can be removed to restore the building to the original one-story, open design. Building 2 originally housed offices, the mess hall and barracks. The interior plan of this building does not appear to have been significantly modified.

Alan Tai, of the Alameda Planning Department, informed the Historical Review Board at its March 4, 2021 meeting that the buildings were “not architectural masterpieces”, that there was “nothing unique about the design significance”, that the buildings were “not part of the character of the neighborhood or the street” and were not the work of a master architect, although the name of the architect was then unknown. He noted that the exterior physical appearance is the primary focus in determining S-listing designation. Any modifications to interiors of buildings therefore should have been irrelevant in the Planning Department’s recommendation to remove the S designation and to advocate demolition of the historic buildings. Additionally, given that the site’s buildings pre-date the 1960-1970’s construction of the condominium complexes on either side of it or the 1980’s-era shopping center across the street from it, they are prominent in the neighborhood precisely because of their historic WW2-era military design and construction and their Bay Region style. Unfortunately, there

does not appear to have been a serious effort by the Planning Department to locate documents to understand why the site was originally placed on the study list or a serious attempt to research the historical significance of the site to Alameda or to the nation. There was no apparent effort by the Planning Department to determine the name of the architect. It has since been learned that, in fact, the architect, Harry A. Bruno, was an extremely prominent and influential mid-century architect whose work has been listed in the National Register of Historic Places. He was the major architect of Jack London Square and designed many more notable projects, including the Marina at Ballena Bay in Alameda.

The visual review of the physical appearance of the buildings, a brief excerpt from the 1996 report contained in a 2003 exchange of letters between the federal government and the California Office of Historic Preservation and a judge's decision to uphold the Mitigated Negative Declaration environmental document were sufficient for the Planning Department to make its recommendation for delisting and demolition. No attempt was made by the Planning Department to obtain or review the actual 1996 report. Mr. Tai asserted that no additional studies or experts were needed before recommending delisting and demolition because the Planning Department relied on the Office of Historic Preservation's analysis which was itself based on the 1996 report. The California Office of Historic Preservation never visited the site and never did its own independent evaluation. Mr. Tai instructed the Historical Advisory Board that it needed to ignore the voluminous public comment concerning delisting and demolition when the Board was about to vote on the Planning Board's recommendations. The judge in the court case never reviewed any documents regarding the historical or architectural significance of the site.

Incidentally, this judge was one of the only 4 judges out of almost 1,600 California judges under the jurisdiction of the California Commission on Judicial Performance to have been publicly admonished in 2020 for his conduct in 2 other unrelated cases in which he "displayed a lack of the dispassionate neutrality and the courtesy to others that is expected of judges". He essentially acted of an advocate for one party against the other. As disgraceful as public admonishment is, this was not the first disciplinary action against this judge. Articles regarding his public admonishment appeared in newspapers including the San Francisco Chronicle and Mercury News.

One other assertion made during the Board meeting of March 4, 2021 was that if the buildings were not deemed worthy of preservation when the 1996 report was written, they must therefore have even less historic value now. This assertion ignores the unique documented historical significance of the property and the fact that fewer and fewer similar WW2-era buildings still exist as the years have gone by. The maritime training facility at Sheepshead's Bay in NY was razed in 1960 to make way for a community college. Other than a museum about the history of the U.S. Maritime Service in King's Point, New York, there is no other museum dedicated to the heroic service of the Merchant Marines during WW2 and the Korean War.

In his March 4 presentation to the Historical Review Board, Mr. Biggs pointed out what he claimed were more significant structures now in Crab Cove Regional Park that commemorate the former U.S. Maritime Officers Training School. This suggestion was meant to justify his plan to demolish the remaining buildings on the 3.65-acre parcel. These included a concrete marker to graduates from "this station" who died in WW2 and the former seamanship building. Unfortunately, the concrete marker nowhere mentions the Officers School or the officers who died and it is impossible to know what "this station" refers to as the buildings that once surrounded the marker have long since disappeared and the marker is now surrounded by open space. The marker sits in the middle of a grassy area of the park taken over by geese whose copious droppings keep park visitors far away from it. The former seamanship building is being used for park operations and is fenced off with barbed wire from public access.

The municipal code requires that buildings on the historical study list must first come before the Historical Advisory Board before going to design review. This was never done. Mr. Biggs won approval for his plan for exterior changes on Building 2 in design review and subsequently at appeals before the Planning Board and the

City Council. After spending all of this time and expense obtaining architectural plans and administrative approvals, Mr. Biggs reported at the Historical Advisory Board meeting that due to the cost of a seismic retrofit and how it would destroy the nature of Building 2, he now wished to demolish it entirely. Mr. Biggs did not reveal when this seismic retrofit cost estimate was obtained, the dollar amount of the cost estimate or why this cost and the impact of seismic retrofit were not considered earlier in the process before going to design review. He also stated his wish to demolish Building 1, stating “From Day 1, the intention was to tear down Building 1 for the medical respite program. Go back and look at the campaign materials and it was very clear that building was not staying.” In fact these materials show the exact opposite. On the initial application that Mr. Biggs submitted to the federal government in order to obtain the property he wrote: “The Collaborating Partners are proposing the renovation and reuse of Buildings 1, 2A and 2D comprising a total of 59,167 square feet.” In his public presentations promoting his project he distributed handouts and showed a slide entitled “Project Site: Proposed Adaptive-Reuse” which showed how Buildings 1 and 2 would each be reused. On the voter information site of the League of Women Voters of Alameda, Mr. Biggs was listed as an official supporter of Measure A and the site stated “Supporters say ...This Measure takes advantage of an opportunity to save money by using existing buildings on surplus government property”. The wording of Measure A specifically states that it will “permit the reuse of vacant federal buildings” and the accompanying supporting argument in the sample ballot distributed to voters states that Measure A “takes advantage of an incredible opportunity to save money by using existing buildings on surplus government land”. His caringalameda.org website continues to tout “The surrounding neighborhood will benefit from the transformation of vacant buildings into well-designed, landscaped and attractive facilities.” From Mr. Biggs’ assertion made at the March 4, 2021 Historical Review Board Meeting that “from Day 1, the intention was to tear down Building 1”, and his announcement to tear down Building 2 and all the other buildings on the site, it is clear that he has lied about his intentions to the federal government, the League of Women Voters and the voters of Alameda.

In considering the decision to permit demolition of this property, it might be useful to acknowledge the obvious elephant in the room. This decision will be made in a highly charged political environment and with litigation pending. Starting in late-2018, proponents of the Open Space initiative gathered nearly 7,000 signatures of Alameda voters to qualify the initiative for the next general election ballot in November, 2020. The Open Space zoning change would allow the parking lot and current buildings on the 3.65-acre parcel to be reused for uses typically found in parks, such as recreational facilities, museums and parking. In response, in January, 2019, Mr. Biggs wrote a letter to the City Manager documenting how he might lose funding for his proposed project if a vote on the proposed zoning change had to wait until the November, 2020 general election. In this letter, Mr. Biggs urged the City Council to call an earlier special election. In response, members of the City Council voted to call a special election for April, 2019 after adopting its own initiative (Measure A) which would benefit Mr. Biggs’ in his quest to secure funding. The City Council then labeled the Open Space initiative Measure B.

This special election cost Alameda taxpayers approximately \$900,000. There would have been only a minimal charge had these initiatives waited until the next general election in November, 2020. Additionally, in the litigation that subsequently ensued, 2 teams of lawyers from international law firms plus the city’s own attorneys argued against a single attorney working pro bono who challenged the City’s actions on environmental and other procedural grounds. Given the actions of the City Council to call the expensive special election in order to assist Mr. Biggs to obtain funding for his proposed project for the County’s homeless population and the legal time and expense invested by the City attorneys in defending his proposed project, it would be naive to expect the Planning Department to have given an analysis regarding delisting and demolition of the property totally divorced from the political wishes and influence of City officials who wish to see Mr. Biggs’ project proceed.

On his application to obtain the property from the federal government he was required to confirm “that the property is suitable for the proposed use and/or provide plans for its conversion”. Mr. Biggs responded “The property is suitable for the proposed use.” If Mr. Biggs now feels the buildings on the federal parcel are no longer suitable for his proposed project, there are other alternatives. The City of Alameda has solicited bids

from commercial developers for an available 22-acre site at Alameda Point. The State has told the City that a new law which took effect in January, 2021 requires the City to first allow affordable-housing developers an opportunity to submit bids. The City Manager confirms there is nothing that would prevent Mr. Biggs from submitting a bid for a portion of that property where his proposed project could be built. With the money he would save by not having to pay for toxics remediation and demolition of the buildings on the 620 Central Avenue site and with funding he has obtained, he could buy a similar or even larger parcel at Alameda Point from which toxics have already been cleared. As the proposed project is designed to serve the County's homeless population, other alternative parcels within Alameda County could also be considered. This would eliminate the need to demolish rare, historically-significant buildings that remain among the last-standing vestiges in the entire nation of the U.S. Maritime Service's heroic efforts and sacrifices in WW2 and the Korean War.

At the March 4, 2021 meeting of the Historical Advisory Board, Mr. Biggs reminded the Board that people were dying on the streets while the Board was considering its decision regarding delisting and demolition. Sadly, a number of deaths have also occurred in the Homekey facilities recently established for the homeless by the State. Yet while Mr. Biggs stresses the need for action to get people off the streets immediately, his initial application to the federal government for the property states and that it will take him 36 months to complete his project. While the State and other California cities are finding ways to quickly and more affordably provide immediately-needed housing by purchasing and converting hotels and other buildings and by building communities of container homes and prefabricated homes, Mr. Biggs' proposed project will take a number of years to build and cost much more than other housing options being created elsewhere. It is both unnecessary and unconscionable to demolish the remaining historic buildings of the U.S. Maritime Officers Training School in Alameda, and further erase the legacy of the Merchant Marines, in order to allow this politically well-connected developer to put up a purpose-built trophy property that will take years to build when other locations for his project are currently available. Rather than tear down these rare historic buildings, since Mr. Biggs has determined that they are no longer suitable for his intended use, he should step aside so that they can be adaptively reused for another purpose for which they are better suited.

Respectfully,

Harvey Rosenthal

Sent from my iPad

From: [Dodi Kelleher](#)
To: [Marilyn Ezzy Ashcraft](#); [Tony Daysog](#); [John Knox White](#); [Malia Vella](#); [Trish Spencer](#)
Cc: [City Clerk](#)
Subject: [EXTERNAL] Regarding 6G- 2021-992 agenda item July 6th City Council meeting
Date: Friday, July 2, 2021 4:04:05 PM

Dear City Council,

I voted for Measure A in the 2019 special election with the understanding that the ordinance would permit the reuse and rehabilitation of the vacant federal buildings on the McKay Avenue parcel for the development of senior assisted living and a wellness center for homeless individuals in the City of Alameda. There was no indication that the buildings might not be rehabbed or otherwise become unsuitable for that purpose. Quite the contrary, it was touted as part of the appeal. Now I and other voters, who supported the Measure based on that description, are being told by the developer that the project can only go forward with the destruction of the buildings and that the existing buildings have no current certified historical value so are no real loss. This about-face seems to have caused quite a bit of controversy in the community and I now personally distrust the intentions and veracity of the developer. I believe the City Council should at minimum pend any decisions regarding the McKay Ave. project until suitability for rehabilitation and reuse can be further established in an independent manner. If it is established that the project can only go forward with new construction or other substantive changes at this site, then either a new Measure should be put before the voters or other more immediately available sites should be considered.

Sincerely,

Dolores Kelleher

From: [Michael Carey](#)
To: [City Clerk](#); theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov
Subject: [EXTERNAL] Re: 7/6/21, 5pm City Council Meeting, Item 6-G
Date: Thursday, July 1, 2021 8:52:15 PM

Dear City Council Members, GSA and HHS:

I am very upset that anyone is considering to tear down the historic Merchant Marine building.

My grandfather was in the navy during WWII in the North Atlantic. He worked on submarines protecting the cargo ships carrying supplies to UK. He always had the highest respect for the Merchant Marine men and women. He would say: "Before the draft, when the country came calling for dedication, the civilian sailors came forward first." The value of the Merchant Marine to Allied victory has been slow to arrive in history books, but economists, Navy, and Generals have long known. The Merchant Marine were "First Responders" of their era.

Show respect for the men and women of the Merchant Marine, and do everything possible to keep that building intact. It is an important part of Alameda, national and world history.

If you believe history is worthless, then tear it down.

If you believe history helps us to better understand the present and future – then do NOT tear down the Merchant Marine building on McKay Ave.

Sincerely,

Michael Carey
504 Tideway Drive
Alameda, CA
94501