

APPENDIX D
CULTURAL RESOURCES STUDY

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GENERAL ELECTRIC REMEDIATION AND REUSE PROJECT OAKLAND, ALAMEDA COUNTY, CALIFORNIA



LSA

April 2019

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GENERAL ELECTRIC REMEDIATION AND REUSE PROJECT OAKLAND, ALAMEDA COUNTY, CALIFORNIA

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EXECUTIVE SUMMARY

The General Electric Company and Bridge Development Partners propose to redevelop the former GE Oakland Facility at 5441 International Boulevard/East 14th Street/State Route 185 (Assessor Parcel Number: 041-3848-001) between the East Oakland neighborhoods of Melrose and Lockwood-Tevis in the city of Oakland, Alameda County, California (Appendix A: Figure 1). Because the vacant 23.18-acre site is contaminated with hazardous materials, site redevelopment and remediation would be conducted under the authority of the U.S. Environmental Protection Agency (EPA) and under Order by the California Department of Toxic Substances Control (DTSC).

The project would include partial or complete demolition of two existing buildings—Building #1 and Building #2—which qualify as historical resources under the California Environmental Quality Act and are historic properties, as defined under the implementing regulations for Section 106 of the National Historic Preservation Act (36 CFR 800.16(l1)). The two-story portion of the street-facing façade of Building #1 would be retained and incorporated in the new proposed building; the rest of Building #1 and all of Building #2 would be demolished. The project would also include the complete demolition of six buildings, a water tank, and a segment of abandoned railroad spur track. As the project is subject to federal oversight and review, it is subject to the requirements of the National Environmental Policy Act and is an “undertaking” as defined under 36 CFR 800.16(y), and thereby subject to Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR 800). For this project, EPA has assumed Section 106 lead agency responsibilities.

This report was prepared to document identification efforts to meet the EPA’s responsibilities under 36 CFR 800. LSA’s study analyzed both archaeological and historical built environmental resources and identified three historic-period industrial properties within the direct APE: Building #1, Building #2, and the northern portion of the 57th Avenue Industrial District Area of Primary Importance (API) (57th Avenue Industrial District API). Building #1 is individually listed in the California Register of Historical Resources and Oakland Register and is an API contributor. Building #2 is not individually eligible but is an API contributor. This API is a NRHP-eligible district recorded by the Oakland Cultural Heritage Survey (OCHS) and includes 18 contributing elements built from the 1910s-1950s on 22 parcels. The parcel containing the direct APE is within the API boundary.

LSA applied the criteria at 36 CFR 800.5(2)¹ to assess the potential for the project to result in an adverse effect under Section 106. Based on this technical analysis, the project would alter the northern half of the API, which would result in an adverse effect to the 57th Avenue Industrial District API as a whole. When completed, the project would have a significant impact on the quality of the human environment. The applicant is committed to minimizing the project’s adverse effects on historic properties and is actively considering several design options that would preserve a portion of Building #1, avoid “false historicism” of project design, and be architecturally compatible but differentiated from Building #1. LSA also reviewed technical documentation to assess the feasibility of rehabilitation and reuse of GE Building # 1 and GE Building #2, and found that repair and rehabilitation of both buildings, taking under consideration other required upgrades to create a multi-purposes use facility, and addressing high levels of on-site contamination, is cost prohibitive is

¹ Source: <https://www.gpo.gov/fdsys/pkg/CFR-2011-title36-vol3/pdf/CFR-2011-title36-vol3-sec800-5.pdf>.

not economically viable. Should the State Historic Preservation Officer (SHPO) and EPA concur with this finding, it is anticipated that a Memorandum of Agreement (MOA) and associated Historic Property Treatment Plan would be required to mitigate adverse effects (36 CFR 800.6). The MOA should ensure that such appropriate treatments are executed in accordance with the joint consultation efforts undertaken to resolve adverse effects by the EPA, State Historic Preservation Officer, the project applicant, and the Advisory Council on Historic Preservation (ACHP), should the ACHP choose to participate.

No archaeological historic properties or historic properties of tribal importance were identified in the direct APE. Recommendations for the treatment of archaeological cultural resources and human remains identified during construction are provided herein. In the event that subsurface archaeological deposits are encountered in the direct APE during construction, work at the location of the discovery should stop, and the EPA would need to consult with the SHPO to evaluate the deposit and treat potential adverse effects to archaeological historic properties, as appropriate.

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 Prepared June 6, 2019. H-A+D Job No.: A17-2096.**

LIST OF ABBREVIATIONS AND ACRONYMS

APE	Area of Potential Effects
API	Area of Primary Importance
APN	Assessor Parcel Number
ASI	Area of Secondary Importance
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
City	City of Oakland
CRHR	California Register of Historical Resources
DPR 523	California Department of Parks and Recreation 523 series forms
EA	Environmental Assessment
EMT	Early-Middle Transition
EPA	U.S. Environmental Protection Agency
HPE	Historic Preservation Element of the Oakland General Plan
HPTP	Historic Property Treatment Plan
HSC	California Health and Safety Code
GE	General Electric Company
MLD	Most Likely Descendent
MOA	Memorandum of Agreement
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act of 1969
NHPA	National Historic Preservation Act of 1966, as amended
NRHP	National Register of Historic Places
NWIC	Northwest Information Center
OCHS	Oakland Cultural Heritage Survey
OHP	California Office of Historic Preservation
Section 106	Section 106 of the National Historic Preservation Act of 1966, as amended
SHPO	State Historic Preservation Officer
USGS	United States Geological Survey

1.0 INTRODUCTION

The General Electric Company (GE) and Bridge Development Partners propose to redevelop the former GE Oakland Facility at 5441 International Boulevard/East 14th Street/State Route 185 (SR 185) (Assessor Parcel Number: 041-3848-001) between the East Oakland neighborhoods of Melrose and Lockwood-Tevis in the City of Oakland (City), Alameda County, California (Appendix A: Figures 1 and 2). Originally built in 1922-1927 to manufacture electrical equipment, the facility expanded at various points and operated until 1975. Because the vacant 23.18-acre site is contaminated with hazardous materials, site redevelopment and remediation would be conducted under the authority of the U.S. Environmental Protection Agency (EPA) and under Order by the California Department of Toxic Substances Control (DTSC).

The project would include partial or complete demolition of eight buildings, including Building #1, which is individually eligible for the National Register of Historic Places (NRHP); and Building #2, which is a contributing element to a NRHP-eligible historic district. Based on their statuses, these historic properties are considered historical resources for the purposes of the California Environmental Quality Act (CEQA). The street-facing façade of Building #1 would be retained and incorporated into the design of a new 538,744-square-foot combination warehouse and office building. The new building will contain 510,000 square feet of warehousing with 92 dock doors, 5,000 square feet of office space, 94,000 square feet of landscaping, and 357 parking stalls. Due to high levels of on-site contamination, proposed demolitions would excavate some but not all foundations and would limit soil disturbance.

1.1 STUDY PURPOSE AND BACKGROUND

As the EPA is overseeing the remediation of the site, the remediation is subject to the requirements of Section 106 of the National Historic Preservation Act (Section 106) and its implementing regulations (36 CFR 800). Section 106 requires that federal agencies “take into account the effects of their undertakings on historic properties.” The purpose of this study is to assist EPA with its consultation obligations with the State Office of Historic Preservation (OHP) and Native American tribes, consistent with 36 CFR 800.2(c).

This report documents tasks completed to identify historic properties within the direct and indirect Area of Potential Effects (direct and indirect APEs) established for this undertaking as depicted on Figures 1 and 2 (Appendix A). Tasks completed for this study include a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS); a review of the City’s Oakland Cultural Heritage Survey (OCHS) property ratings; a literature review of published and online sources; consultation with local Native American tribes; and a field survey.

2.0 AREA OF POTENTIAL EFFECTS

The direct and indirect APEs for the project are depicted in detail on Figures 2 and 3 (Appendix A). Per 36 CFR 800.16(d), the APE for the project consists of “the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties.” The direct APE is the area that may sustain project-related activities such as demolition and new construction. The indirect APE is the area that may sustain adverse visual, auditory, or vibration effects.

To account for the geographic area of potential adverse effects to historic properties a direct and indirect APE were prepared for the undertaking. The direct APE is coterminous with the 23.18-acre project site and encompasses the maximum horizontal extent of project ground disturbance including project staging. The indirect APE includes the 57th Avenue Industrial District API. The indirect APE encompasses, therefore, those historic properties outside the direct APE that could sustain adverse effects from physical destruction or removal of historic properties, alterations not in keeping with the Secretary of Interior’s Standards, a change in character or use(s) as well as permanent or temporary visual, atmospheric, or auditory impacts resulting from the project.

3.0 PROJECT SETTING

The project is in an urban environment consisting of a mix of residential, commercial and industrial uses, approximately one mile north of the Oakland-Alameda County Coliseum and 4.57 miles southeast of downtown Oakland. The site is on a developed, 23.18-acre rectangular parcel bordered on the east by International Boulevard/East 14th Street/SR 185, on the north by a row of single-family houses, on the west by the Union Pacific Railroad tracks, and on the south by a row of industrial properties (Appendix A: Figures 1-3). The topography of the project site is relatively flat with an approximate average elevation of 18 feet above mean sea level.

Mapped soils in the project site consist of “urban land” (Natural Resources Conservation Service 2018). The “urban land” designation indicates areas where native surface soils and soil formation have been affected by development.

The southwestern third of the APE is underlain by Holocene-age basin deposits (Qhb), while Holocene-age alluvial fan and fluvial deposits (Qhaf) underlie the remainder of the APE (Graymer 2000). Holocene basin deposits consist of very fine silty clay to clay deposits occupying flat-floored basins at the distal edge of alluvial fans adjacent to bay mud; Holocene alluvial fan deposits consist of brown or tan, medium dense to dense, gravely sand or sandy gravel that generally grades upward to sandy or silty clay (Graymer 2000:7).

The closest natural water source to the APE is San Leandro Bay, a body of water in San Francisco Bay. San Leandro Bay is primarily fed by San Leandro Creek, which drains the Arroyo Viejo Watershed in the East Bay hills. Numerous “shellmounds” have been identified near the shoreline of San Francisco Bay, particularly where freshwater creeks enter the bay.

Native vegetation for the APE and vicinity consisted of mixed-hardwood forest (Küchler 1977). Mixed hardwood forest is characterized by low to medium-tall, broad-leaved evergreen forest with an admixture of deciduous broad-leaved and needle-leaved trees. Mixed hardwood forest species include madrone (*Arbutus menziesii*), coast live oak (*Quercus agrifolia*), and canyon oak (*Quercus chrysolepis*).

3.1 PRECONTACT

The Archaic-Emergent cultural sequence developed by Fredrickson (1974) is commonly used to interpret the prehistoric occupation of the San Francisco Bay Area. Fredrickson’s cultural sequence has been updated (Milliken et al. 2007), however, to account for new radiocarbon and archaeological data informing the timing and nature of Native Californian occupation during prehistory. The updated sequence—briefly summarized below—consists of the Early Holocene/Lower Archaic Period (8000-3500 cal B.C.), the Early Period/Middle Archaic (3500-500 cal B.C.), Lower Middle Period/Initial Upper Archaic (500 cal B.C.-A.D. cal 430), Upper Middle Period/Late Upper Archaic (cal A.D. 430-1050), and the Initial Late Period/Lower Emergent (cal A.D. 1050 to 1550).

The Early Holocene is characterized by “a generalized mobile forager pattern” as indicated by assemblages containing milling slabs and hand stones and large wide-stemmed and leaf-shaped projectile points (Milliken et al. 2007:114). Early Holocene archaeological sites are rare, although this may in part be an issue of visibility, with these ancient deposits likely underlying several feet of sediment or having been submerged as a result of sea-level rise (Meyer and Rosenthal 2007). Early Holocene sites have been identified in the East Bay at Los Vaqueros Reservoir, where a radiocarbon date of 9,870 cal BP (7920 cal B.C.) was obtained from charcoal beneath an inverted milling slab associated with a deeply buried component (Meyer and Rosenthal 1997:III.64-III.65).

Although local variations occur, increased sedentism, regional trade, and symbolic integration generally mark the Early Period. A transition from a forager adaption to semi-sedentism is indicated in the archaeological record of bayshore shellmounds, including the West Berkeley Shellmound (CA-ALA-307), as evidenced by mortars and pestles and a burial complex with ornamental grave associations (Milliken et al. 2007:115). Trade and symbolic integration is evidenced by stylistically distinct marine shell ornaments, including rectangular *Olivella* and *Haliotis* shell ornaments (Elsasser 1978:38).

Symbolic integration systems and technology evolve during the Lower Middle Period. At the onset of the Middle Period—referred to as the Early-Middle Transition (EMT)—rectangular shell beads, markers of the Early Period, are replaced in the archaeological record with stylistically new beads, including split-beveled and saucer *Olivella*. Other artifacts were also introduced during this period, including barbless fish spears, elk femur spatula, tubes, whistles, and bone basketry awls (Elsasser 1978:39). Culturally distinct traits appear by the Upper Middle Period, suggesting migration of a new population. This new population, known as the Meganos Aspect, is primarily characterized by its mortuary complex, which typically includes extended burial posture. The Meganos Aspect spread from the San Joaquin Delta during the EMT to most of the East Bay’s interior valleys by the Upper Middle Period (Bennyhoff 1994b).

The Initial Late Period represents the ethnographically documented cultures present at the time of European contact. This period is marked in part by increased sedentism; status ascription and social stratification observed in burial practices; and the emergence of the Kuksu Cult, a ceremonial system that unified several language groups in Central California at the time of European contact. New technology was also introduced during this period, notably the bow-and-arrow, which is evidenced in the archaeological record by small dart-sized projectile points. Other artifacts associated with the Initial Late Period include *Haliotis* “banjo” ornaments—likely associated with the Kuksu Cult—*Olivella* callus cup beads, and collared smoking pipes (Bennyhoff 1994a).

3.2 ETHNOGRAPHY

The East Bay is within the ancestral territory of the Costanoan, also commonly referred to as Ohlone. Eight Ohlone languages were spoken in the area from the southern edge of the Carquinez Strait to a portion of the Big Sur and Salinas rivers south of Monterey Bay, to approximately 50 miles inland from the coast (Levy 1978). The east shore of San Francisco Bay and interior valleys, possibly as the Chochenyo ethnolinguistic group of Ohlone occupied areas as far east as the Livermore Valley.

The Ohlone lived in tribelets, which were autonomous political units that occupied a distinct territory (Kroeber 1955). Tribelets generally consisted of one main village occupied year round and a series of smaller hamlets and resource gathering and processing locations occupied intermittently or seasonally. Tribelet population ranged between 50 and 500 persons and was largely determined by the carrying capacity of a tribelet's territory. At the time of Euro-American contact, the *Huchiun* tribelet occupied territory that included present-day Oakland (Milliken 2006:27).

Ohlone groups employed a gender-based division of labor to hunt and gather food. Women gathered and processed a variety of nuts, seeds, and berries (Levy 1978:491). Important food staples included acorns gathered from different oak species; nuts from the buckeye tree; hazelnuts; grassland and plant seeds from buttercup, chia, redmaids, tarweed, and grey pine; wild strawberries, elderberries, madrone berries; and wild grapes. The diet was supplemented with hunting and gathering numerous creek, shore, and terrestrial species (Levy 1978:491-492; Margolin 1978:40). Small creeks in the hills were fished for trout, while groups with access to bay and estuarine resources acquired shellfish, waterfowl, salmon, sturgeon, and lamprey eels. Larger terrestrial mammals (e.g., grizzly bear, Roosevelt elk, and black tailed deer) were hunted with the bow and arrow while communal drives and nets were used to capture smaller game (e.g., rabbits, mice, and rats). In addition to being a source of food, some larger mammals had ceremonial and religious importance, as evidenced by ceremonial burials of elk, coyotes, wolves, and bears in the archaeological record (Camba et al. 1996; Pastron and Bellifemine 1999).

Resources were distributed via trade networks between the Ohlone and neighboring groups (Davis 1961:19). Ohlone traded abalone, mussels, salt, Olivella shells, and bows to the Sierra Miwok and Yokuts groups to the east. Pinon nuts obtained from the Yokuts are the only ethnographically documented import of Ohlone groups, although undoubtedly other significant economic items, including obsidian used for tools, were imported as well.

By the late-18th century, Spanish exploration and settlement of the Bay Area had dramatically transformed Ohlone culture. Spanish settlers moved into northern California and established the mission system. Mission records indicate that the first *Huchiun* was baptized in 1787 with the first large group from that tribelet arriving at Mission San Francisco in the fall of 1794 (Milliken 1995:243). Following the secularization of the missions in 1834, many Ohlone worked as laborers on ranchos (Levy 1978:486).

3.3 HISTORY

The following presents the land use development and architectural context of the project site.

3.3.1 Spanish and Mexican Periods

The Euro-American recorded history of San Francisco began on June 29, 1776, with the founding of Mission San Francisco de Asís (also known as Mission Dolores), located approximately 12.1 miles east of the direct APE. Founded by Lieutenant José Joaquín Moraga and Father Francisco Palóu, the Mission was part of a larger state policy to solidify Alta California for Spain, and to Christianize the local Native American population. The mission was named after Saint Francis of Assisi, the founder of the Franciscan Order, and was the sixth of 21 missions from San Diego north to Sonoma.

The Franciscan missions dominated early regional land use and settlement patterns until the early 1830s, when, following Mexican independence from Spain, the land held by the missions in trust for the King of Spain, were taken under provisions of the Secularization Act passed in 1833 by the Mexican government. All missions were ordered to cease operations, the Franciscans expelled, missions downgraded to the status of a local parish church, and all Native Americans emancipated. Following secularization, Mexican governors began dispensing large tracts of former mission lands to deserving military veterans, political supporters, and influential or naturalized foreigners. The ranchos raised cattle for hides and tallow for trade, primarily to New England merchants, for furnished goods (Marschner 2000:167-172; Robinson 1948:29-31; Rosenus 1999:14-15).

3.3.2 American Period and Statehood

By the mid-1840s, the Mexican government was distracted by political developments in central Mexico. The native-born Spanish speakers of Alta California, known as *Californios*, experienced relative peace and enjoyed minimal intrusion into their social, political, and economic affairs (Monroy 1990:113-116). During this period, the United States aggressively sought access to the Pacific Ocean; one of these informal, unofficial attempts was the arrival of U.S. Army Major John C. Frémont in California in early 1846. Frémont quickly incited Anglo-American settlers to revolt, and, due in part to his efforts, 33 Anglo-Americans, reinforced by vaqueros from Sutter's Fort, captured a small Mexican garrison at Sonoma on June 15, 1846, and declared California an independent republic (Harlow 1982:109-110; Haas 1998:334-341). Unbeknownst to all involved, the United States and Mexico were already at war, but news did not reach California until several months after hostilities began. Following the American victory and adoption of the Treaty of Guadalupe Hidalgo in 1848, California became a territory of the United States, eventually joining the Union as the 31st state on September 9, 1850. Contra Costa and Santa Clara counties, which at that time contained all of modern Alameda County, were two of the original 28 California counties established by the legislature the same year (Coy 1973:91-93; 245-247). Alameda County was created on March 25, 1853, out of the southern and eastern portions of Contra Costa County and the northern portion of Santa Carla County (Coy 1973:61-64).

3.3.2.1 Oakland

The project site is entirely within the former Rancho San Antonio land grant, originally granted by Spain to Luis Maria Peralta on August 3, 1820, in appreciation of his forty years of military service. His 43,000-acre rancho included what are now the cities of Oakland, Berkeley, Alameda, Albany, El Cerrito, Emeryville, and parts of San Leandro and Piedmont. Peralta's land grant was re-confirmed by the Mexican government in 1822. When the United States annexed California in 1848, the Treaty of Guadalupe-Hidalgo stipulated that existing land grants be reviewed and confirmed to the grantees. Peralta's grant was reviewed and honored by the U.S. Land Commission after California became a state in 1850. Despite legal ownership, squatters moved in and overwhelmed the Peraltas. Cattle were stolen and slaughtered, and trees logged (Hoover, et al. 1990:18-19). When Luis Peralta died in San José in 1851, San Antonio was divided amongst his sons Ignacio, José Domingo, Antonio María, and José Vicente. The land that was to become Oakland was given to José Vicente. Peralta Hacienda Historical Park on 34th Avenue preserves the headquarters of Rancho San Antonio.

In 1849, a squatter named Moses Chase pitched a tent at what would become the foot of Broadway, near the banks of the Oakland-Alameda Estuary (Munro-Fraser 1883:485). A year later, Andrew Moon, Horace W. Carpentier, and Edson Adams illegally built a house on Peralta's property near Adams' tent. This house site is in what is now Jack London Square. José Vicente Peralta sought eviction of the group, but eventually relented and allowed them to lease the land with the stipulation of not platting a town. Moon, Carpentier, and Adams promptly violated this agreement and hired Julius Kellersberger, a Swiss engineer, to survey the land and plat the town; formerly known as Encinal de Temescal ("oak grove by the sweathouse"), it eventually became known as Oakland (Gudde 1998:266). During the Gold Rush, the small town of Oakland first developed along its waterfront at the foot of Broadway (called Main Street at the time) with development limited only by the available modes of transportation (Bagwell 1996).

Carpentier persuaded the state legislature to incorporate Oakland in 1852. Carpentier then promptly won election as Mayor the following year. The state deeded all waterfront property to the City of Oakland, which in turn passed an ordinance giving control of the land, over 10,000 acres, to Carpentier in exchange for a new schoolhouse, a wharf, and \$20,000. Carpentier, however, maintained control of the wharf and charged whatever fees he desired for its use (Bagwell 1996). He went on to serve as an Assemblyman, convincing the Legislature to create Alameda County out of southern Contra Costa County. Many saw Carpentier's actions as a grab for more land and power. Through his busy law practice, many political connections, and vast personal wealth and property, Carpentier prospered handsomely. His total control of the wharf resulted in a 20-year monopoly on San Francisco ferry service and the railroad service connecting the ferry terminal with downtown. Carpentier died in 1918 worth approximately \$20 million (Bagwell 1996). Carpentier's steam ferry service to San Francisco prospered, and on October 30, 1869, the first horse-car service followed a route from the estuary up Broadway to Telegraph Avenue at 36th Street. Nine days later the transcontinental railroad's inaugural westbound train rolled into Oakland to the Central Pacific Railroad's (CPRR) new 7th Street Station.

In 1860, only 1,543 people resided in Oakland, ten years later the city was home to over 10,500 and trebled by 1880, surpassing Sacramento as California's second largest city after San Francisco. By 1891, Oakland's first electric streetcar line connected Oakland's waterfront with the City of Berkeley along Telegraph Avenue (Sappers 2007; Bagwell 1996). The selection of Oakland as the CPRR western terminus paved the way for a population explosion. Infrastructure supporting the population boom and transcontinental transportation service included vast railroad yards, repair shops, and a wharf extending two-miles into San Francisco Bay. Oakland acquired a reputation as an upright family town known as the "bedroom of San Francisco," as Oakland residents commuted on ferries back and forth to San Francisco. After the 1906 earthquake and fire, refugees from San Francisco lived for months in a tent community set up by the U.S. Army in Lakeside Park on the shores of Lake Merritt at Adams Point (Bagwell 1996; Fradkin 2005). The influx of people to Oakland escaping the 1906 devastation prompted the development of new residential areas in Oakland to accommodate many of the displaced San Franciscans who had moved to Oakland. Older neighborhoods grew more densely populated as new apartment buildings and related growth became part of Oakland's residential fabric (Woodbridge 1984).

Commercial enterprises and industrial development, particularly the Port of Oakland and the Oakland Municipal Airport, propelled Oakland's growth in the 20th century. During World War II, the Port provided land and facilities to the Army and Navy. By 1943, Oakland had become the largest shipping center for the Pacific Theater of Operations and within two decades was the largest container terminal on the West Coast. As suburbs grew outward during the 1950s, the inner core of the City began to decline as residents left for the outlying areas made accessible via new freeways. Typifying the situation of larger, older U.S. cities that clung to an industrial base, Oakland soon lagged behind cities such as Long Beach, Sunnyvale, San Leandro, San Francisco, and Orange County in attracting jobs.

The main factor driving the exodus of industry was the cost of land was higher in the city core than in outlying areas such as southern Alameda County. Factories were incentivized to relocate rather than expand as operating expenses increased and profitability declined. Between 1960 and 1966, over 10,000 jobs relocated to outlying areas in southern Alameda County (Self 2003:170-171). The loss of jobs reduced the tax base while simultaneously creating more demands for city services for those who did not or could not leave for the suburbs. This began a perception of Oakland, as with many large American, industrial-based cities during the 1960s and 1970s, of a city with a neglected urban core, high unemployment, cyclical racial and ethnic tension, and reduced economic opportunity (Bagwell 1982:251). This trend began to reverse in the 1980s as reinvestment and redevelopment helped to invigorate the City's image and prospects. In 1995, California's "Golden Triangle," which included Oakland, San Jose, and San Francisco, was named by Fortune Magazine as the best place to do business in the United States.

East Oakland

During the early-20th century, the Southern Pacific's monopoly on the Oakland waterfront ended by a series of court decisions allowing the City to assume ownership of the port and attract industrial development. The WPRR and Santa Fe railroads arrived in Oakland, creating new development corridors along their respective rail lines, including Santa Fe's inland corridor through North Oakland and Emeryville, and the San Leandro Boulevard strip of East Oakland, south of Fruitvale to the San Leandro border. The project site is an example of an industrial development associated with growth along these rail corridors, with GE's manufacturing buildings (Buildings #1 and #2 in the project site) linked to the WPRR via a rail spur.

From circa 1900 to 1912, industrial growth in Oakland was fueled by several factors, including an economic upswing following a persistent depression from 1873 to 1896. The 1906 San Francisco Earthquake and Fire also had a profound impact, as industries and people moved to Oakland and the East Bay to escape the extensive damage in San Francisco. In the days following the disaster, for example, more than 150,000 San Francisco residents took ferryboats to Oakland, where many of the displaced camped in parks and open space. Many of the displaced people settled permanently in Oakland, and by 1910 Oakland's population reached 150,174 - more than double its population in 1900. In 1909, Oakland annexed the entire hill area and Fruitvale, Melrose, Elmhurst, and the area between Brooklyn (East Oakland) and San Leandro, providing more room for residential and industrial growth.

During the 1900s-1920s, Oakland's strategic location, extensive rail network, and port made it one of the West Coast's leading industrial and warehousing centers. These activities became especially prominent in East Oakland where several automobile assembly plants, including the Durant Motor Company, Willys-Overland Motors, Caterpillar Tractor, and Chevrolet were located. The City was often referred to as the "Detroit of the West." National companies established branches in East Oakland during this time, including National Lead Company at 4701 San Leandro Boulevard in 1919, Victor Talking Machine Company at 1100-48 77th Avenue in 1923-24, and GE, which opened its second plant in Oakland at the project site (Building #1 in the project site) in 1922.

Perhaps the most conspicuous element of Oakland's industrial development during the early-20th century is the Mutual Stores (Safeway) tower and warehouse complex at 5701 International Boulevard/East 14th Street/SR 185. Built in 1927-28, the Mutual Stores tower and warehouse complex is historically associated with food processing and distribution, and this Beaux Arts Spanish Renaissance style building is one of the Bay Area's best examples of the City Beautiful Movement's concept of dressing-up utilitarian structures with ornamentation.

5441 International Boulevard

The project site (direct APE) was initially developed in 1922 by GE. Building #1, designed by the GE Engineering Department and originally valued at \$90,000, was constructed in 1922 – with an addition made in 1927 – by the Austin Company of California (OCHS 1994). The Austin Company of California designed and built several prominent buildings in Oakland during the first half of the 20th century. Building #1 housed offices, a factory, and warehouse space in which switchboards, transformers, motors, and electrical equipment were manufactured. In 1936 and 1937, Building #2 (the GE Insulation Department) was designed and constructed by the Austin Company of California and originally cost \$74,000 to build (OCHS 1994). GE would continue to develop the direct APE with additional buildings to support and expand its electrical equipment manufacturing capacity and operations until 1975. Between 1975 and the mid-1990s, GE conducted electrical equipment maintenance and repair in portions of the site, after which it was used as storage for mobile office trailers. The direct APE is currently unoccupied and is no longer used for manufacturing.

The direct APE has a history that is notable for its association with the formative years of radio broadcasting on the west coast of the United States. As a manufacturer of radio receivers, GE saw value in owning and operating radio broadcast stations as a means for promoting sales of its receivers to the public. To this end, GE constructed a broadcasting station, WGY, in 1921 at its manufacturing facility in Schenectady, New York. To expand its reach to other regions in the United States, GE opened two other radio broadcasting stations shortly after WGY: KGO Oakland in 1923, which was located in the direct APE; and KOA Denver in 1924. The KGO studio building was located southeast of GE's manufacturing plant (Sanborn Fire Insurance Co., 1951). The KGO studio building was a near duplicate of the central two-story, Classical-Revival-styled portion of Building #1. The KGO studio building and the two 150-foot tall KGO transmission towers at the opposite end of the property were demolished in the 1980s. Building #6, the GE Wire Drawing Building, was demolished circa 2000. That building was assigned a Status Code of "3D" in September 1995, indicating that it appeared eligible "as a contributor to a NRHP-eligible district through survey evaluation."

4.0 LEGISLATIVE AND REGULATORY CONTEXT

This section describes the principal federal, state, and City regulations, laws, and codes that apply to the project.

4.1 NATIONAL HISTORIC PRESERVATION ACT (NHPA)

The NHPA of 1966 establishes the role and responsibilities of the federal government in historic preservation. Toward this end, the NHPA directs agencies (1) to identify and manage historic properties under their control; (2) to undertake actions that will advance the Act’s provisions, and avoid actions contrary to its purposes; (3) to consult with others while carrying out historic preservation activities; and (4) to consider the effects of their actions on historic properties.

4.1.1 Section 106

Section 106 of the NHPA of 1966 requires federal agencies to (1) take into account the effects of their undertakings on historic properties; and (2) afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on potential effects. The regulations that implement Section 106 and outline the historic preservation review process are at 36 CFR Part 800.

Some degree of review under Section 106 must be conducted for all federal, federally assisted, federally licensed, or federally funded projects. If a project is subject to federal jurisdiction and the project is an undertaking as defined at 36 CFR 800.16(y) with the potential to cause effects on historic properties (36 CFR 800.3(a)), Section 106 of the NHPA must be addressed to take into account the effect of the undertaking on any district, site, building, structure, or object included in or eligible for inclusion in the NRHP (i.e., historic properties).

4.1.2 Section 101: National Register of Historic Places (NRHP)

The NRHP was authorized by Section 101 of the NHPA as the nation’s official list of cultural resources worthy of preservation. Properties listed in the NRHP consist of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. Properties listed in or eligible for listing in the NRHP are considered in planning and environmental review, and effects to such properties are primarily addressed under Section 106.

The criteria for determining a resource’s NRHP eligibility are defined at 36 CFR 60.4 and are as follows:

. . .the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

- A) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) That are associated with the lives of persons significant in our past; or

- C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) That have yielded, or may be likely to yield, information important in prehistory or history.

Under criteria A, B, and C, the NRHP places an emphasis on a resource appearing as it did during its period of significance to convey historical significance; under Criterion D, properties convey significance through the information they contain.

National Register Bulletin *How to Apply the National Register Criteria for Evaluation* states that in order for a property to qualify for NRHP listing it must meet at least one of the evaluative criteria by (1) being associated with an important historic context, *and* (2) retaining historic integrity of those features necessary to convey its significance (National Park Service 1997). The historic context of a resource will define the theme(s), geographical limits, and period of significance by which to evaluate a resource's significance (National Park Service 1997:7).

Generally, cultural properties must be 50 years of age or more to be eligible for NRHP listing. According to the National Park Service (1997:2), "properties that have achieved significance within the past 50 years shall not be considered eligible" unless such properties are "of exceptional importance."

4.1.2.1 Historical Integrity

In addition to meeting one or more of the significance criteria, a cultural resource must retain its historical integrity to be considered eligible for NRHP listing. Historical integrity is defined as the ability of a resource to convey its significance. The evaluation of integrity must be grounded in an understanding of a resource's physical features and its environment, and how these relate to its significance. "The retention of specific aspects of integrity is paramount for a property to convey its significance" (National Park Service 1997:44). There are seven aspects of integrity to consider when evaluating a cultural resource: location, design, setting, materials, workmanship, feeling, and association (National Park Service 1997:44-45).

- *Location* is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
- *Setting* is the physical environment of a historic property. Setting refers to the character of the place in which the property played its historical role. Physical features that constitute the setting of a historic property can be either natural or manmade, including topographic features, vegetation, paths or fences, or relationships between buildings and other features or open space.

- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of the artisan's labor and skill in constructing or altering a building, structure, object, or site.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
- *Association* is the direct link between an important historic event or person and a historic property.

For archaeological resources, the term “integrity” is used to describe the level of preservation or quality of information contained within a district, site, or excavated assemblage. Integrity is relative to the specific significance which the resource conveys. Although it is possible to correlate the seven aspects of integrity with standard archaeological site characteristics, those aspects are often unclear for evaluating the ability of an archaeological resource to convey significance under Criterion D. Under Criterion D, the integrity of archaeological resources is judged according to the ability of the site to yield scientific and cultural information that can be used to address important research questions (Little et al. 2000:35-42).

4.1.2.2 Eligibility

Resources that are significant within an important historic context, meet the age guidelines, and possess integrity will generally be considered eligible for NRHP listing.

4.2 CALIFORNIA HEALTH AND SAFETY CODE SECTION 7050.5

Section 7050.5 of the California Health and Safety Code (HSC) states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification.

4.3 CALIFORNIA PUBLIC RESOURCES CODE SECTION 5097.98

Section 5097.98 of the California Public Resources Code states that the Native American Heritage Commission (NAHC), upon notification of the discovery of Native American human remains pursuant to HSC §7050.5, shall immediately notify those persons (i.e., the Most Likely Descendent or “MLD”) it believes to be descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD

shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

4.4 CITY OF OAKLAND HISTORIC PRESERVATION ELEMENT

The Historic Preservation Element (HPE) of the Oakland General Plan presents goals, policies, and objectives that guide historic preservation efforts in Oakland. HPE policies define the criteria for legal significance that must be met by a resource before it is listed in Oakland's local register of historical resources. Based on a city-wide preliminary architectural inventory by the OCHS, pre-1945 properties have been assigned a significance rating of A, B, C, D, E, or F and assigned a number (1, 2, or 3) which indicates a building's district status. The ranking system, described in Table A, indicates a property's historical status and identifies those properties warranting special consideration in the planning process. The individual property rating of a building is based on the following criteria:

- *Visual Quality/Design*: Evaluation of exterior design, interior design, materials and construction, style or type, supporting elements, feelings of association, and importance of designer.
- *History/Association*: Association of person or organization, the importance of any event, association with patterns, and the age of the building.
- *Context*: Continuity and familiarity of the building within the district.
- *Integrity and Reversibility*: Evaluation of the building's condition, its exterior and interior alterations, and any structural removals.

Table A: Oakland Cultural Heritage Survey Significance Ratings

Rating Level	Description
A: Properties of Highest Importance	This designation applies to properties considered clearly eligible for individual NRHP listing and City Landmark designation. Such properties consist of outstanding examples of an important style, type, or convention, or intimately associated with a person, organization, event, or historical pattern of extreme importance at the local level or of major importance at the state or national level.
B: Properties of Major Importance	These are properties of major historical or architectural value but not sufficiently important to be rated “A”. Most are considered individually eligible for the NRHP, but some may be marginal candidates. All are considered eligible for City Landmark designation and consist of especially fine examples of an important type, style, or convention, or intimately associated with a person, organization, event, or historical pattern of major importance at the local level or of moderate importance at the state or national level.
C: Properties of Secondary Importance	These are properties that have sufficient visual/architectural or historical value to warrant recognition but do not appear individually eligible for the NRHP. Some may be eligible as City Landmarks and are superior or visually important examples of a particular type, style, or convention, and include most pre-1906 properties.
D: Properties of Minor Importance	These are properties which are not individually distinctive but are typical or representative examples of an important type, style, convention, or historical pattern. The great majority of pre-1946 properties are in this category.
E, F, or *: Properties of No Particular Interest	Properties that are less than 45 years old or modernized.
District Status	Description
1	A property in an Area of Primary Importance (API) or NRHP-quality district. An API is a historically or visually cohesive area or property group identified by the OCHS which usually contains a high proportion of individual properties with ratings of “C” or higher.
2	A property in an Area of Secondary Importance (ASI) or a district of local significance. An ASI is similar to an API except that an ASI does not appear eligible for the NRHP.
3	A property not within a historic district.

Note: Properties with ratings of “C” or higher or are contributors to or potential contributors to an API or ASI are considered Potential Designated Historic Properties (PDHPs) that may warrant consideration for preservation by the City. The OCHS has assigned some properties a contingency rating, indicated by a lower-case letter. A contingency rating is a potential rating under some condition, such as “if restored” or “when older” or “with more information.”

5.0 STUDY METHODS AND RESULTS

LSA conducted background research to identify cultural resources within, and cultural resource studies of, the direct and indirect APEs and to assess the potential for such resources. The background research consisted of a records search at the Northwest Information Center (NWIC); a review of the City's online planning and zoning map, which includes OCHS property ratings; and a literature review. LSA initiated consultation outreach with Native American tribes to identify information and concerns regarding cultural resources in the APE. Finally, qualified staff completed a cultural resource field survey of the APE. The results of these tasks are described below.

5.1 BACKGROUND RESEARCH

5.1.1 Northwest Information Center Records Search

LSA conducted a records search of the direct and indirect APEs at the NWIC on August 1, 2011, and again on October 14, 2016. The NWIC, an affiliate of the State of California Office of Historic Preservation, is the official state repository of cultural resource records and reports for Alameda County.

The records search also included a review of the following federal and state cultural resource inventories:

- *California Inventory of Historic Resources* (California Office of Historic Preservation 1976);
- *Five Views: An Ethnic Historic Site Survey for California* (California Office of Historic Preservation 1988);
- *California Points of Historical Interest* (California Office of Historic Preservation 1992);
- *California Historical Landmarks* (California Office of Historic Preservation 1996); and
- *Directory of Properties in the Historic Property Data File for Alameda County* (California Office of Historic Preservation 2012).²

5.1.1.1 Records Search Results

Historic Architectural Resources The NWIC records search also indicated that two of the buildings within the direct APE (Buildings #1 and #2) are listed in OHP's Directory of Properties and are components of the 57th Avenue Industrial District API. The NWIC records search further indicated that Building #1 is individually eligible for listing in the NRHP and Oakland Register. Figure 3 (Appendix A) depicts the direct APE buildings and the 57th Avenue Industrial District API. The Directory of Properties is a list of properties that have been identified and evaluated for their historical significance by OHP under either: (1) the National Historic Preservation Act (i.e., Section

² The Directory includes the listings of the NRHP, National Historic Landmarks, the CRHR, California Historical Landmarks, and California Points of Historical Interest.

106 review); (2) the California Public Resources Code (PRC) (see PRC Sections 5020.1(k) and 5024.1(g)); (3) federal tax credit certifications (i.e., Mills Act); or (4) resources considered for official listing in either the California Register of Historical Resources (CRHR), the NRHP, California State Landmarks, or as a State Point of Historical Interest. Each property listed in the Directory of Properties was assigned a CHRIS Status Code, which is assigned by OHP to indicate a property’s eligibility for listing in either a local, State, or federal historical register.

A supplemental records search of the direct and indirect APEs was conducted at the NWIC on October 14, 2016. The supplemental records search resulted in the same findings regarding two of the buildings within the direct APE (Buildings #1 and #2), which are listed in OHP’s Directory of Properties and are components of the 57th Avenue Industrial District API. The supplemental NWIC records search also indicated that Building #1 is individually eligible for listing in the NRHP and Oakland Register.

Two buildings in the direct APE are listed in the Directory of Properties: Building #1 and Building #2. Building #1, the GE Oakland Works Building, was assigned a Status Code of “2S2” in March 2006, indicating that it is an individual property determined eligible for the NRHP by consensus through the Section 106 process and is listed in the CRHR. Building #2, the GE Insulation Department Building, was assigned a Status Code of “3D” in September 1995, indicating that it appears eligible “as a contributor to a NRHP-eligible district through survey evaluation.” The 57th Avenue Industrial District API was assigned a Status Code of “7R” in February 1997, indicating that the District was “identified in a reconnaissance level survey: not evaluated” (see OCHS Survey Results section below).

No cultural resources studies of the direct APE were on file at the NWIC as of October 2016. The four previously recorded built-environment historic properties within the direct and indirect APEs are described below in Table B, and their locations are depicted on Figures 1 and 2 (Appendix A).

Table B: Architectural Historic Properties within the Direct and Indirect APEs

NWIC Resource Identifier	Common Name	Resource Description
P-01-000521	GE Building #1 (GE Oakland Works Building)	Building #1 is a steel-framed industrial building constructed of brick masonry and concrete. Building #1 was built in two phases: a two-story office portion facing International Boulevard/East 14 th Street/SR 185 built in 1922, and a rear one-story manufacturing and warehouse space built in 1927. The front, street-facing façade is an example of early-20 th century utilitarian Classical Revival inspired industrial architecture. Building #1 is a contributing element to the 57 th Avenue Industrial District API (see below).
P-01-000522	GE Building #2 (GE Insulation	Building #2 is a steel-framed industrial building constructed of brick masonry and concrete. Building #2 was built in 1936-1937 and consists of a one-story manufacturing and warehouse space. Building #2 is associated

NWIC Resource Identifier	Common Name	Resource Description
	Department Building)	with the history of industrial activity within the direct APE. Building #2 is a contributing element to the 57 th Avenue Industrial District API (see below).
P-01-009862	57 th Avenue Industrial District	This district consists of 18 buildings (including Buildings #1 and #2 in the direct APE) – the majority of which date from circa 1910s-1950s – that are characterized as “early 20 th century utilitarian, 1920s decorative brick, and Moderne industrial buildings.” As described by Betty Marvin, Historic Preservation Planner with the OCHS, this district “is a self-contained strip developed by General Electric, the Austin Company, Stokely, and Mutual Stores in the 1920s as a sort of early industrial park for food, vehicular, and building material plants.”

Sources: OCHS, 1996. Department of Parks and Recreation 523 series Forms (DPR 523) for the 57th Avenue Industrial District. On file, Oakland Cultural Heritage Survey, Oakland, California. OCHS, 1995. *Historic Context: Unreinforced Masonry Buildings in Oakland, 1850-1948*. Page 36.

5.1.2 Oakland Cultural Heritage Survey (OCHS)

A records search of the project site was conducted at the OCHS on August 9, 2011. The OCHS includes information obtained from a historical survey of every visible building in the City and provides planning-related assistance for projects that may affect historic built-environment resources for the City’s Department of Planning and Building. LSA again reviewed OCHS property ratings for the direct and indirect APEs on May 30, 2018. As described above under Section 4.4, the City has assigned these ratings to rank historical architectural resources throughout the City and to identify API and ASI districts.

5.1.2.1 OCHS Results

LSA’s records search of the OCHS database indicates that the direct APE is within the 57th Avenue Industrial District, which is an API – or a NRHP-eligible district – as defined in the City’s HPE. In East Oakland, this API is “the outstanding industrial district.” As described by the City’s Historic Preservation Planner Betty Marvin, with OCHS, this API “is a self-contained strip developed by General Electric, the Austin Company, Stokely, and Mutual Stores in the 1920s as a sort of early industrial park for food, vehicular, and building material plants.”

The API consists of 18 buildings (including Buildings #1 and #2 in the direct APE) – the majority of which date from circa 1910s-1950s – that are characterized as “early 20th century utilitarian, 1920s decorative brick, and Moderne industrial buildings.” Characteristic design elements of buildings in the API include one-story, long and narrow plans; stepped parapets; truss roofs; and exteriors with pressed-brick, three-dimensional brickwork, and stucco ornamentation. Of the 18 buildings that currently comprise the API, OCHS identifies three “notable individual buildings” – the Mutual Stores (Safeway) warehouse and tower at 5701-25 International Boulevard/ East 14th Street/SR 185; the Ferro Enamel plant at 1101 57th Avenue; and Building #1 within the direct APE.

Buildings #1 and #2 were recorded and evaluated by OCHS during its citywide unreinforced masonry building survey conducted from 1990 to 1995, and are contributing elements to the 57th Avenue Industrial District API. OCHS has assigned Building #1 a rating of “A1+”, indicating that it is a property of “highest importance” and contributor to an API. Building #2 has a rating of “Dc1+”, indicating it is a property of “minor importance,” which could be a “property of secondary importance” through repair, and a contributor to an API. Buildings #1 and #2 are listed in the Oakland Register.

OCHS assigned property rating(s) for the APE are summarized in Table C.

Table C: OCHS Property Ratings for Resources in the Direct and Indirect APEs

Resource Name	Date(s) of Construction	OCHS Rating	Comments
GE Building #1	1922-1927	A1+	Listed in Oakland Register and CRHR; individually eligible to the NRHP and a contributor to 57 th Avenue Industrial District API.
GE Building #2	1936-1937	Dc1+	Contributor to 57 th Avenue Industrial District API.
GE Building #4	1969	F1-	Non-contributor to 57 th Avenue Industrial District API.
GE Building #8	1973	None	Non-contributor to 57 th Avenue Industrial District API.
GE Building #17	1962	None	Non-contributor to 57 th Avenue Industrial District API.
GE Building #18	1966	F1-	Non-contributor to 57 th Avenue Industrial District API.
GE Building #20	1969	None	Non-contributor to 57 th Avenue Industrial District API.
GE Building #21	1981	None	Non-contributor to 57 th Avenue Industrial District API.
Railroad Spur	Circa 1922	None	Non-contributor to 57 th Avenue Industrial District API.
Water Tank	1952	None	Non-contributor to 57 th Avenue Industrial District API.
57 th Avenue Industrial District API	1910s-1950s	API	GE Buildings #1 and #2 in the direct APE contribute to the 57 th Avenue Industrial District API.

Sources: OCHS, Oakland; Crosby Group and Geosyntec Consultants. 2017. *Draft Soundness Report for General Electric Site, Oakland, California.*

5.1.3 Archaeological Sensitivity

LSA reviewed archaeological, environmental, and historic-period map data to assess the potential for buried precontact and historical archaeological deposits in the APE that may be adversely affected by the undertaking.

5.1.3.1 Literature Review Results

Geologic and soils maps were reviewed for the direct APE (Graymer 2000; Natural Resources Conservation Service 2018). The age of a particular landform can be used to determine the potential

for buried archaeological deposits. Certain landforms are too old (>15,000 years before present) to contain buried pre-contact archaeological deposits. Holocene-age (11,700 cal. years before present) landforms (e.g., alluvial fans and floodplains), in contrast, have a general potential for containing buried pre-contact archaeological deposits as these contain surfaces that were available for human occupation and use during prehistory.

Holocene basin and fan deposits (Qhb and Qhaf) are mapped within the direct APE. Holocene landforms may contain buried surfaces (paleosols) that were available for human habitation prior to Euro-American contact, and therefore, can be sensitive for buried archaeological deposits. Previous development of the APE and excavation for soil remediation of on-site toxic substances has lessened the potential for intact subsurface archaeological deposits in the APE. Furthermore, the absence of a major freshwater creek near the APE—where evidence of habitation would most likely be encountered—further suggests a reduced potential for Native American archaeological deposits.

Sanborn Fire Insurance maps do not provide coverage of the direct APE prior to 1925, indicating that physical development of the direct APE prior to that date was too sparse or non-existent to warrant inspection by the insurance industry in the late 19th and early 20th centuries. The 1925 Sanborn map indicates the GE plant, including Building #1, was constructed in the APE by this time.

In summary, the depositional and environmental context for the APE indicates a moderate potential for buried precontact archaeological deposits. The potential for encountering such intact deposits, however, is somewhat lessened due to subsequent developments in the direct APE that include the construction and operation of the GE plant from the 1920s to the 1980s and subsequent soil remediation. Historical Sanborn maps do not indicate a potential for significant, buried historic-period archaeological deposits in the direct APE (e.g., privies or trash dumps) that pre-date construction of the GE plant in the 1920s. Important information regarding the operation of this property can be obtained through published or archival sources.

5.2 LOCAL HISTORICAL SOCIETY CONSULTATION

On May 24, 2012, LSA sent a letter briefly describing the project and a map depicting the direct APE to the Oakland Heritage Alliance (OHA) requesting information or concerns regarding historical sites in the direct APE. No response to LSA's request has been received from OHA to date.

5.2.1 Consultation Summary

Despite there being no response to LSA's consultation outreach letter, OHA submitted comments in a letter dated August 31, 2012, to the City of Oakland Planning and Building Department (see Appendix C). In that letter, OHA's requests included: (1) a detailed description of the type and exact locations of toxic materials within each building on the site; (2) an examination of project alternatives that considered preservation of Building #1, a portion of Building #1, and/or all historic buildings on the site; (3) a "thorough investigation of historic structures, events that occurred there, cultural significance of both the radio broadcasting and other periods, and importance to community of the employment of local residents at the site"; and (4) "a full and robust program of mitigation" in the event that preservation of the historical industrial resources within the direct APE could not occur.

On October 19, 2016, LSA sent a second letter briefly describing the project and a map depicting the direct APE to OHA requesting information or concerns regarding historical sites in the direct APE. LSA included a copy of the earlier consultation letter dated May 24, 2012, as well as a copy of OHA’s comments to the City dated August 31, 2012. LSA sent a follow-up email to OHA to see if they had received LSA’s letter and if the organization had any questions or concerns regarding the project. No response has been received to date.

5.3 NATIVE AMERICAN TRIBAL CONSULTATION

LSA contacted the NAHC to request a search of that agency’s Sacred Lands File for the direct APE and to obtain a list of local Native American tribes that may have information or concerns regarding cultural resources in the project area. The NAHC is a State agency that maintains the Sacred Lands File, an official list of sites that are of cultural and religious importance to California Native American tribes.

5.3.1 Consultation Summary

Ms. Gayle Totton, NAHC Associate Governmental Program Analyst, responded to LSA via a letter dated December 5, 2018, that *“A records search of the...Sacred Lands File was completed for the area of potential effect (APE)...with negative results.”* Included with the NAHC’s response letter was a list of eight local tribal representatives that may have information regarding cultural resources in the APE.

On January 2, 2019, all tribal representatives identified by the NAHC were contacted via letters sent by email and regular mail. The letters included a brief description of the project and project site, and a map indicating the project location. The letters requested that the tribe respond if it has information or concerns regarding cultural resources in the APE. Two responses to the letters has been received to date, as summarized below and in Table D. On January 17, 2019, a follow-up contact was made to all tribes that had not yet responded to the January 2, 2019, request for input. No responses to the follow-up contacts have been received to date. Consultation correspondence is attached to this report in Appendix D.

Table D: Native American Consultation Summary

Tribe/Organization Contact	Affiliation	Response(s)
Cultural and Environmental Department 1550 Harbor Blvd., Rm. 100, West Sacramento, CA 95691 (916) 373-3710	NAHC	A record search of the Sacred Lands File was completed for the area of potential project effect with <u>negative results</u> .
Tony Cerda, Chairperson 244 East 1 st Street Pomona, CA 91766 (909) 524-8041 (Cell); (909) 629-6081 (Office) rumsen@aol.com	Costanoan Rumsen Carmel Tribe	None

Tribe/Organization Contact	Affiliation	Response(s)
Andrew Galvan PO Box 3152 Fremont, CA 94539 (510) 882-0527 chochenyo@aol.com	The Ohlone Indian Tribe	Requested information regarding project recommendations. Requested to be updated on what recommendations get approved.
Edward Ketchum 35867 Yosemite Avenue Davis, CA 95616 aerieways@aol.com	Amah Mutsun Tribal Band	Contact the Muwekma Indian Tribe; cultural resources could be buried.
Valentin Lopez, Chairperson PO Box 5272 Galt, CA 95632 vlopez@amahmutsun.org	Amah Mutsun Tribal Band	None
Charlene Nijmeh, Tribal Chairwoman 20885 Redwood Road, Suite 232 Castro Valley, CA 94546 Cnijmeh@muwekma.org	Muwekma Ohlone Indian Tribe	None
Katherine E. Perez, Chairperson PO Box 717, Linden, CA 95236 (209) 887-3415 Canutes@verizon.net	North Valley Yokuts Tribe	None
Ann Marie Sayers, Chairperson PO Box 28, Hollister, CA 95024 (831) 637-4238 ams@indiancanyon.org	Indian Canyon Mutsun Band of Costanoan	None
Irenne Zwierlein, Chairperson 789 Canada Road, Woodside, CA 94062 (650) 851-7489 (Cell); (650) 851-7747 (Office) amahmutsuntribal@gmail.com	Amah Mutsun Tribal Band of San Juan Bautista	None

5.3.1.1 The Ohlone Indian Tribe

On January 3, 2019, Andrew Galvan with the Ohlone Indian Tribe responded to LSA’s letter via email, stating “so what will LSA be recommending to happen during the removal of the contaminated soils? Please advise.” LSA archaeologist E. Timothy Jones responded to Mr. Galvan via email that a pre-construction “tailgate” meeting should be done to educate construction crews on the appropriate procedures if archaeological deposits or human remains are identified. Mr. Jones, however, also informed Mr. Galvan that the report had not undergone agency review and recommendations were subject to revision. Mr. Galvan requested that he be updated as to what gets approved.

5.3.1.2 Amah Mutsun Tribal Band

On January 4, 2019, Edward Ketchum with the Amah Mustun Tribal Band responded to LSA's email via letter, stating that *"this site is within the lands of the peoples taken to Mission San Francisco Dolores and Santa Clara primarily. By agreement the Muwekma Tribal Band represents these lands now. Please contact their representative, Alan Leventhal."* Mr. Ketchum also added that *"in the last 10000 years the ocean has risen nearly a hundred feet. Cultural Resources could be buried."*

5.4 FIELD SURVEY

An LSA architectural historian that meets the Secretary of the Interior's *Professional Qualifications Standards* in that field, surveyed the direct APE on August 10, 2011, to confirm the baseline conditions of historical buildings in the direct APE. Based on LSA's field review, no major structural modifications or other alterations to Building #1 or #2 that would compromise their integrity and historical significance have occurred since they were recorded by OCHS in 1994.

Buildings #1 and #2 are steel-framed industrial buildings constructed of brick masonry and concrete. Building #1 was built in two phases. The early portion which consists of a two-story office in the front, street-facing portion was built in 1922 and the rear one-story warehouse was added onto in 1927. The front, street-facing façade is an example of early-20th century utilitarian Classical Revival inspired industrial architecture. Building #2 is a warehouse dating from 1936-1937 and is associated with the history of industrial activity in the direct APE. Buildings #1 and #2 are contributing elements to the 57th Avenue Industrial District API.

Buildings #4, #8, #17, #18, #20, and #21 are common utilitarian industrial buildings of metal or concrete cinder block construction, one story in height, covered with very low-pitched or flat roofs, and have modern metal roll-up doors. These buildings date from the late 1960s through the 1980s and are of a common design found throughout Oakland, Alameda County, and California. These buildings are not considered potential contributing elements to the 57th Avenue Industrial District API due to their age and general nondescript construction, materials, and design.

The field survey also identified two historic-period structures associated with the direct APE: a spur of the Western Pacific Railroad and a water tank. OCHS has not recorded either structure. The railroad spur has two branches that lead to Buildings #1 and #2 and were constructed concurrently with these buildings. The water tank appears to be a replacement of the original 1920s tank (see detailed discussion below in section 5.4.1).

An LSA architectural historian re-surveyed the direct APE on October 25, 2016, to reassess the conditions of the buildings and the direct APE to ascertain if any notable changes to the buildings had occurred since the 2011 site visit. Notable changes to the direct APE include upgraded security fencing around the perimeter of the direct APE along the non-street facing (i.e., the eastern) boundaries. Along the base of the fencing, a short concrete perimeter wall was installed to contain and prevent potential off-site flooding onto adjacent properties.

Other notable changes include three large, thick asphalt caps in the direct APE covering a total of approximately 297,000 square feet with several groundwater-monitoring wells installed at various

locations. Two of the caps are located along the eastern property line, and the largest of the three caps roughly covers the rear one-third of the direct APE. A groundwater treatment system was installed near the northwestern boundary of the direct APE. Paving this section of the direct APE required removal of (or covering) roughly one-half of railroad spur track within the direct APE.

This segment once connected the main factory floor in Building #1 and the loading dock along the northern façade of Building #2 to the former WPRR mainline west of and outside the direct APE. Other notable changes included removal of all plantings along the base of the street-facing façade of Building #1 and the planting beds covered in asphalt paving and several additional broken or missing windows in Building #1 and Building #2. These buildings also sustained increased water penetration from failing roofs and damage to windows and doors from vandalism. However, no major structural modifications or other alterations to either Building #1 or Building #2 that would compromise their integrity and historical significance have occurred since the 2011 field survey.

An LSA architectural historian and archaeologist re-surveyed the direct APE on November 13, 2018, to reassess the conditions of the buildings and the direct APE to ascertain if any notable changes to the buildings had occurred since the 2016 site visit. Notable changes include a noticeably thicker asphalt cap covering roughly the western 1/3 of the direct APE. The rear, south facing façade of Building #2 appears recently repainted in a brick-red color. The 2018 field survey identified several additional broken windows and a general worsening of the conditions of Buildings #1 and #2 largely due to lack of maintenance and water damage from storm events. Based on LSA's 2018 field survey, no major structural modifications or other alterations to Building #1 or #2 that would compromise their integrity and historical significance have occurred since they were recorded by OCHS in 1994.

The native ground surface in the direct APE is obscured by buildings, pavement, fill, and a bentonite cap. As a result, a complete archaeological pedestrian survey of the APE could not be completed.

5.4.1 Architectural Resources

Field surveys identified eight buildings, two structures, and one API within the direct APE. See Appendix A: Figure 2 and Figure 3). These buildings and structures within the direct APE are currently vacant and in various states of disrepair due to neglect. The buildings rests on raised or at grade concrete slab foundations, and are covered by very-low pitched or flat roofs and sheathed in metal or tar asphalt roofing. Please see Appendix B for DPR 523 Series form records for each of these built environment resources. The subsections below summarize the physical characteristics of these buildings.

5.4.1.1 Building #1

Building #1 is a 75,200-square-foot steel-framed industrial building constructed primarily of brick masonry and concrete in 1922 with an addition built in 1927. This building, primarily the front, street-facing façade, is an example of early-20th century utilitarian Classical Revival inspired industrial architecture. The symmetrical east-facing façade of this building consists of a central two-story block that housed offices, reception areas, and upstairs meeting rooms. It is covered by a low-pitched roof set behind a flat parapet decorated by a cast concrete cornice banding along the roofline. The central two-story block is flanked by single-story wings that reflect the Classically-

inspired cornice banding and masonry construction of the central portion of the building. The main entrance is centrally located on the street-facing façade and is framed by a door frame of cast concrete covered by simple, flat, Classical aedicula.

Fenestration for this building consists of two types. The central two-block portion contains 18, nine-over-one, wood-framed, double-hung sash windows with cast-concrete sills set in recessed vertical bands framed by masonry pilasters. The fenestration for the rest of the building consists of vertical metal-framed awning and fixed-paned windows set in recessed, nearly full-length vertical elements framed by faux-masonry pilasters.

The rear portion of the building consists of a long, rectangular, single-story, steel-framed and masonry vernacular industrial building. This single-story portion of the building has a full-length roof monitor with awning windows capped by a low-pitched roof. Three roll-up doors are located at the western end of the building. The interior floor of the building is concrete with numerous raised machinery platforms and several tank cradles. The exterior walls are of masonry construction framing nearly full-height, metal-framed awning windows over fixed-paned windows, set in wide, recessed vertical elements with concrete sills and capped with a band of soldier bricks. The south façade has several window casements filled in by cinder blocks. One casement was altered to accommodate a roll-up metal door. Two shed-roofed lean-to additions are also on the south façade. Four large, above-ground metal utility vaults are irregularly placed alongside the south façade. The south façade has a railroad spur that enters the primary rear entrance onto the former factory floor (see description of railroad spur below). The north façade is mostly bricked in.

This building is associated with the history of industrial activity within the direct and indirect APEs. It is a contributing element to the 57th Avenue Industrial District API and is individually eligible for listing in the CRHR. This building appears in average condition.³ The east, street-facing, two-story portion of the building has sustained significant water damage. The building retains integrity of location, setting, design, feeling, association, and workmanship. Integrity of materials has diminished through later alterations (described below) and repairs since construction in 1922.

Minor alterations to the Classical Revival-designed front office portion of Building #1 subsequent to the 1994 OCHS survey include removal of the “General Electric Company” script along the cornice line on the east façade, removal of a large medallion depicting the GE logo above the monumental framing around the main entrance, and the installation of two window-mounted air conditioning units. At the rear portion of Building #1 most of the window casements and entrances along the west and east façades have been removed or filled in; a concrete cinder-block shed-roof addition of unknown purpose is located near the back of the south façade; and a one-story addition is at the southwestern corner of the building covered by a very low-pitched roof and clad in metal siding with fixed, metal framed windows along the south and west façades.

³ As used here, “condition” refers to the property’s “preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons” and not the structural adequacy of the building (National Park Service 1997:46).

5.4.1.2 Building #2

Building #2 is a 45,200-square-foot utilitarian International-style, steel-framed industrial building constructed of brick masonry and concrete in 1936-1937. This building is rectangular, covered by a low-pitched roof, and rests on a partial concrete slab/raised footer foundation. The east-facing façade is capped by a stepped parapet over a metal roll-up door flanked by two large, rectangular-shaped window casements consisting of metal-framed fixed-paned windows. The brick on the east corner of the building was damaged when a truck backed into the building; the building corner was patched with concrete. A smaller pocket door is located to the left of the main door. The south façade is dominated by a full-width ribbon fenestration consisting of metal-framed, fixed-pane windows with a cast concrete sill over a brick masonry apron wall, a key feature of International-style industrial buildings. Many of these windows were originally operable awning type windows that are now fastened shut. One original wooden double sliding door remains and is located on the far right hand side of the south façade. This door is partially modified by metal plate reinforcement along the lock and bottom rails. The door's original fixed, six-pane windows remain in place with one pane missing. With the exception of no doors, the west façade mirrors the east façade and consists of three large rectangular window casements consisting of metal-frame fixed-pane windows.

The north façade has a raised concrete platform to accommodate a railroad spur alongside the building (see description of railroad spur below). A full-width metal awning covers the raised platform, and a metal roll-up door is located at the far right side of the north-facing façade. Fenestration essentially mirrors the south façade's full-width ribbon fenestration consisting of metal framed, fixed-pane windows with a sill of cast concrete over a brick apron wall. This building is associated with the history of industrial activity within the direct and indirect APEs, and is a contributing element to the 57th Avenue Industrial District API. This building is largely intact and appears in good condition. The building retains integrity of location, setting, design, feeling, association, and workmanship. Integrity of materials has diminished through later alterations (described below) and repairs since construction in 1936-1937. Minor alterations to the International-styled Building #2 subsequent to the 1994 OCHS survey include replacement of several original main shop doors with modern roll-up doors, installation of sheet metal venting equipment, replacement or filling in of several original windows.

5.4.1.3 Building #4

Building #4 is an approximately 15,000-square-foot utilitarian pre-fabricated metal building constructed in 1969. It is a one-story building covered by a low-pitched roof and rests on a raised concrete foundation. A railroad spur is located adjacent to the south-facing façade. There are no windows. Two metal roll-up doors are located at the far ends of the south-facing façade. This building appears in good condition.

5.4.1.4 Building #8

Building #8 is an approximately 1,800-square-foot utilitarian building of buff-colored cinder-block construction built in 1973. This building has one metal roll-up door on the east façade and two roll-away doors located on the east and west façades. This building appears in good condition.

5.4.1.5 Building #17

Building #17 is an approximately 46,000-square-foot utilitarian industrial building constructed in 1962. The open building is covered by a gently curved wood-truss roof covered by an undetermined type of roofing supported by bowed rafters and telephone poles. The building rests on a raised concrete slab foundation. The north and south façades have no walls and are open to the air. The west and east façades are clad in corrugated metal siding. The west façade has a subsurface loading area and a shed-roofed addition is located on the far left hand side of the south facing façade. This building appears in fair condition.

5.4.1.6 Building #18

Building #18 is an approximately 5,800-square-foot utilitarian pre-fabricated metal building constructed in 1966. It is a one-story building covered by a low-pitched roof and rests on a raised concrete foundation. A railroad spur is located adjacent to the south-facing façade. There are no windows. Two metal roll-up doors are located at the far ends of the south facing façade. This building appears in good condition.

5.4.1.7 Building #20

Building #20 is an approximately 950-square-foot utilitarian pre-fabricated metal building constructed in 1969. It is a one-story building covered by a very low-pitched roof and rests on a concrete slab foundation. This building is located mid-parcel and south of Building #1. There are no windows. One large sliding door is located on the north-facing façade. This building appears in good condition.

5.4.1.8 Building #21

Building #21 is an approximately 7,600-square-foot L-shaped, utilitarian pre-fabricated metal building constructed in 1981. It is a one-story building covered by a low-pitched roof and rests on a concrete footer foundation. There are no windows. The entrance is located at the far right side of the north-facing façade. Two metal roll-up doors are located at the far ends of the south facing façade. This building appears in good condition.

5.4.1.9 Railroad Spur

A railroad spur with two branches was used to transport materials and goods to and from the direct APE to the WPRR mainline west of and adjacent to the property. The spur left the WPRR mainline and ran between Buildings #2 and #4. As the railroad spur neared Building #2, it split into two tracks with the southern spur running alongside the raised concrete loading platform on the northern façade of Building #2. The northern branch of the spur connected the WPRR with the main factory floor in Building #1. The northern spur was constructed in 1922 concurrently with Building #1 and is depicted on the 1921 Oakland Sanborn Fire Insurance Company Map of the direct APE. The southern spur was constructed in 1936 concurrently with Building #2 and is depicted on the 1951 Oakland Sanborn Fire Insurance Company Map of the direct APE. These linear features are associated with the history of industrial activity in the direct APE, and are contributing elements to the 57th Avenue Industrial District API. However, the spur and main line are no longer connected, and roughly one-half of the segment within the direct APE was demolished as part of the soil remediation plan for

the rear, western portion of the parcel. One remaining segment is located north of and alongside Building #2.

5.4.1.10 Water Tank

This welded-steel tank is located to the south of Building #1 and was installed sometime before 1951 to provide on-site fire suppression capability. The water tank is approximately 120,000 gallons in capacity, rests on a raised concrete foundation, and is depicted on the 1951 Oakland Sanborn Fire Insurance Company Map of the direct APE. An approximately 250-square-foot, one-story, square, metal-framed pump house is located adjacent to the tank. The pump house was later stripped of wall cladding and roofing. The water tank appears to be in fair condition.

5.4.1.11 57th Avenue Industrial District API

The 57th Avenue Industrial District is an API, the boundary of which is coterminous with the proposed indirect APE (Appendix A: Figure 3). It originally comprised 21 commercial and industrial buildings (including Buildings #1 and #2) on 22 parcels covering part of one city block in central East Oakland. The API's contributing buildings are located in the direct APE and on both sides of 57th Street. These buildings typically have minimal to no setback, with equipment yards and driveways of various widths between them. Buildings within the API are generally similar in size, age (1910s-1950s), and design. The buildings within the API are mostly of early-20th century utilitarian, commercial block, 1920s decorative masonry, or Moderne design with some later, Modernist designed buildings from the 1950s. A typical design element within the API is single-story construction; long, rectangular footprints; steeped parapets and truss roofs; and vehicle or loading doors. Exteriors are mainly pressed brick or face brick and glass, with stucco ornament, metal sash, and more elaborate brickwork.

Notable changes to the API since recordation include demolition of three contributing elements, reducing the total remaining contributing elements to 18. Two buildings: 1127 57th Avenue (built circa 1910; OCHS rating "B-1+") and 1136 57th Avenue (built circa 1940; OCHS rating "*b-1+") were demolished to build surface parking lots. A third building at 1151 57th Avenue (built 1930; OCHS rating "Dc1+") was demolished to construct a loading bay for a beverage bottling plant at 5625 International Boulevard/1333 57th Avenue (built circa 1950; OCHS rating "1-"). Since construction and the 1996 OCHS recordation, the remaining contributing elements appear routinely maintained.

Table E: Summary of Cultural Resources in the Direct and Indirect APEs

Cultural Resource Description	Date(s) of Construction	OCHS Designation	OHP Rating	NRHP, CRHR, and/or Oakland Register Eligible?	Comments
Building #1	1922-1927	A1+	2S2	Yes	Listed in Oakland Register and CRHR.
Building #2	1936-1937	Dc1+	3D	Yes	Contributor to API.
Building #4	1969	F1-	None	No	Non-contributor to API.
Building #8	1973	None	None	No	Depicted on 1951 Sanborn Map.
Building #17	1962	None	None	No	Not depicted on 1959 aerial photograph; depicted on 1968 aerial.
Building #18	1966	F1-	None	No	Not depicted on 1959 aerial photograph; depicted on 1968 aerial.
Building #20	1969	None	None	No	Not depicted on 1968 aerial photograph; depicted on 1980 aerial.
Building #21	1981	None	None	No	Not depicted on 1981 aerial photograph; depicted on 1987 aerial.
Railroad Spur	Circa 1922	None	None	No	Historical feature of the direct APE; no longer connected to main line, mostly demolished within direct APE.
Water Tank	1952	None	None	No	Replacement for original 50,000-gallon tank installed in 1925 at same location.
57 th Avenue Industrial District	1910s-1950s	API	7R	Yes	API; Buildings #1 and #2 are contributing elements.

Note: Descriptions of the OCHS designations and OHP ratings are provided in the text below.

Source: LSA Associates, Inc., 2012.

5.5 SIGNIFICANCE SUMMARY OF CULTURAL RESOURCES IN THE APE

Three historical industrial resources are present in the direct and indirect APEs, including an API. The 57th Avenue Industrial District API is a NRHP-eligible district recorded by OCHS and includes 18 contributing buildings dating primarily from circa 1910s-1950s. Building #1 within the direct APE is individually listed in the CRHR and Oakland Register and is a contributor to the 57th Avenue

Industrial District API, a NRHP-quality district. Building #1 also appears eligible for individual listing in the NRHP.

OCHS staff assigned Building #2 a “D” property rating and a contingency rating of “C” (a building of Minor Importance with the potential to be a building of Secondary Importance through repair or renovation). Building #2 is listed in the Oakland Register, is a historical resource under CEQA, as a contributing element to the 57th Avenue Industrial District API. Building #2 appears eligible for listing in the NRHP as a contributor to the 57th Avenue Industrial District API.

Although not recorded by the OCHS, the circa 1920s railroad spur, which once connected the direct APE with the WPRR main line west of adjacent to the APE, is closely associated with the industrial development and operations of the direct APE and the 57th Avenue Industrial District API. However, it is no longer connected to the main line and the segment of railroad line that crossed the rear, western portion of the direct APE was removed as part of soil remediation activities. Therefore, the railroad spur does not appear eligible as a historical resource for purposes of CEQA. In addition, remaining segments of the spur would be removed during the remediation activities.

Buildings #4, #8, #17, #18, #20, #21, the water tank, and railroad spur are not historical resources as defined at PRC Section 21084.1 nor are they historic properties for purposes of Section 106, as these buildings and structures are either too recent or otherwise lack significant historical associations or lack sufficient integrity to convey significance. Therefore, they do not appear eligible for inclusion in the NRHP, the CRHR, or the Oakland Register either individually or as contributing elements to the 57th Avenue Industrial District API.

6.0 FINDING OF EFFECT

The regulations for Section 106 of the NHPA requires the lead agency— in consultation with the SHPO – to apply the criteria of adverse effects (36 CFR 800.5(a)) to historic properties in the APE. As described above at section 5.5 of this report, three historic properties are within the direct APE: the Building #1, Building #2, and the 57th Avenue Industrial Historic District API. To this end, this section assesses potential project-related effects to these three historic properties. This section concludes with a brief feasibility analysis for preservation of GE Building #1 and GE Building #2.

6.1 CRITERIA OF ADVERSE EFFECT

The regulations that implement Section 106 contain the criteria for determining whether an action would result in an adverse effect to a historic property. As defined at 36 CFR 800.5(a)(1),

An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

As stated at 36 CFR 800.5(a)(2), adverse effects on historic properties include, but are not limited to:

- i. Physical destruction of or damage to all or part of the property;
- ii. Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access that is not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR 68) and applicable guidelines;
- iii. Removal of the property from its historic location;
- iv. Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
- v. Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;
- vi. Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and

- vii. Transfer, lease, or sale of property out of federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

6.1.1 Assessment of Effect

The proposed project would partially demolish GE Building #1 and completely demolish GE Building #2, which are identified as historical resources for the purposes of CEQA due to one or more of the following qualifying factors: (1) listing in, or eligibility for listing in the NRHP, CRHR, and/or Oakland Register; (2) a rating of 1-5 in a historical resource survey recorded on Department of Parks and Recreation Form 523; and (3) contributing to the eligibility of a NRHP-eligible district (57th Avenue Industrial District API). GE Building #1, GE Building #2, and the API to which they contribute are historic properties for purposes of Section 106 as they are eligible for listing in the NRHP.

The two-story portion of the street-facing façade of Building #1 would be retained and incorporated in the design of a new 534,208 square-foot combination warehouse and office building. The project applicant, City staff, and OHA collaborated to develop a design of the proposed addition that is compatible yet differentiated from the Classical Revival-styled front portion of GE Building #1. See Appendix E of this report for a presentation of the current proposed design renderings.

Of the example adverse effects identified above, criteria i, ii, iv, and v are relevant for assessing a potential adverse effect from the proposed undertaking. The other criteria of adverse effect are not applicable to the circumstances of the undertaking. An effect analysis for criteria i, ii, iv, and v is presented below.

6.1.1.1 Physical Destruction or Damage

Under criterion i, an undertaking that will result in the destruction or damage to all or part of GE Building #1 and GE Building #2 would result in an adverse effect to these historic properties. After the proposed undertaking is completed, only a portion of the main, street-facing façade of GE Building #1 would remain. GE Building #2 and the remaining buildings and structures within the direct APE would be demolished to ground level.

Although the remaining portion of GE Building #1 would retain integrity of location, the overall integrity of GE Building #1's design, materials, workmanship, feeling would be significantly reduced by demolition of nearly the entire building. Integrity of feeling and setting could be further comprised by construction of a modern design fronting International Avenue/East 14th Street/SR 185, though this adverse effect could be treated by designing a façade/frontage for the new building that relates to and integrates with the historical features of GE Building #1. As proposed, the demolition of GE Building #2 would completely remove this historic property's integrity of location, design, setting, materials, workmanship, feeling, and association. Accordingly, the proposed project would alter the characteristics of both these historic properties that qualify them for inclusion in the NRHP as described in 36 CFR 800.5(a)(2). Therefore, the proposed undertaking would result *in an adverse effect* to GE Building # 1 and GE Building #2 under criterion i.

The proposed undertaking would remove two of the 18 remaining contributing elements to the 57th Avenue Industrial District API. These two elements are located along the northern edge of the API. Seven of the buildings and two structures within the direct APE are located between GE Buildings #1 and #2 and the remaining API. These built environment elements do not contribute to the API, are of a later architectural aesthetic and differing materials, and collectively create a partial screen visually separating GE Building #1 and GE Building #2 from the stronger, more concentrated collection of API contributors along 57th Avenue. The loss of the two contributors represents an 11% reduction in the number of remaining contributing elements to the API. This reduction would not diminish the API's overall integrity of location, setting, design, materials, workmanship, feeling, and association. The API would retain those characteristics as an assemblage of 1910s-1950s industrial properties that qualify it as a NRHP-quality district. Therefore, the proposed undertaking would result in *no adverse effect* to the API under criterion i.

6.1.1.2 Alterations Inconsistent with the Secretary of the Interior's Standards

Under criterion ii, an undertaking that will result in the destruction or damage to nearly all of GE Building #1 and all of GE Building #2 would result in an adverse effect to these historic properties. After the proposed undertaking is completed, only the two-story portion of the main, street-facing façade of GE Building #1 would remain. Although the remaining portion of GE Building #1 would retain integrity of location, integrity of design, materials, workmanship, feeling would be significantly reduced by demolition of nearly the entire building. The proposed new construction would result in an approximate 27 percent change in the appearance of the API's eastern boundary. Accordingly, integrity of feeling and setting would be significantly reduced by the proposed new construction of large warehouse building of modern design fronting International Avenue/East 14th Street/SR 185.

As mentioned above in section 6.1.1, the project applicant, City staff, and OHA collaborated on the design for the street-facing façade of the proposed addition that is compatible yet differentiated with GE Building #1's Classical Revival aesthetic. The general features of the proposed design are an addition as tall as GE Building #1, with new construction connected to the retained and rehabilitated portion of Building #1 via solid "hyphen" that includes a narrow, differently colored band on that extends from and references the second story window sills on GE Building #1. The hyphen would have a deep setback from GE Building #1's façade to emphasize separation of new and historical fabric and prevent new construction from visually competing with GE Building #1's Classical Revival aesthetic.

The hyphen would connect GE Building #1 with an addition that would be clearly contemporary in design, of tilt-up concrete construction, and with evenly-spaced, two-story tall alternating panels of fenestration consisting of eight fixed-casement windows, four along the ground and four located above and solid wall panels with a simulated roll-up shipping bay doors in the center of the new addition. Casement size and appearance would reference but not replicate the nearly-full height, multi-pane metal and wood casement windows in GE Building #1.

The far left side of the main, street-facing façade (i.e., at the southeast corner of the proposed building) would contain a secondary entrance within a two-story symmetrical façade of dark colored brick with a monumental all-glass main entrance. The design is a stripped down version of GE

Building #1's Classical Revival aesthetic. Fenestration would include multi-pane, metal casement windows found in the single-story wings that flank the GE Building #1's central two-story mass. However, the number of windows would be fewer and smaller in size to avoid replicating GE Building #1's fenestration patterns. This element would add visual interest and break up the uniform appearance of the new building addition. A near copy of the southeast corner feature (i.e., no entrances) would be located at the southwest corner of the proposed building. See Appendix E of this study for renderings of the design of the proposed main, street-facing façade.

Although the proposed project would rehabilitate the retained Classical Revival-styled portion of Building #1's main, street-facing façade. The remaining extant built environment within the APE would be removed.

GE Building #2 and the remaining buildings and structures within the direct APE would be demolished to ground level. As proposed, the demolition of GE Building #2 would completely remove this historic property's integrity of location, design, setting, materials, workmanship, feeling, and association. Accordingly, the proposed project would alter the characteristics of both these historic properties that qualify them for inclusion in the NRHP. The amount of historic fabric proposed for demolition is to a degree that would not be in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Properties as described in 36 CFR 800.5(a)(2). Therefore, the proposed undertaking would result in *an adverse effect* to GE Building #1 and GE Building #2 under criterion ii.

The proposed undertaking would remove two of the remaining 18 contributing elements to the API. These two elements are located along the northern edge of the API. Seven of the buildings and two structures within the direct APE are located between GE Building #1 and GE Building #2. These built environment elements do not contribute to the API, are of a later architectural aesthetic and materiality, and collectively create a partial screen visually separating GE Building #1 and GE Building #2 from the stronger, more concentrated collection of 16 API contributors along 57th Avenue. The loss of the two contributors represents an 11% reduction in the number of remaining contributing elements to the API. However, this reduction would not diminish the overall integrity location, setting, design, materials, workmanship, feeling, and association of the remaining contributing elements of the API. The API, as a whole, would retain those characteristics as an assemblage of 1910s-1950s industrial properties that qualify it as a NRHP-quality district. Therefore, the proposed undertaking would result in *no adverse effect* to the API under criterion ii.

6.1.1.3 Change of the Character of the Property's Use or of Physical Features

Under criterion iv, an undertaking that would change the character of a property's use or physical elements that contribute to the setting GE Building #1, GE Building #2, and the 57th Avenue Industrial Historic District API would result in an adverse effect to these historic properties. The proposed project would construct approximately 534,208 square foot combination warehouse and office building with an additional 475,115 square feet containing paved surfaces, loading bays, landscaping, and 357 parking stalls.

Although the remaining portion of the GE Building #1 would retain integrity of location, integrity of design, materials, workmanship, feeling would be significantly reduced by demolition of nearly the entire building. Integrity of feeling and setting would be further comprised by the proposed new construction of modern design fronting International Avenue/East 14th Street/SR 185. As proposed, the demolition of GE Building #2 would completely remove this historic property's integrity of location, design, setting, materials, workmanship, feeling, and association. Accordingly, the proposed project would alter the uses, physical features, and characteristics of both these historic properties that qualify them for inclusion in the NRHP.

While these proposed uses are in keeping with the historic land use patterns within both the direct and indirect APE, the proposed undertaking would partially demolish GE Building #1 excepting the Classical Revival-styled portion facing International Boulevard/East 14th Street/SR 185 and entirely remove the remaining seven buildings and two structures within the direct APE. The removal of this historic fabric would significantly alter the physical features, as described in 36 CFR 800.5(a)(2), for both within the direct APE and the northern one-half of the API that contributes to their overall significance as a collection of industrial buildings that date to the 1910s-1950s. Therefore, the proposed undertaking would result in *an adverse effect* to Building #1, Building #2, and the API under criterion iv.

6.1.1.4 Visual, Atmospheric, or Audible Elements

Under criterion v, an undertaking that would introduce visual, atmospheric, or audible elements that diminish the integrity of GE Building #1, GE Building #2, and the 57th Avenue Industrial Historic District API would result in an adverse effect to these historic properties. The length of the API's eastern boundary along International Boulevard/East 14th Street/SR 185 is approximately 1,370 feet. The project would be constructed within the boundaries of these three properties would result in the introduction of a large, new building spanning approximately 375 feet of the direct APE boundary facing International Boulevard/East 14th Street/SR 185. As discussed above in section 6.1.1.2, the project applicant, City staff, and OHA collaborated to develop a proposed design of the new construction that is compatible with yet differentiated from Building #1's Classical Revival aesthetic. See Appendix E of this study for renderings of the design of the proposed main street-facing façade.

The proposed new construction would result in an approximate 27 percent change in the appearance of the API's eastern boundary fronting International Boulevard/East 14th Street/SR 185. Accordingly, integrity of feeling and setting would be significantly reduced by the proposed new construction of large warehouse building. The proposed construction would retain a portion of GE Building #1, however, when completed, GE Building #1 at the far northeastern corner of the API, would be visually disconnected from the rest of the API south of the direct APE. It is important to note that the alignment of International Boulevard/East 14th Street/SR 185 is oriented northwest/southeast east of and adjacent to the APE. Once built, the experience of passers-by would likely be to perceive the retained and rehabilitated portion of GE Building #1 as more visually prominent and slightly larger in size and scale compared to the new construction, which would appear to have a deeper street setback.

Although the proposed project would rehabilitate the retained two-story portion of the main, street-facing façade of GE Building #1, the remaining extant built environment within the direct APE and the northern half of the indirect APE (which coincides with the API boundary) would be removed. Accordingly, the final design of the massing and visual appearance of the proposed construction would contrast with the massing of the present buildings in the direct and indirect APES that date from the 1910s-1950s. Therefore, the proposed undertaking would result in *an adverse effect* under criterion v.

6.2 PRESERVATION FEASIBILITY ANALYSIS⁴

In addition to addressing appropriate approaches to the treatment of historic properties, the Secretary's Standards "will be applied taking into consideration the economic and technical feasibility of each project" and that "[r]eusing an existing, functioning system and upgrading it as needed, should always be considered when feasible" (NPS 2017:2, 18). At the request of the State Historic Preservation Officer LSA conducted an assessment of the feasibility of preserving and reusing GE Building # 1 and GE Building #2. The assessment is based on observations made by the LSA architectural historian during field surveys, as well as analyses of the feasibility of the associated costs necessary to modify and reuse the buildings. The remaining built environment elements within the APE are not historical resources for the purposes of CEQA and an analysis of their potential reuse are not addressed.

As previously described in Section 5.4, LSA architectural historian Michael Hibma conducted three pedestrian field surveys: August 10, 2011; October 25, 2016; and November 13, 2018. These surveys confirmed that both GE Building #1 and GE Building #2 have sustained substantial water damage from failing roofs and drainage systems; partial interior demolition to discourage squatters; and secondary damage to windows and doors from vandalism and lack of maintenance over the last 25 years since recordation by OCHS in 1994.

According to a *Soundness Report* for the APE, "the buildings at the project site are not occupiable and significant effort would be required to render them occupiable" (Crosby Group and Geosyntec Consultants, Inc. 2017:7). The *Soundness Report* also noted that in addition to high levels of in-ground contamination, that GE Building #1 and GE Building #2, are impacted with hazardous materials. Removing or encasing surfaces significantly raises rehabilitation and repair costs (Crosby Group and Geosyntec Consultants, Inc. 2017:4-6).

In applying the City's Soundness Report Requirements, the threshold for an "Unsound structure" occurs when "the primary upgrade cost construction deficiencies exceeds 50 percent of its replacement cost or the primary plus secondary upgrade cost exceeds 75 percent" (City of Oakland n.d.:7-12). The *Soundness Report* estimated the combined primary and secondary costs to rehabilitate and repair GE Building #1 would be \$19,578,161. In accordance with the City's Soundness Report Requirements, this total exceeds \$5,633,523, or 75 percent of the total building

⁴ Unless cited, this section is based on the *Draft Soundness Report for General Electric Site* prepared by the Crosby Group and Geosyntec (Crosby Group and Geosyntec Consultants, Inc. 2017) and an *Economic Viability Report – 5441 International Boulevard, Oakland, California*, prepared by RCLCO, Inc. (RCLCO 2017).

replacement cost (Crosby Group and Geosyntec Consultants, Inc. 2017:8-24). The same report found that the estimated the combined primary and secondary costs to rehabilitate and repair GE Building #2 would be \$10,432,438. In accordance with the City's Soundness Report Requirements, this total exceeds \$2,994,746, or 75 percent of the total building replacement cost (Crosby Group and Geosyntec Consultants, Inc. 2017:24-32). Accordingly, the *Soundness Report* determined that GE Building #1 and GE Building #2 are unsound.

If both GE Building #1 and GE Building #2 were retrofitted and upgraded to meet current standards, the potential viable economic uses of these buildings would be limited. According to an *Economic Viability Report* prepared by Los Angeles-based RCLCO, the APE contains three separate land use zoning designations: CN-3 – Neighborhood Zone; IG – General Industrial; and S-19 – Health and Safety Protection Overlay Zone. The report analyzed several scenarios for conforming uses such as industrial/flex, retail, and office spaces. The report found that in each scenario, the “costs to remediate rehabilitate, and support new tenants is higher that the resulting value from the operations and reuse of the revitalized buildings and these uses are not economically viable” (RCLCO 2017:12)

6.2.1 Conclusion

Based on the advanced deterioration of both GE Building #1 and GE Building #2, the high costs to repair and rehabilitate both buildings to acceptable levels to accommodate occupancy along with addressing high levels of on-site contamination is too cost-prohibitive, would operate at a loss, and, therefore, would not be economically viable.

7.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

This section summarizes the findings of this study and provides descriptions of measures that would mitigate, but not eliminate, the adverse effects resulting from project implementation. As described above in section 6, the project is non-compatible with the Secretary's Standards due to the planned partial demolition of Building #1 and complete demolition of Building #2 to accommodate the new warehouse and office building. Many of the proposed treatments should be undertaken before construction begins, and the remaining treatments implemented during construction activities.

The treatment measures described below under Sections 7.2.1 and 7.2.2 should be implemented under the oversight of a Preservation Architect who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Architectural History and Historic Architecture (48 CFR 44738-9). This should ensure that the measures identified in this section are uniformly applied in the most effective manner to minimize potential impacts.

7.1 SUMMARY

LSA's study identified three historic properties within the APE: Building #1, Building #2, and the 57th Avenue Industrial Historic District API. The API crosses both the direct and indirect APE. Although no archaeological historic properties were identified in the direct APE by this study, the potential for encountering archaeological deposits during project ground disturbance cannot be ruled out. Please see the Recommendations section below for additional information.

The criteria of adverse effects have been applied to the proposed undertaking. The application of the criteria to this specific undertaking indicate that the project would result in an adverse effect on historic properties within the direct APE resulting from a change to physical features and an introduction of non-compatible visual elements. This finding is supported as the proposed project would include partial demolition of Building #1 and complete demolition of all other buildings and structures within the direct APE, including Building #2, both of which are contributing elements to the previously mentioned API. As described above in section 6.2, analyses to rehabilitate and operate the buildings for new uses are too cost prohibitive and would not result in a profitable return on investment.

Based on this undertaking's adverse effect on a historic property, it is anticipated that a MOA and Historic Property Treatment Plan would be required to mitigate adverse effects. The MOA should ensure that such appropriate treatments are executed in accordance with the consultation efforts undertaken to resolve adverse effects by EPA, SHPO, the project applicant, and ACHP, should the ACHP choose to participate.

7.2 RECOMMENDATIONS

The following recommended treatment measures are proposed to minimize the severity of the adverse effect to historic properties that would result from project implementation.⁵ Consistent with the Section 106 regulations (36 CFR 800.6(b)(1)(i-iv)), the EPA should consult with the SHPO and other parties to negotiate and execute a Section 106 agreement document (i.e., an MOA) that establishes the measures the federal agency will implement to resolve those adverse effects through avoidance, minimization, or mitigation. Implementation of the recommended treatment measures proposed below would need to be incorporated in the MOA through consultation between the EPA, SHPO and other parties.

7.2.1 Architectural Photo-Documentation

Photo-documentation of the project site buildings and the API should be included in the report to provide additional descriptive data and a permanent visual record of the resources. The photo-documentation should be done according to Historic American Building Survey/Historic American Engineering Record (HABS/HAER) guidelines. Based on the curation requirements of the receiving institution, either hard copies and/or electronic copies of the report and photo-documentation should be offered to OHA, OCHS, the Oakland Public Library, and the NWIC.

The project applicant should retain a qualified cultural resources consultant to prepare a historical context report and photo-documentation of the historic buildings on the project site and the 57th Avenue Industrial District API. The report should include a description of the resources' historical significance within the context of Oakland's historical industrial development during the early 20th century, as well their historical architectural significance within the context of utilitarian, unreinforced masonry buildings in Oakland. The report should also include a discussion of the project site's historical association with KGO Radio. Oral histories of those who worked at the GE plant or those who otherwise have knowledge of the project site's history, should be sought and incorporated into the historical context report, as appropriate. Recordings of the oral histories that result from this mitigation should also be made available to the public by the City or a local historical archive as a digital file (e.g., mp3). The applicant should also be responsible for ensuring that the report and photo-documentation are available to the public via the internet.

When Required: Prior to approval of demolition and construction-related permits.

Initial Approval: OCHS

Monitoring/Inspection: OCHS

7.2.2 Façade Improvement Program Donation

To reduce the significant and unavoidable impact of the partial loss of Building #1 and complete demolition of Building #2 and the adverse change in the historic significance of the 57th Avenue Industrial District API, the project applicant shall, prior to issuance of a Demolition Permit, make a monetary contribution to the City which may be used for (a) development of an Historic Interpretive

⁵ For the purposes of this section, the word "shall" pertains to specific agency direction or action and the word "should" reflects consultant's preference.

and Improvement Program, and/or (b) an historical resource related program, such as façade improvements or rehabilitation of historical resources, as detailed below. The monetary contribution shall be negotiated between the project applicant and the City.

The Historic Interpretive and Improvement Program (Program) shall include interpretive materials, such as interpretive brochures and a website, describing the historical significance of the project site and the 57th Avenue Industrial District API. It may also include a historic marker at the project. The Program shall be high quality and provide high public visibility. The Program shall be developed by a qualified cultural resources consultant in consultation with the Oakland Landmarks Preservation Advisory Board and OCHS staff, based on a scope of work submitted to the City for review and approval. The proposed Program shall be approved by the Landmarks Preservation Advisory Board and implemented no more than six months subsequent to partial demolition of Building #1 and complete demolition of Building #2.

Any funds remaining after implementing the Historic Interpretive and Improvement Program shall be applied towards a historical resource related program, including rehabilitation of historical buildings within the 57th Avenue Industrial District API or façade improvements of historical resources in Oakland. All rehabilitation efforts or façade improvements under this Program shall be undertaken using the Secretary of the Interior’s Standards for the Treatment of Historic Properties. Administration of this Program shall be overseen by the Landmarks Preservation Advisory Board.

When Required: Prior to approval of demolition and construction-related permits.

Initial Approval: Bureau of Building; Bureau of Planning; Landmarks Preservation Advisory Board

Monitoring/Inspection: Landmarks Preservation Advisory Board

7.2.3 Archaeologically Sensitive Areas—Pre-Construction Measures

Consistent with the City’s Standard Conditions of Approval for archaeological resources, the project applicant shall prepare a “Construction ALERT Sheet” for archaeological resources and conduct pre-construction training of relevant construction personnel regarding the appropriate procedures to undertake in the event of accidental discovery of archaeological deposits.

The project applicant shall prepare a construction “ALERT” sheet developed by a qualified archaeologist for review and approval by the City and EPA prior to soil-disturbing activities occurring within direct APE. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered within the direct APE. Training by the qualified archaeologist shall be provided to the project’s prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the direct APE.

The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City’s Environmental Review Officer and EPA contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads,

stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location within the direct APE.

When Required: Prior to approval of construction-related permit; during construction

Initial Approval: Bureau of Building; Bureau of Planning

Monitoring/Inspection: Bureau of Building

7.2.4 Archaeological Resources—Discovery During Construction

In the event that any historic-period or prehistoric subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify and consult with the City, EPA, and contact a qualified archaeologist to assess the significance of the find. If any find is determined to be significant, appropriate treatments of adverse effects recommended by the consultant and approved by the City, EPA, and SHPO must be followed unless avoidance is determined unnecessary or infeasible. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

In the event of data recovery of archaeological historic properties, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City, EPA, and SHPO. The ARDTP is required to identify how the proposed data recovery program—along with other appropriate treatments approved by the reviewing agencies—would preserve and disseminate the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological historic property that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. The project applicant shall implement the ARDTP at his/her expense.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

7.2.5 Human Remains—Discovery during Construction

In the event that human skeletal remains are uncovered during construction activities, all work shall immediately halt within 50 feet of the remains and the project applicant shall notify the City, EPA, and the Alameda County Coroner. If the County Coroner determines that the remains are Native American, the California Native American Heritage Commission (NAHC) shall be contacted, pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code, and a Most Likely Descendant shall be appointed by the NAHC. The MLD, in coordination with the project applicant, City, and EPA, shall provide recommendations for the treatment and final disposition of the remains. The project applicant shall be responsible for implementing appropriate treatments for unearthed human remains.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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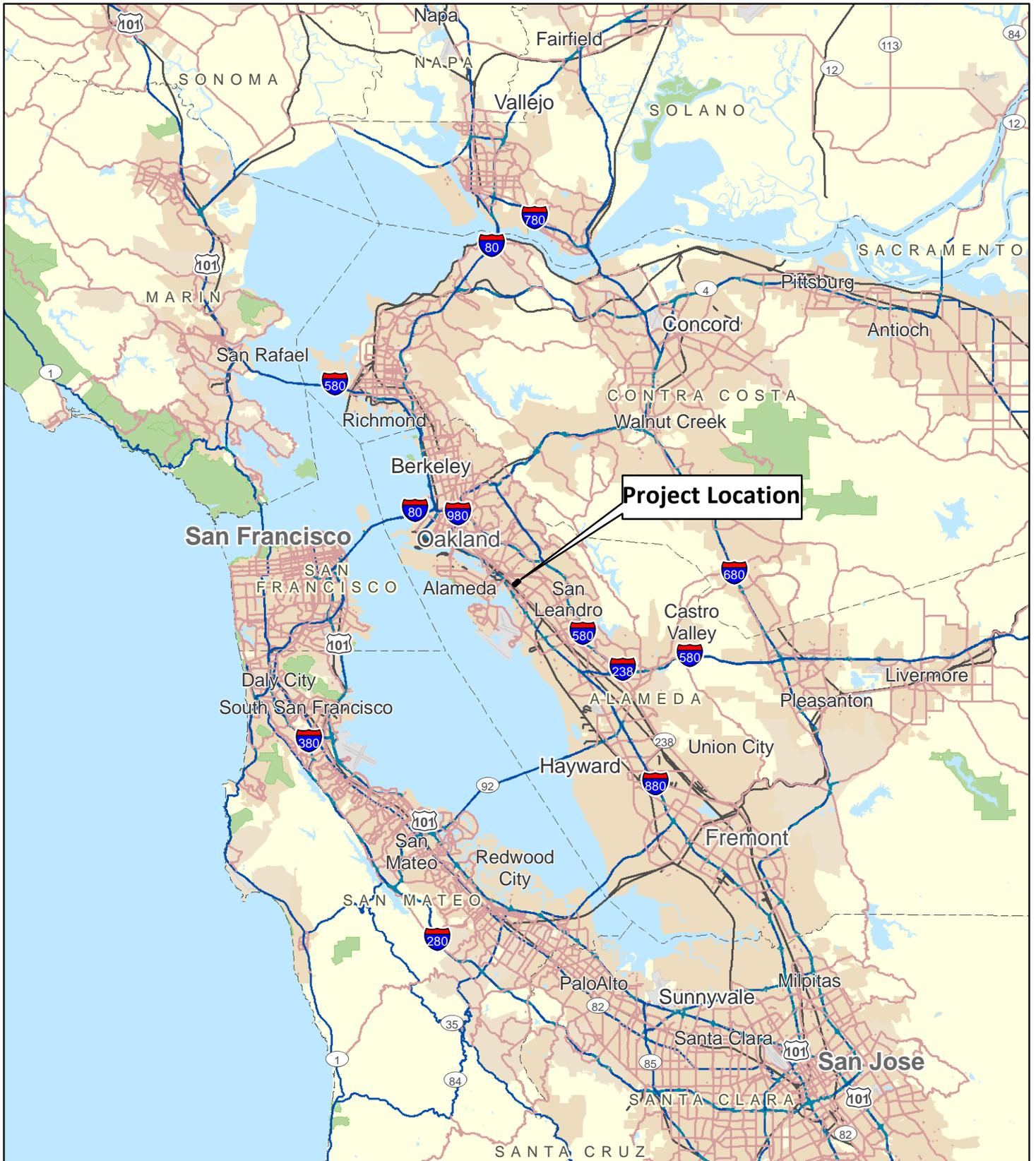
APPENDIX A

PROJECT FIGURES

Figure 1: Project Location and Vicinity

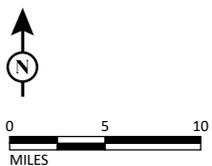
Figure 2: Project Site (USGS *Oakland East, Calif.*, topographic map)

Figure 3: Direct and Indirect Areas of Potential Effect



LSA

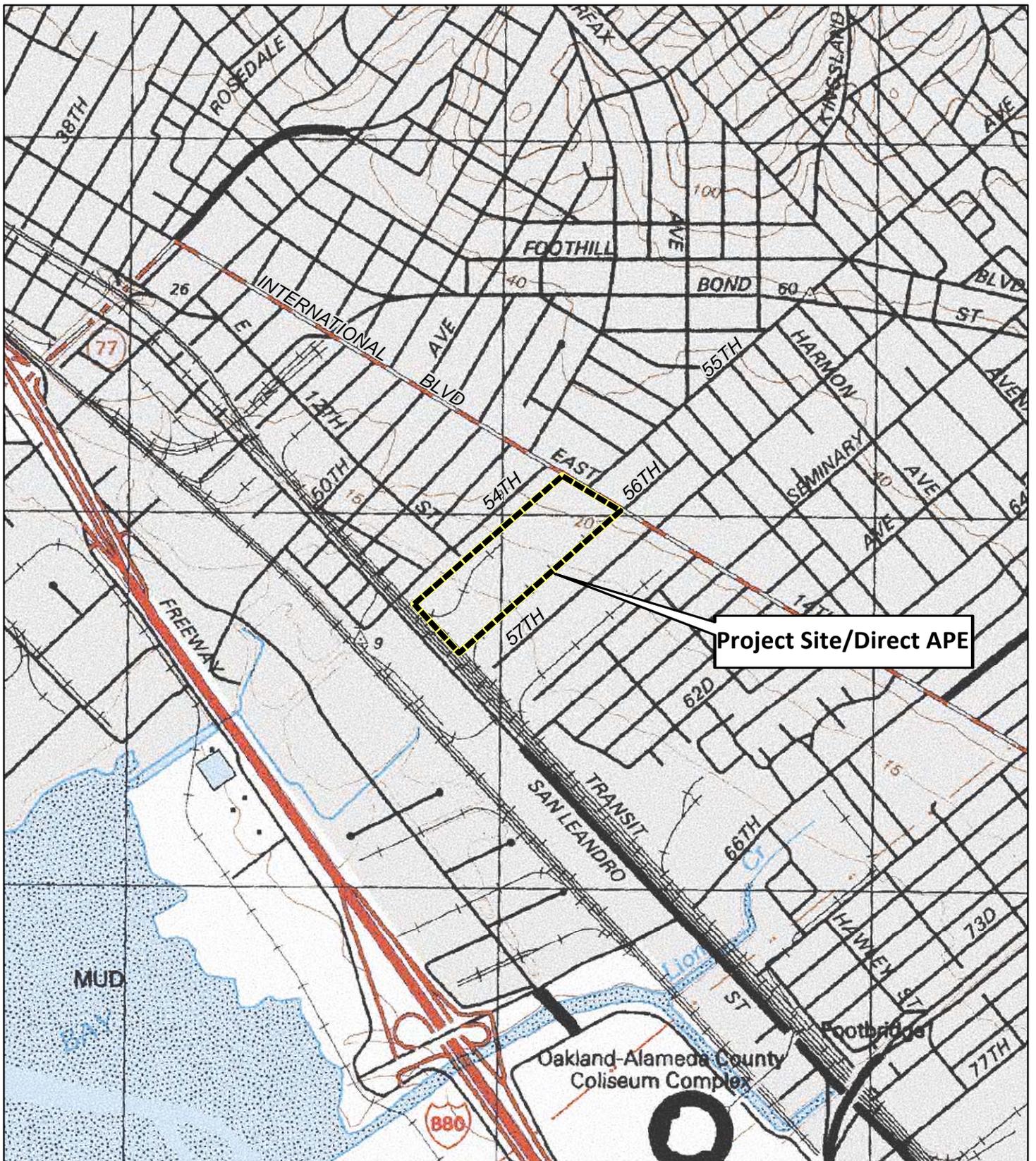
FIGURE 1



Source: StreetMap North America (2009)

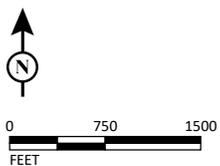
*General Electric Remediation and Reuse Project
5441 International Boulevard, Oakland, Alameda County, California*

Project Location and Vicinity



LSA

FIGURE 2



Source: USGS 7.5' Quad; Oakland East, California (1980).

General Electric Remediation and Reuse Project
 5441 International Boulevard/SR 185, Oakland, Alameda County, California
 Project Site/Direct Area of Potential Effects

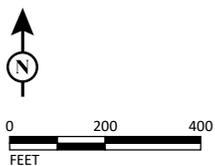


LSA

LEGEND

- ① Project Site Building Number
Note: Building #6 (demolished circa 2000) is not depicted.

FIGURE 3



Source: Aerial Imagery from Microsoft Bing ((c) 2012).

General Electric Remediation and Reuse Project
 5441 International Boulevard/SR 185, Oakland, Alameda County, California
 Direct and Indirect Area of Potential Effects

APPENDIX B

CULTURAL RESOURCE RECORDS

P-01-000521 (GE Building #1)

P-01-000522 (GE Building #2)

P-01-000523 (GE Building #6)

P-01-009862 (57th Avenue Industrial District)

GE Building #4

GE Building #8

GE Building #17

GE Building #18

GE Building #20

GE Building #21

Railroad Spur

Water Tank

- *P1. a. Resource Identifier (assign a name or number): 57I - 57th Avenue Industrial District
b. Other Identifier: 041 3848 57I
- *P2. Location: a. County Alameda
*b. Address 1100-1300 57TH AV/5441-5725 EAST 14TH
City Oakland, CA Zip 94621
*c. UTM: USGS 7.5' Quad Oakland East Date 1959 (1980) Zone: 10 570180 mE / 4180100mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.) OCHS 588
UTMs: 2. 570530 mE/ 4179900 mN 3. 570050 mE/ 4179500 mN 4. 569800 mE/ 4179780 mN
- *P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

The 57th Avenue Industrial district is a visually distinctive 1920s industrial district of approximately 21 buildings, on 22 assessor's parcels, on all or part of 1 block, in Central East Oakland. Terrain is flat. Street pattern is both sides of one long street, a cul de sac off East 14th Street. Setbacks are mostly zero from the street, with yards and driveways of various widths between the buildings. Buildings are generally similar in size, age, and design. Most date from the 1920s-40s: early 20th century utilitarian, 1920s decorative brick, and Moderne industrial buildings. Typical buildings are one story, long narrow plan, with stepped parapet, truss roof, and vehicle door. Exteriors are mainly pressed brick and common brick and glass, with stucco ornament, metal sash, and three-dimensional brickwork. Alterations include new doors and loss of some parapets. Building dates are 8 from the 1900s-10s, 7 from the 1920s, 3 from the 1930s-40s, 3 from the 1950s and after. Uses are 21 industrial, 1 institutional. Surroundings are commercial on East 14th Street, residential on the side streets parallel to 57th Avenue, and industrial across the tracks at the foot of 57th Avenue. Individual building ratings are high: 6 A or B (highest or major importance), 6 C (secondary importance), 5 D (minor importance), 1 E or * (of no particular interest, modernized, or too recent to be rated), and the district appears potentially National Register eligible. Approximately 19 properties (91%) appear to contribute to the district's (see continuation page)

b. Resource attributes: HP08--Industry

- *P4. Resources present: Building Structure Object Site District (API) Element of District Other



- *P5. Photo: Number: 740-14A
Photo date: 09/19/96
view NE toward E 14th St
- *P6. Date Constructed/Age, and Source:
 Prehistoric Historic Both
1920s-40s E
building permit
- *P7. Owner and Address:
multiple: consult assessor
- *P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1330 Broadway #310, Oakland 94612 (510-238-3941)
- *P9. Date Recorded: 09/30/96
- *P10. Type of Survey: Intensive Reconnaissance Other

- *P11. Report Citation: OCHS Completion Report, CLG Project #06-95-10104, 9/30/96 (Citywide Recon.)
, CLG Project #06-91-60002, preliminary URM district contributor forms, 1992
- *Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, & Object Record Other
Substitute DPR 523A (ochspdis.frm, rev 9/11/96)

P3a. Description:

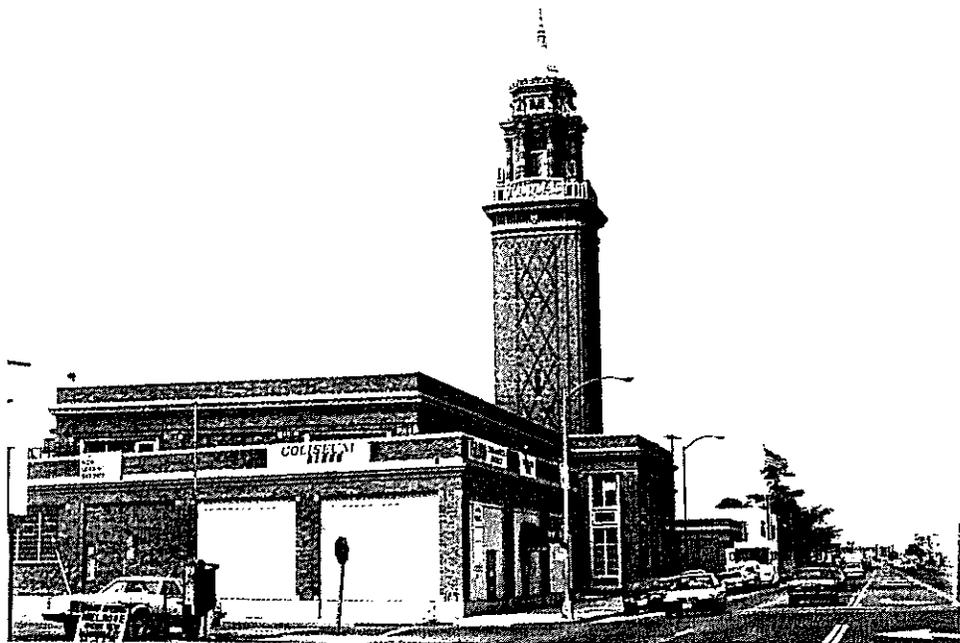
significance. Notable individual buildings are the tapestry brick Mutual Stores (Safeway) warehouse and tower at 5701-25 East 14th Street, the red brick General Electric plant at 5441 East 14th Street, and the Ferro Enamel plant at 1101 57th Avenue with an enameled metal front displaying the company's product.

MOST BUILDINGS IN THE DISTRICT ARE DOCUMENTED INDIVIDUALLY ON DPR 523 FORMS IN OAKLAND'S UNREINFORCED MASONRY BUILDING SURVEY (1992-95).

Photo #: 606-23
Date: 11/13/91
Ferro Enamel,
1101 57th Avenue



Photo #: 629-0A
Date: 08/13/92
Mutual Stores,
5701 East 14th



*Resource Name or #: 571 - 57th Avenue Industrial District
1100-1300 57TH AV/5441-5725 EAST 14TH Oakland CA 94621
041 3848 571

*Map Name: Oakland East Scale: 1:24,000 *Date of Map: 1959 (1980)
UTM(s): 10/570180 mE/4180100 mN 570530/4179900 570050/4179500 569800/4179780



Preliminary Property List

Address	Prelim. Rating	Est. Date	Parcel Number	
1100 57TH AV/NE SAN LEANDRO	C1+	1910s	041 3848 011	
1101 57TH AV	B+1+	1910s	041 3848 016	
1104-22 57TH AV	C1+	1910s	041 3848 010	
1127 57TH AV	B-1+	1910s	041 3848 018	
1135 57TH AV	B-1+	1910s	041 3848 019	S
1136 57TH AV	*b-1+	1940s	041 3848 009	
1137 57TH AV	B-1+	1910s	041 3848 019	N
1142-46 57TH AV	C1+	1910s	041 3848 008	
1154 57TH AV	Cb-1+	1910s	041 3848 007	
1175-51 57TH AV/1251 57TH AV	Dc1+	1930	041 3848 021	
1180 57TH AV	Dc1+	1920s	041 3848 028	
1200-14 57TH AV	Dc1+	1920s	041 3848 006	
1250 57TH AV	Cb-1+	1920s	041 3848 005	
1291 57TH AV	1-	1960s	041 3848 022	
5441 EAST 14TH ST/BUILDING #2	Dc1+	1920s	041 3848 001	M
5441 EAST 14TH ST/BUILDING #4	1+	1969	041 3848 001	W
5441 EAST 14TH ST/BUILDING #6	C1+	1920	041 3848 001	R
5441 EAST 14TH ST/BUILDING #1	A1+	1920s	041 3848 001	F
5601 EAST 14TH ST	Db-1+	1930s	041 3848 002	
5625 EAST 14TH ST/1333 57TH AV	1-	1950s	041 3848 003	
5701-25 EAST 14TH ST/SE COR 57TH AV	A1+	1920s	041 3848 004	

Photo #: 740-12A

Date: 09/19/96

ID: 041 3848 57I



585

64x100 + wall
5-21-80

5/1
GE 1

BUILDINGS

577



GENERAL ELECTRIC
COS. OAKLAND WORKS

D Cedar
D 1 + 1970's

Bldg 1

GENERAL ELECTRIC COS. OAKLAND WORKS
MFG. ELECTRICAL MACHINERY

Marcus
D. Russell

582

AV.

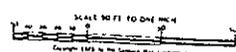
54TH

STEEL W. HO.
(18' x 11')

587

4944

4943



Bldg
PARTS A

Bldg
2

TRANSF.
W.H.O.
(18' x 11')

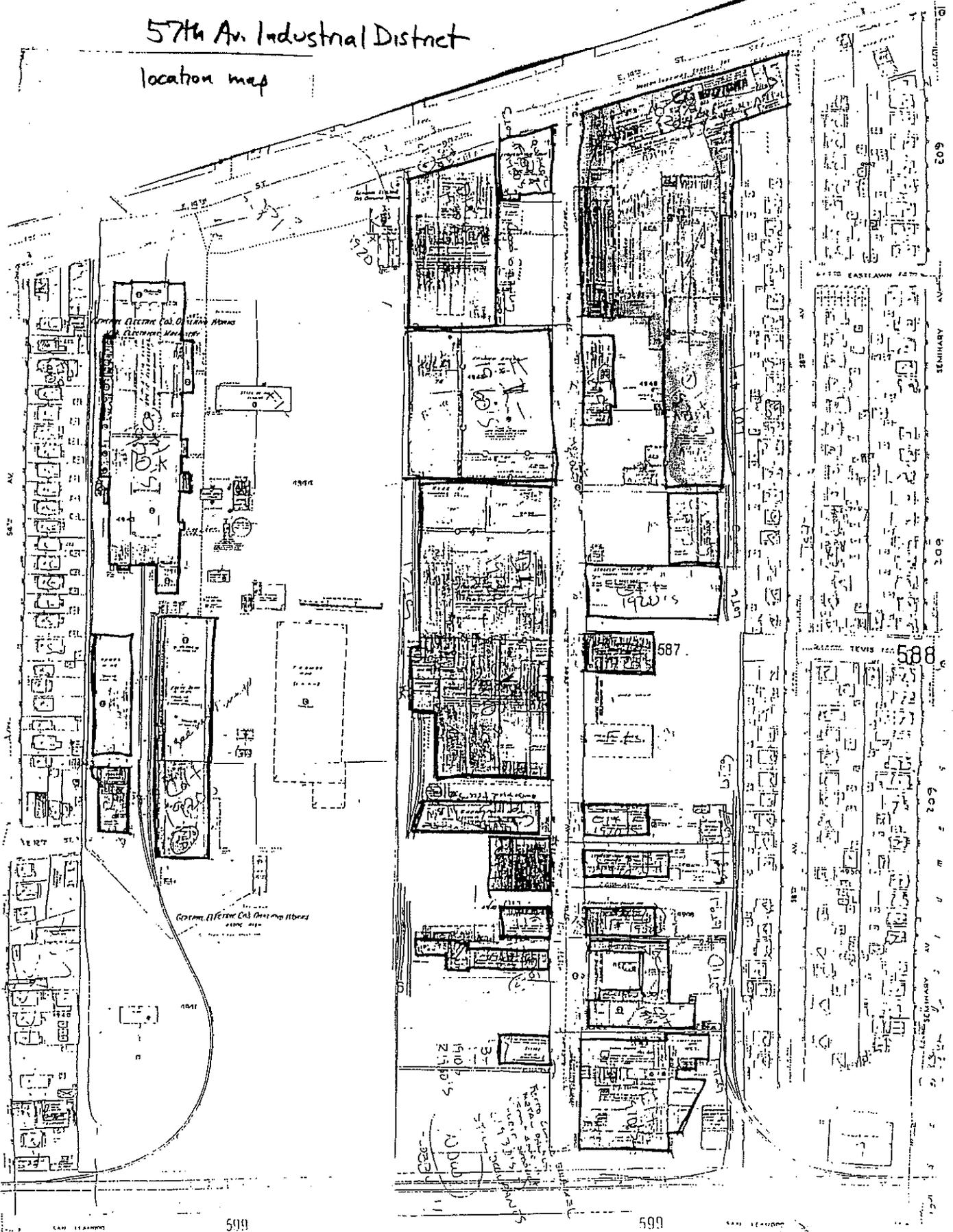
588

586

COPY

57th Av. Industrial District

location map



509

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57E
GE 1

OKLAND CAL. Vol. 5.

586

Q, K
CB
U.M.

5-21-86

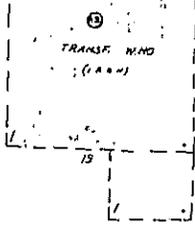
15

582

E. 12TH ST. ST. ST.

Bldg 6

Bldg 2 (cont)



GENERAL ELECTRIC COS OKLAND WORKS
ASSOC RISK
See Map & See Sheet 585

588

54TH AV.

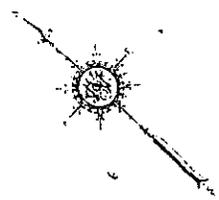
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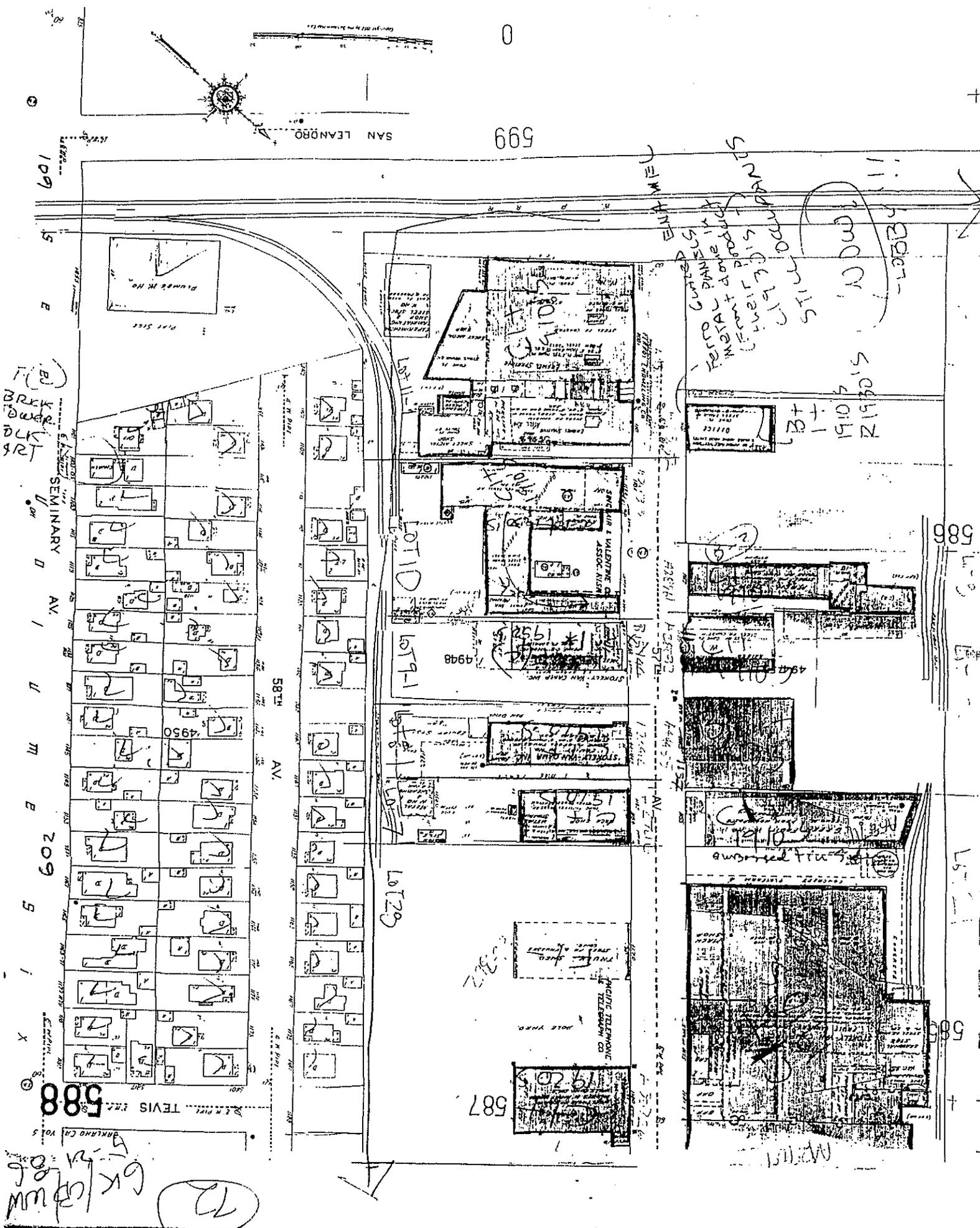
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SAN LEANDRO

599





BRK
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DLK
SRT

SEMINARY DR

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B ST

I ST

X ST

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(B)

SEMINARY DR

U ST

M ST

B ST

I ST

X ST

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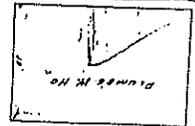
1

X

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SEMINARY DR

X



PLANET H. HO.

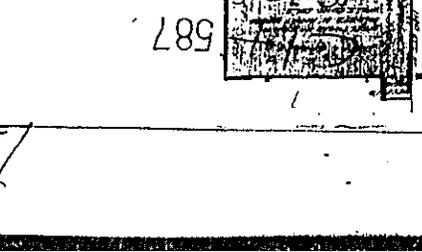
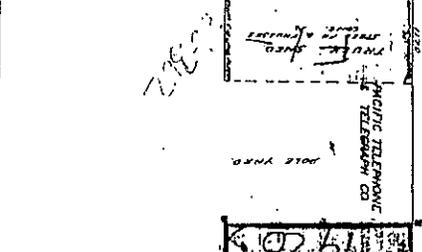
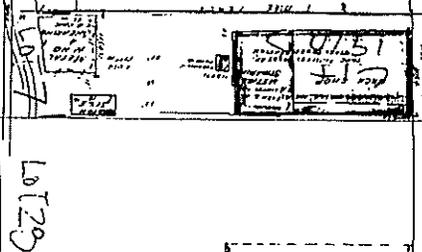
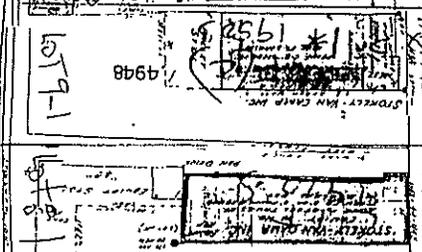
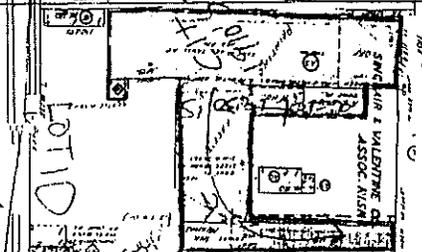
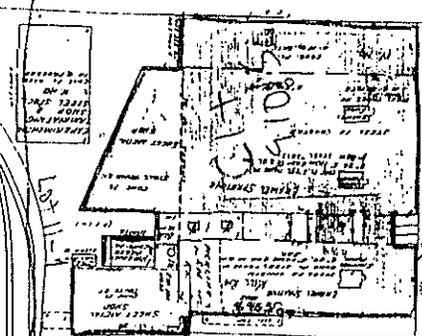
PLAN SITE

SAN LEANDRO

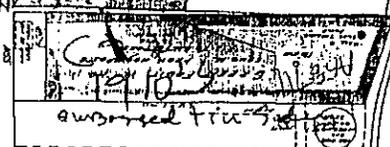
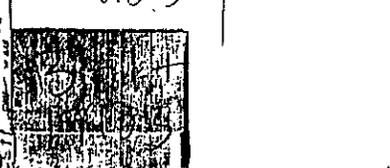
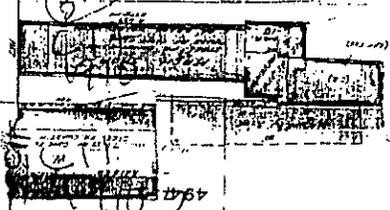
599

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FIELD GUINER
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FIELD GUINER
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BRK
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DLK
SRT

SEMINARY DR

U ST

M ST

B ST

I ST

X ST

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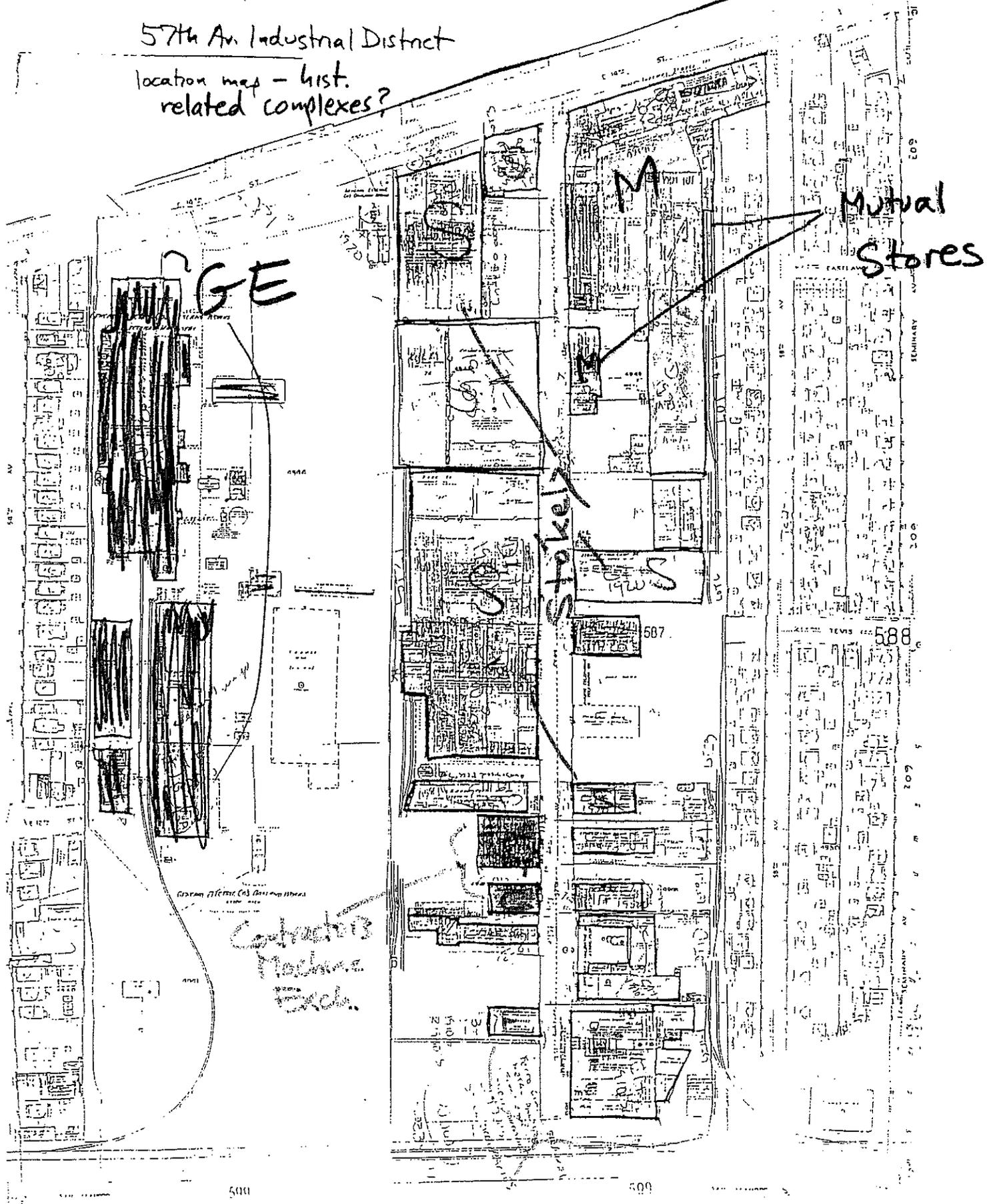
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588

SEMINARY DR

X

57th An. Industrial District
location map - hist.
related complexes?



East Extension

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS Dc1+
Review Code _____ Reviewer _____ Date _____

- *P1. a. Resource Identifier (assign a name or number): Serial No. 1508
b. Other Identifier: Willys Overland-SantaCruz-Stokely warehs
- *P2. Location: a. County Alameda
*b. Address 5601 EAST 14TH ST
City Oakland, CA Zip 94621
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570220 mE / 4179870 mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)
Parcel no.: 041 3848 002 00
- *P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

5601 EAST 14TH ST is an early 20th century utilitarian factory building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is one story, trapezoidal plan, on a full-block lot. It has a flat and monitor roof, straight parapet, and arched windows. Exterior walls are brick and stucco. Roof is composition. Foundation is concrete. Structure is steel frame. Sanborn maps describe it as brick with steel frame. The building has metal sash. Present use is industrial. Surroundings are densely built up, industrial, commercial.

Visible alterations include stucco, ornament removed, entry changed. The building is in good condition; its integrity is fair.

- b. Resource attributes: HP08--factory building
- *P4. Resources present: /X/Building //Structure //Object //Site //District /X/Element of District (API) //Other

*P5. a. Photograph or Drawing



- P5. b. Photo number: 610-24
Photo date: 05/24/92
- *P6. Date Constructed/Age, and Source:
//Prehistoric /X/Historic //Both
1925 F rem 1949
building permit
- *P7. Owner and Address:
STOKELY VANCAMP INC c/o TAX
DEPT 25-3
P O BOX 9001
CHICAGO IL 60604
- *P8. Recorded by (name, affiliation, address)
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)
- *P9. Date Recorded: 09/30/94
- *P10. Type of Survey: //Intensive
/X/Reconnaissance //Other

- *P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)
 - *Attachments: /X/None //Location Map //Sketch Map //Continuation Sheet //Building, Structure, and Object Record //Other
- Substitute DPR 523A-Test (ochsp1.frm, rev 7/31/94)

*Resource Name or #: Serial No. 1508
5601 EAST 14TH ST Oakland CA 94621

- B1. Historic Name: Willys Overland-SantaCruz-Stokely warehs
B2. Common Name: None
B3. Original Use: Industry/manufacturing B4. Present Use: Industry/manufacturing
*B5. Architectural Style: early 20th century utilitarian - 1920s decorative brick
*B6. Construction History: built 1925, remodeled 1949-57
stucco, ornament removed, entry changed
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Austin Company of Calif. b. Builder: Austin Company of Calif.

- *B10. Significance: Theme: masonry buildings (auto related) Area: Oakland
Period: 1850-1948 Property Type: factory building N.R. Criteria: A,C
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

5601 EAST 14TH ST, the Willys Overland-Santa Cruz-Stokely warehouse, is a very good example of an early 20th century utilitarian-1920s decorative brick factory. It was built in 1925, architect and builder Austin Company of California. It is dated by permit A 6700, valued at \$68,000. Plans are on file with the City of Oakland, showing a facade of "Livermore Ruffled Second Brick laid in straw colored mortar" and "art stone coping." It was remodeled in 1949-57, apparently to match the 1949 Stokely building next door (5625 East 14th Street). Historically the building reflects motor transportation and the auto industry, national businesses and industries in Oakland, and food processing and distribution.

The original owner, developer and business, about 1925-28, was Willys Overland Pacific Company, car manufacturer and distributor, one of the firms making Oakland "the Detroit of the West." This plant was a distribution warehouse: parts, showroom, and shipping. Earlier in 1925 Willys announced plans for a plant in West Oakland, but settled in the new 57th Avenue industrial park on part of the 23 acres originally bought by Libby-McNeill & Libby. Willys was only here for three or four years, but according to tax records continued to own the property until 1934 when it was deeded to General Motors. There were Willys dealerships in Oakland both before and after the life of the distributing plant. The property is also associated with Santa Cruz Fruit Packing/Stokely Bros c.1930s-80s, canned food (see continuation pages)

B11. Resource Attributes: HP08--factory building

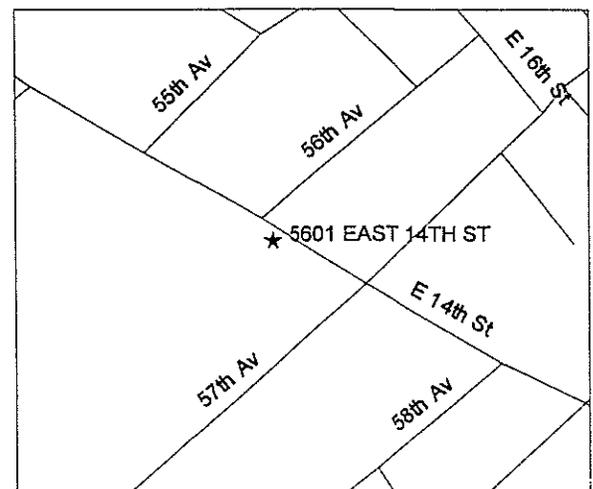
- *B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

- *B14. Evaluator: Betty Marvin
*Date of Evaluation: 03/08/94
Date Recorded: 09/30/95

(This space reserved for official comments.)

(Sketch map, [^]N[^] north at top.)



*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 /X/ Continuation /X/ Update

B10. Significance:

warehouse (expanded from plant at 1175-1251 57th Avenue). The Austin Company, founded in Cleveland in 1878, became a major national industrial design-build firm with an Oakland office, later on 57th Avenue. Austin and Stokely were both major developers in the 57th Avenue District.

The Oakland Cultural Heritage Survey rates this property Db-1+ (D, minor importance; potentially B-, major importance, landmark quality, if restored), particularly for its design quality and materials and designer. It is a contributor to the National Register quality 57th Avenue Industrial district (Area of Primary Importance: 1+). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. This property appears eligible for the National Register as a contributor to the 57th Avenue Industrial district. Despite alterations, it maintains the character of the district.

Oakland Tribune Year Book, 1927, p. 56

Confidence

ONE year ago a new distributing plant was opened at 5601 E. 14th Street, Oakland, California ... built then, amply spaced to serve Northern California, Nevada and the Hawaiian Islands.

NOW ... one year later, new ground has been purchased with a view to additional facilities.

CONFIDENCE... confidence of you and your neighbor did it.

MORE THAN \$100,000,000.00 worth of Willys-Knights were sold the past year, the world's greatest motor is fast creating for itself the world's greatest demand.

THE EUROPEAN TREND ... the swing to economy of operation, now the goal of most manufacturers was first introduced in America by the Willys-Overland, Inc.

THE NOW FAMOUS WHIPPET ... the pioneer of its type was produced under the direction of John N. Willys.

WILLYS-OVERLAND, INC. is building the finest automobiles in their respective class today.

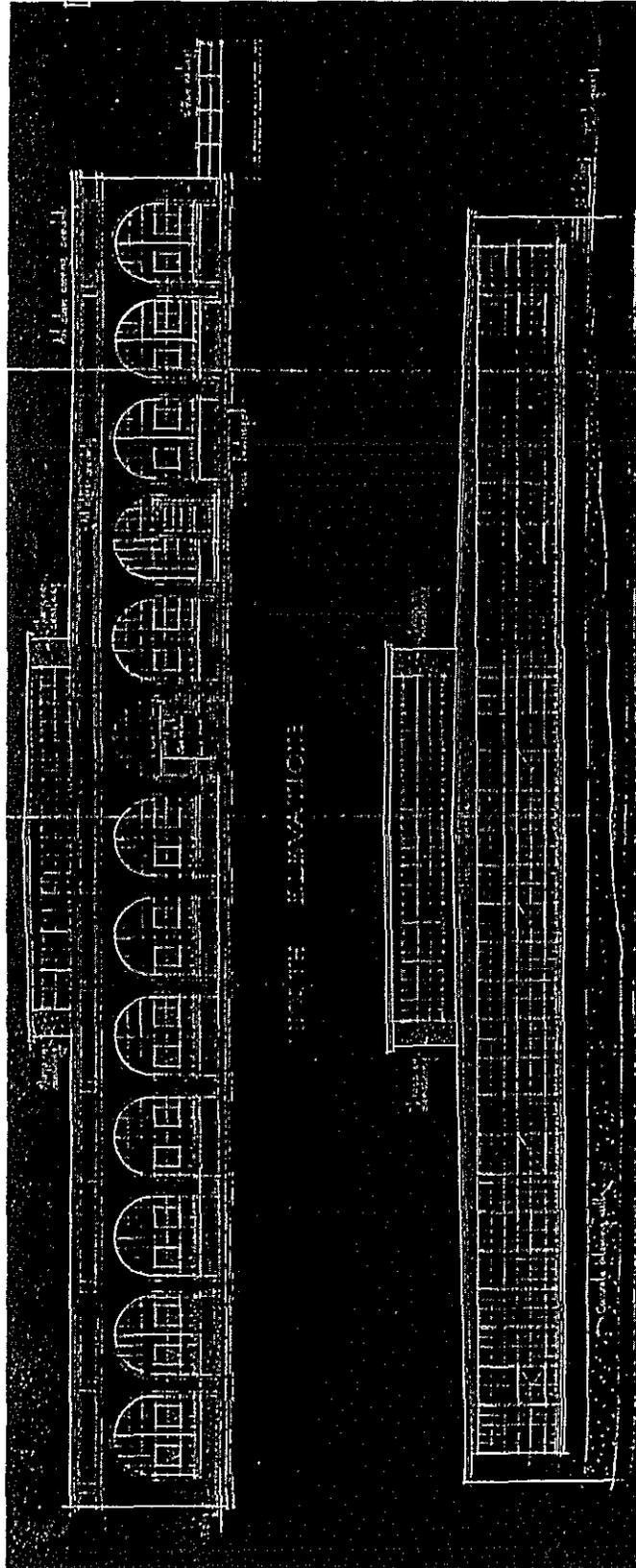
SELECT THE CAR your particular taste and purse demands.

DEALERS EVERYWHERE

WILLYS-KNIGHT
FINE MOTOR CARS
OVERLAND
Dealers Everywhere

*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 /X/ Continuation / /Update

Permit #A 6700, 07/28/25 Plans and specs on file with City of Oakland (excerpt)
1s brick auto factory for Willys Overland Company, S.E14th St opp 56-57th Av, Austin Comp



- *P1. a. Resource Identifier (assign a name or number): Serial No. 1516 (Seqnos 693 & 1516)
b. Other Identifier: Mutual Stores offices and creamery
- *P2. Location: a. County Alameda
*b. Address 5701-25 EAST 14TH ST/SE COR 57TH AV
City Oakland, CA Zip 94621
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570360 mE / 4179870 mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTM, etc.)
Parcel no.: 041 3848 004 01 N

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

5701-25 EAST 14TH ST is a 1920s decorative brick-exotic revival factory building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is two stories and tower, accretive plan, three-frontage lot, on the north part of the parcel. It has a straight parapet, tall windows, and monumental entry. Exterior walls are pressed brick over concrete. Roof is composition. Foundation is concrete. Structure is reinforced concrete. The building has terra cotta and decorative brickwork. Present use is light industrial, Safeway Stores tower/warehouse. Surroundings are densely built up, industrial, commercial.
Visible alterations include some windows changed, new door, and remodel part of garage. The building is in excellent condition; its integrity is good.
NOTE: THIS FORM UPDATES AN EARLIER FORM FOR THIS PROPERTY (SEE ITEM P11 BELOW), AND INCORPORATES BY REFERENCE ALL INFORMATION NOT SUPERSEDED BY THIS UPDATE.

b. Resource attributes: HP08--factory building

*P4. Resources present: Building Structure Object Site District Element of District (API) Other

*P5. a. Photograph or Drawing



P5. b. Photo number: 629-1
Photo date: 08/13/92

*P6. Date Constructed/Age, and Source:
 Prehistoric Historic Both
1927-28 F
building permit

*P7. Owner and Address:
FORDHAM PARK GENERAL
PARTNERSHIP
5743 LANDREGAN ST
EMERYVILLE CA 94608

*P8. Recorded by (name, affiliation, address)
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: Intensive
 Reconnaissance Other
update: see Completion Report

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)
OCHS vol.B, Neighborhood Survey Centers, 1981

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Other

*Resource Name or #: Serial No. 1516
5701-25 EAST 14TH ST/SE COR 57TH AV Oakland CA 94621

- B1. Historic Name: Mutual Stores offices and creamery
- B2. Common Name: Safeway Stores tower/warehouse
- B3. Original Use: Industry/manufacturing
- B4. Present Use: Industry
- *B5. Architectural Style: 1920s decorative brick - exotic revival
- *B6. Construction History: built 1927-28
some windows changed, new door, part removed
- *B7. Moved? No / Yes / Unknown Date: _____ Original Location: _____
- *B8. Related Features: garage

B9a. Architect: Reed & Corlett

b. Builder: Stockholm, Charles & Sons
N. Clark & Son (terra cotta)

- *B10. Significance: Theme: masonry buildings (industrial) Area: Oakland
Period: 1850-1948 Property Type: factory building N.R. Criteria: A,C
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

5701-25 EAST 14TH ST, the Mutual Stores offices and creamery, is an outstanding example of a 1920s decorative brick-exotic revival factory building. It was built in 1927-28, architect Reed & Corlett and builder Charles Stockholm & Sons. Terra cotta was by N. Clark & Son of Alameda (job #1670). It is dated by permits A28968-71, valued at \$226,124. Plans are on file with the City of Oakland. Historically the building reflects food processing and distribution, immigrants and ethnic communities in Oakland, and architecture. The original owner, developer and business, about 1927ff, was Mutual Stores, pioneer grocery chain, later Safeway. Architects Walter D. Reed (d.1933) and William G. Corlett (1887-1954) were partners c.1912-33 in an Oakland firm that designed many of Oakland's major office and institutional buildings.

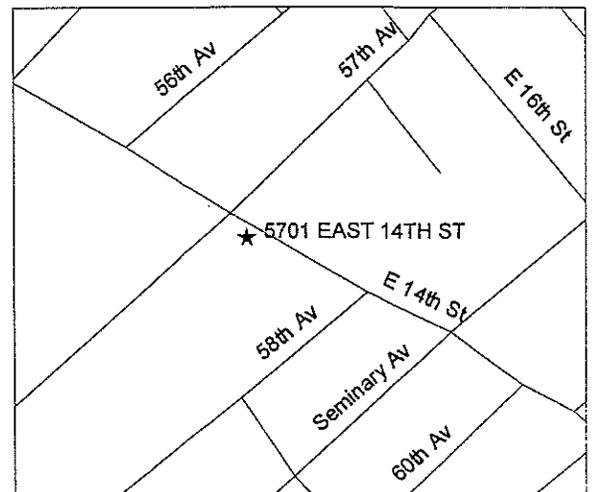
The Oakland Cultural Heritage Survey rates this property A1+ (A, highest importance), particularly for its design quality and type/style and historical associations and designer. It is a primary contributor to the National Register quality 57th Avenue Industrial district (Area of Primary Importance: 1+). It is an Oakland City Landmark, designated March 9, 1993. This building appears individually eligible for the National Register of Historic Places in the context of masonry buildings (industrial) in Oakland 1850-1948.

NOTE: THIS FORM UPDATES AN EARLIER FORM FOR THIS PROPERTY (OCHS vol.B: SEE ITEM P11), AND INCORPORATES BY REFERENCE ALL INFORMATION NOT SUPERSEDED BY THIS UPDATE.

B11. Resource Attributes: HP08--factory building

- *B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL; OCHS vol.B; City Landmark file LM 92-121

(Sketch map, [^]N[^] north at top.)



B13. Remarks:
Primary Record submitted 9/30/94.

- *B14. Evaluator: Betty Marvin
*Date of Evaluation: 03/08/94
Date Recorded: 09/30/95

(This space reserved for official comments.)

B10. Significance (continued)

According to city building permits #A28968-69-70-71, the Mutual Stores headquarters building and the related creamery, garage, and warehouse structures were constructed in 1927-28 at a total cost of \$226,368. The original owner was Mutual Stores, Incorporated, architects Reed and Corlett, and contractors Charles Stockholm and Sons. According to a Mutual Stores souvenir album, construction was completed within ten months.

The brochure states that the firm had grown to a level of financial success permitting construction of such a magnificent plant in just twelve years, having begun in 1917 with one small creamery store at 3979 Piedmont Avenue. Emil Hagstrom, the founder, emigrated from Denmark to the United States in 1903, spending time in Michigan, Nebraska, and Washington in the dairy business, before choosing Oakland as a developing city where his plans for a dairy retail business could succeed. Reportedly he pawned his gold watch for \$75 to open the first store. It was called the Danish Creamery Company, and Hagstrom counted on the customers' willingness to save money by buying dairy products "cash and carry" from a store, instead of through traditional home delivery. His notion proved correct and three more stores were opened. He renamed the business Mutual Stores to reflect the "mutual benefit" his operation was to represent. Soon a creamery was added to the operation and the firm was incorporated. Within six years, Hagstrom had built 22 stores, and eventually there were over 100 Mutual Store outlets on both sides of San Francisco Bay which carried a variety of grocery items in addition to dairy and bakery products.

When Hagstrom built the elaborate headquarters building, he decided to adorn it with an ornamental tower which "could be seen for a great distance from all sides, and which would be illuminated at night," since the building was located on one of Oakland's busiest thoroughfares. According to an account in Safeway Stores' library by A.C. Harlander, Hagstrom's advertising manager, the building was originally intended to be red brick with white trim, Danish colors to reflect Hagstrom's origins and continuing connection with the old country (he visited there often and employed a number of Scandinavian workers). This was the color scheme of Mutual's 1923 plant at 401-25 East 11th Street. Harlander claimed to have suggested the more subdued colors actually used. The building was called "the crowning achievement of Emil Hagstrom's career." The cow heads in the ornamentation reflect the company's origins as a creamery.

The complex opened on May 26, 1928. A large display ad in the May 25, 1928 Oakland Tribune announced that it would be open to the public for "inspection and approval" and described the structure as "a monument to the Mutual ideal of serving every neighborhood with highest quality food products at prices within reach of every purse." The souvenir album reported that 20,000 people attended the opening celebration.

In 1929, the company was sold to MacMarr Stores, a large chain store operation from Oregon, and the Mutual Stores name disappeared. Safeway bought out MacMarr in 1931 and occupied the building into the 1980s, using an increasing amount of the interior spaces for administrative offices. By 1932 Hagstrom had left and started a new chain under his own name, headquartered in the former Star auto

CONTINUATION SHEET

Page B3 of 3

* Resource Name or #: Ser. No. 1516 - Mutual Stores offices/creamery

Address: 5701-25 EAST 14TH ST/SE COR 57TH AV Oakland CA 94621

* Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 /X/ Continuation // Update

B10. Significance (continued)

plant at 10626 East 14th Street. Emil Hagstrom's Mutual Stores, with its emphasis on cash-and-carry trade and stocking staples in convenient neighborhood locations, was among the pioneers of the "supermarket" concept in food retailing, now dominated by Safeway and other large corporations.

Architecturally, the building is unusual for an industrial-type structure in the attention lavished on its public facades. In this way, the building represents a significant civic gesture, and reflects the early 20th century trend to beautify utilitarian structures, which was an aspect of the "City Beautiful" movement. Architecturally, it is a fine example of its style and type - the ornate brick commercial buildings of the 1920s - and is outstanding for the unique design of its tower, its rich variety of materials and ornamentation, and its role as a distinctive and highly conspicuous visual landmark. The warehouse portion of the building, behind the formal facade, is a straight-forward structural grid with an infill of industrial sash. Surrounding low rise buildings and flat terrain make the tower visible throughout much of East Oakland.

The building is clad in reddish brown pressed brick, with light brown terra cotta decorative details and industrial sash windows. The central entrance pavilion consists of three bays, with the central bay articulated by an open vestibule and a pair of giant square two story columns with chamfered edges. Terra cotta cow heads are integrated into the column capitals. The dominant feature of the building, the high narrow tower, is surmounted by an octagonal drum and a conical roof. Instead of numerals, the clocks had letters spelling "Mutual Stores." The shaft terminates with a terra cotta frieze and projecting cornice above which is a "Mutual" sign on each facade, treated as a parapet wall. The signs are flanked by short obelisks. The octagonal lantern is of brick and richly molded terra cotta details, with cow heads and volute buttresses at the corners. The tower roof has concave sides, is covered with yellow ceramic tile with a blue zig-zag pattern, and is crowned with a multi-segmented copper finial.

Walter D. Reed and William G. Corlett, in partnership from 1912 to 1932, designed many distinguished Oakland commercial and civic buildings, including the Oakland Bank (now Bank of America) Tower, 1212 Broadway (1922), and the Hebern Electric Code (Lyon Storage, East Bay Asian Resource Center) building at 8th and Harrison (1922-23) and the Financial Center Building at 1327 Franklin. In 1929, they won the Biennial Honor Award of the Northern California Chapter of the American Institute of Architects for the design of the Mutual Stores complex.

*P1. a. Resource Identifier (assign a name or number): Serial No. 599
b. Other Identifier: Austin-Columbia Phono.-Ferro Enamel fcty

*P2. Location: a. County Alameda
b. Address 1100 57TH AV/NE SAN LEANDRO
City Oakland, CA Zip 94621
c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570050 mE / 4179580 mN
d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)
Parcel no.: 041 3848 011 01

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

1100 57TH AV is a 1920s decorative brick factory building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is high one story, accretive plan, on a corner lot. It has a bowstring roof with large hip-roofed roof vents, straight parapet, large windows, and vehicle doors. Exterior walls are combed brick and common brick. Roof is composition. Foundation is concrete. Structure is steel frame. Sanborn maps describe it as brick with steel frame. The building has metal sash and decorative basketweave brickwork in the frieze. Present use is industrial, Ferro Enamel. Supportive elements include long-time occupancy. Surroundings are densely built up, industrial.

Visible alterations include new door, some windows changed. The building is in good condition; its integrity is excellent.

b. Resource attributes: HP08--factory building

*P4. Resources present: Building Structure Object Site District Element of District (API) Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 628-36
Photo date: 08/12/92

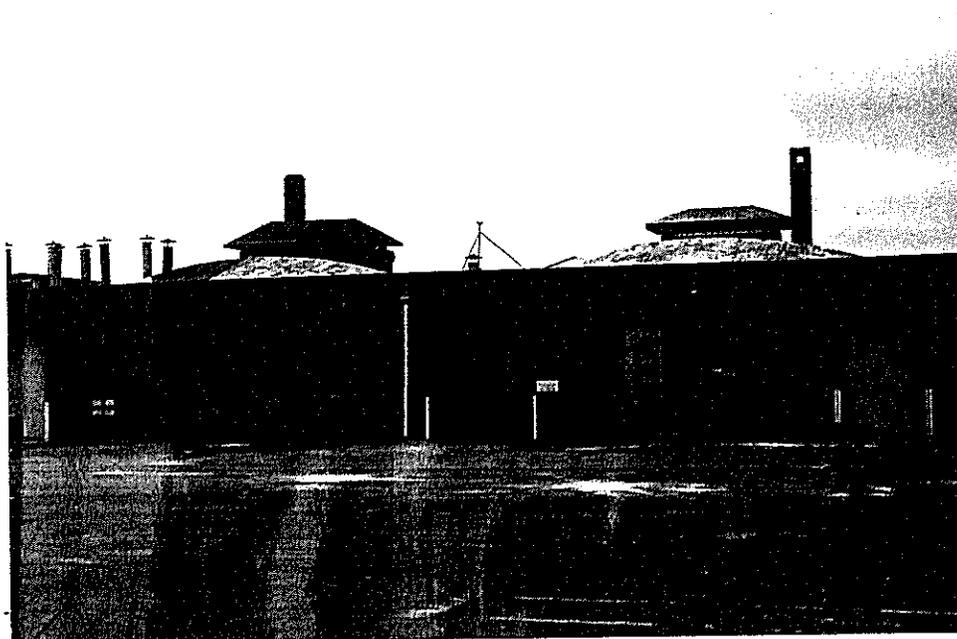
*P6. Date Constructed/Age, and Source:
 Prehistoric Historic Both
1926 F add 1927&29 add 1936
building permit

*P7. Owner and Address:
FERRO ENAMELING COMPANY
1100 57TH AV
OAKLAND CALIF 94621

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: Intensive
 Reconnaissance Other



*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Other

*Resource Name or #: Serial No. 599
1100 57TH AV/NE SAN LEANDRO Oakland CA 94621

- B1. Historic Name: Austin-Columbia Phono.-Ferro Enamel fcty
B2. Common Name: Ferro Enamel
B3. Original Use: Industry
B4. Present Use: Industry/manufacturing
*B5. Architectural Style: 1920s decorative brick
*B6. Construction History: built 1926, addition 1927 & 1929, addition 1936 & 1951
new door, some windows changed
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Austin Company of Calif. b. Builder: Austin Company of Calif.

- *B10. Significance: Theme: masonry buildings (industrial) Area: Oakland
Period: 1850-1948 Property Type: industrial building N.R. Criteria: A,C
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

1100 57TH AV, the Austin-Columbia Phonograph-Ferro Enamel factory, is a representative example of a 1920s decorative brick industrial building. It was built in 1926, architect and builder Austin Company of California. It is dated by building permit A13241, and was originally valued at \$11,300. Plans are on file with the City of Oakland. Additions were made in 1927 and 1929, and in 1936 and 1951. Historically the building reflects industrial development in Oakland, metal working industries, and the building industry in Oakland. The original owner and developer, about 1926, was Austin Securities Company, developed much of 57th Avenue district. The property is also associated with Columbia Phonograph Company, owner and commercial occupant c.1926-30, and Ferro Enamel Company, owner and commercial occupant c.1934-90s, also at 1101 57th Avenue, earlier on 60th Street. The Austin Company, national industrial design-build firm, had an Oakland office on Broadway and later on 57th Avenue.

The Oakland Cultural Heritage Survey rates this property C1+ (C, secondary importance or superior example), particularly for its materials. It is a contributor to the National Register quality 57th Avenue Industrial district (Area of Primary Importance: 1+). Its Survey rating makes it a historic property under Oakland's Preservation Element. This property appears eligible for the National Register as a contributor to the 57th Avenue Industrial district.

(see plans continuation page)

B11. Resource Attributes: HP08--industrial building

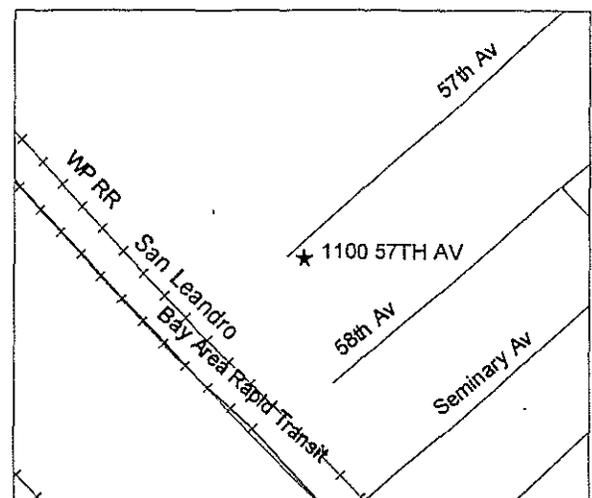
- *B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

- *B14. Evaluator: Betty Marvin
*Date of Evaluation: 03/09/94
Date Recorded: 09/30/95

(This space reserved for official comments.)

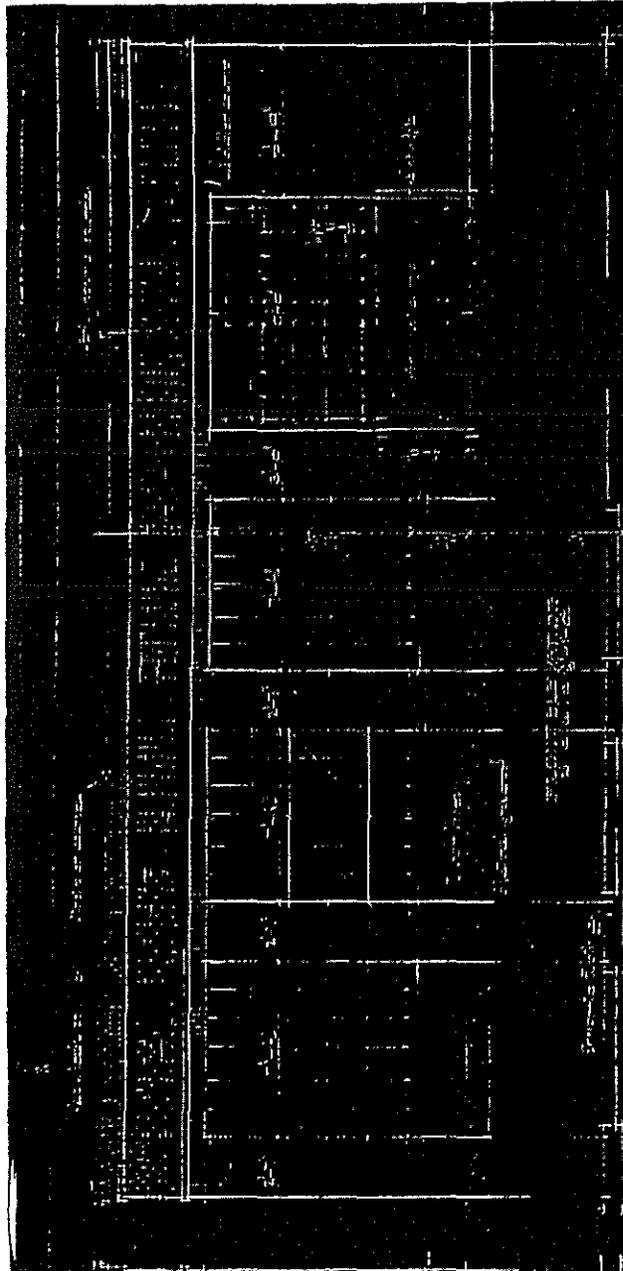
(Sketch map, [^]N[^] north at top.)



*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 // Continuation // Update

B10. Significance:

Permit # A28495, 08/05/27 Plans and specs on file with City of Oakland (exerpt)
Is warehouse for Columbia Phon. Co., 1100 57th Av., Austin Co arch



*P1. a. Resource Identifier (assign a name or number): Serial No. 602
b. Other Identifier: Ferro Enameling Co. factory

*P2. Location:

a. County Alameda

*b. Address 1101 57TH AV
City Oakland, CA

Zip 94621

*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 569970 mE / 4179640 mN

*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)
Parcel no.: 041 3848 016 00

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

1101 57TH AV is an early 20th century utilitarian with remodeled Moderne facade industrial building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is high one story, rectangular plan, on an interior lot. It has a bowstring roof, stepped parapet, tall windows, and small canopies. Exterior walls are common brick and enameled metal panels with stainless steel joints. Roof is composition. Foundation is concrete. Structure is brick bearing wall. Sanborn maps describe it as brick apron wall with windows above wooden lintel. The building has metal sash windows, frosted entry sidelights, and corrugated metal rear walls. Interiors are also notable. Present use is industrial, Ferro Enameling Company office. Supportive elements include long-time occupancy, other buildings in complex. Surroundings are densely built up, industrial.

The building is in good condition; its integrity is excellent.

b. Resource attributes: HP08--industrial building

*P4. Resources present: /X/Building //Structure //Object //Site //District /X/Element of District (API) //Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 606-23
Photo date: 11/13/91

*P6. Date Constructed/Age, and Source:
//Prehistoric /X/Historic //Both
1936 F
building permit

*P7. Owner and Address:
FERRO ENAMELING COMPANY
1101 57TH AV
OAKLAND CALIF 94621

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: //Intensive
/X/Reconnaissance //Other



*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None //Location Map //Sketch Map //Continuation Sheet //Building, Structure, and Object Record //Other

*Resource Name or #: Serial No. 602
 1101 57TH AV Oakland CA 94621

- B1. Historic Name: Ferro Enameling Co. office
 B2. Common Name: Ferro Enameling Co. office
 B3. Original Use: Industry
 B4. Present Use: Industry/manufacturing
 *B5. Architectural Style: early 20th century utilitarian - Moderne
 *B6. Construction History: built 1936
 *B7. Moved? No / Yes / Unknown Date: Original Location:
 *B8. Related Features:

- B9a. Architect: Muller, F.A. b. Builder: Muller, F.A.
 Ferro Enameling Co. Ferro Enameling Co.
 *B10. Significance: Theme: masonry buildings (industrial) Area: Oakland
 Period: 1850-1948 Property Type: industrial building N.R. Criteria: A,C
 (Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

1101 57TH AV, the Ferro Enameling Co. office, is a representative example of an early 20th century utilitarian-Moderne industrial building. It was built in 1936, architect and builder F.A. Muller. It is dated by building permit A63652, valued at \$5,000. Plans are on file with the City of Oakland. Historically the building reflects the building industry, metal working industries, and material culture (goods and services). The original owner, developer and business, about 1936-90s, was Ferro Enameling Company, across street from early 1930s and on 60th Street from about 1925. The Ferro Enameling Company produced "porcelain enameled sheet steel and cast iron products" - electric heaters, appliances, sinks, signs, storefronts, and architectural panels, changing with successive fashions. The front of the building and the office interior display the company's products; plans specify "enameled iron front on wood studs by owner." Frederick A. Muller was a prolific Oakland building contractor active from about 1900 through the 1920s, successively associated with Eber & Muller, Morris & Muller, and East Bay Planners.

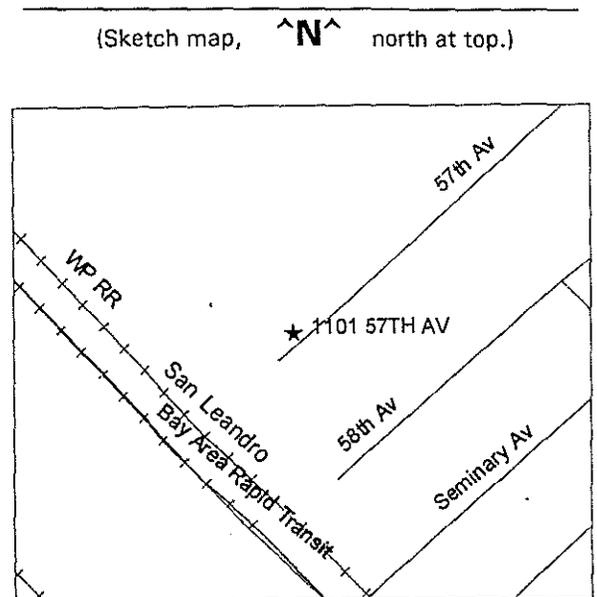
The Oakland Cultural Heritage Survey rates this property B+1+ (B, major importance, landmark quality), particularly for its materials. It is a primary contributor to the National Register quality 57th Avenue Industrial district (Area of Primary Importance: 1+). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. This building appears eligible for the National Register both individually and as a district contributor.

- B11. Resource Attributes: HP08--industrial building
 *B12. References:
 Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
 Primary Record submitted 9/30/94.

- *B14. Evaluator: Betty Marvin
 *Date of Evaluation: 03/09/94
 Date Recorded: 09/30/95

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS C1+
Review Code _____ Reviewer _____ Date _____

- *P1. a. Resource Identifier (assign a name or number): Serial No. 604
b. Other Identifier: Austin-Phoenix-Don Neher Motors building
- *P2. Location: a. County Alameda
*b. Address 1104-22 57TH AV
City Oakland, CA Zip 94621
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570140 mE / 4179650 mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 041 3848 010 00

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

1104-22 57TH AV is a 1920s decorative brick industrial building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is high one story, accretive plan, on an interior lot. It has a bowstring roof, straight parapet, and concrete entry pediment over Tuscan-like columns. Exterior walls are combed brick and common brick. Roof is composition. Foundation is concrete. Structure is brick bearing wall and steel frame. Sanborn maps describe it as 4' brick apron wall, metal sash and glass and frame lintel above. The building has metal sash with cast concrete ornamental sills and parapet coping. Present use is light industrial, David Roth Studio. Surroundings are densely built up, industrial.

The building is in good condition; its integrity is excellent.

b. Resource attributes: HP08--industrial building

*P4. Resources present: Building Structure Object Site District Element of District (API) Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 628-35
Photo date: 08/12/92



*P6. Date Constructed/Age, and Source:
 Prehistoric Historic Both
1926 F add 1946
building permit

*P7. Owner and Address:
AMATO GEORGE & IDA c/o
CONTINENTAL MACHINE
1104 57TH AV
OAKLAND CA 94621

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: Intensive
 Reconnaissance Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Other

*Resource Name or #: Serial No. 604
1104-22 57TH AV Oakland CA 94621

B1. Historic Name: Austin-Phoenix-Don Neher Motors building
B2. Common Name: David Ruth Studio
B3. Original Use: Industry B4. Present Use: Industry
*B5. Architectural Style: 1920s decorative brick
*B6. Construction History: built 1926, addition 1946etc

*B7. Moved? No / Yes / Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Austin Company of Calif. b. Builder: Austin Company of Calif.

*B10. Significance: Theme: masonry buildings (industrial) Area: Oakland
Period: 1850-1948 Property Type: industrial building N.R. Criteria: A,C
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

1104-22 57TH AV, the Austin-Phoenix-Don Neher Motors building, is a representative example of a 1920s decorative brick industrial building. It was built in 1926, architect and builder Austin Company of California. It is dated by building permit A20033, valued at \$11,600. Plans are on file with the City of Oakland, describing the front as "Austin Mingled Rug Brick" in straw colored mortar, with an ivory colored cast stone cornice. Additions forming a U at the left (north) were made in 1946 and other times. Historically the building reflects industrial development in Oakland, 1920s speculative development, and motor transportation and the auto industry. The original owner and developer, about 1926, was Austin Securities Company, major developer of 57th Avenue. The Austin Company was a major national design-build firm, with an Oakland office on Broadway and later on 57th Avenue.

The property is also associated with Phoenix Products, c.1928-36, laundry products (hangers, garment bags, etc.), and Don Neher Motors, c.1938-50s, engine rebuilding. Don Neher Motors, previously a Ford dealership on Broadway, published an article in the Port of Oakland Compass, March 1939, not long after moving to 57th Avenue, reporting that: "They are building approximately 500 Ford and Chevrolet replacement motors, 2000 generators, hundreds of clutch plates and fuel pumps, etc., every month...This factory, located in Oakland's industrial district, at the foot of 57th Avenue, is unique in several ways. First, its walls are made of glass, and flowers (see continuation pages)

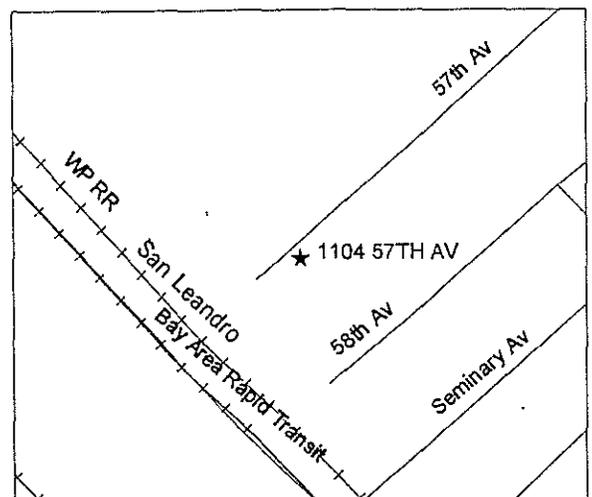
B11. Resource Attributes: HPO8--industrial building

*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

*B14. Evaluator: Betty Marvin
*Date of Evaluation: 03/09/94
Date Recorded: 09/30/95
(This space reserved for official comments.)

(Sketch map, [^]N[^] north at top.)



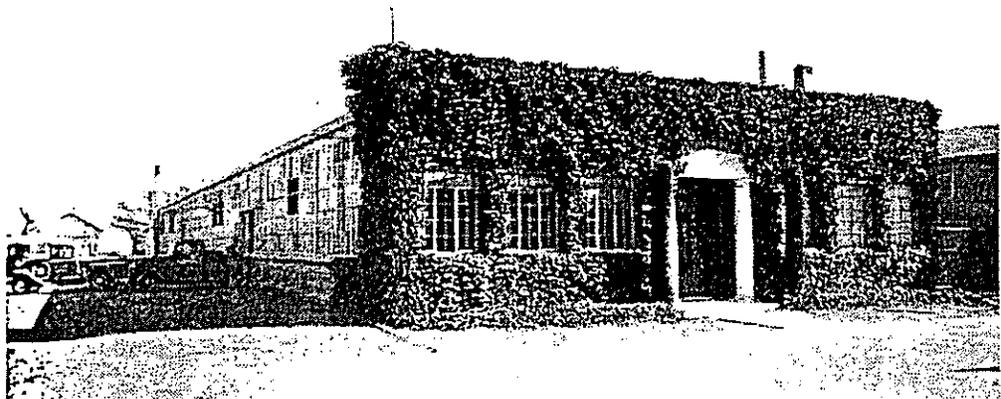
*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 /X/ Continuation / / Update

B10. Significance:

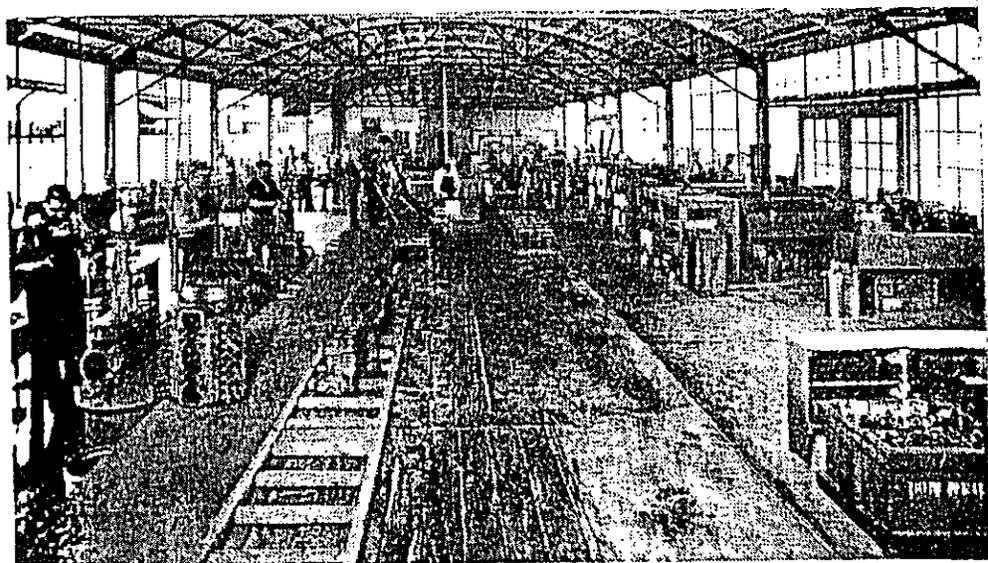
grow in the front of the plant..." The article describes the precision of the "replacement motors." Neher also produced stationary motors for pumping water, operating generators, etc. By 1942 it had four California branches, and was producing "gasoline-driven air-raid sirens,... fire pumps, and other types of emergency equipment" (Oakland Tribune, March 8, 1942, article showing the defense equipment plant at 1142-46 57th Avenue, next door).

The Oakland Cultural Heritage Survey rates this property C1+ (C, secondary importance or superior example), particularly for its materials. It is a contributor to the National Register quality 57th Avenue Industrial district (Area of Primary Importance: 1+). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. This property appears eligible for the National Register as a contributor to the 57th Avenue Industrial district.

Port of Oakland Compass, March 1939, pp. 5 and 11



Don Neher Motors Oakland office and factory

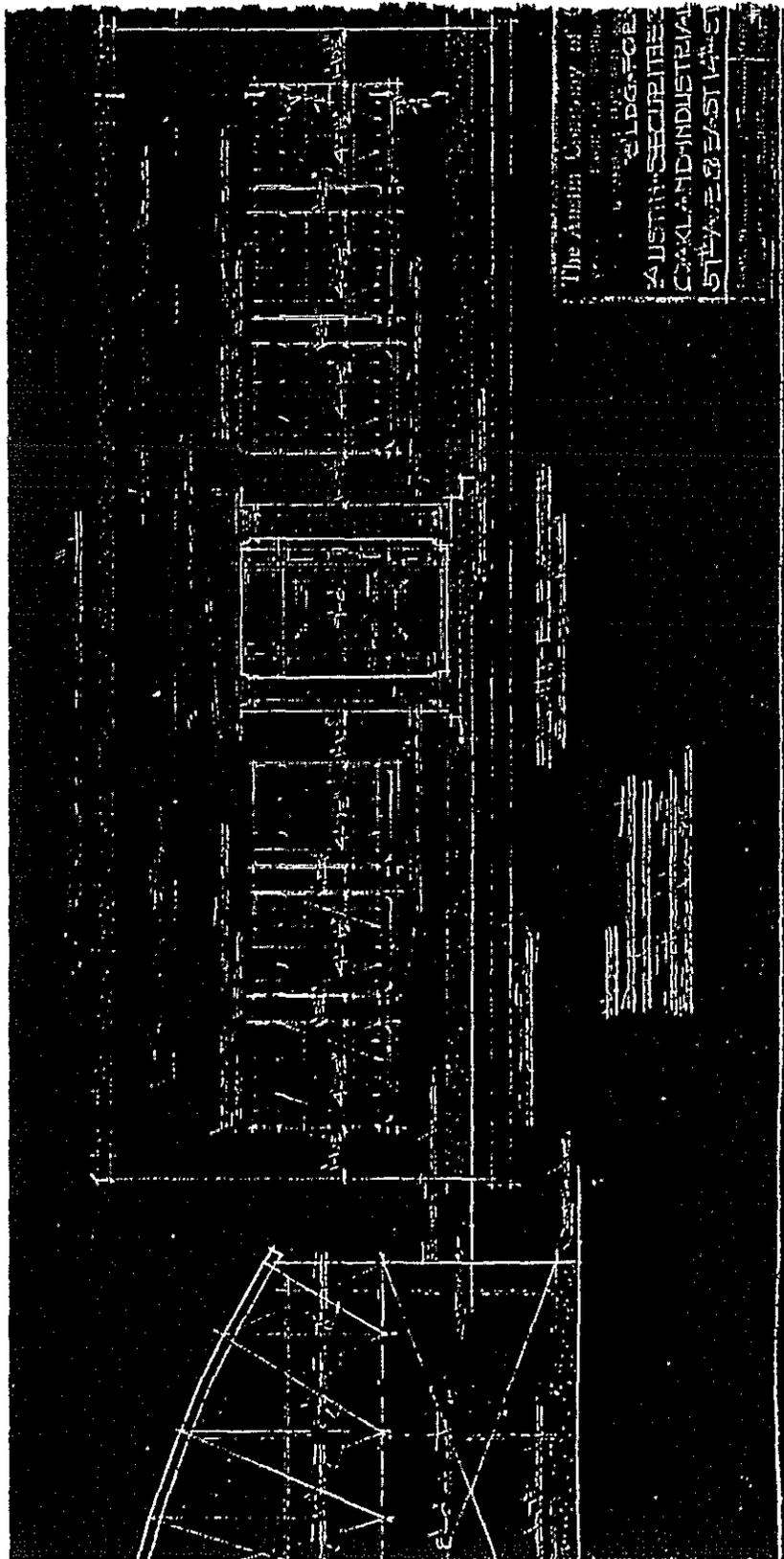


Interior of Don Neher Motors modern factory

*Resource Name or #: Ser. No. 604-Austin-Phoenix-Don Neher Motors build:
1104-22 57TH AV Oakland CA 94621

*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 /X/ Continuation / / Update

Permit #A20033, 08/28/26 Plans and specs on file with City of Oakland (excerpt)
1s steel & brick factory for Austin Securities Company, E 57th Av 1500S/E14th St, Austin



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS C1+
Review Code _____ Reviewer _____ Date _____

- *P1. a. Resource Identifier (assign a name or number): Serial No. 622
b. Other Identifier: Austin Sec.Unit#3-Ide Packing Co.factory
- *P2. Location: a. County Alameda
*b. Address 1127 57TH AV
City Oakland, CA Zip 94621
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570050 mE / 4179660 mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)
Parcel no.: 041 3848 018 00
- *P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

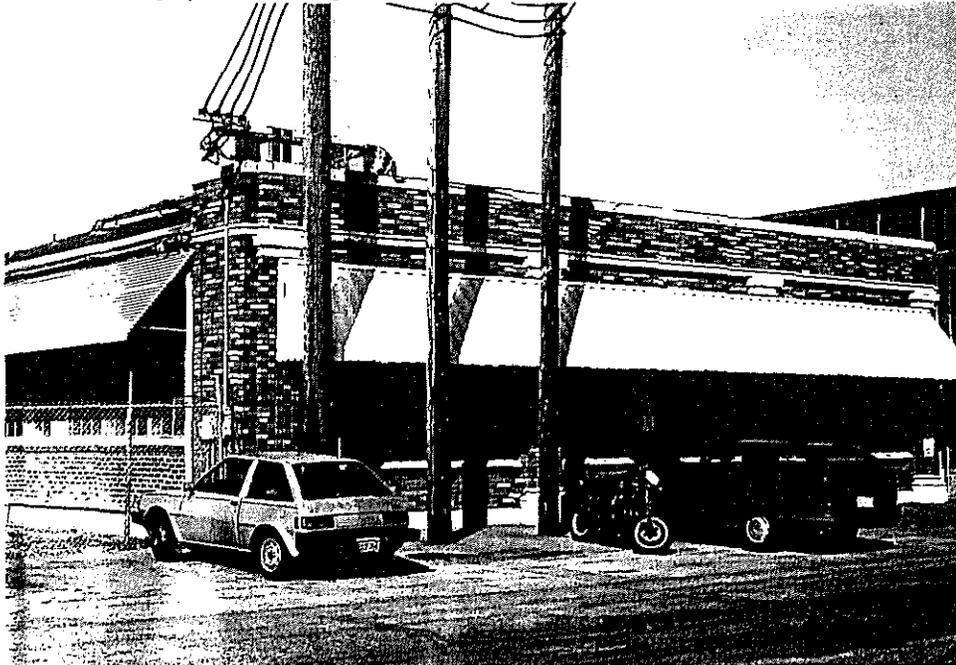
1127 57TH AV is a 1920s decorative brick industrial building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is high one story, rectangular plan, on an interior lot. It has a straight parapet, truss roof, brick pilasters, and large windows. Exterior walls are polychrome brick and metal sash. Roof is composition. Foundation is concrete. Structure is steel frame and brick bearing wall. Sanborn maps describe it as steel frame with side brick apron walls and windows above. The building has common brick and cast concrete cornice, pilaster caps and bases. Present use is light industrial. Supportive elements include similar neighbors. Surroundings are densely built up, industrial.

Visible alterations include awnings. The building is in excellent condition; its integrity is excellent.

b. Resource attributes: HP08--industrial building

*P4. Resources present: /X/Building //Structure //Object //Site //District /X/Element of District (API) //Other

*P5. a. Photograph or Drawing



P5. b. Photo number: 606-22
Photo date: 11/13/91

*P6. Date Constructed/Age, and Source:
//Prehistoric /X/Historic //Both
1927 F
building permit

*P7. Owner and Address:
VULPINE INC
1127 57TH AV
OAKLAND CA 94621

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: //Intensive
/X/Reconnaissance //Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None //Location Map //Sketch Map //Continuation Sheet //Building, Structure, and Object Record //Other

- *P1. a. Resource Identifier (assign a name or number): Serial No. 629
b. Other Identifier: Contractors Machinery Exchange warehouse
- *P2. Location: a. County Alameda
*b. Address 1135 57TH AV
City Oakland, CA Zip 94621
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570060 mE / 4179680 mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)
Parcel no.: 041 3848 019 01 S

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

1135 57TH AV is a 1920s decorative brick industrial building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is one story and mezzanine, rectangular plan, on an interior lot, on the south part of the parcel. It has a flat and monitor roof, stepped parapet, and many windows. Exterior walls are polychrome brick and common brick. Roof is composition. Foundation is concrete. Structure is steel frame. Sanborn maps describe it as brick with side of brick apron wall with windows above. The building has glazed door and metal sash. It has a brick fretwork frieze and wide brick pilasters flanking the warehouse door and at either side of the front facade. Present use is light industrial. Supportive elements include similar neighbors. Surroundings are densely built up, industrial.

Visible alterations include awnings. The building is in excellent condition; its integrity is excellent.

b. Resource attributes: HP08--industrial building

*P4. Resources present: /X/Building //Structure //Object //Site //District /X/Element of District (API) //Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 606-21
Photo date: 11/13/91



*P6. Date Constructed/Age, and Source:
//Prehistoric /X/Historic //Both
1927 F
building permit

*P7. Owner and Address:
ARMOR EQUIPMENT SALES CORP
c/o R G KNOX
1137 57TH AV
OAKLAND CA 94621

*P8. Recorded by (name, affiliation, address)
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: //Intensive
/X/Reconnaissance //Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None //Location Map //Sketch Map //Continuation Sheet //Building, Structure, and Object Record //Other

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS *b-1+
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 60017
b. Other Identifier: Austin Company office and warehouse

*P2. Location:

a. County Alameda

*b. Address 1136 57TH AV
City Oakland, CA

Zip 94621

*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570180 mE / 4179720 mN

*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)
Parcel no.: 041 3848 009 01

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

1136 57TH AV is a Moderne industrial building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is two stories, rectangular plan, on an interior lot. It has a straight parapet, wide cornice on the two-story corner bay, and monumental entry. Exterior walls are concrete block and pressed brick. Roof is composition. Foundation is concrete. Structure is steel frame. Sanborn maps describe it as concrete block with steel frame and concrete block apron walls with windows above. The building has metal sash, sidelights, and glass block. The windows have a horizontal orientation. Present use is industrial, Austin Company office. Supportive elements include signs. Surroundings are densely built up, industrial.

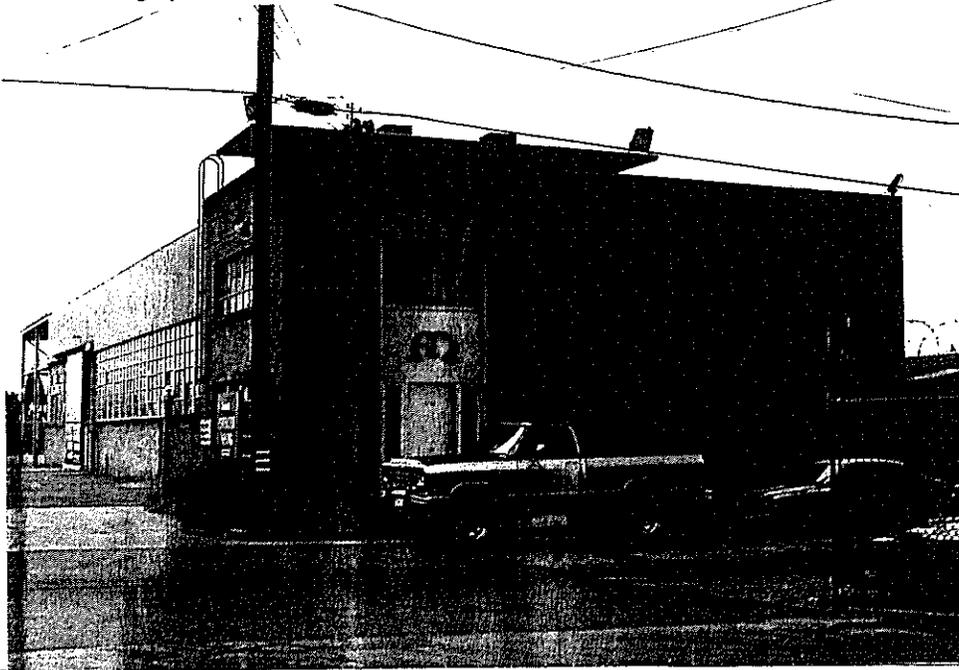
Visible alterations include new door. The building is in good condition; its integrity is excellent.

b. Resource attributes: HP08--industrial building

*P4. Resources present: /X/Building //Structure //Object //Site //District /X/Element of District (API) //Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 651-17
Photo date: 05/19/93



*P6. Date Constructed/Age, and Source:
//Prehistoric /X/Historic //Both
1947 F
building permit

*P7. Owner and Address:
STOKELY VANCAMP INC c/o TAX
DEPT 25-3
P O BOX 9001
CHICAGO IL 60064

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: //Intensive
/X/Reconnaissance //Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None //Location Map //Sketch Map //Continuation Sheet //Building, Structure, and Object Record //Other

*P1. a. Resource Identifier (assign a name or number): Serial No. 60016
b. Other Identifier: Contractors Machinery Exchange warehouse

*P2. Location:

a. County Alameda

*b. Address 1137 57TH AV
City Oakland, CA

Zip 94621

*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570080 mE / 4179710 mN

*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)
Parcel no.: 041 3848 019 01 N

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

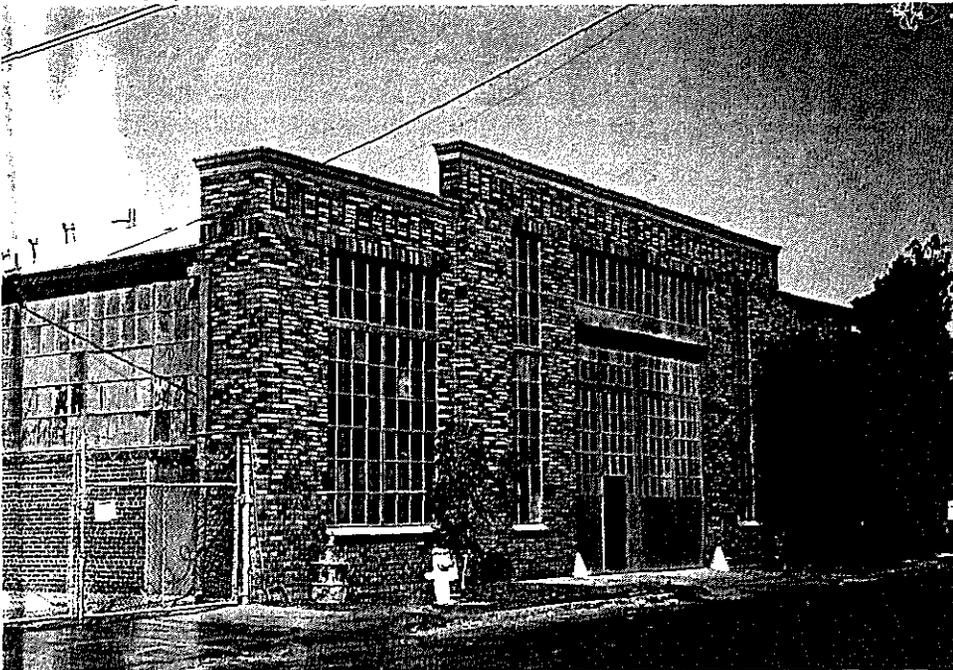
1137 57TH AV is a 1920s decorative brick industrial building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is high one story, rectangular plan, on an interior lot, on the north part of the parcel. It has a stepped parapet, steel truss roof, skylights, and many windows. Exterior walls are polychrome brick and common brick. Roof is composition. Foundation is concrete. Structure is brick bearing wall with steel support columns. Sanborn maps describe it as brick with side of brick apron wall with windows above. The building has metal sash, glazed door, and brick fretwork frieze. It has unusually tall, narrow windows flanking the warehouse door. Present use is light industrial. Supportive elements include similar neighbor. Surroundings are densely built up, industrial.

The building is in excellent condition; its integrity is excellent.

b. Resource attributes: HP08--industrial building

*P4. Resources present: /X/Building //Structure //Object //Site //District /X/Element of District (API) //Other

*P5. a. Photograph or Drawing



P5. b. Photo number: 606-20
Photo date: 11/13/91

*P6. Date Constructed/Age, and Source:
//Prehistoric /X/Historic //Both
1930 F
building permit

*P7. Owner and Address:
ARMOR EQUIPMENT SALES CORP
c/o R G KNOX
1137 57TH AV
OAKLAND CA 94621

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: //Intensive
/X/Reconnaissance //Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None //Location Map //Sketch Map //Continuation Sheet //Building, Structure, and Object Record //Other

- *P1. a. Resource Identifier (assign a name or number): Serial No. 631
b. Other Identifier: Steffens Public Amusement Enterp.factory
- *P2. Location: a. County Alameda
*b. Address 1142-46 57TH AV
City Oakland, CA Zip 94621
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570170 mE / 4179690 mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)
Parcel no.: 041 3848 008 01

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

1142-46 57TH AV is a 1920s decorative brick factory building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is one story, rectangular plan, on an interior lot. It has a bowstring roof, stepped parapet, large windows, and vehicle door. Exterior walls are polychrome brick and common brick. Roof is composition. Foundation is concrete. Structure is steel frame. Sanborn maps describe it as 5' brick with iron and glass above. The building has concrete coping on sills and parapet, wood entry doors with transoms, metal sash industrial windows, and decorative brickwork panel and soldier-course trim. Present use is industrial. Supportive elements include similar neighbor. Surroundings are densely built up, industrial.

Visible alterations include new door. The building is in good condition; its integrity is excellent.

b. Resource attributes: HP08--factory building

- *P4. Resources present: Building Structure Object Site District Element of District (API) Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 628-31
Photo date: 08/12/92



*P6. Date Constructed/Age, and Source:
 Prehistoric Historic Both
1926-27 F
building permit

*P7. Owner and Address:
STOKELY VANCAMP INC c/o TAX
DEPT 25-3
P O BOX 9001
CHICAGO IL 60604

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: Intensive
 Reconnaissance Other

- *P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Other

*Resource Name or #: Serial No. 631
1142-46 57TH AV Oakland CA 94621

- B1. Historic Name: Steffens Public Amusement Enterp.factory
B2. Common Name: None
B3. Original Use: Industry
*B5. Architectural Style: 1920s decorative brick
*B6. Construction History: built 1926-27
new door
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B4. Present Use: Industry/manufacturing

B9a. Architect: Austin Company of Calif. b. Builder: Austin Company of Calif.

- *B10. Significance: Theme: masonry buildings (industrial) Area: Oakland
Period: 1850-1948 Property Type: industrial building N.R. Criteria: A,C
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

1142-46 57TH AV, the Steffens Public Amusement Enterprise factory, is a very good example of a 1920s decorative brick industrial building. It was built in 1926-27, architect and builder Austin Company of California. It is dated by building permit A23412, valued at \$12,400. Plans are on file with the City of Oakland. Historically the building reflects industrial development, the building and economic boom of the 1920s, and the World War II era. The original owner, and business, about 1926-30s, was Charles H. Steffens, carnival equipment. The property is also associated with Don Neher Motors, c.1942, wartime expansion site (see 1104-22 57th Av.), and Santa Cruz Fruit Packing Company, c.1950s, metal shop (main plant across street). The Austin Company, national industrial design-build firm, had an Oakland office on Broadway and later on 57th Avenue. This is one of several similar Austin-designed buildings in the district, with pressed brick fronts and long glass side walls.

The Oakland Cultural Heritage Survey rates this property C1+ (C, secondary importance or superior example), particularly for its design quality. It is a contributor to the National Register quality 57th Avenue Industrial district (Area of Primary Importance: 1+). Its Survey rating makes it a historic property under Oakland's Preservation Element. This property appears eligible for the National Register as a contributor to the 57th Avenue Industrial district.

(see plans continuation page)

B11. Resource Attributes: HP08--industrial building

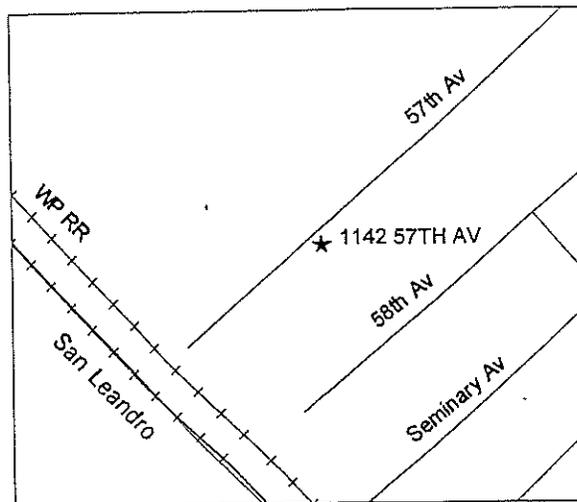
- *B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

- *B14. Evaluator: Betty Marvin
*Date of Evaluation: 03/09/94
Date Recorded: 09/30/95

(This space reserved for official comments.)

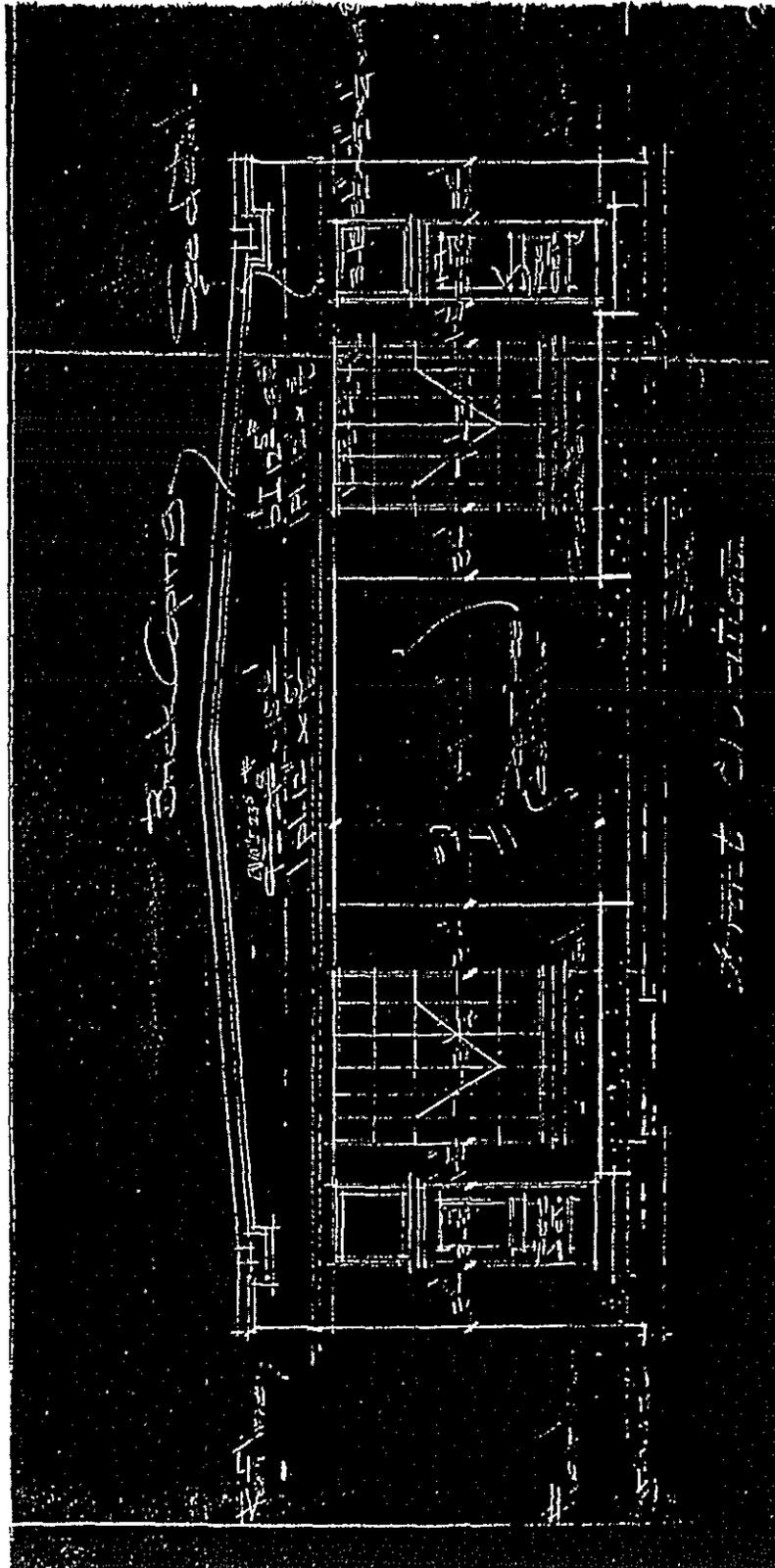
(Sketch map, [^]N[^] north at top.)



*Resource Name or #: Ser. No. 631-Steffens Public Amusement Enterp.factc
1142-46 57TH AV Oakland CA 94621

*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 /X/ Continuation / / Update

Permit #A23412, 12/28/26 Plans and specs on file with City of Oakland (excerpt)
1s brk/steel warehouse for G.H. Steffens, E57th Ave 1000S/E14th St, Austin Company of Cal



*P1. a. Resource Identifier (assign a name or number): Serial No. 632
b. Other Identifier: Taylor Trucking-Stokely Bros. warehouse

*P2. Location: a. County Alameda
*b. Address 1154 57TH AV
City Oakland, CA Zip 94621
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570180 mE / 4179695 mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)
Parcel no.: 041 3848 007 00

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

1154 57TH AV is a 1920s decorative brick industrial building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is high one story, rectangular plan, on an interior lot. It has a bowstring roof, stepped parapet, and vehicle doors. Exterior walls are combed brick with cast concrete ornamental wall panels and cornice. Roof is composition. Foundation is concrete. Structure is brick bearing wall. Sanborn maps describe it as brick apron wall with metal sash and glass and frame lintel above. The building has metal sash industrial windows and wooden glazed vehicle door. Present use is light industrial, Exotic Hardwoods & Veneers. Supportive elements include similar neighbor. Surroundings are densely built up, industrial.

Visible alterations include building additions. The building is in good condition; its integrity is excellent.

b. Resource attributes: HP08--industrial building

*P4. Resources present: /X/Building //Structure //Object //Site //District /X/Element of District (API) //Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 628-29
Photo date: 08/12/92



*P6. Date Constructed/Age, and Source:
//Prehistoric /X/Historic //Both
1927 F add 1947etc
building permit

*P7. Owner and Address:
NICHOLS ROBERT J
1154 57TH AV
OAKLAND CA 94621

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: //Intensive
/X/Reconnaissance //Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None //Location Map //Sketch Map //Continuation Sheet //Building, Structure, and Object Record //Other

*Resource Name or #: Serial No. 632
1154 57TH AV Oakland CA 94621

- B1. Historic Name: Taylor Trucking-Stokely Bros. warehouse
B2. Common Name: Exotic Hardwoods & Veneers
B3. Original Use: Industry B4. Present Use: Industry
*B5. Architectural Style: 1920s decorative brick
*B6. Construction History: built 1927, addition 1947etc
addition
*B7. Moved? No / Yes / Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Austin Company of Calif. b. Builder: Austin Company of Calif.

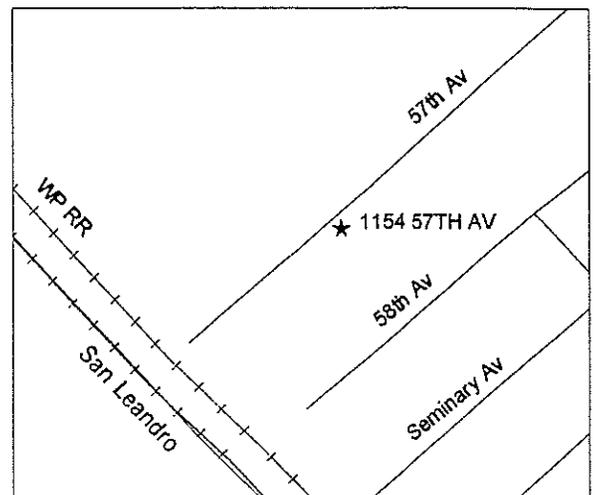
- *B10. Significance: Theme: masonry buildings (industrial) Area: Oakland
Period: 1850-1948 Property Type: industrial building N.R. Criteria: A,C
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

1154 57TH AV, the Taylor Trucking-Stokely Brothers warehouse, is a very good example of a 1920s decorative brick industrial building. It was built in 1927, architect and builder Austin Company of California. It is dated by building permit A27010, valued at \$8,000. Additions were made in 1947 and other times. Historically the building reflects industrial development in Oakland, motor transportation and the auto industry, and food processing and distribution. The original owner and business, about 1927, was Taylor Trucking Company, not further identified. Occupants identified on building permits include Pacific Wax Paper c.1930, Stokely Brothers c.1935, Santa Cruz Fruit Packing Company c.1946, and Mechano Electro Works c.1940s-50s. The Austin Company, industrial design-build firm, had an Oakland office on Broadway and later on 57th Avenue. This and 1142-46 57th Avenue are near-twins, similar Austin-designed buildings with pressed brick fronts, stepped parapets, and long side walls of industrial sash.

The Oakland Cultural Heritage Survey rates this property Cb-1+ (C, secondary importance or superior example; potentially B-, major importance, landmark quality), particularly for its design quality and materials and designer. It is a contributor to the National Register quality 57th Avenue Industrial district (Area of Primary Importance: 1+). Its Survey rating makes it a historic property under Oakland's Preservation Element. This property appears eligible for the National Register as a contributor to the 57th Avenue Industrial district.

- B11. Resource Attributes: HP08--industrial building
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

(Sketch map, [^]N[^] north at top.)



- B13. Remarks:
Primary Record submitted 9/30/94.

- *B14. Evaluator: Betty Marvin
*Date of Evaluation: 03/09/94
Date Recorded: 09/30/95

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS Dc1+
Review Code _____ Reviewer _____ Date _____

- *P1. a. Resource Identifier (assign a name or number): Serial No. 637
b. Other Identifier: SantaCruzFruitPackingCo.-Stokely cannery
- *P2. Location: a. County Alameda
*b. Address 1175-51 57TH AV/1251 57TH AV
City Oakland, CA Zip 94621
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570155 mE / 4179800 mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTM, etc.)
Parcel no.: 041 3848 021 00
- *P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

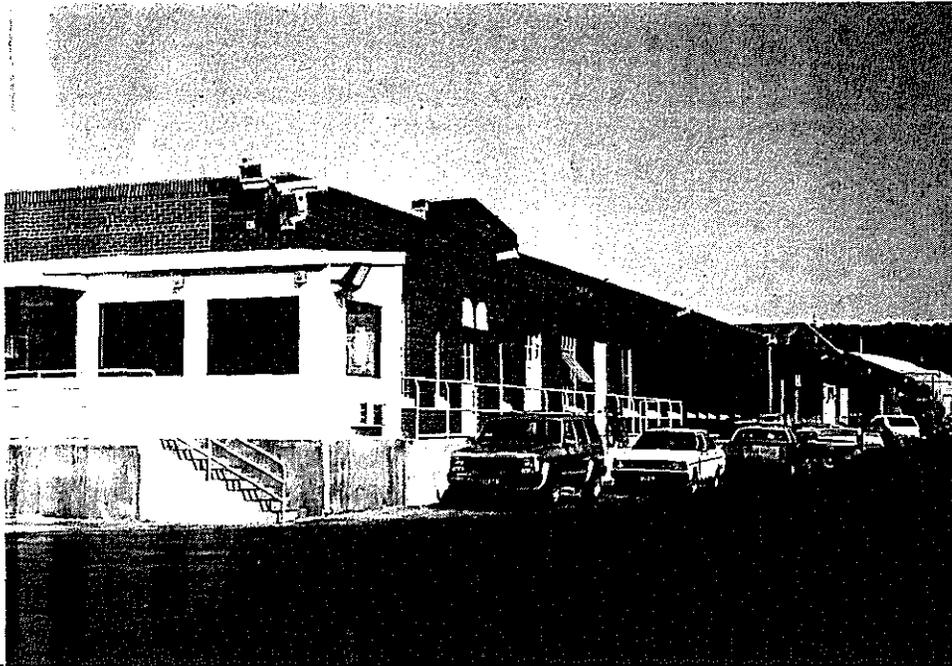
1175-51 57TH AV is an early 20th century utilitarian factory building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is one story, rectangular accretive plan, on an interior lot. It has a flat and monitor roof, straight and peaked parapet, vehicle doors, loading docks, and tall windows. Exterior walls are combed brick and common brick. Roof is composition. Foundation is concrete. Structure is steel frame and wood frame. Sanborn maps describe it as brick with an appendage of wood frame, metal clad. The building has steel sash, ornamental cast concrete sills, and brick parapet coping. Present use is industrial. Surroundings are densely built up, industrial.

Visible alterations include new door, some windows changed. The building is in good condition; its integrity is good.

b. Resource attributes: HP08--factory building

- *P4. Resources present: /X/Building //Structure //Object //Site //District /X/Element of District (API) //Other

*P5. a. Photograph or Drawing



P5. b. Photo number: 606-19
Photo date: 11/13/91

- *P6. Date Constructed/Age, and Source:
//Prehistoric /X/Historic //Both
1930 F add 1936
building permit

*P7. Owner and Address:
STOKELY VANCAMP INC c/o TAX
DEPT 25-3
P O BOX 9001
CHICAGO IL 60604

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: //Intensive
/X/Reconnaissance //Other

- *P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None //Location Map //Sketch Map //Continuation Sheet //Building, Structure, and Object Record //Other

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS Dc1+
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 638
b. Other Identifier: Pacific Telephone & Teleg. Melrose Garage

*P2. Location: a. County Alameda
*b. Address 1180 57TH AV Zip 94621
City Oakland, CA
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570210 mE / 4179700 mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)
Parcel no.: 041 3848 028 00

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

1180 57TH AV is a 1920s decorative brick industrial building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is high one story, rectangular plan, on an interior lot. It has a straight parapet and pilaster caps with concrete coping, entry door transom, and small windows. Exterior walls are pressed brick and common brick. Roof is composition. Foundation is concrete. Structure is concrete frame. Sanborn maps describe it as brick with steel trusses and concrete columns. The building has steel sash, brick pilasters, and a concrete base. Present use is public utility. Supportive elements include long-time occupancy. Surroundings are densely built up, industrial.

Visible alterations include side facade painted brick, front facade vehicle door filled in, security grilles. The building is in excellent condition; its integrity is good.

b. Resource attributes: HP08--industrial building

*P4. Resources present: Building Structure Object Site District Element of District (API) Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 628-28
Photo date: 08/12/92



*P6. Date Constructed/Age, and Source:
 Prehistoric Historic Both
1927-28 F
building permit

*P7. Owner and Address:
P T & T CO 279-1-41-POR 1
94621

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: Intensive
 Reconnaissance Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Other

*Resource Name or #: Serial No. 638
1180 57TH AV Oakland CA 94621

- B1. Historic Name: Pacific Telephone & Teleg. Melrose Garage
B2. Common Name: None
B3. Original Use: Industry
B4. Present Use: Industry/utility
*B5. Architectural Style: 1920s decorative brick
*B6. Construction History: built 1927-28
painted brick, vehicle door filled in, security grilles
*B7. Moved? No / Yes / Unknown Date: Original Location:
*B8. Related Features:
B9a. Architect: PT&T Co. chief engineer b. Builder: Thornally, W.G.

- *B10. Significance: Theme: masonry buildings (auto related) Area: Oakland
Period: 1850-1948 Property Type: industrial building N.R. Criteria: A,C
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

1180 57TH AV, the Pacific Telephone & Telegraph Melrose Garage, is a representative example of a 1920s decorative brick industrial building. It was built in 1927-28, architect PT&T Company chief engineer and builder W.G. Thornally. It is dated by building permit A30726, and was originally valued at \$27,489. Plans are on file with the City of Oakland, showing uses as repair garage, wash rack, and storerooms. The 240' lot to the southwest of the building was PT&T's corporation yard. Historically the building reflects utilities and infrastructure, motor transportation and the auto industry, and the building and economic boom of the 1920s. The original owner, developer and business, from 1927 was Pacific Telephone & Telegraph. This was one of at least five new telephone company buildings built in the 1920s to serve Oakland's new residential and industrial areas.

The Oakland Cultural Heritage Survey rates this property Dcl+ (D, minor importance; potentially C, secondary importance or superior example, if restored). It is a contributor to the National Register quality 57th Avenue Industrial district (Area of Primary Importance: 1+). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. This property appears eligible for the National Register as a contributor to the 57th Avenue Industrial district.

(see plans continuation page)

- B11. Resource Attributes: HP08--industrial building

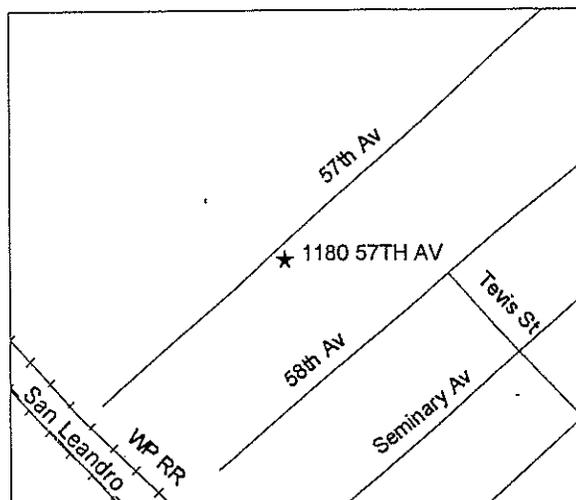
- *B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

- B13. Remarks:
Primary Record submitted 9/30/94.

- *B14. Evaluator: Betty Marvin
*Date of Evaluation: 03/09/94
Date Recorded: 09/30/95

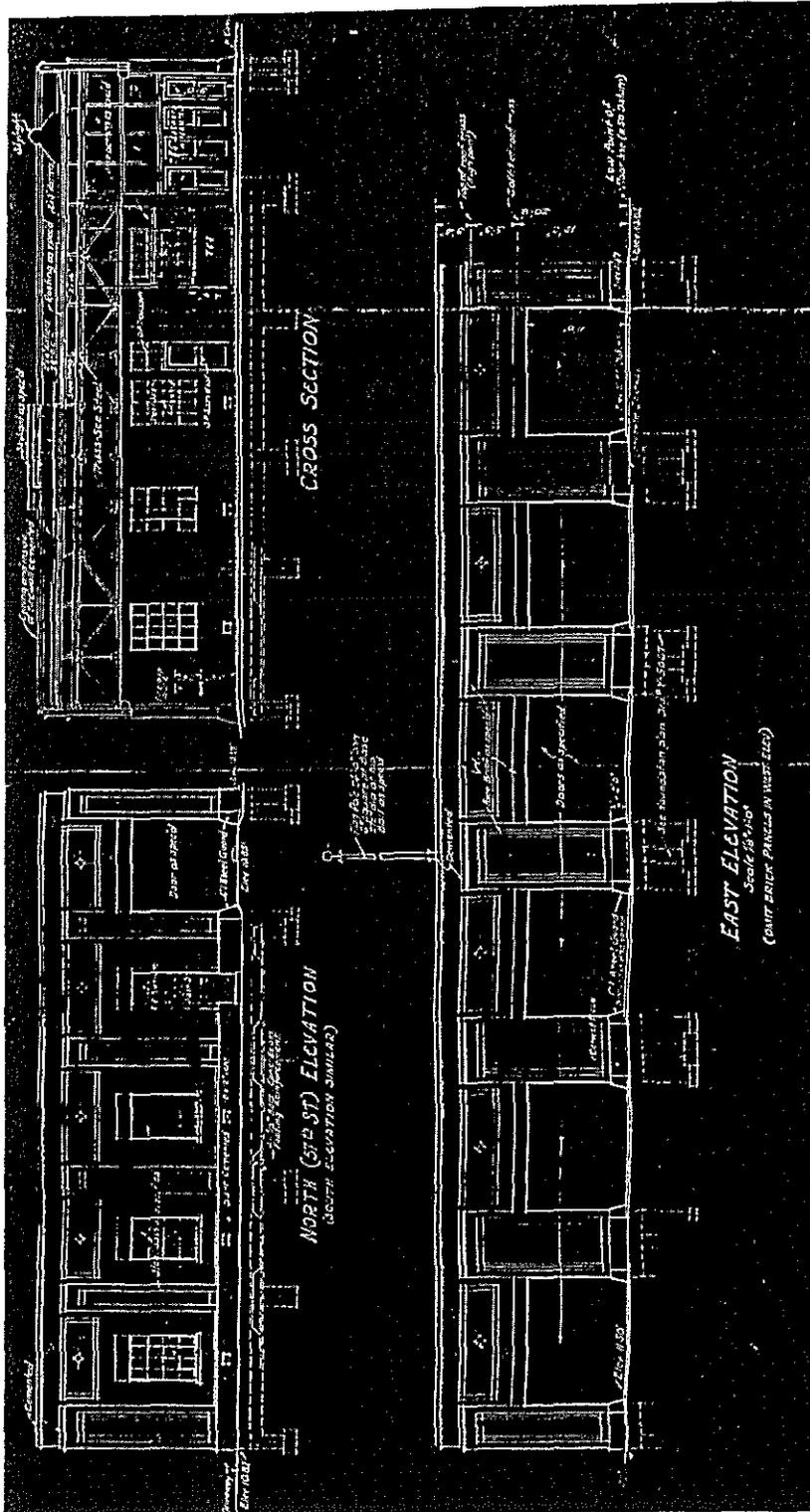
(This space reserved for official comments.)

(Sketch map, [^]N[^] north at top.)



*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 /X/ Continuation / / Update _____

Permit #A30726, 11/26/27 Plans and specs on file with City of Oakland (excerpt)
Is brick garage for Pacific Tele. & Tele. Co., E 57th Av 950S/E14th St, P.T.&T.Co. chief



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS Dcl+
Review Code _____ Reviewer _____ Date _____

- *P1. a. Resource Identifier (assign a name or number): Serial No. 643
b. Other Identifier: Stokely-SantaCruz FruitPacking warehouse
- *P2. Location: a. County Alameda
*b. Address 1200-14 57TH AV
City Oakland, CA Zip 94621
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570250 mE / 4179700 mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 041 3848 006 00

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

1200-14 57TH AV is an early 20th century utilitarian industrial building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is high one story, rectangular plan, on an interior lot. It has a truss roof, two vehicle doors, and narrow windows. Exterior walls are combed brick with corrugated metal side walls. Roof is composition. Foundation is concrete. Structure is wood frame. Sanborn maps describe it as wood frame with metal cladding and wood frame with brick veneer. The building has steel sash with glazed entry. Present use is industrial. Surroundings are densely built up, industrial.

Visible alterations include pedimented parapet part removed, one vehicle door filled in, and entry door transom covered. The building is in good condition; its integrity is fair. It suffered damage due to the 1989 Loma Prieta Earthquake.

b. Resource attributes: HP08--industrial building

*P4. Resources present: /X/Building //Structure //Object //Site //District /X/Element of District (API) //Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 628-27
Photo date: 08/12/92



*P6. Date Constructed/Age, and Source:
//Prehistoric /X/Historic //Both
1934 F eq 1989
building permit

*P7. Owner and Address:
STOKELY VANCAMP INC c/o TAX
DEPT 25-3
P O BOX 9001
CHICAGO IL 60604

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: //Intensive
/X/Reconnaissance //Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: /X/None //Location Map //Sketch Map //Continuation Sheet //Building, Structure, and Object Record //Other

*Resource Name or #: Serial No. 643
1200-14 57TH AV Oakland CA 94621

- B1. Historic Name: Stokely-SantaCruz FruitPacking warehouse
B2. Common Name: None
B3. Original Use: Industry B4. Present Use: Industry/manufacturing
*B5. Architectural Style: early 20th century utilitarian
*B6. Construction History: built 1934, earthquake damage 1989
parapet removed, vehicle door filled in
*B7. Moved? No / Yes / Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Austin Company of Calif. b. Builder: Austin Company of Calif.

- *B10. Significance: Theme: masonry buildings (industrial) Area: Oakland
Period: 1850-1948 Property Type: industrial building N.R. Criteria: A,C
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

1200-14 57TH AV, the Stokely-Santa Cruz Fruit Packing warehouse, is a very good example of an early 20th century utilitarian industrial building (now remodeled). It was built in 1934, architect and builder Austin Company of California. It is dated by permit A55514, valued at \$14,900. Plans are on file with the City of Oakland. It lost its parapet in the 1989 earthquake. Historically the building reflects food processing and distribution, and national businesses and industries in Oakland. Sources identify the original owner as E.E. Huddleson, manager of Santa Cruz Fruit Packing Company, and Stokely Brothers. Stokely and Santa Cruz both had other property in the district (see 1175-1251 57th Avenue), and appear to have been related. The Austin Company, founded in Cleveland in 1878, was a major national design-build firm with an Oakland office on Broadway and later on 57th Avenue. This building is more utilitarian in design than the earlier Austin buildings in the district, with a common brick front and corrugated metal sides.

The Oakland Cultural Heritage Survey rates this property Dcl+ (D, minor importance; potentially C, secondary importance or superior example, if restored). It is a contributor to the National Register quality 57th Avenue Industrial district (Area of Primary Importance: 1+). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. This property appears eligible for the National Register as a contributor to the 57th Avenue Industrial district.
(see plans continuation page)

B11. Resource Attributes: HP08--industrial building

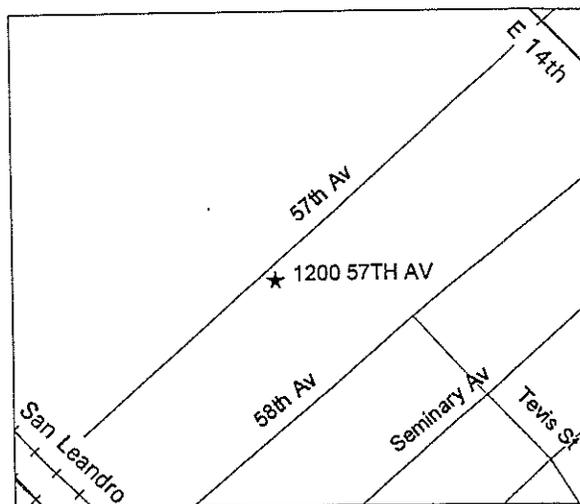
- *B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

- *B14. Evaluator: Betty Marvin
*Date of Evaluation: 03/09/94
Date Recorded: 09/30/95

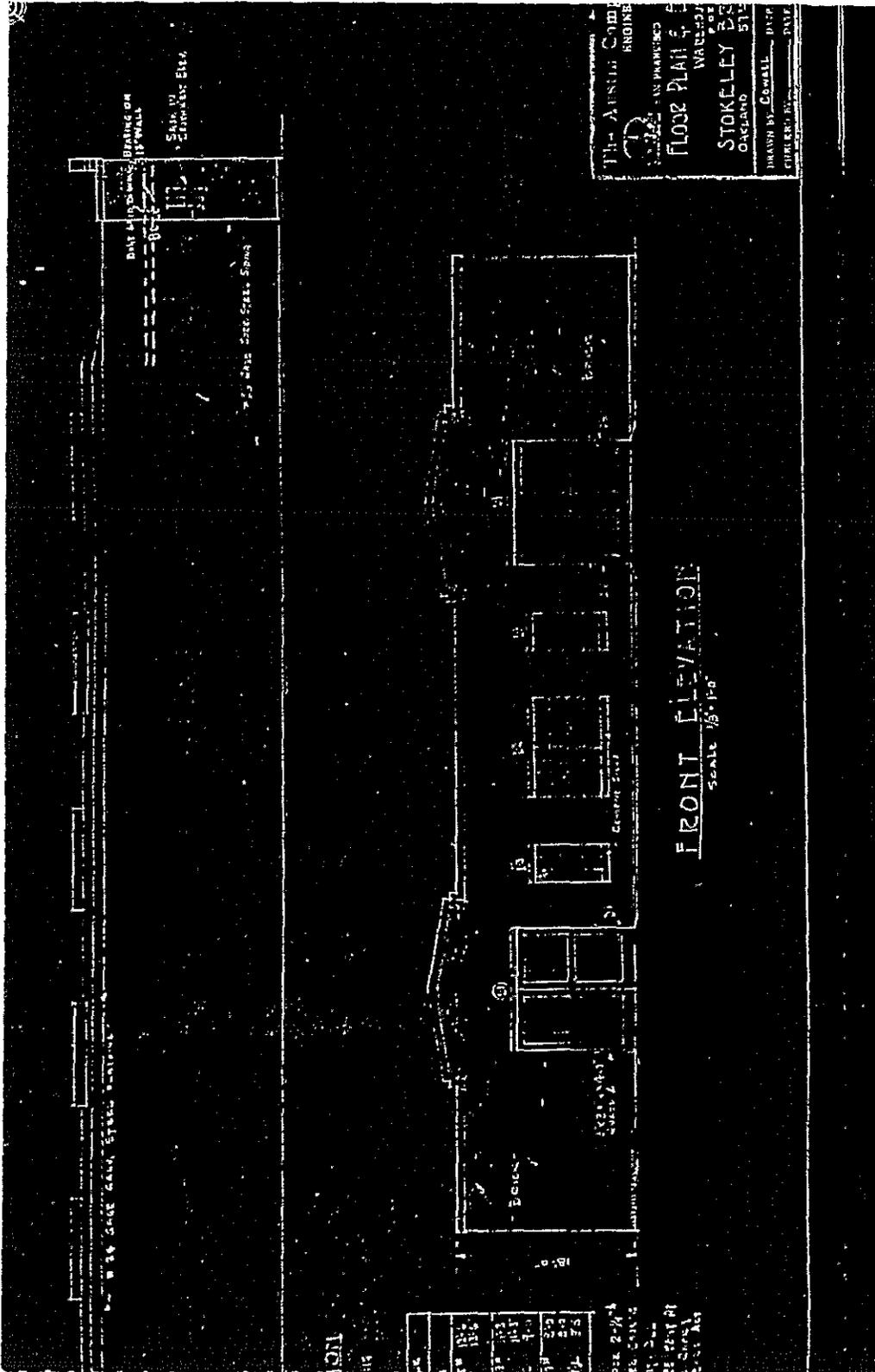
(This space reserved for official comments.)

(Sketch map, [^]N[^] north at top.)



*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 /X/ Continuation / / Update

Permit #A55514, 08/14/34 Plans and specs on file with City of Oakland (excerpt)
Is warehouse for Stokeley Bros. & Company, 1214 57th Av, Austin Company of Calif. arch.



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS C1+
Review Code _____ Reviewer _____ Date _____

- *P1. a. Resource Identifier (assign a name or number): Serial No. 685
b. Other Identifier: West Coast Macaroni Mfg. Co. factory
- *P2. Location: a. County Alameda
*b. Address 1250 57TH AV
City Oakland, CA Zip 94621
*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570275 mE / 4179760 mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 041 3848 005 00

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

1250 57TH AV is an early 20th century utilitarian industrial building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is two stories and monitor, rectangular plan, at the back of the lot. It has a flat and monitor roof, exterior stairs, vehicle doors, and bands of industrial sash windows. Exterior walls are common brick. Roof is composition. Foundation is concrete. Structure is steel frame and wood frame. Sanborn maps describe it as brick with 1st floor steel columns and 2nd floor wood framing. The building has brick pilasters and steel sash. Present use is work/live space West Coast Macaroni Studios. Supportive elements include large original use sign. Surroundings are densely built up, industrial.

Visible alterations include new door. The building is in excellent condition; its integrity is good.

b. Resource attributes: HP08--industrial building

*P4. Resources present: Building Structure Object Site District Element of District (API) Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 628-26
Photo date: 08/12/92

*P6. Date Constructed/Age, and Source:
 Prehistoric Historic Both
1929 F
building permit

*P7. Owner and Address:
VOULKOS PETER
951 62ND ST
OAKLAND CA 94608

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: Intensive
 Reconnaissance Other



*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Other

*Resource Name or #: Serial No. 685
1250 57TH AV Oakland CA 94621

- B1. Historic Name: West Coast Macaroni Mfg. Co. factory
B2. Common Name: West Coast Macaroni studios
B3. Original Use: Industry/manufacturing B4. Present Use: Industry
*B5. Architectural Style: early 20th century utilitarian
*B6. Construction History: built 1929
new door
*B7. Moved? No / Yes / Unknown Date: Original Location:
*B8. Related Features: signs

B9a. Architect: Austin Company of Calif. b. Builder: Austin Company of Calif.

- *B10. Significance: Theme: masonry buildings (industrial) Area: Oakland
Period: 1850-1948 Property Type: factory building N.R. Criteria: A,C
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

1250 57TH AV, the West Coast Macaroni Manufacturing Company factory, is a very good example of an early 20th century utilitarian factory building. It was built in 1929, architect and builder Austin Company of California. It is dated by building permit A38133, and was originally valued at \$26,000. Plans are on file with the City of Oakland. Historically the building reflects food processing and distribution, and immigrants and ethnic communities in Oakland. The original owner and developer was listed as Ferro Macaroni Company of Fresno on specifications. The property is also associated with West Coast Macaroni Manufacturing Company, owner and business c.1929-70s, officers Domenico Merlino, A. Borrelli, Julius DiDonato. The Austin Company, national industrial design-build firm, had an Oakland office on Broadway and later on 57th Avenue. This building differs from the other Austin buildings in the district in its two-story height, common brick walls, and placement at the rear of the lot.

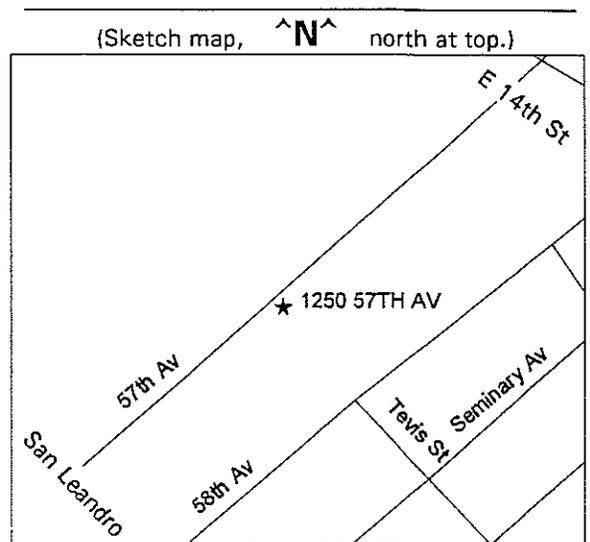
The Oakland Cultural Heritage Survey rates this property Cb-1+ (C, secondary importance or superior example; potentially B-, major importance, landmark quality, if restored), particularly for its design quality and designer. It is a contributor to the National Register quality 57th Avenue Industrial district (Area of Primary Importance: 1+). Its Survey rating makes it a historic property under Oakland's Preservation Element. This property appears eligible for the National Register as a contributor to the 57th Avenue Industrial district.

- B11. Resource Attributes: HP08--factory building
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

- *B14. Evaluator: Betty Marvin
*Date of Evaluation: 03/09/94
Date Recorded: 09/30/95

(This space reserved for official comments.)



Recorded by: Michael Hibma

Date: December 5, 2018 Continuation Update

P3a. Description (continued) This collection of 21 industrial buildings on 22 assessor parcels was recorded by the Oakland Cultural Heritage Survey in 1996 (OCHS 1996) as the 57th Avenue Industrial District. Notable changes to the API since recordation include demolition of three contributing elements. Two buildings: 1127 57th Avenue (built circa 1910; OCHS rating “B-1+”) and 1136 57th Avenue (built circa 1940; OCHS rating “*b-1+”) were demolished to build surface parking lots. A third building at 1151 57th Avenue (built 1930; OCHS rating “Dc1+”) was demolished to construct a loading bay for a beverage bottling plant at 5625 International Boulevard/1333 57th Avenue (built circa 1950; OCHS rating “1-”). Since construction and the 1996 OCHS recordation, the remaining contributing elements appear routinely maintained.

B10. Significance (continued) The 57th Avenue Industrial District was previously evaluated in 1996 and later designated an Area of Primary Interest, indicating that this collection of buildings constituted a National Register-quality historic district due to its industrial past and cohesive architectural aesthetic. LSA architectural historian Michael Hibma did a field review of the 57th Avenue Industrial District in August 2011. The field review indicated that aside from removal of three contributing elements listed above, the 57th Avenue Industrial District appears to have remained essentially the same since the OCHS recordation in 1996. The 57th Avenue Industrial District retains integrity of *location, design, workmanship, materials, setting and feeling*. LSA Associates, Inc. concurs with OCHS that the 57th Avenue Industrial District is eligible for listing in the National and the City of Oakland registers for its historical significance as described by OCHS in 1996.

B12. References (continued)

Hibma, Michael and E. Timothy Jones

2019 *Cultural Resource Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond, California.

Oakland Cultural Heritage Survey

1992 *Historic Resources Inventory Form for #4623-0877-000*. On file at OCHS, Oakland, California.

1996 *California Department of Parks and Recreation Form DPR 523 Records for P-01-009862* On file at OCHS, Oakland, California.



57th Avenue Industrial District/P-01-009862. View east along 57th Avenue. View northwest. 8.10.2011.



57th Avenue Industrial District, 1100 57th Avenue, south façade, view to the north. LSA photograph 8/11/11.



57th Avenue Industrial District, 1101 57th Avenue, south façade, view to the north. LSA photograph 8/11/11.



57th Avenue Industrial District, 1104 57th Avenue, north façade, view to the south. LSA photograph 8/11/11.



57th Avenue Industrial District, 1127 57th Avenue, south façade, view to the north. LSA photograph 8/11/11.



57th Avenue Industrial District, 1122 57th Avenue, north and west façades, view to the southeast. LSA photograph 8/11/11.



57th Avenue Industrial District, 1135 57th Avenue, south and east façades, view to the northwest. LSA photograph 8/11/11.



57th Avenue Industrial District, 1137 57th Avenue, south and west façades, view to the northeast. LSA photograph 8/11/11.



57th Avenue Industrial District, 1154 57th Avenue, north façade, view to the south. LSA photograph 8/11/11.



57th Avenue Industrial District, 5625 International Boulevard/1133 57th Avenue, south façade, view to the northeast.
LSA photograph 8/11/11.



57th Avenue Industrial District, view east 57th Avenue towards International Boulevard/East 14th Street/State Route 185.
LSA photograph 8/11/11.

087504

HISTORIC RESOURCES INVENTORY
district contributor, potentially eligible, or of local interest

4623-0582-0000

IDENTIFICATION AND LOCATION

- 1. Historic name: General Electric Company Oakland Works
Historic district: 57th Avenue Industrial
- 2. Common or current name: General Electric Co. bldg. #1
- 3. Number & street: 5441 EAST 14TH ST/BUILDING #1
City & zip: Oakland, CA 94601 County: Alameda Parcel no.: 41-3848-1-0 F
- 4. UTM zone: 10 A: 570130/4180030

Serial number: 1496
 NR status: 4X
 Local designation:
 Local rating: prelim. B+1+

DESCRIPTION

- 6. Property category: building
- 7. Briefly describe the present physical appearance of the property:
early 20th century utilitarian-Classical Revival industrial building one and two stories, rectangular plan, on an interior lot, straight parapet, paired windows, monumental entry brick, cast concrete ornament, concrete foundation, composition roof, metal sash
- 9. Owner & address: GENERAL ELECTRIC CO c/o MR L J KIRK P O BOX 06340 FT MYERS FL 33906
- 10. Type of ownership: private
- 11. Present use: commercial

HISTORICAL INFORMATION

- 14. Construction date(s): 1922 F Original location: same Date moved:
Original permit #: 70900 Availability of plans: reviewed
- 15. Alterations & date:
- 16. Architect: Plant Engineering Co (NY) Builder: Foundation Co.
- 17. Historic attributes: 08--industrial building

SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme: industrial development Area: Oakland
Period: 1850-1945 Property type: industrial building Context formally developed? no
- 19. Briefly discuss the property's importance within the context.
outstanding example of early 20th century utilitarian-Classical Revival industrial building
may become eligible as contributor to a district not yet fully documented
district: a primary contributor to the character of the 57th Avenue-East 14th St.-San Leandro Blvd. industrial district
patterns: industry national firms
built 1922 dated by building permit originally valued at \$90000
08/22/22 permit 70900, owner General Electric Co.; 2s Br Conc+Steel Factory, S E14th St 100 E/54th Av, \$90000

Photo number: 610-20
 Photo date: 05/24/92

- 23. Evaluator: not yet formally evaluated
Date of evaluation:

26. Date form prepared: 09/30/92
 By: Oakland Cultural Heritage Survey
 One City Hall Plaza
 Oakland CA 94612
 (510) 238-3941

Original research files may contain additional information on this property.

AT068C-01



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

092466

Primary # _____
HRI # -0876
Trinomial _____
NRHP Status Code: 7R

Page P1 of 1

0001.2334

Other Listings OCHS A1+
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 1496
b. Other Identifier: General Electric Company Oakland Works

*P2. Location: a. County Alameda

*b. Address 5441 EAST 14TH ST/BUILDING #1
City Oakland, CA Zip 94601

*c. UTM: USGS 7.5' Quad Oakland East Date 1980; Zone: 10, 570130 mE / 4180030 mN

*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)
Parcel no.: 041 3848 001 00 F

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

5441 EAST 14TH ST is an early 20th century utilitarian-Classical Revival factory building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is one and two stories, pavilion and wings, on an interior lot, on the front part of the parcel. It has a straight parapet, moulded cornice, monitor, and monumental entry. Exterior walls are dark red brick and common brick. Roof is composition. Foundation is concrete. Structure is concrete frame. Sanborn maps describe it as brick. The building has metal sash and cast concrete ornament. Present use is industrial, General Electric Co. bldg. #1. Supportive elements include long-time occupancy and GE monogram. Surroundings are densely built up, industrial, commercial.

The building is in excellent condition; its integrity is excellent.

b. Resource attributes: HP08--factory building

*P4. Resources present: Building Structure Object Site District Element of District (API) Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 610-20
Photo date: 05/24/92

*P6. Date Constructed/Age, and Source:
 Prehistoric Historic Both
1922 F add 1927
building permit

*P7. Owner and Address:
GENERAL ELECTRIC CO c/o MR L
J KIRK
P O BOX 06340
FT MYERS FL 33906

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: Intensive
 Reconnaissance Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Other

Substitute DPR 523A-Test (ochsp1.frm, rev 7/31/94)

AT07GZ-01



GENERAL ELECTRIC COMPANY

8



PROP# 09244de
 Primary # _____
 HRI # 4623-0876-XXXX
 *NRHP Status Code 3B
 Local/Other Rating: A1+

*Resource Name or # Serial No. 1496
 5441 EAST 14TH ST/BUILDING #1 Oakland CA 94601

- B1 Historic Name: General Electric Company Oakland Works
- B2 Common Name: General Electric Co. bldg. #1
- B3 Original Use: Industry/manufacturing B4 Present Use: Industry/manufacturing
- *B5 Architectural Style: early 20th century utilitarian - Georgian Revival
- *B6 Construction History: built 1922, addition 1927

- *B7 Moved? No / Yes / Unknown Date _____ Original Location: _____
- *B8 Related Features _____

B9a Architect: GE Plant Engineering Dept b. Builder: Foundation Company

- *B10 Significance Theme: masonry buildings (industrial) Area: Oakland
- Period: 1850-1948 Property Type: factory building
- (Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity) NR Criteria: A,C

5441 EAST 14TH ST, the General Electric Company Oakland Works, is a very good example of an early 20th century utilitarian-Georgian Revival factory building. It was built in 1922, architect General Electric Plant Engineering Department (Schenectady, New York) and builder Foundation Company. It is dated by building permit 70900, and was originally valued at \$90,000. Plans are on file with the City of Oakland. A one story brick addition to the factory was made in 1927. Historically the building reflects industrial development in Oakland, and national businesses and industries in Oakland.

The original owner, developer and business, about 1922-90s, was General Electric Oakland Works. This was GE's second Oakland plant: the Mazda Lamp Works at 1600 Campbell Street (1916) manufactured light bulbs - "enough to supply the needs of the entire Pacific Coast." At the time it bought the 23-acre site on East 14th Street, GE had factories in 26 cities. The first building in the East 14th Street complex, Building #1, housed offices in the neo-Georgian front section, as well as a huge factory and warehouse. It was initially described as "for the manufacture of switchboards," but mainly made transformers and motors. Later buildings in the complex included a radio studio and office (1924, demolished; a miniature of Building #1), wire drawing plant (1924, Building #6), insulation department (1936, Building #2), and others.

(see continuation pages)

- B11. Resource Attributes: HP08--factory building
- *B12 References: Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

(Sketch map, [^]N[^] north at top)

- B13. Remarks: Primary Record submitted 9/30/94.

- *B14 Evaluator: Betty Marvin
- *Date of Evaluation: 03/08/94
- Date Recorded: 09/30/95

(This space reserved for official comments)



ATOAPG-01



B10 Significance

The Oakland Cultural Heritage Survey rates this property A1+ (A, highest importance), particularly for its design quality and type/style and historical associations. It is a primary contributor to the National Register quality 57th Avenue-East 14th Street Industrial district (Area of Primary Importance: 1+). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. This building appears individually eligible for the National Register of Historic Places in the context of masonry buildings (industrial) in Oakland 1850-1948.

B12. References, continued

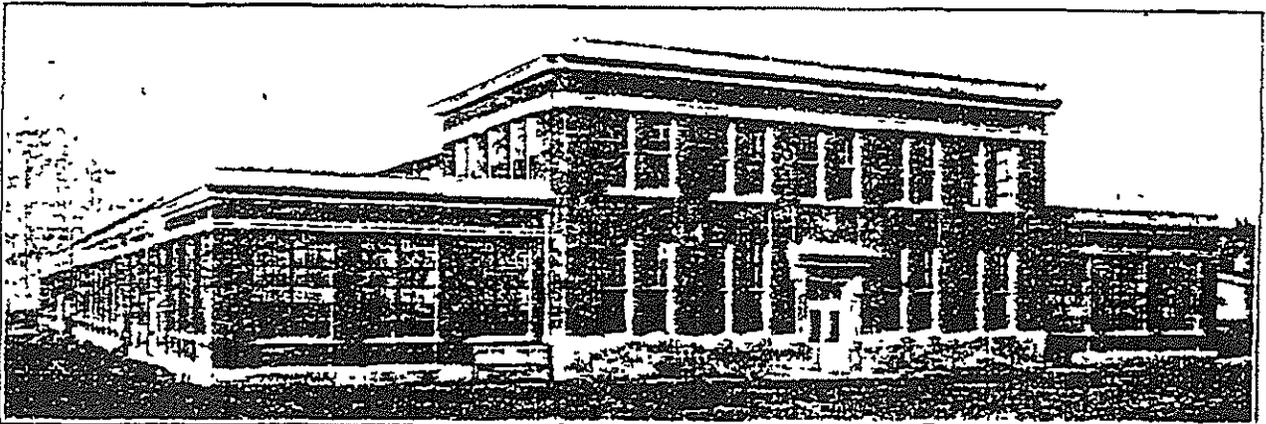
Bolts and Nuts (Oakland Chamber of Commerce), Feb. 16, 1922; July 17, 1922; Jan. 14, 1924; Oct. 31, 1924.

Hinkel & McCann, Oakland 1852-1938, v. 2, p. 896.

Oakland Outlook, April 1923.

Oakland Tribune, August 12, 1923 ("Greatest Broadcasting Station in the West")

Oakland Outlook, April 1923



NEW PLANT OF GENERAL ELECTRIC COMPANY, 54TH AVENUE AND EAST 14TH STREET

Recorded by: Michael Hibma

Date: December 5, 2018 Continuation Update

P3a. Description (continued). This 75,200-square-foot steel-framed industrial building was recorded by OCHS in 1994 as General Electric Company Oakland Works, - Building #1. This building was constructed primarily of brick masonry and concrete in 1922 with an addition built in 1927 for manufacturing electrical equipment. It operated until 1980 when the plant closed and facility vacated. Since its construction and subsequent recordation in 1994, it has remained vacant and sustained damage due to weather, vandalism, and neglect.

B10. Significance (continued). Building #1 was previously evaluated in 1994 and was considered individually eligible for the National Register for its “design quality and type/style and historical associations” with the industrial development of East Oakland. LSA architectural historian Michael Hibma completed three reviews of Building #1 in August 2011, October 2016, and November 2018. The field review indicated that aside from damage to the building from weather, vandalism, and neglect, as well as removal of landscaping elements from the foot of the building, Building #1 appears to have remained essentially the same since the OCHS recordation in 1994. Building #1 retains integrity of *location, design, workmanship, materials, setting and feeling*. LSA Associates, Inc. concurs with OCHS that Building #1 remains individually eligible for the National and Oakland registers, as well as a contributing element to the 57th Avenue Industrial District for its historical significance as described by OCHS in 1994.

B12. References (continued).

Hibma, Michael and E. Timothy Jones

2019 *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond, California.

Oakland Cultural Heritage Survey

1992 *Historic Resources Inventory Form for #4623-0582-000*. On file at OCHS, Oakland, California.

1994 *California Department of Parks and Recreation Form DPR 523 Records for P-01-000521* On file at Northwest Information Center, Rohnert Park, California.



General Electric Company Oakland Works – Building #1/P-01-000521. East and south façade(s), view northwest.
LSA photograph 11/13/18.



General Electric Company Oakland Works – Building #1. East and south façades, view northwest. LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #1. South and east (partial) façades, view east. LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #1. West façade, view east. Building #2 at right, Building #4 at left.
LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #1. West and north façades, view east. LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #1. North façade, view west. LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #1. East and north façades, view southwest. LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #1. Interior factory floor, view west. LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #1. Interior factory floor, north bank, view west.
LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #1. Interior factory floor, south bank, view west. LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #1. South façade, view west. LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #1. South facade, view northwest. LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #1. South façade, view west. LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #1. South facade, view northwest. LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #1. South façade, view north. LSA photograph 8/11/11.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

09 2467

Primary # _____
HRI # -0877
Trinomial _____
NRHP Status Code: 7R

Page P1 of 1

0001.2335

Other Listings OCHS D1+
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 1495
b. Other Identifier: General Electric Co. insulation dept.

*P2. Location:

*b. Address 5441 EAST 14TH ST/BUILDING #2
City Oakland, CA

a. County Alameda

Zip 94601

*c. UTM: USGS 7.5' Quad Oakland East Date 1980;

Zone: 10, 569995 mE / 4179880 mN

*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)
Parcel no.: 041 3848 001 00 M

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

5441 EAST 14TH ST is an early 20th century utilitarian industrial building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is high one story, rectangular plan, on a full-block lot, on the mid part of the parcel. It has a flat roof, bands of windows, and loading dock. Exterior walls are common brick above metal sash. Roof is composition. Foundation is concrete. Structure is brick bearing wall and other frame. Sanborn maps describe it as brick under iron, steel, or other metal. The building has concrete base. Present use is industrial, General Electric Co. bldg. #2. Surroundings are densely built up, industrial.

Visible alterations include change to setting. The building is in good condition; its integrity is good.

b. Resource attributes: HP08--industrial building

*P4. Resources present: Building Structure Object Site District Element of District (API) Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 651-12
Photo date: 05/19/93

*P6. Date Constructed/Age, and Source:
 Prehistoric Historic Both
1936-37 F
building permit

*P7. Owner and Address:
GENERAL ELECTRIC CO c/o MR L
J KIRK
P O BOX 06340
FT MYERS FL 33906

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: Intensive
 Reconnaissance Other

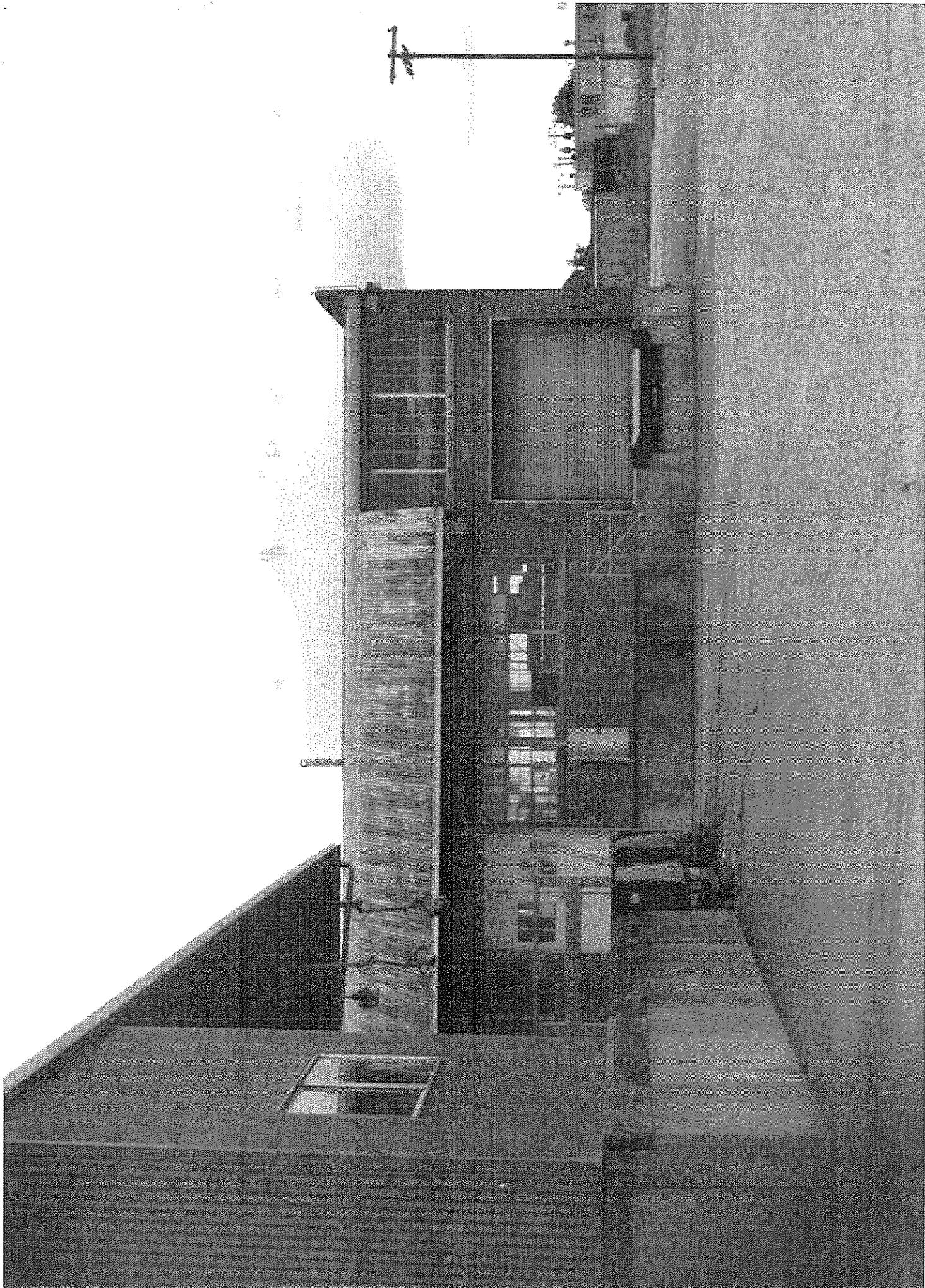
*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Other

Substitute DPR 523A-Test (ochsp1.frm, rev 7/31/94)

AT07H0-01





PROP# 092467
 Primary #
 HRI # 4623-0377-0000
 *NRHP Status Code: 3D
 Local/Other Rating: Dcl+

*Resource Name or #: Serial No. 1495
 5441 EAST 14TH ST/BUILDING #2 Oakland CA 94601

- B1. Historic Name: General Electric Co. insulation dept.
- B2. Common Name: General Electric Co. bldg. #2
- B3. Original Use: Industry
- B4. Present Use: Industry/manufacturing
- *B5. Architectural Style: early 20th century utilitarian
- *B6. Construction History: built 1936-37
change to setting
- *B7. Moved? No / Yes / Unknown Date: Original Location:
- *B8. Related Features:

B9a. Architect: Cowell, A.K. (Austin Co.) b. Builder: Austin Company

- *B10. Significance: Theme: masonry buildings (industrial) Area: Oakland
 Period: 1850-1948 Property Type: industrial building N.R. Criteria: A,C
 (Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

5441 EAST 14TH ST, the General Electric Company insulation department, is a representative example of an early 20th century utilitarian industrial building. It was built in 1936-37, architect A.K. Cowell (Austin Co.) and builder Austin Company. It is dated by building permit A65435, and was originally valued at \$74,000. Plans are on file with the City of Oakland, describing a 450' x 100' warehouse with a loading platform and spur track, and three craneways. Historically the building reflects industrial development in Oakland, and national businesses and industries in Oakland. The original owner, developer and business, about 1936-90s, was General Electric Company, plant here from 1922. (See Building #1 for more information). The Austin Company, founded in Cleveland in 1878, became a major national industrial design-build firm ("Undivided Responsibility"), with a California branch whose Oakland office was on Broadway and later on 57th Avenue. Austin and G.E. were major developers in the 57th Avenue District.

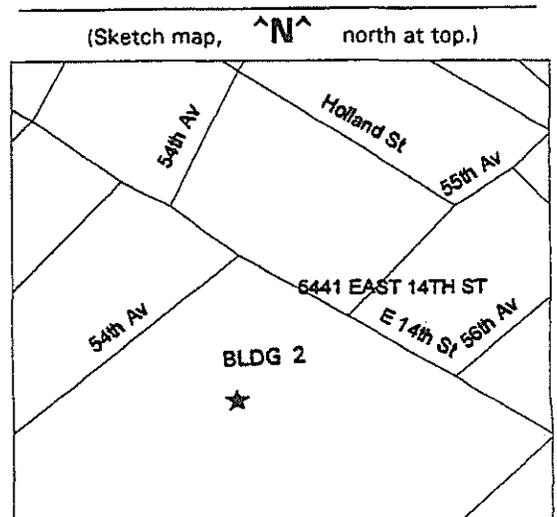
The Oakland Cultural Heritage Survey rates this property Dcl+ (D, minor importance; potentially C, secondary importance or superior example, if restored). It is a contributor to the National Register quality 57th Avenue Industrial district (Area of Primary Importance: I+). Its Survey rating makes it a historic property under Oakland's Preservation Element. This property appears eligible for the National Register as a contributor to the 57th Avenue Industrial district.

- B11. Resource Attributes: HP08--industrial building
- *B12. References: Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
 Primary Record submitted 9/30/94.

*B14. Evaluator: Betty Marvin
 *Date of Evaluation: 03/08/94
 Date Recorded: 09/30/95

(This space reserved for official comments.)



ATOAPH-01



Recorded by: Michael Hibma

Date: December 5, 2018 Continuation Update

P3a. Description (continued) This 45,200-square-foot steel-framed industrial building was recorded by OCHS in 1994 as General Electric Company Insulation Works - Building #2. This building was constructed primarily of brick masonry and concrete in 1922 with an addition built in 1936-1937 for manufacturing insulation for electrical equipment. It operated until 1980 when the plant closed and facility vacated. Since its construction and subsequent recordation in 1994, it has remained vacant and sustained damage due to weather, vandalism, and neglect.

B10. Significance (continued). Building #2 was previously evaluated in 1994 and was considered eligible for the National Register as a contributing element to the 57th Avenue Industrial District for its architectural design and associations with the industrial development of East Oakland. LSA architectural historian Michael Hibma completed three reviews of Building #2 in August 2011, October 2016, and November 2018. The field review indicated that aside from damage to the building from weather, vandalism, and neglect as well as removal of landscaping elements from the foot of the building, Building #2 appears to have remained essentially the same since the OCHS recordation in 1994. Building #1 retains integrity of *location, design, workmanship, materials, setting and feeling*. LSA Associates, Inc. concurs with OCHS that Building #1 remains eligible for the National and Oakland registers as a contributing element to the 57th Avenue Industrial District for its historical significance as described by OCHS in 1994.

B12. References (continued).

Hibma, Michael and E. Timothy Jones

2019 *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond, California.

Oakland Cultural Heritage Survey

1992 *Historic Resources Inventory Form for #4623-0877-000*. On file at OCHS, Oakland, California.

1994 *California Department of Parks and Recreation Form DPR 523 Records for P-01-000522* On file at Northwest Information Center, Rohnert Park, California.



General Electric Company Oakland Works – Building #2. East and south façade(s), view northwest. LSA photograph 11/13/18.



General Electric Company Oakland Works – Building #2. South façade, view northwest. LSA photograph 11/13/18.



General Electric Company Oakland Works – Building #2. West and south façade(s), view east. LSA photograph 8/11/11.



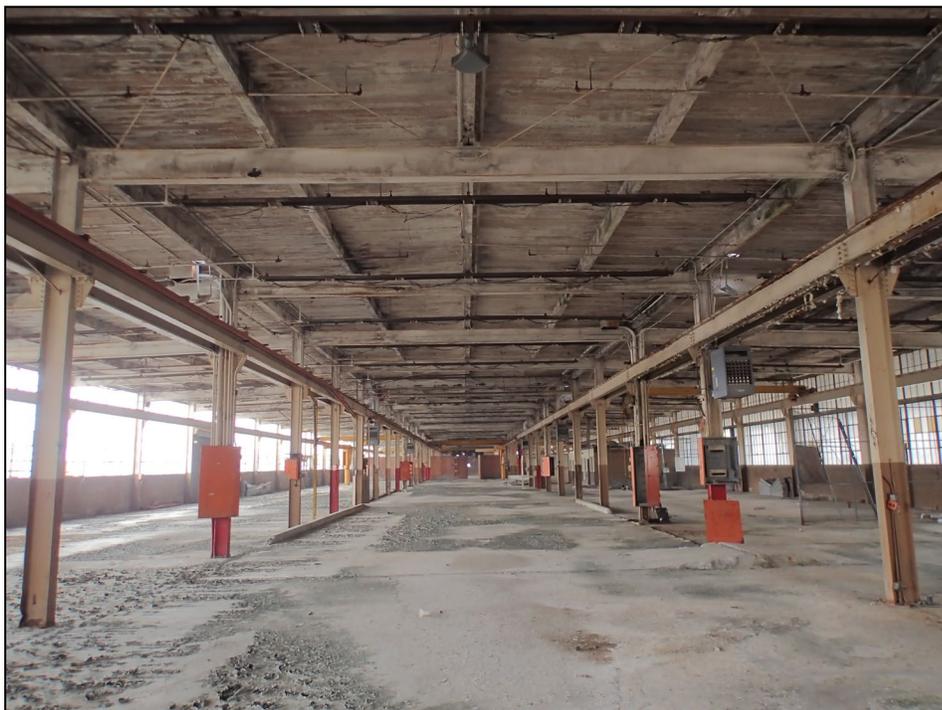
General Electric Company Oakland Works – Building #2. West and north façades, view southeast. LSA photograph 11/13/18.



General Electric Company Oakland Works – Building #2. East and north façades, view southwest. LSA photograph 11/13/18.



General Electric Company Oakland Works – Building #2. North façade, view southeast. LSA photograph 8/11/11.



General Electric Company Oakland Works – Building #2. Interior factory floor, view west. LSA photograph 8/11/11.

State of California c The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings: F1- (Oakland Cultural Heritage Survey)
Review Code: Reviewer: Oakland Cultural Heritage Survey Date: 1986

Page 1 of 3

Resource Name: GE Building #4

P1. Other Identifier: General Electric Company Oakland Works

P2. Location: Unrestricted:

- a. County: Alameda
- b. USGS 7.5' Quad: *Oakland East, Calif.* Date: 1997; T2S/R3W, *San Antonio* (A.M. Peralta); Mount Diablo B.M.
- c. Address: 5441 International Boulevard/East 14th Street/State Route 185; City: Oakland; Zip: 94601
- d. UTM: Zone 10S; 569880mE/4180125mN
- e. Other Locational Data: Assessor Parcel Number: 041-3848-001

P3a. Description: This resource consists of a single-story 15,700-square-foot utilitarian industrial building of all metal construction built in 1969 along the northern boundary of a 23.18-acre parcel in an urban setting. The building was constructed in the Vernacular style, is covered by a low-pitched metal roof, and rests on a raised concrete foundation. An abandoned railroad spur is located south of and adjacent to the building. There are no windows. Two metal roll-up doors are located at the far ends of the south-facing façade. The building is in fair condition. Landscaping elements include asphalt-paved parking/drive areas.

P3b. Resource Attributes: (HP8) Industrial building

P4. Resources Present: Building

P5a. Photograph:



P5b. Description of Photo:

GE Building #4. East and south façades, view west. LSA photograph: 8/10/11.

P6. Date Constructed/Age and Source: Historic 1969; Source: Oakland Cultural Heritage Survey (OCHS), Oakland, California.

P7. Owner and Address:

General Electric Company
P.O. Box 4900 #201
Scottsdale, Arizona 85261-4900

8. Recorded by:

Michael Hibma, M.A.
LSA
157 Park Place
Richmond, California 94801

P9. Date recorded: 12/17/18

P10. Survey Type: Intensive

P11. Report citation: Hibma, Michael and E. Timothy Jones. 2019. *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond, California.

Attachments: Building, Structure and Object Record Location Map Continuation Sheet

DPR 523A (1/95)

- B1. **Historic Name:** General Electric Oakland Works – Building #4
- B2. **Common Name:** Same
- B3. **Original Use:** Industrial
- B4. **Present Use:** Vacant
- B5. **Architectural Style:** Vernacular commercial/industrial
- B6. **Construction History:** According to historical USGS topographic quadrangles and a structural assessment, this building was built in 1969 as part of a former electrical equipment manufacturing plant operated by the General Electric Company (GE) from 1922 to 1980. Based on its current appearance and architectural design elements, it appears that there have been minimal alterations and changes to the exterior of the building since construction.
- B7. **Moved?** No
- B8. **Related Features:** None
- B9. **a. Architect:** Unknown
b. Builder: Unknown – likely GE
- B10. **Significance: Theme:** Industrial development **Area:** East Oakland, Alameda County

Period of Significance: N/A

Property Type: Industrial **Applicable Criteria:** N/A

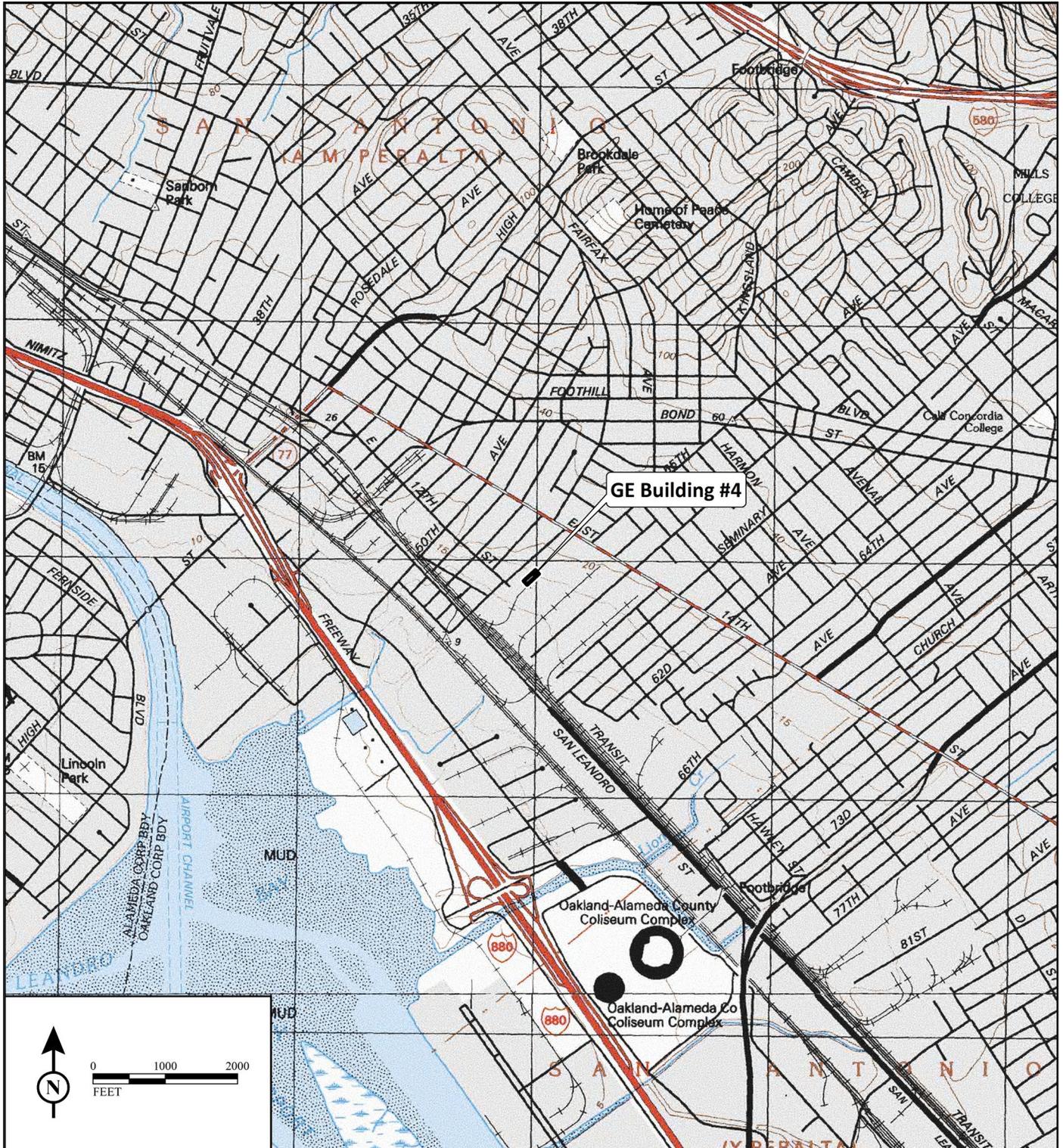
This industrial building is on a 23.18-acre parcel in an urban setting. Research indicates that GE Building #4 is associated with the industrial development of East Oakland in the mid-to-late 20th century. This event made a significant contribution to the broad patterns of the history of Oakland. However, no evidence was identified to elevate the building in associative stature; it does not possess specific, important associations with this context that distinguish it from many other steel-framed, general-purpose utility buildings with similar design, construction history, and uses in East Oakland, Alameda County, and statewide. The Oakland Cultural Heritage Survey surveyed this building in 1986 and concluded that Building #4 did not appear individually eligible or a contributing element to a historic district. Background research did not indicate an association with the lives of important persons or that this building is a notable or otherwise important example of Vernacular architecture. Based on historical research Building #4 does not appear eligible for inclusion in the National Register under any of the significance criteria, nor does it appear eligible for local designation in the Oakland Register. In conclusion, Building #4 does not qualify as a “historical resource” for the purposes of CEQA. See Continuation Sheet.

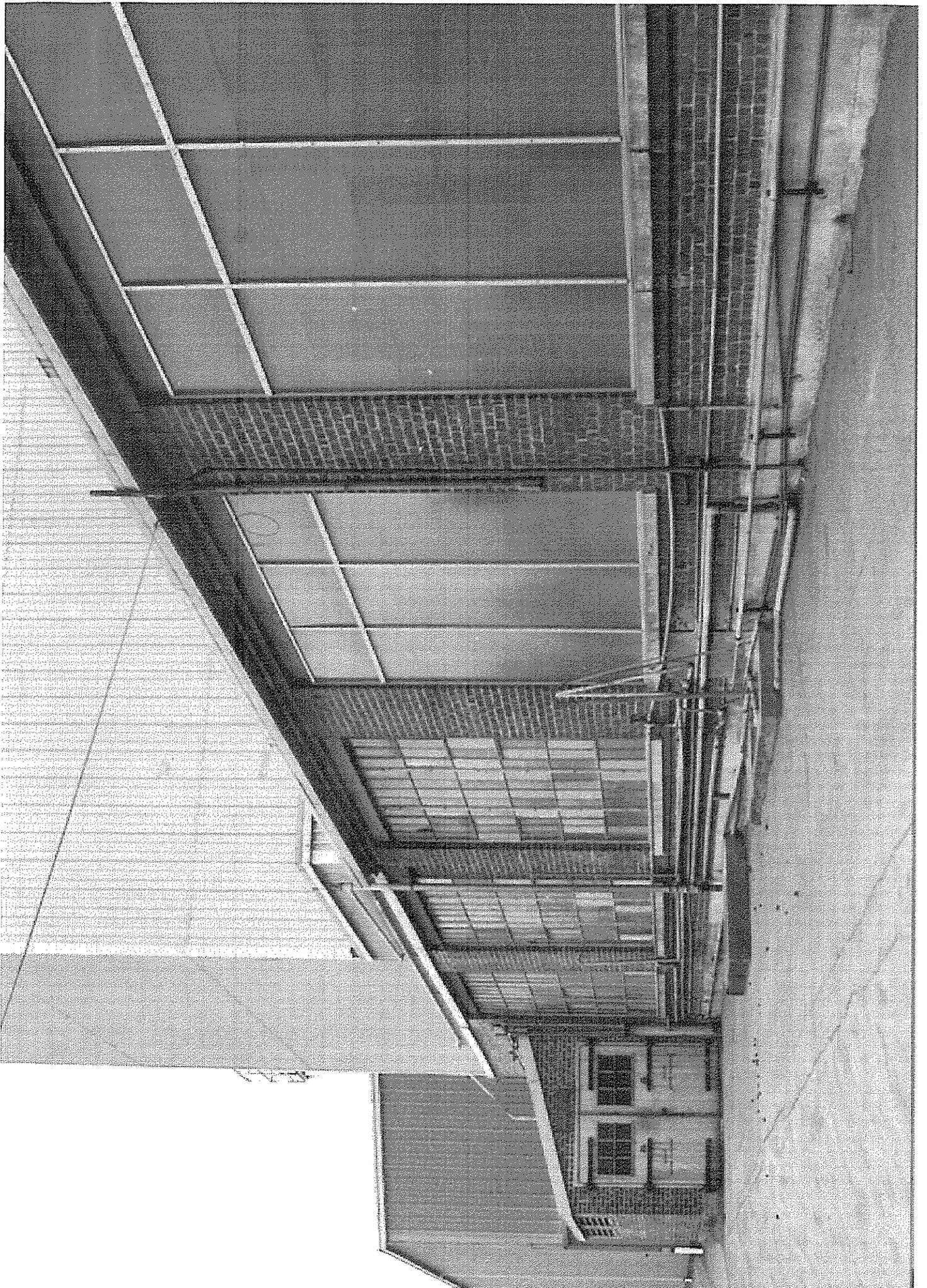
- 11. **Additional Resource Attributes:**
N/A
- B12. **References:**
See *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond. January 2019.
- B13. **Remarks:** None
- B14. **Evaluator:**
Michael Hibma, M.A., DPH, and E.
Timothy Jones, M.A. RPA
LSA Associates, Inc.,
157 Park Place
Point Richmond,
California 94801

Date of Evaluation: 12/17/18



(This space reserved for official comments.)





State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

092468

Primary # _____
HRI # -0878
Trinomial _____
NRHP Status Code: 7R

Page P1 of 1

Other Listings OCHS C1+

0001.2336

Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 1497
b. Other Identifier: General Electric Co. wire drawing bldg.

*P2. Location:

*b. Address 5441 EAST 14TH ST/BUILDING #6
City Oakland, CA

a. County Alameda

Zip 94601

*c. UTM: USGS 7.5' Quad Oakland East Date 1980;

Zone: 10, 569960 mE / 4179870 mN

*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)
Parcel no.: 041 3848 001 00 R

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

5441 EAST 14TH ST is an early 20th century utilitarian factory building in the 57th Avenue-East 14th Street-San Leandro Boulevard Industrial district. It is one story, rectangular plan, on an interior lot, on the rear part of the parcel. It has a stepped parapet, large windows, and industrial sash. Exterior walls are common brick and glass. Roof is composition. Foundation is concrete. Structure is steel frame. Sanborn maps describe it as brick with steel frame. The building has wood doors and concrete base. Present use is industrial, General Electric Co. bldg. #6. Surroundings are densely built up, industrial.

Visible alterations include windows covered with framed screens, addition. The building is in good condition; its integrity is good.

b. Resource attributes: HP08--factory building

*P4. Resources present: Building Structure Object Site District Element of District (API) Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 628-24
Photo date: 08/12/92

*P6. Date Constructed/Age, and Source:
 Prehistoric Historic Both
1924-25 F
building permit

*P7. Owner and Address:
GENERAL ELECTRIC CO c/o MR L
J KIRK
P O BOX 06340
FT MYERS FL 33906

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

*P10. Type of Survey: Intensive
 Reconnaissance Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Other

Substitute DPR 523A-Test (ochsp1.frm, rev 7/31/94)

AT07H1-01

Recorded by: Michael Hibma

Date: December 5, 2018 Continuation Update

P3a. Description (continued). GE Building #6 was demolished circa 2000.

B10. Significance (continued). GE Building #6 was demolished circa 2000.

B12. References (continued).

Hibma, Michael and E. Timothy Jones

2019 *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California.*
LSA, Point Richmond, California.

Oakland Cultural Heritage Survey

1992 *Historic Resources Inventory Form for #4623-0878-000.* On file at OCHS, Oakland, California.

1994 *California Department of Parks and Recreation Form DPR 523 Records for P-01-000523.* On file at Northwest Information Center, Rohnert Park, California.



General Electric Company Oakland Works – Building #6/P-01-000523. Site of former building 6. Demolished circa 1994. Originally located on raised concrete platform at right and sited west of Building 4 in background. View east.
LSA photograph 8/11/11.

State of California c The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings:
Review Code: Reviewer: Date:

Page 1 of 4

Resource Name: GE Building #8

P1. **Other Identifier:** General Electric Company Oakland Works

P2. **Location:** Unrestricted

- a. **County:** Alameda
- b. **USGS 7.5' Quad:** *Oakland East, Calif.* **Date:** 1997; T2S/R3W, *San Antonio* (A.M. Peralta); Mount Diablo B.M.
- c. **Address:** 5441 International Boulevard/East 14th Street/State Route 185; **City:** Oakland; **Zip:** 94601
- d. **UTM: Zone** 10S; 569968mE/4180125mN
- e. **Other Locational Data:** Assessor Parcel Number: 041-3848-001

P3a. **Description:** This resource consists of a single story 1,800-square-foot utilitarian industrial building of cinder-block built in 1973 near the center of a 23.18-acre parcel in an urban setting. The building was constructed in the Vernacular style, is covered by a flat roof sheathed in an undetermined type of roofing material and rests on a concrete slab foundation. There are no windows. A rectangular addition with a sloped roof is affixed in the center of the north facing façade – likely an exhaust fan or ventilation outlet. Two large doors and one standard door are located in the east-facing façade. The building is in fair condition. Landscaping elements include asphalt-paved parking/drive areas.

P3b. **Resource Attributes:** (HP8) Industrial building

P4. **Resources Present:** Building

P5a. **Photograph:**



P5b. Description of Photo:

GE Building #8. East and north façades, view southwest. LSA photograph: 8/10/11.

P6. Date Constructed/Age and Source: Historic 1973; Source: Crosby Group and Geosyntec, 2017.

P7. Owner and Address:

General Electric Company
P.O. Box 4900 #201
Scottsdale, Arizona 85261-4900

8. Recorded by:

Michael Hibma, M.A.
LSA
157 Park Place
Richmond, California 94801

P9. Date recorded: 12/17/18

P10. Survey Type: Intensive

P11. Report citation: Hibma, Michael and E. Timothy Jones. 2019. *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond, California.

Attachments: Building, Structure and Object Record Location Map Continuation Sheet

DPR 523A (1/95)

State of California c The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

NRHP Status Code: 6Z
Resource Name: GE Building #8

Page 2 of 4

- B1. Historic Name:** General Electric Oakland Works – Building #8
B2. Common Name: Same
B3. Original Use: Industrial
B4. Present Use: Vacant
B5. Architectural Style: Vernacular commercial/industrial
B6. Construction History: According to historical USGS topographic quadrangles and a structural assessment, this building was built in 1973 as part of a former electrical equipment manufacturing plant operated by the General Electric Company (GE) from 1922 to 1980. Based on its current appearance and architectural design elements, it appears that there have been minimal alterations and changes to the exterior of the building since construction.
- B7. Moved?** No
B8. Related Features: None
B9. a. Architect: Unknown
b. Builder: Unknown – likely GE
B10. Significance: Theme: Industrial development **Area:** East Oakland, Alameda County

Period of Significance: N/A **Property Type:** Industrial **Applicable Criteria:** N/A

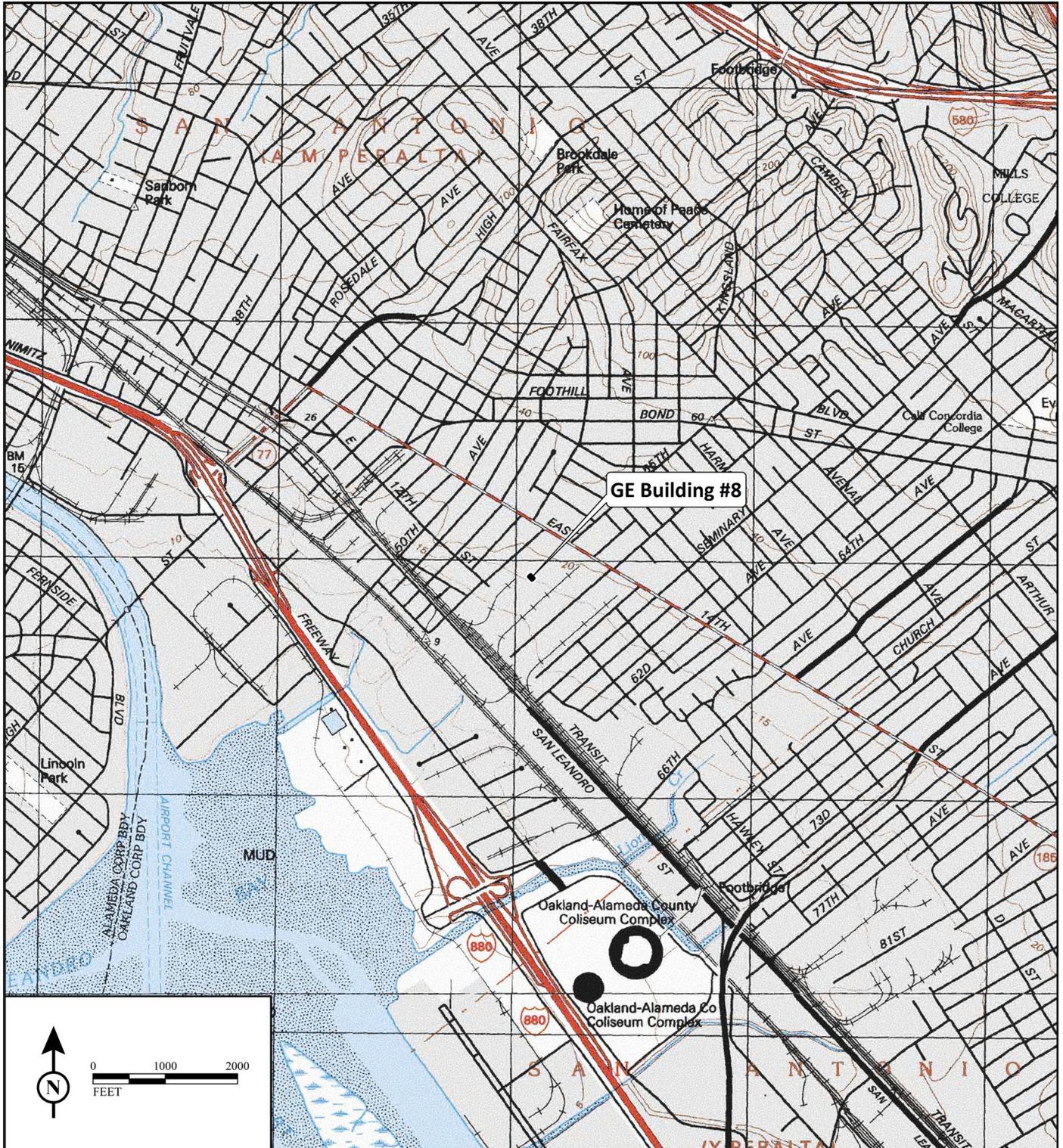
This industrial building is on a 23.18-acre parcel in an urban setting. Research indicates that GE Building #8 is associated with the industrial development of East Oakland in the mid-to-late 20th century. This event made a significant contribution to the broad patterns of the history of Oakland. However, no evidence was identified to elevate the building in associative stature; it does not possess specific, important associations with this context that distinguish it from many other steel-framed, general-purpose utility buildings with similar design, construction history, and uses in East Oakland, Alameda County, and statewide. The Oakland Cultural Heritage Survey surveyed this building in 1986 and did not assign a ranking. Background research did not indicate an association with the lives of important persons or that this building is a notable or otherwise important example of Vernacular architecture. Based on historical research Building #8 does not appear eligible individually eligible or as a contributing element to a historic district under any of the National Register significance criteria, nor does it appear eligible for local designation in the Oakland Register. In conclusion, Building #8 does not qualify as a “historical resource” for the purposes of CEQA.

- B11. Additional Resource Attributes:** N/A
B12. References:
See *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond. January 2019.
B13. Remarks: None
B14. Evaluator:
Michael Hibma, M.A., DPH, and E. Timothy Jones, M.A. RPA
LSA Associates, Inc.,
157 Park Place
Point Richmond,
California 94801

Date of Evaluation: 12/17/18



(This space reserved for official comments.)



P5a. Photograph (continued)



GE Building #8, west façade, view to the east. LSA photograph 8/11/11.

State of California c The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings:
Review Code: Reviewer: Date:

Page 1 of 4

Resource Name: GE Building #17

P1. Other Identifier: General Electric Company Oakland Works

P2. Location: Unrestricted

- a. **County:** Alameda
- b. **USGS 7.5' Quad:** *Oakland East, Calif.* **Date:** 1980; **T2S/R3W,** *San Antonio* (A.M. Peralta); Mount Diablo B.M.
- c. **Address:** 5441 International Boulevard/East 14th Street/State Route 185; **City:** Oakland; **Zip:** 94601
- d. **UTM: Zone** 10S; 569951mE/4180031mN
- e. **Other Locational Data:** Assessor Parcel Number: 041-3848-001

P3a. Description: This resource consists of a single story 46,700 square-foot utilitarian industrial building of all metal construction built in 1962 along the southern boundary of a 23.18-acre parcel in an urban setting. The building was constructed in the Vernacular style. The building is covered by a wood truss roof covered by an undetermined type of roofing supported by bowed rafters and telephone poles. The building rests on a raised concrete slab foundation. The north and south façades have no walls and are open to the air. The west and east façades are clad in corrugated metal siding. The west façade has a subsurface loading area and a shed-roofed addition is located on the far left hand side of the south facing façade. There are no windows. The building is in fair condition. Landscaping elements include asphalt-paved parking/drive areas.

P3b. Resource Attributes: (HP8) Industrial building

P4. Resources Present: Building

P5a. Photograph:



P5b. Description of Photo:

GE Building #17. West and north façades, view west. LSA photograph: 11/13/18.

P6. Date Constructed/Age and Source: **Historic** Circa 1960s; Source: Source: Crosby Group and Geosyntec, 2017.

P7. Owner and Address:
General Electric Company
P.O. Box 4900 #201
Scottsdale, Arizona 85261-4900

8. Recorded by:
Michael Hibma, M.A.
LSA
157 Park Place
Richmond, California 94801

P9. Date recorded: 12/17/18

P10. Survey Type: Intensive

P11. Report citation: Hibma, Michael and E. Timothy Jones. 2019. *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California.* LSA, Point Richmond, California.

Attachments: Building, Structure and Object Record Location Map Continuation Sheet

DPR 523A (1/95)

- B1. **Historic Name:** General Electric Oakland Works – Building #17
- B2. **Common Name:** Same
- B3. **Original Use:** Industrial
- B4. **Present Use:** Vacant
- B5. **Architectural Style:** Vernacular commercial/industrial
- B6. **Construction History:** According to a structural assessment prepared in 2017, this open air pole barn and office building was built in 1962 as part of a former electrical equipment manufacturing plant operated by the General Electric Company (GE) from 1922 to 1980. Based on its current appearance and architectural design elements, it appears that there have been minimal alterations and changes to the building since construction.
- B7. **Moved?** :No
- B8. **Related Features:** None
- B9. **a. Architect:** Unknown
b. Builder: Unknown – likely GE
- B10. **Significance: Theme:** Industrial development **Area:** East Oakland, Alameda County

Period of Significance: N/A

Property Type: Industrial **Applicable Criteria:** N/A

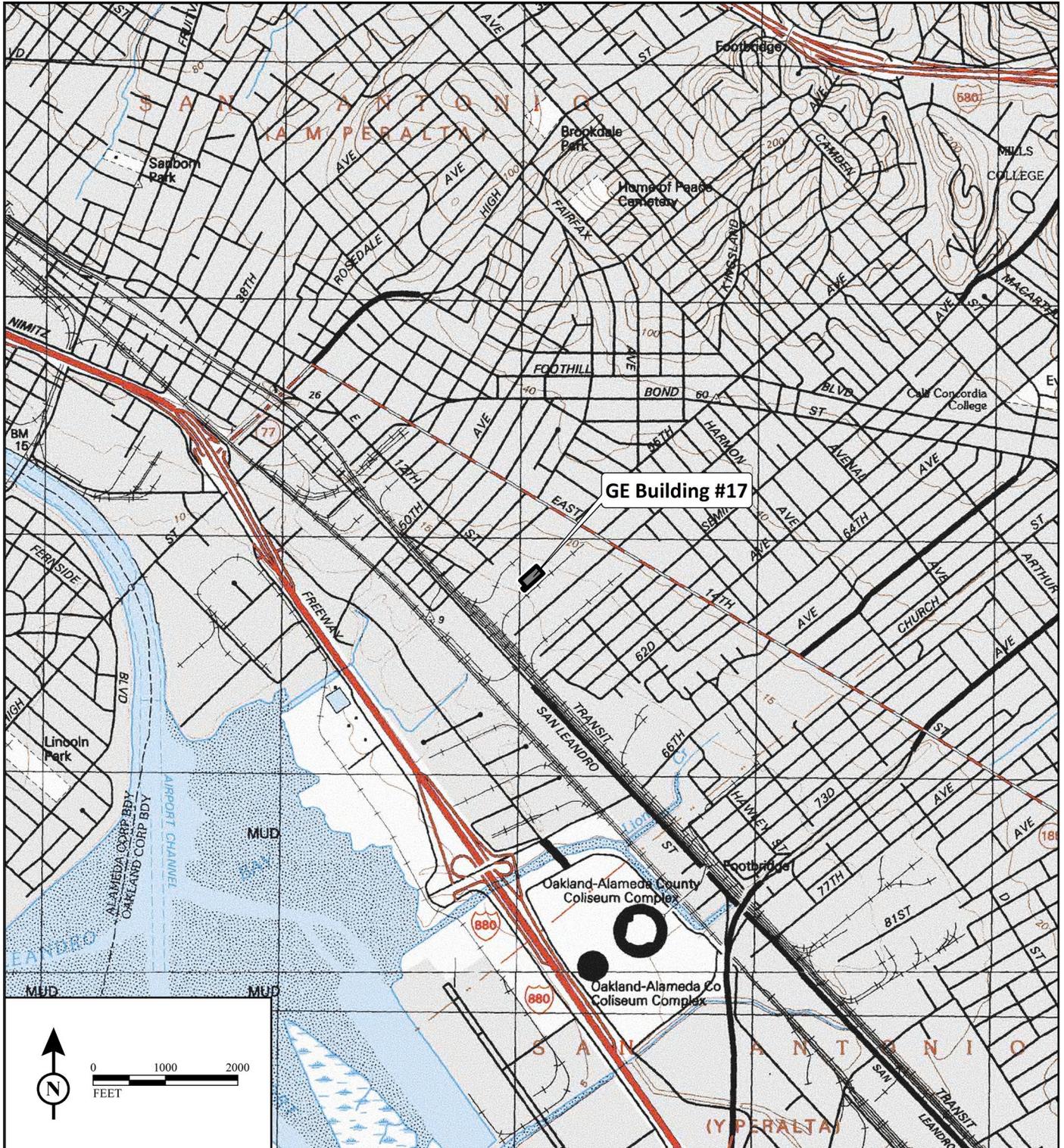
This industrial building is on a 23.18-acre parcel in an urban setting. Research indicates that GE Building #17 is associated with the industrial development of East Oakland in the mid-to-late 20th century. This event made a significant contribution to the broad patterns of the history of Oakland. However, no evidence was identified to elevate the building in associative stature; it does not possess specific, important associations with this context that distinguish it from many other steel-framed, general-purpose utility buildings with similar design, construction history, and uses in East Oakland, Alameda County, and statewide. The Oakland Cultural Heritage Survey surveyed this building in 1986 and did not assign a ranking. Background research did not indicate an association with the lives of important persons or that this building is a notable or otherwise important example of Vernacular architecture. Based on historical research Building #17 does not appear eligible individually eligible or as a contributing element to a historic district under any of the National Register significance criteria, nor does it appear eligible for local designation in the Oakland Register. In conclusion, Building #17 does not qualify as a “historical resource” for the purposes of CEQA.

- B11. **Additional Resource Attributes:** N/A
- B12. **References:**
See *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond. January 2019.
- B13. **Remarks:** None
- B14. **Evaluator:**
Michael Hibma, M.A., DPH, and E. Timothy Jones, M.A. RPA
LSA Associates, Inc.,
157 Park Place
Point Richmond,
California 94801

Date of Evaluation: 12/17/18



(This space reserved for official comments.)



P5a. Photograph (continued)



GE Building #17, interior floor, view west. LSA photograph 8/11/11.



GE Building #17, north "façade", view southwest. LSA photograph 11/13/18.

State of California c The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings: F1- (Oakland Cultural Heritage Survey)
Review Code: Reviewer: Oakland Cultural Heritage Survey Date: 1986

Page 1 of 4

Resource Name: GE Building #18

P1. Other Identifier: General Electric Company Oakland Works

P2. Location: Unrestricted

a. County: Alameda

b. USGS 7.5' Quad: *Oakland East, Calif.* Date: 1997; T2S/R3W, *San Antonio* (A.M. Peralta); Mount Diablo B.M.

c. Address: 5441 International Boulevard/East 14th Street/State Route 185; City: Oakland; Zip: 94601

d. UTM: Zone 10S; 570056mE/4180190mN

e. Other Locational Data: Assessor Parcel Number: 041-3848-001

P3a. Description: This resource consists of a single story 5,800 square-foot utilitarian industrial building of all metal construction built in 1966 near the center of a 23.18-acre parcel in an urban setting. The building was constructed in the Vernacular style, is covered by a low-pitched roof and rests on a raised concrete foundation. Two metal roll-up doors are located at the far ends of the south facing façade. There are no windows. Two metal roll-up doors are located at the far ends of the south-facing façade. Character-defining features of the primary building include prefabricated metal structure and wall cladding, an unadorned façade, and a metal-truss roof sheathed in an undetermined type of roofing material. The building is in fair condition. Landscaping elements include asphalt-paved parking/drive areas.

P3b. Resource Attributes: (HP8) Industrial building

P4. Resources Present: Building

P5a. Photograph:



P5b. Description of Photo:

GE Building #18. East and north façades, view southwest. LSA photograph: 11/13/18.

P6. Date Constructed/Age and

Source: Historic 1966; Source; Source: Crosby Group and Geosyntec, 2017.

P7. Owner and Address:

General Electric Company
P.O. Box 4900 #201
Scottsdale, Arizona 85261-4900

8. Recorded by:

Michael Hibma, M.A.
LSA
157 Park Place
Richmond, California 94801

P9. Date recorded: 12/17/18

P10. Survey Type: Intensive

P11. Report citation: Hibma, Michael and E. Timothy Jones. 2019. *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond, California.

Attachments: Building, Structure and Object Record Location Map Continuation Sheet

DPR 523A (1/95)

Page 2 of 4

- B1. Historic Name:** General Electric Oakland Works – Building #18
B2. Common Name: Same
B3. Original Use: Industrial
B4. Present Use: Vacant
B5. Architectural Style: Vernacular commercial/industrial
B6. Construction History: According to structural assessment report prepared in 2017, this prefabricated metal building was constructed in 1966 as part of a former electrical equipment manufacturing plant operated by the General Electric Company (GE) from 1922 to 1980. Based on its current appearance and architectural design elements, it appears that there have been minimal alterations and changes to the exterior of the building since construction.
B7. Moved? : No
B8. Related Features: None
B9. a. Architect: Unknown
b. Builder: Unknown – likely GE
B10. Significance: Theme: Industrial development **Area:** East Oakland, Alameda County

Period of Significance: N/A

Property Type: Industrial **Applicable Criteria:** N/A

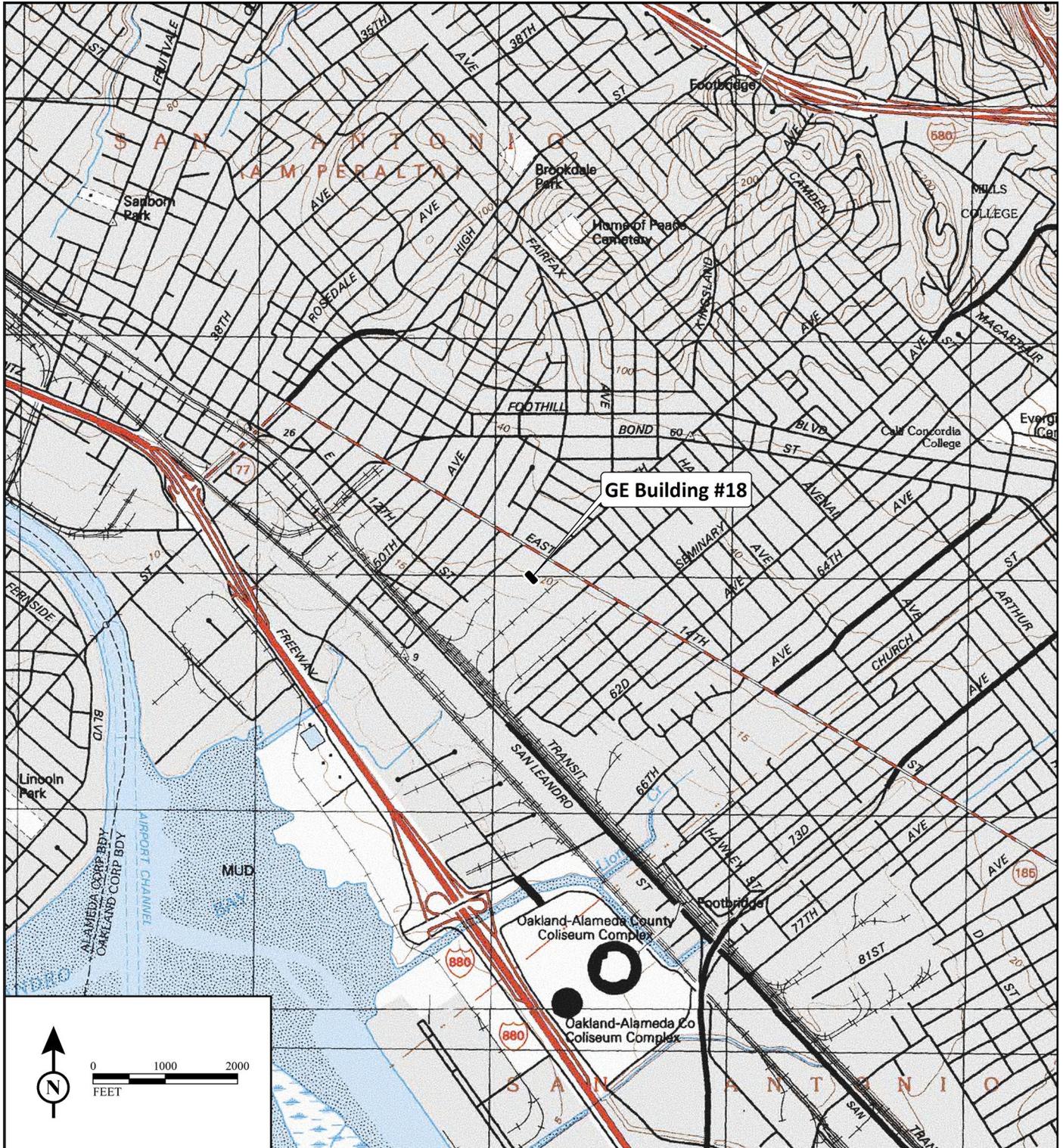
This industrial building is on a 23.18-acre parcel in an urban setting. Research indicates that GE Building #18 is associated with the industrial development of East Oakland in the mid-to-late 20th century. This event made a significant contribution to the broad patterns of the history of Oakland. However, no evidence was identified to elevate the building in associative stature; it does not possess specific, important associations with this context that distinguish it from many other steel-framed, general-purpose utility buildings with similar design, construction history, and uses in East Oakland, Alameda County, and statewide. The Oakland Cultural Heritage Survey surveyed this building in 1986 and did not assign a ranking. Background research did not indicate an association with the lives of important persons or that this building is a notable or otherwise important example of Vernacular architecture. Based on historical research Building #18 does not appear eligible individually eligible or as a contributing element to a historic district under any of the National Register significance criteria, nor does it appear eligible for local designation in the Oakland Register. In conclusion, Building #18 does not qualify as a “historical resource” for the purposes of CEQA.

- B11. Additional Resource Attributes:** N/A
B12. References:
See *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond. January 2019.
B13. Remarks: None
B14. Evaluator:
Michael Hibma, M.A., DPH, and E. Timothy Jones, M.A. RPA
LSA Associates, Inc.,
157 Park Place
Point Richmond,
California 94801

Date of Evaluation: 12/17/18



(This space reserved for official comments.)



P5a. Photograph (continued)



GE Building #18, west façade, view to the east. LSA photograph 8/11/11.

State of California c The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings:
Review Code: Reviewer: Date:

Page 1 of 4

Resource Name: GE Building #20

P1. Other Identifier: General Electric Company Oakland Works

P2. Location: Unrestricted

- a. **County:** Alameda
- b. **USGS 7.5' Quad:** *Oakland East, Calif.* **Date:** 1997; **T2S/R3W, San Antonio** (A.M. Peralta); Mount Diablo B.M.
- c. **Address:** 5441 International Boulevard/East 14th Street/State Route 185; **City:** Oakland; **Zip:** 94601
- d. **UTM: Zone** 10S; 570002mE/4180160mN
- e. **Other Locational Data:** Assessor Parcel Number: 041-3848-001

P3a. Description: This resource consists of a single story 950-square-foot utilitarian industrial building of all metal construction built in 1969 near the center of a 23.18-acre parcel in an urban setting. The building was constructed in the Vernacular style, is covered by a low-pitched metal roof and rests on a raised concrete foundation. There are no windows. One large sliding door is located on the north-facing façade. The building is in fair condition. Landscaping elements include asphalt-paved parking/drive areas.

P3b. Resource Attributes: (HP8) Industrial building

P4. Resources Present: Building

P5a. Photograph:



P5b. Description of Photo:
GE Building #20. North and east façades, view southwest. LSA photograph: 8/10/11.

P6. Date Constructed/Age and Source: **Historic** 1969; Source; Source: Crosby Group and Geosyntec, 2017.

P7. Owner and Address:
General Electric Company
P.O. Box 4900 #201
Scottsdale, Arizona 85261-4900

8. Recorded by:
Michael Hibma, M.A.
LSA
157 Park Place
Richmond, California 94801

P9. Date recorded: 12/17/18

P10. Survey Type: Intensive

P11. Report citation: Hibma, Michael and E. Timothy Jones. 2019. *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California.* LSA, Point Richmond, California.

Attachments: Building, Structure and Object Record Location Map Continuation Sheet

DPR 523A (1/95)

Page 2 of 4

- B1. Historic Name:** General Electric Oakland Works – Building #20
B2. Common Name: Same
B3. Original Use: Industrial
B4. Present Use: Vacant
B5. Architectural Style: Vernacular commercial/industrial
B6. Construction History: According to structural assessment report prepared in 2017, this prefabricated metal building was constructed in 1969 as part of a former electrical equipment manufacturing plant operated by the General Electric Company (GE) from 1922 to 1980. Based on its current appearance and architectural design elements, it appears that there have been minimal alterations and changes to the exterior of the building since construction.
- B7. Moved?** No
B8. Related Features: None
B9. a. Architect: Unknown
b. Builder: Unknown – likely GE
B10. Significance: Theme: Industrial development **Area:** East Oakland, Alameda County

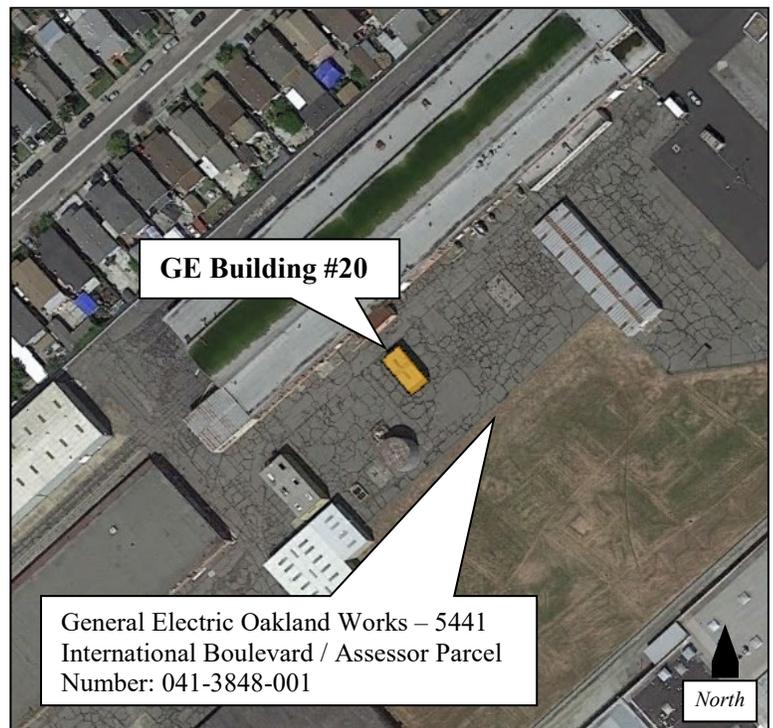
Period of Significance: N/A

Property Type: Industrial **Applicable Criteria:** N/A

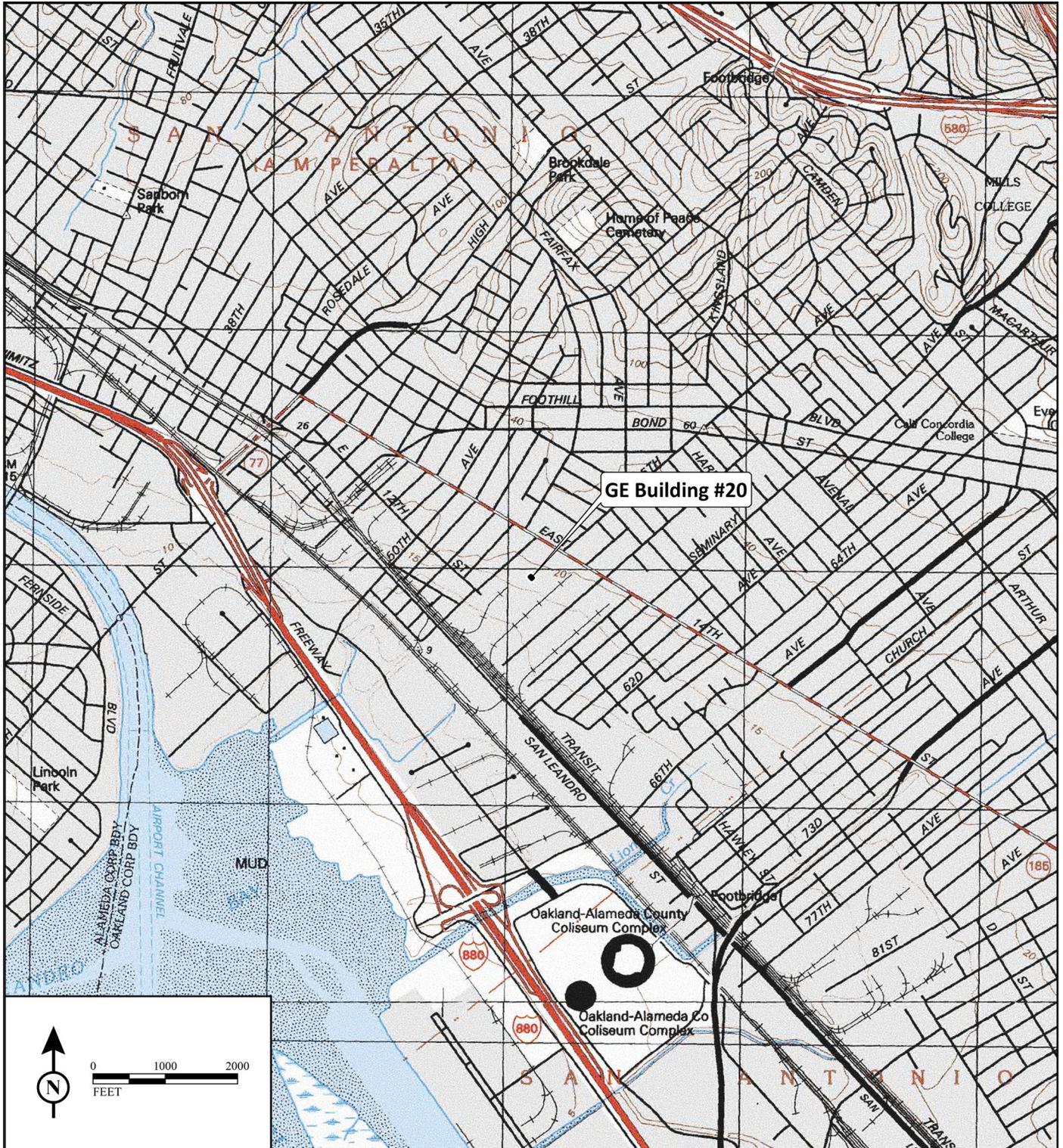
This industrial building is on a 23.18-acre parcel in an urban setting. Research indicates that GE Building #20 is associated with the industrial development of East Oakland in the mid-to-late 20th century. This event made a significant contribution to the broad patterns of the history of Oakland. However, no evidence was identified to elevate the building in associative stature; it does not possess specific, important associations with this context that distinguish it from many other steel-framed, general-purpose utility buildings with similar design, construction history, and uses in East Oakland, Alameda County, and statewide. The Oakland Cultural Heritage Survey did not assign a ranking to this building during their 1986 survey. Background research did not indicate an association with the lives of important persons or that this building is a notable or otherwise important example of Vernacular architecture. Based on historical research Building #20 does not appear eligible individually eligible or as a contributing element to a historic district under any of the National Register significance criteria, nor does it appear eligible for local designation in the Oakland Register. In conclusion, Building #20 does not qualify as a “historical resource” for the purposes of CEQA.

- B11. Additional Resource Attributes:** N/A
B12. References:
See Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California. LSA, Point Richmond. January 2019.
B13. Remarks: None
B14. Evaluator:
Michael Hibma, M.A., DPH, and E. Timothy Jones, M.A. RPA
LSA Associates, Inc.,
157 Park Place
Point Richmond,
California 94801

Date of Evaluation: 12/17/18



(This space reserved for official comments.)





GE Building #20, west façade, view to the east. LSA photograph 8/13/11.

State of California c The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings:
Review Code: Reviewer: Date:

Page 1 of 3

Resource Name: GE Building #21

P1. Other Identifier: General Electric Company Oakland Works

P2. Location: Unrestricted

- a. **County:** Alameda
- b. **USGS 7.5' Quad:** *Oakland East, Calif.* **Date:** 1997; T2S/R3W, *San Antonio* (A.M. Peralta); Mount Diablo B.M.
- c. **Address:** 5441 International Boulevard/East 14th Street/State Route 185; **City:** Oakland; **Zip:** 94601
- d. **UTM: Zone** 10S; 569980mE/4180100mN
- e. **Other Locational Data:** Assessor Parcel Number: 041-3848-001

P3a. Description: This resource consists of a single-story 7,400-square-foot utilitarian industrial building of all metal construction built in 1981 near the center of a 23.18-acre parcel in an urban setting. The building was constructed in the Vernacular style, is covered by a very low-pitched metal roof and rests on a raised concrete foundation. There are no windows. One metal roll-up door is located in the center of the north facing façade. The building is in fair condition. Landscaping elements include asphalt-paved parking/drive areas.

P3b. Resource Attributes: (HP8) Industrial building

P4. Resources Present: Building

P5a. Photograph:



P5b. Description of Photo:
GE Building #21. North and west façades, view southeast. LSA photograph: 8/10/11.

P6. Date Constructed/Age and Source: Historic Built 1981; Source: Crosby Group and Geosyntec, 2017.

P7. Owner and Address:
General Electric Company
P.O. Box 4900 #201
Scottsdale, Arizona 85261-4900

8. Recorded by:
Michael Hibma, M.A.
LSA
157 Park Place
Richmond, California 94801

P9. Date recorded: 12/17/18

P10. Survey Type: Intensive

P11. Report citation: Hibma, Michael and E. Timothy Jones. 2019. *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond, California.

Attachments: Building, Structure and Object Record Location Map Continuation Sheet

DPR 523A (1/95)

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- B1. Historic Name:** General Electric Oakland Works – Building #21
B2. Common Name: Same
B3. Original Use: Industrial
B4. Present Use: Vacant
B5. Architectural Style: Vernacular commercial/industrial
B6. Construction History: According to a structural assessment report prepared in 2017, this prefabricated metal building was constructed in 1981 as part of a former electrical equipment manufacturing plant operated by the General Electric Company (GE) from 1922 to 1980. Based on its current appearance and architectural design elements, it appears that there have been minimal alterations and changes to the exterior of the building since construction.
B7. Moved? No
B8. Related Features: None
B9. a. Architect: Unknown
b. Builder: Unknown – likely GE
B10. Significance: Theme: Industrial development **Area:** East Oakland, Alameda County

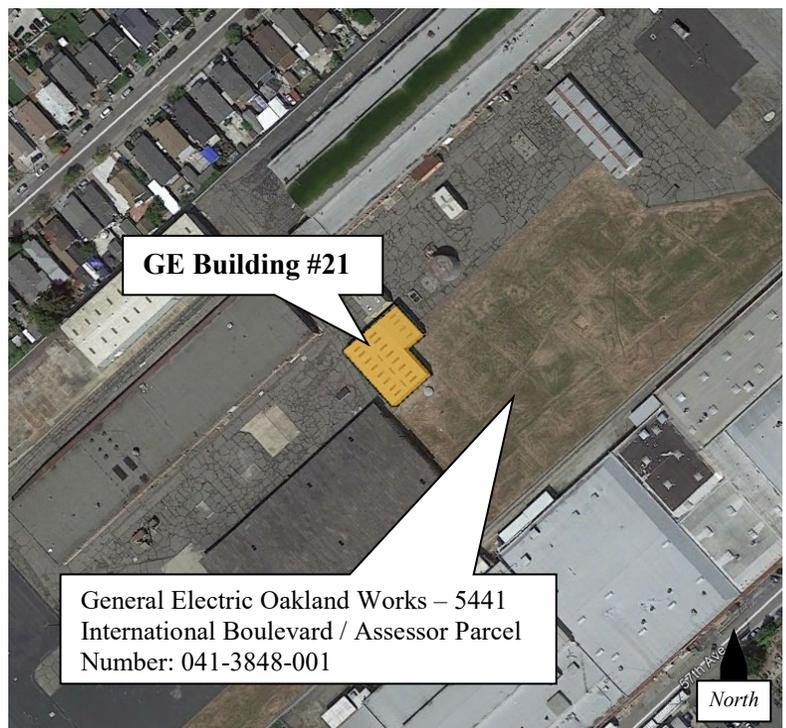
Period of Significance: N/A

Property Type: Industrial **Applicable Criteria:** N/A

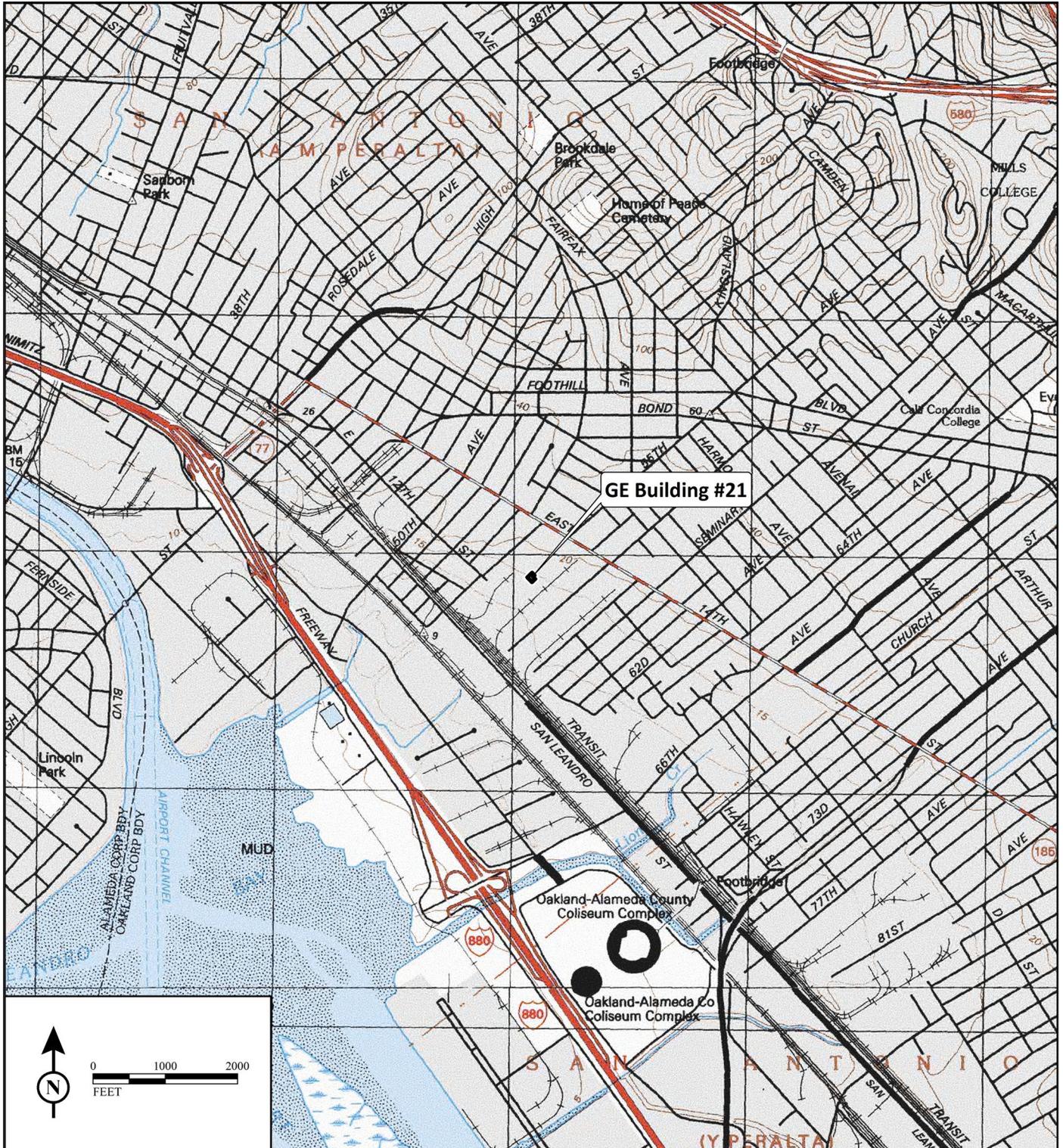
This industrial building is on a 23.18-acre parcel in an urban setting. Research indicates that GE Building #21 is associated with the industrial development of East Oakland in the mid-to-late 20th century. This event made a significant contribution to the broad patterns of the history of Oakland. However, no evidence was identified to elevate the building in associative stature; it does not possess specific, important associations with this context that distinguish it from many other steel-framed, general-purpose utility buildings with similar design, construction history, and uses in East Oakland, Alameda County, and statewide. The Oakland Cultural Heritage Survey did not assign a ranking to this building during their 1986 survey. Background research did not indicate an association with the lives of important persons or that this building is a notable or otherwise important example of Vernacular architecture. Based on historical research Building #21 does not appear eligible individually eligible or as a contributing element to a historic district under any of the National Register significance criteria, nor does it appear eligible for local designation in the Oakland Register. In conclusion, Building #21 does not qualify as a “historical resource” for the purposes of CEQA.

- B11. Additional Resource Attributes:** N/A
B12. References:
See *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond. January 2019.
B13. Remarks: None
B14. Evaluator:
Michael Hibma, M.A., DPH, and E. Timothy Jones, M.A. RPA
LSA Associates, Inc.,
157 Park Place
Point Richmond,
California 94801

Date of Evaluation: 12/17/18



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State of California c The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings:
Review Code: Reviewer: Date:

Page 1 of 5

Resource Name: Railroad Spur

P1. **Other Identifier:** General Electric Company Oakland Works

P2. **Location:** Unrestricted

a. **County:** Alameda

b. **USGS 7.5' Quad:** *Oakland East, Calif.* **Date:** 1997; T2S/R3W, *San Antonio* (A.M. Peralta); Mount Diablo B.M.

c. **Address:** 5441 International Boulevard/East 14th Street/State Route 185; **City:** Oakland; **Zip:** 94601

d. **UTM:** N/A

e. **Other Locational Data:** These segments is located between GE buildings #2 (at right) and Building #4 (at left) in the northern portion of Assessor Parcel Number: 041-3848-001.

P3a. **Description:** This resource consists of two segments of abandoned railroad spur track originally used to transport materials and goods from the 23.18-acre parcel to the Western Pacific Railroad main line to the west. The spur left the Western Pacific Railroad mainline and ran between Buildings #2 and #4. As the railroad spur neared Building #2, it split into two tracks with the southern spur running alongside the raised concrete loading platform on the northern façade of Building #2. The northern branch of the spur connected the Western Pacific Railroad with Building #1. The northern spur was constructed in 1922 concurrently with Building #1. The southern spur was constructed in 1936 concurrently with Building #2. The spur is no longer connected to the main rail line and the remaining portions are located in the area alongside Building #2.

P3b. **Resource Attributes:** (AH7) Road/trail/railroad bed; (HP11) Engineering structure

P4. **Resources Present:** Structure

P5a. **Photograph:**



P5b. **Description of Photo:**

Railroad spur (GE Building 2 at right, and GE Building #4 at far left). View east. LSA photograph: 8/10/11.

P6. **Date Constructed/Age and Source:** Historic 1922-1936; Source: Oakland Cultural Heritage Survey (OCHS), Oakland, California.

P7. **Owner and Address:**
General Electric Company
P.O. Box 4900 #201
Scottsdale, Arizona 85261-4900

8. **Recorded by:**
Michael Hibma, M.A.
LSA
157 Park Place
Richmond, California 94801

P9. **Date recorded:** 12/17/18

P10. **Survey Type:** Intensive

P11. **Report citation:** Hibma, Michael and E. Timothy Jones. 2019. *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond, California.

Attachments: Building, Structure and Object Record Linear Feature Record Location Map Continuation Sheet

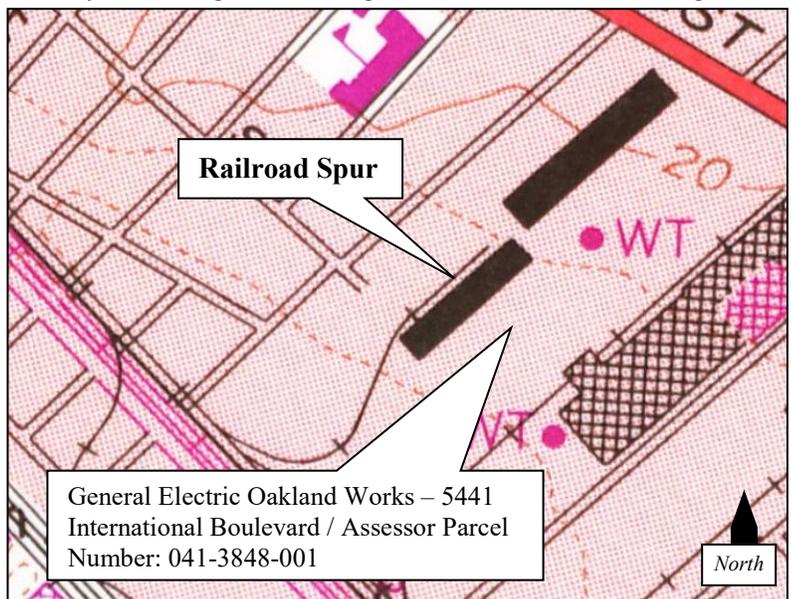
DPR 523A (1/95)

- B1. Historic Name:** Western Pacific Railroad Spur – General Electric Company Oakland Works
B2. Common Name: Same
B3. Original Use: railroad spur track
B4. Present Use: decommissioned and partially removed
B5. Architectural Style: N/A
B6. Construction History: This rail line was originally operated by the Western Pacific railroad, (WPRR) trunk line connecting the Port of Oakland and points east in the late-19th century. In 1870, the Southern Pacific Railroad (SPRR) owned a controlling share of WPRR stock and soon absorbed the WPRR. Over the next 126 years, SPRR regularly maintained transportation infrastructure with periodic upgrading to safely accommodate heavier rolling stock operating at higher speeds. The present railroad tracks, rails ties, roadbed grading, crossing and switching equipment date from 1922-1937 to provide rail linkage to GE Building # 1 and GE Building #2, respectively. These rail segments were in operation until the GE plant closed circa 1980.
- B7. Moved?** No
B8. Related Features: Crossing guard arms and detection equipment.
B9. a. Architect: N/A
b. Builder: Western Pacific Railroad (1869-1870) and Southern Pacific Railroad (1870-circa 1980).
B10. Significance: **Theme:** Transportation; development **Area:** East Oakland, Alameda County

Period of Significance: N/A **Property Type:** Railroad spur track **Applicable Criteria:** N/A

These two segments of spur track were built 1922-1937 to connect the General Electric Company Oakland Works with the WPRR main line to the Port of Oakland and points east. Rail traffic began in 1922 and continued until circa 1980 when the GE facility closed. It is associated with the transformative effect railroads had on the industrial development of East Oakland, Alameda County, and the state. However, roughly one-half of the spur track crossing into the facility from the main line was demolished as part of soil remediation activities. This segment no longer retains historical integrity of design, materials, workmanship, setting, and feeling. Background research did not indicate an association with the lives of important persons or that these segments of railroad spur track are notable or otherwise important example of railroad engineering and technology. Based on historical research, these railroad segments do not appear eligible individually or as a contributing element to a historic district under any of the National Register significance criteria, nor does it appear eligible for local designation in the Oakland Register. In conclusion, these segments of railroad spur track do not qualify as a “historical resource” for the purposes of CEQA. They are not eligible for listing in the National or Oakland registers.

- B11. Additional Resource Attributes:** None
B12. References:
See *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California*. LSA, Point Richmond. January 2019.
B13. Remarks: None
B14. Evaluator: Michael Hibma, M.A., DPH, and E. Timothy Jones, M.A. RPA
LSA Associates, Inc.,
157 Park Place
Point Richmond, California 94801
Date of Evaluation: 12/17/18.



(This space reserved for official comments.)

L1. Historic and/or Common Name: Western Pacific Railroad (SPRR); Southern Pacific Railroad (SPRR)

L2a. Portion Described: Segment

Location of segment: These segments are located on the site of the former General Electric Company Oakland Works, between GE Buildings #2 and #4.

L3. Description: This segment of the former spur tracks consists of one 590-foot segment to the rear of GE Building #1 and a separate 500-foot segment north of and alongside GE Building #2. The rails are partially buried in asphalt paving. Rail ties and ages of rails were not determined. These spur tracks are no longer in use.

L4. Dimensions

a. Top Width: approx. 4 feet, 9 inches (standard North American track gauge)

b. Bottom Width: undetermined

c. Height or Depth: generally flat

d. Length of Segments:

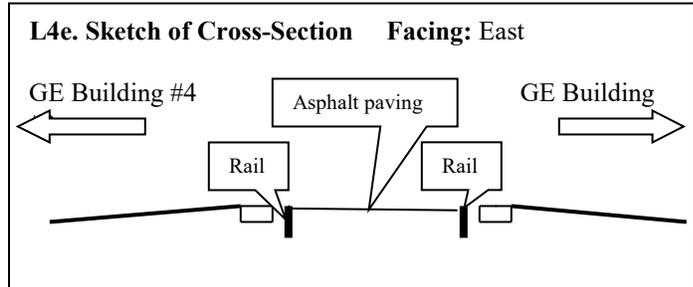
590 feet remaining to GE Building #1

500 feet remaining alongside GE Building #2

L5. Associated Resources: None.

L6. Setting: Former General Electric plant.

L7. Integrity Considerations: While this railroad segment retains integrity of location and association with transportation and development, it was likely altered with the replacement of rails, ties, switching gear and related equipment in keeping with modern railroad engineering practices and regulatory requirements during modern rebuilding programs. The industrial facility it once served is no longer active. Roughly one-half of the overall segment was demolished and removed as part of soil remediation activities. This resource no longer retains sufficient historical integrity of design, materials, workmanship, setting, and feeling. It is not eligible for listing in the National or Oakland registers.



L8a. Photograph



L8b. Description of Photo

Railroad Spur track, view to the east.

LSA photograph, 11/17/18

L9. Remarks: None

L10. Form prepared by:

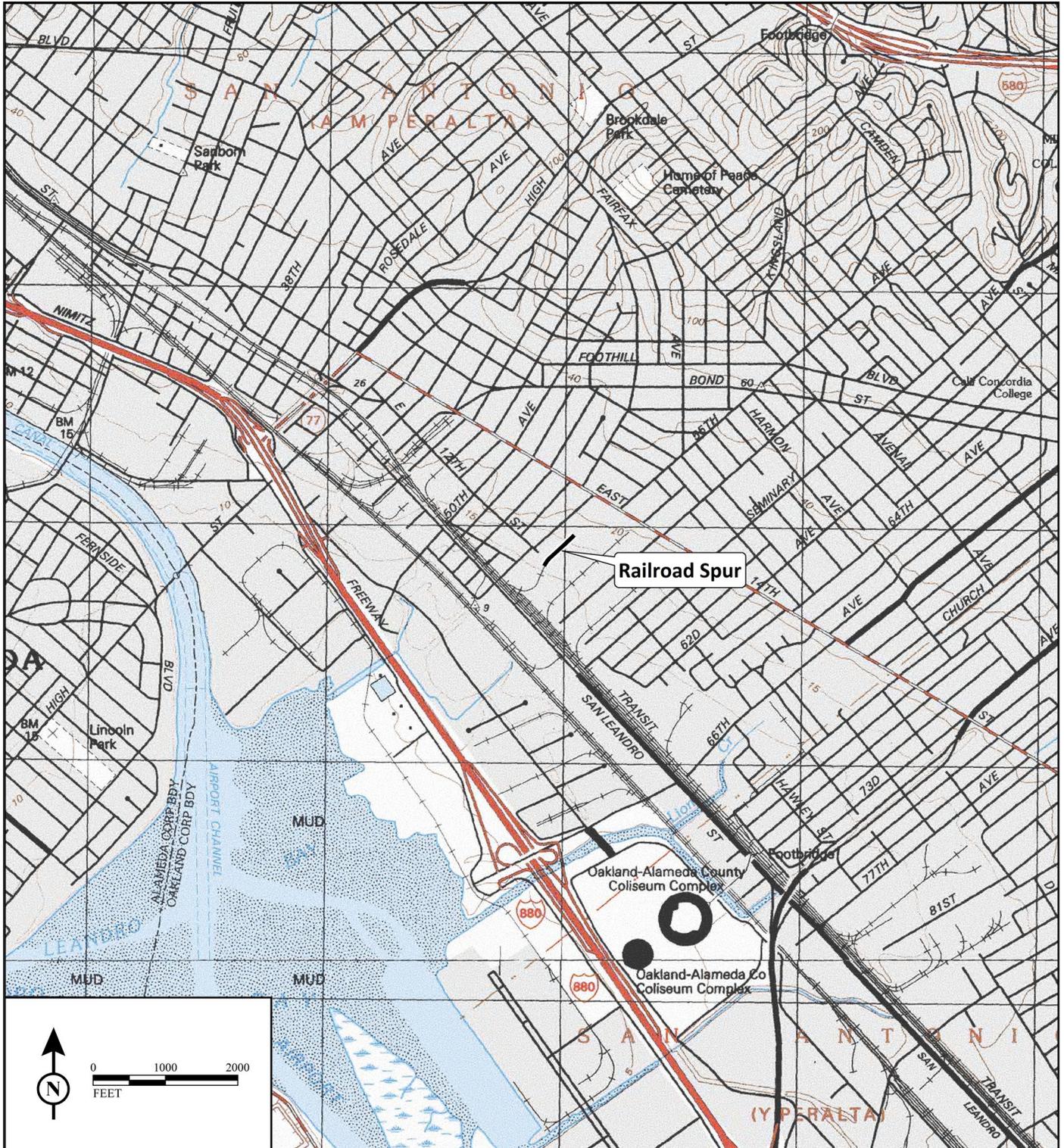
Michael Hibma, M.A., DPH

LSA Associates, Inc.,

157 Park Place,

Point Richmond, CA 94801

L11. Date: 12/17/18.



P5a. Photograph (continued)



Railroad Spur alignments. Original 1922 track to GE Building #1 at left. Later 1936 spur track to GE Building #2 at right. View east. LSA photograph 11/17/18.



Railroad Spur, switch gear (since demolished), view to the west. Elevated BART tracks in distance. Original 1922 track to GE Building #1 at right. Later 1936 spur track to GE Building #2 at left. LSA photograph 8/11/11.

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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings:
Review Code: Reviewer: Date:

Page 1 of 4

Resource Name: Water Tank

P1. Other Identifier: General Electric Company Oakland Works

P2. Location: Unrestricted

- a. County: Alameda
- b. USGS 7.5' Quad: *Oakland East, Calif.* Date: 1997; T2S/R3W, San Antonio (A.M. Peralta); Mount Diablo B.M.
- c. Address: 5441 International Boulevard/East 14th Street/State Route 185; City: Oakland; Zip: 94601
- d. UTM: Zone 10S; 570000mE/4180137mN
- e. Other Locational Data: Assessor Parcel Number: 041-3848-001

P3a. Description: This resource consists of a prefabricated circular metal water tank installed in 1952 to provide on-site fire suppression capability. It replaced the original 50,000-gallon steel tank, which was installed at around the same time as GE Building #1 was constructed. The replacement water tank is approximately 120,000 gallons in capacity, rests on a raised concrete foundation. An approximately 250-square-foot, one-story, square, metal-framed pump house with a stationary diesel engine is located adjacent to the tank. The water tank appears in fair condition. Landscaping elements include asphalt-paved parking/drive areas and exposed ground.

P3b. Resource Attributes: (HP39) Other

P4. Resources Present: Structure

P5a. Photograph:



P5b. Description of Photo:
Water tank. View southwest. LSA
photograph: 8/10/11.

P6. Date Constructed/Age and
Source: Historic Installed
1952; Source: Crosby Group and
Geosyntec, 2017.

P7. Owner and Address:
General Electric Company
P.O. Box 4900 #201
Scottsdale, Arizona 85261-4900

8. Recorded by:
Michael Hibma, M.A.
LSA
157 Park Place
Richmond, California 94801

P9. Date recorded: 12/17/18

P10. Survey Type: Intensive

P11. Report citation: Hibma, Michael and E. Timothy Jones. 2019. *Cultural Resource Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California.* LSA, Point Richmond, California.

Attachments: Building, Structure and Object Record Location Map Continuation Sheet

DPR 523A (1/95)

- B1. Historic Name:** General Electric Oakland Works – Water Tank
B2. Common Name: Same
B3. Original Use: Industrial
B4. Present Use: Vacant
B5. Architectural Style: Vernacular commercial/industrial
B6. Construction History: According to a structural assessment report prepared in 2017, this prefabricated circular metal water tank was installed in 1952 as part of a former electrical equipment manufacturing plant operated by the General Electric Company (GE) from 1922 to 1980. Based on its current appearance, it appears that there have been minimal alterations and changes to the exterior of the water tank since construction.
B7. Moved? No
B8. Related Features: None
B9. a. Architect: Unknown
b. Builder: Unknown – likely GE
B10. Significance: Theme: Industrial development **Area:** East Oakland, Alameda County

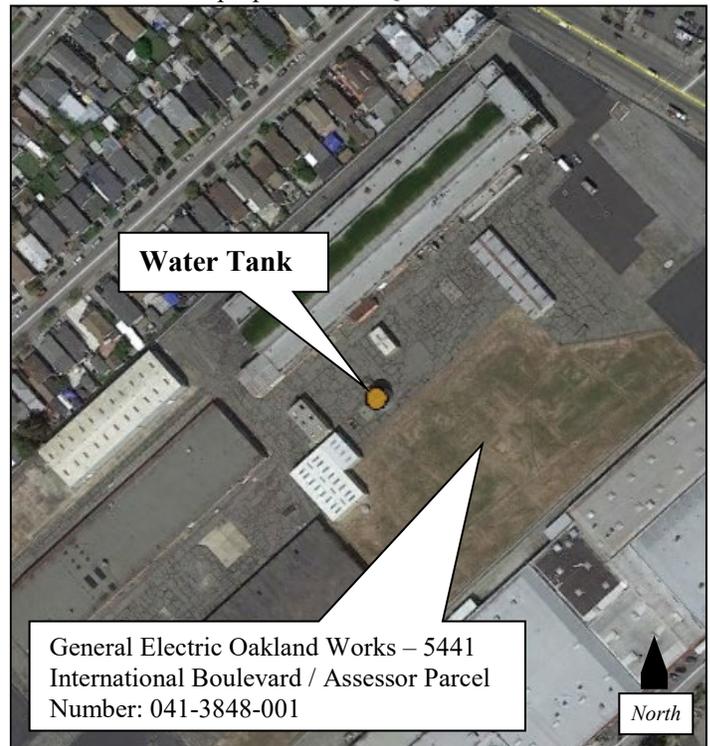
Period of Significance: N/A

Property Type: Industrial **Applicable Criteria:** N/A

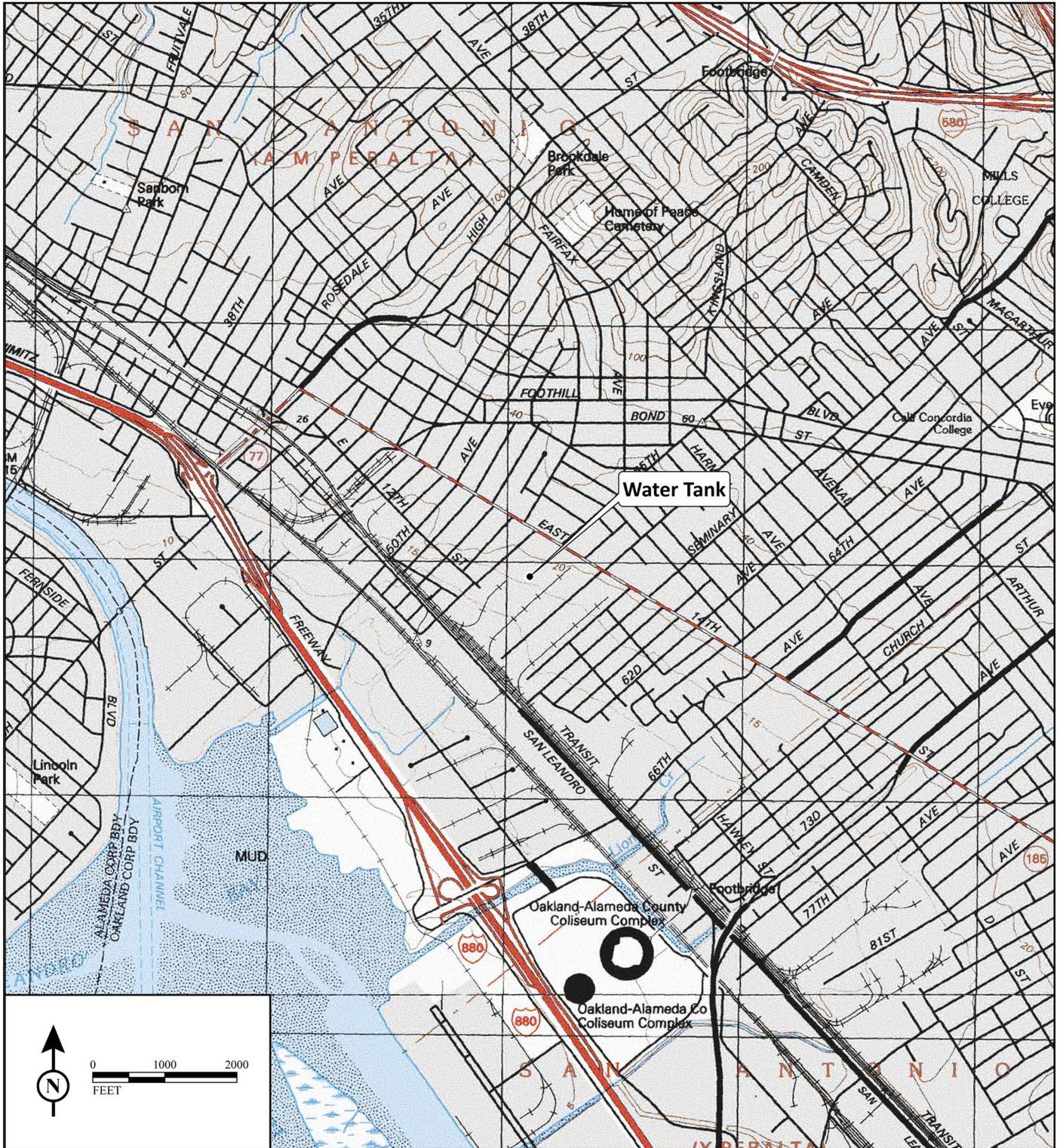
This 50,000 gallon, circular metal water tank is on a 23.18-acre parcel in an urban setting. Research indicates that this water tank is associated with the industrial development of East Oakland in the mid-to-late 20th century. This event made a significant contribution to the broad patterns of the history of Oakland. However, no evidence was identified to elevate the water tank in associative stature; it does not possess specific, important associations with this context that distinguish it from many other steel-framed, general-purpose utility structures with similar design, construction history, and uses in East Oakland, Alameda County, and statewide. The Oakland Cultural Heritage Survey did not assign a ranking to the water tank during their 1986 survey. Background research did not indicate an association with the lives of important persons or that this building is a notable or otherwise important example of Vernacular architecture. Based on historical research this water tank does not appear eligible individually eligible or as a contributing element to a historic district under any of the National Register significance criteria, nor does it appear eligible for local designation in the Oakland Register. In conclusion, this water tank does not qualify as a “historical resource” for the purposes of CEQA.

- B11. Additional Resource Attributes:** N/A
B12. References:
See Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California. LSA, Point Richmond. January 2019.
B13. Remarks: None
B14. Evaluator:
Michael Hibma, M.A., DPH, and E. Timothy Jones, M.A. RPA
LSA Associates, Inc.,
157 Park Place
Point Richmond,
California 94801

Date of Evaluation: 12/17/18



(This space reserved for official comments.)





Water Tank, view to the south. LSA photograph 8/11/11.

APPENDIX C

LOCAL HISTORICAL SOCIETY CORRESPONDENCE



BERKELEY
CARLSBAD
FRESNO
IRVINE
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROCKLIN
SAN LUIS OBISPO

October 19, 2016

Oakland Heritage Alliance
446 17th Street, Suite 301
Oakland, California 94612

Subject: GE Site Demolition Project, 5541 International Blvd, Oakland, Alameda County
(LSA Project #GEO1101).

Dear Oakland Heritage Alliance:

The project proponent, General Electric (GE), is proposing the demolition of eight buildings at the former GE Oakland Facility, located at 5441 International Boulevard/State Route 185 (SR 185), Oakland, Alameda County, California (Assessor's Parcel Number 041-3848-001-00). Among the buildings proposed for demolition are the main Classical Revival-style GE Oakland Works Building factory constructed in 1922, which was rated "A1+" by the Oakland Cultural Heritage Survey (OCHS) and the GE Insulation Department Building, built in 1936 and rated "Dc1+" by OCHS. Both buildings are contributing elements to the National Register-eligible 57th Avenue Industrial District which is an Area of Primary Importance (API). The site is a documented contaminated site, with contaminants present in the buildings' structural brick and foundations. The demolition of the buildings on the site is part of a remediation effort. There are no plans for site redevelopment following demolition. A small building housing a groundwater treatment system would remain at the rear of the parcel.

LSA is in the process of preparing a Draft Environmental Impact Report (DEIR) to evaluate the proposed project, and as part of our analyses in October 2012, found four historical resources and one National Register-eligible district present on the project site. Demolition of the buildings would result in significant and unavoidable impacts to these historical resources and the National Register-eligible 57th Avenue Industrial District API after mitigation. At the request of the City, LSA is currently in the process of updating and revising the existing setting and baseline conditions for cultural resources prior to publication of the DEIR. As part of this updating process we are again reaching out to OHA in regards to this project. LSA previously contacted OHA via a letter dated May 24, 2012, describing the project with a map depicting the project site and requested any information or concerns your organization may have about historical resources located in the project site. To date, LSA has not received a response directly from OHA, although OHA did provide comments to the City, which we have included with this letter to reacquaint your staff with this project.

As part of updating the baseline information in the Draft EIR, LSA is extending a second opportunity to your organization to submit comments regarding any information or concerns about historical sites in the project site. This letter is not a request for research: it is solely a request for information or concerns that OHA may have regarding the proposed project. If you have any questions, please contact me at the address and phone number provided above or by email at <Angelique.Theriot@lsa.net>.

Sincerely,

Angelique Theriot, M.A.
Architectural Historian/Cultural Resource Manager



Encl: LSA Consultation Letter to OHA, May 24, 2012
Figure 2: Project Area
OHA comments to the City of Oakland dated August 31, 2012

May 24, 2012

Oakland Heritage Alliance
446 17th Street, Suite 301
Oakland, California 94612

Subject: GE Site Demolition Project, 5441 International Blvd, Oakland, Alameda County;
LSA Project #GEO1101

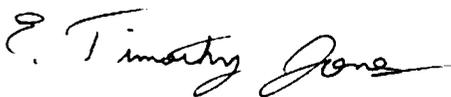
Dear Oakland Heritage Alliance:

Geosyntec Consultants is proposing to demolish eight buildings at the former General Electric (GE) manufacturing site at 5441 International Boulevard in Oakland. These buildings include the main Classical Revival-style factory building (Building #1) at this site, which has been rated "A1+" by the Oakland Cultural Heritage Survey. There are no immediate plans for redeveloping the site following demolition. Therefore, the site would remain vacant in the interim.

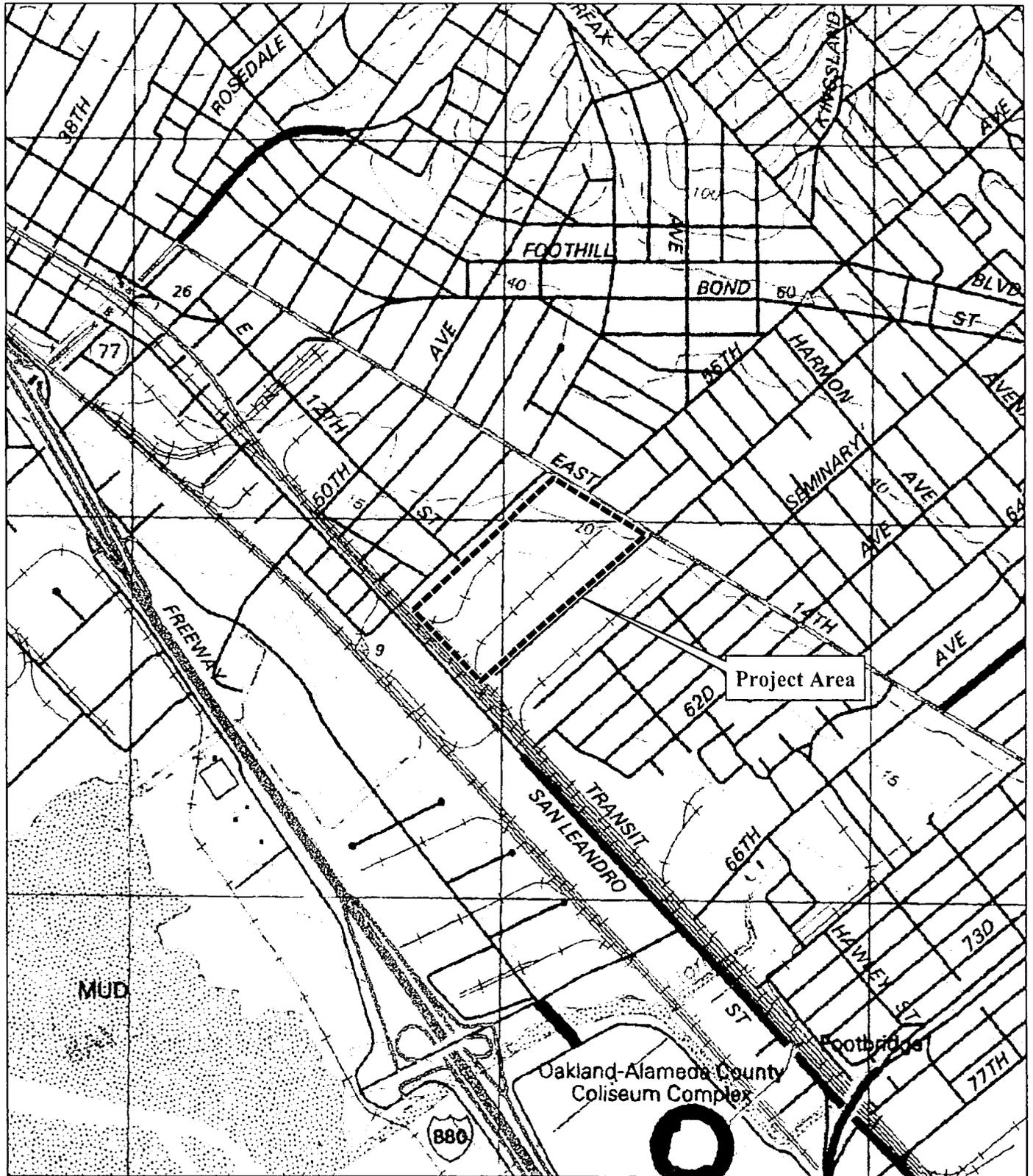
LSA Associates, Inc., is preparing an Environmental Impact Report for the proposed project. Please notify us if your organization has any information or concerns about historical sites in the project site. This is not a request for research: it is solely a request for public input for any concerns that the Oakland Heritage Alliance may have regarding the project. If you have any questions, please contact me at the address and phone number above or via email (tim.jones@lsa-assoc.com). We look forward to hearing from you. Thank you.

Sincerely,

LSA ASSOCIATES, INC.

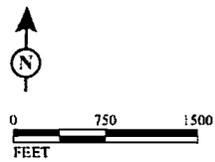


E. Timothy Jones, M.A.
Cultural Resources Manager



LSA

FIGURE 2



SOURCE: USGS 7.5' Quad:Oakland East, California (1980).

I:\GEO110\GIS\MAPS\CULTURAL\Figure 2_ProjectArea.mxd (8/8/11)

GE Site Demolition,
5441 International Boulevard, Oakland
Project Area



August 31, 2012
Peterson Z. Vollman
City of Oakland Planning Department
Submitted electronically
Re: 5441 International Boulevard, ER11-0011

Dear Mr. Vollman

Oakland Heritage Alliance has reviewed the materials about the GE site at 5441 International Boulevard, with the exception of some supporting documents we are still trying to obtain.

Overall, we believe that the EIR should look at this A1+rated historic resource with a view to its preservation and reuse. Please incorporate the following into the EIR:

1. A detailed description of the type and exact locations of toxic materials within each building and methods other than demolition to address this contamination, rather than a simple assertion that demolition is the only path. We will be happy to discuss these issues with GE and with DTSC or any other regulatory body, in an effort to assist in coming up with a good plan for the site.
2. A thorough and robust look at several alternatives, including
 - preservation of all historic structures;
 - preservation of all of Building 1;
 - preservation of a portion of Building 1
3. The potential for adaptive reuse must be considered as part of these alternatives, with reference to adaptive reuse of similar structures, such as the Durant Square project at International Boulevard and Durant Avenue, and the Ford Motor plant in Richmond.
4. The alternatives should also take into consideration the potential incentives for historic restoration as provided under the federal historic preservation tax incentives program, the federal housing tax credit, the California state historic building code, and the state Mills Act program as implemented in Oakland.
5. Thorough investigation of historic structures, events that occurred there, cultural significance of both the radio broadcasting and other periods, and importance to community of the employment of local residents at the site.
6. Environmental impacts of proposed changes to the site should be studied as well as remaining contamination issues not related to the buildings, e.g. soil and ground water contamination. What is going to happen to the neighborhood if the site becomes an asphalt lot surrounded by weeds? What provisions are being made to keep it from radiating heat, attracting litter, providing a haven

for unsavory activities, and making a large barren area along a key transportation corridor? If, on the other hand, the site is proposed for some type of development, what is the plan?

7. In the event that full preservation cannot be achieved (though we believe that it can), a full and robust program of mitigation should be required if there is to be any demolition of historic structures. These mitigations should include, but must not be limited to documentation and commemorative signage. For loss of a highly significant historic resource, mitigations should be meaningful. Mitigations will not make up for the loss of important resources, but could include such measures as contributions to historic preservation efforts by the city of Oakland; scholarly research; oral interviewing; cataloging and proper archiving of resource material and publications; assembly, archiving, and public access to photographic and other historic records; covering GE history, broadcasting history, and the history of East Oakland's contribution as a key industrial area. The preferred mitigation, however, is retention of the cultural resources.

8. Potential impact of the site as a vacant lot: While we understand that some of the issues on this 26-acre site are subject to the oversight of DTSC or other government bodies, it does not escape our notice that the property if it remains as a vacant lot with the buildings gone has the potential to blight the neighborhood for a long period, and that its surroundings are permanently affected by past GE operations. The EIR must address this scenario. We see in this project a potential for GE to make things better, to get credibility and respect for its fair handling of its industrial legacy and to honor its long relationship with the people of Oakland.

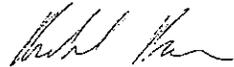
9. Future plans for the site must be incorporated into and studied under this EIR. Without doing so, there will be no way to evaluate the options presented in the environmental study. GE should be preparing a long-term plan and it should be part of the studied project.

With its long history in the East Bay, we feel certain that GE can achieve a good outcome in this important part of Oakland. We look forward to improvements at the site, to reduced toxicity for its neighbors, and to a successful reuse of the historic structures.

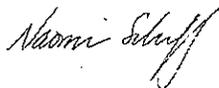
We would like to request an opportunity to discuss the potential alternatives to be studied, with the staff and with GE representatives, before this EIR gets too far along. Please contact our office at 510-763-9218 info@oaklandheritage.org or Naomi Schiff, 510-835-1717 naomi@17th.com.

Thank you,

Sincerely,



Rachel Force, President



Naomi Schiff, Preservation Committee

APPENDIX D

CORRESPONDENCE WITH NATIVE AMERICAN ORGANIZATIONS AND TRIBES

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710



December 5, 2018

Tim Jones
LSA

Sent by E-mail: tim.jones@lsa.net

RE: Proposed General Electric Remediation and Reuse Project, City of Oakland; Oakland East USGS Quadrangle, Alameda County, California

Dear Mr. Jones:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

Attached is a list of tribes culturally affiliated to the project area. I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: gayle.totton@nahc.ca.gov.

Sincerely,

Gayle Totton
Gayle Totton, M.A., Ph.D.
Associate Governmental Program Analyst
(916) 373-3714

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

**Native American Heritage Commission
Native American Contact List
Alameda County
12/5/2018**

Amah Mutsun Tribal Band

Valentin Lopez, Chairperson
P.O. Box 5272
Galt, CA, 95632
Phone: (916) 743 - 5833
vlopez@amahmutsun.org

Costanoan
Northern Valley
Yokut

North Valley Yokuts Tribe

Katherine Erolinda Perez,
Chairperson
P.O. Box 717
Linden, CA, 95236
Phone: (209) 887 - 3415
canutes@verizon.net

Costanoan
Northern Valley
Yokut

Amah Mutsun Tribal Band

Edward Ketchum,
35867 Yosemite Ave
Davis, CA, 95616
aerieways@aol.com

Costanoan
Northern Valley
Yokut

The Ohlone Indian Tribe

Andrew Galvan,
P.O. Box 3152
Fremont, CA, 94539
Phone: (510) 882 - 0527
Fax: (510) 687-9393
chochenyo@AOL.com

Bay Miwok
Costanoan
Patwin
Plains Miwok

Amah Mutsun Tribal Band of Mission San Juan Bautista

Irenne Zwierlein, Chairperson
789 Canada Road
Woodside, CA, 94062
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com

Costanoan

Costanoan Rumsen Carmel Tribe

Tony Cerda, Chairperson
244 E. 1st Street
Pomona, CA, 91766
Phone: (909) 629 - 6081
Fax: (909) 524-8041
rumsen@aol.com

Costanoan

Indian Canyon Mutsun Band of Costanoan

Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister, CA, 95024
Phone: (831) 637 - 4238
ams@indiancanyon.org

Costanoan

Muwekma Ohlone Indian Tribe of the SF Bay Area

Charlene Nijmeh, Chairperson
20885 Redwood Road, Suite 232
Castro Valley, CA, 94546
Phone: (408) 464 - 2892
cnijmeh@muwekma.org

Costanoan

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed General Electric Remediation and Reuse Project, Alameda County.



CARLSBAD
FRESNO
IRVINE
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

January 2, 2019

Tony Cerda, Chairperson
Costanoan Rumsen Carmel Tribe
244 E. 1st Street
Pomona, CA 91766

Subject: Tribal consultation for the Proposed General Electric Remediation and Reuse Project,
Oakland, Alameda County

Dear Chairperson Cerda:

The General Electric Company (GE) and Bridge Development Partners propose to redevelop the former GE Oakland Works at 5441 International Boulevard/East 14th Street/State Route 185 (Assessor Parcel Number: 041-3848-001) in Oakland, Alameda County. The proposed project would include demolition of eight buildings and remove approximately 900 truckloads of contaminated soil. Because the 23.18-acre site is contaminated with hazardous materials, redevelopment and toxic materials abatement would be conducted under the authority of the U.S. Environmental Protection Agency (EPA). The proposed project is subject to Section 106 of the National Historic Preservation Act; the City of Oakland would oversee California Environmental Quality Act environmental review for the proposed project. The proposed Area of Potential Effects (APE) for the project is shown on the attached figures.

LSA is preparing a cultural resources study for the proposed project to determine the presence of, or potential for, cultural resources within the APE. Based on cultural resources records searches conducted at the Northwest Information Center at Sonoma State University and a review of the Sacred Lands File at the Native American Heritage Commission, there are no recorded Native American cultural resources within or adjacent to the APE. An archaeologist with LSA visited the APE on November 13, 2018. The native ground surface of the APE was obscured by buildings, pavement, fill, and a bentonite cap, which precluded an archaeological survey of the property. Capped soil and restrictions imposed by the EPA currently prevent any ground disturbance at the property.

Please notify us if you have any information or concerns regarding cultural resources within the APE. To reach us, please contact me at the address or phone number above or via email (tim.jones@lsa.net). We look forward to hearing from you. Thank you.

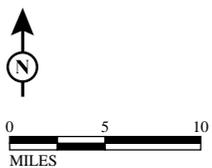
Sincerely,

E. Timothy Jones, M.A., RPA
Archaeologist / Cultural Resources Manager



LSA

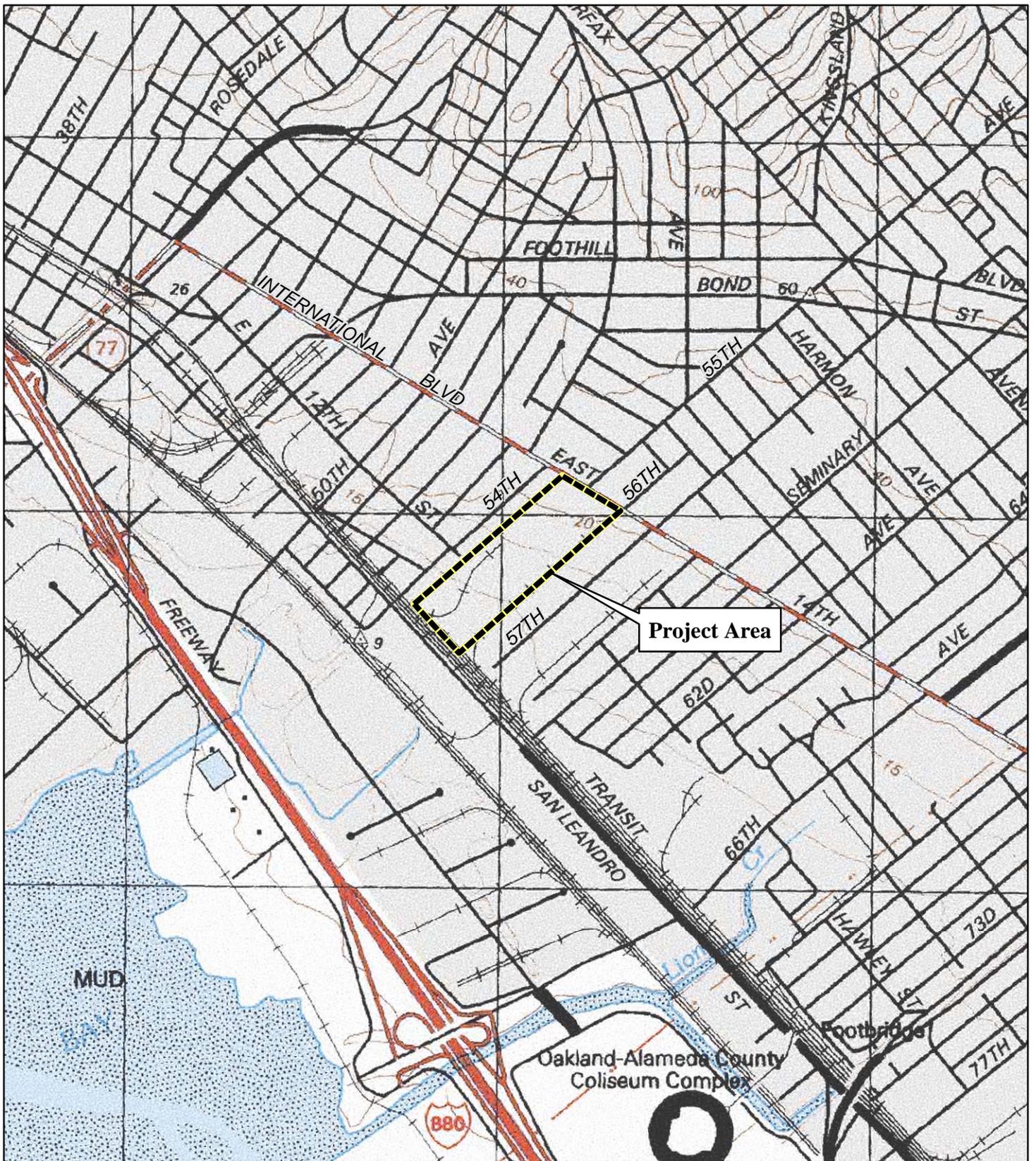
FIGURE 1



SOURCE: StreetMap North America (2009)

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*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Location and Vicinity*



LSA

FIGURE 2

*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Area*

SOURCE: USGS 7.5' Quad; Oakland East, California (1980).

I:\GEO1101\GIS\Maps\Cultural\Figure2_ProjectArea.mxd (5/31/2012)

From: [Tim Jones](#)
To: ["rumsen@aol.com"](mailto:rumsen@aol.com)
Subject: GE Project Oakland: Follow-up for Tribal Input
Date: Thursday, January 17, 2019 11:26:00 AM
Attachments: [GE Remediation Project Oakland Request for Tribal Input.msg](#)

Hello Chairperson Cerda,

On January 2, 2019, I sent you an email (attached) and letter regarding the GE Remediation Project in Oakland at 5441 International Boulevard. The 23-acre project site is a former General Electric manufacturing plant, and the proposed project would remediate toxic soils and redevelop the property. Please let me know if you or the Costanoan Rumsen Carmel Tribe have information or concerns regarding cultural resources at the project site. Alternatively, if you have no information or comments on the project, could you let me know at your earliest convenience? Thank you for your time.

Tim J.

E. Timothy Jones | Associate/Cultural Resource Manager

[LSA](#) | 157 Park Place

Point Richmond, CA 94801

510-236-6810 Tel

[Website](#)



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RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

January 2, 2019

Andrew Galvan
The Ohlone Indian Tribe
PO Box 3152
Fremont, CA 94539

Subject: Tribal consultation for the Proposed General Electric Remediation and Reuse Project,
Oakland, Alameda County

Dear Andy:

The General Electric Company (GE) and Bridge Development Partners propose to redevelop the former GE Oakland Works at 5441 International Boulevard/East 14th Street/State Route 185 (Assessor Parcel Number: 041-3848-001) in Oakland, Alameda County. The proposed project would include demolition of eight buildings and remove approximately 900 truckloads of contaminated soil. Because the 23.18-acre site is contaminated with hazardous materials, redevelopment and toxic materials abatement would be conducted under the authority of the U.S. Environmental Protection Agency (EPA). The proposed project is subject to Section 106 of the National Historic Preservation Act; the City of Oakland would oversee California Environmental Quality Act environmental review for the proposed project. The proposed Area of Potential Effects (APE) for the project is shown on the attached figures.

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Please notify us if you have any information or concerns regarding cultural resources within the APE. To reach us, please contact me at the address or phone number above or via email (tim.jones@lsa.net). We look forward to hearing from you. Thank you.

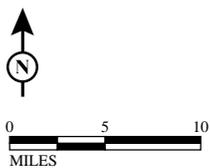
Sincerely,

E. Timothy Jones, M.A., RPA
Archaeologist / Cultural Resources Manager



LSA

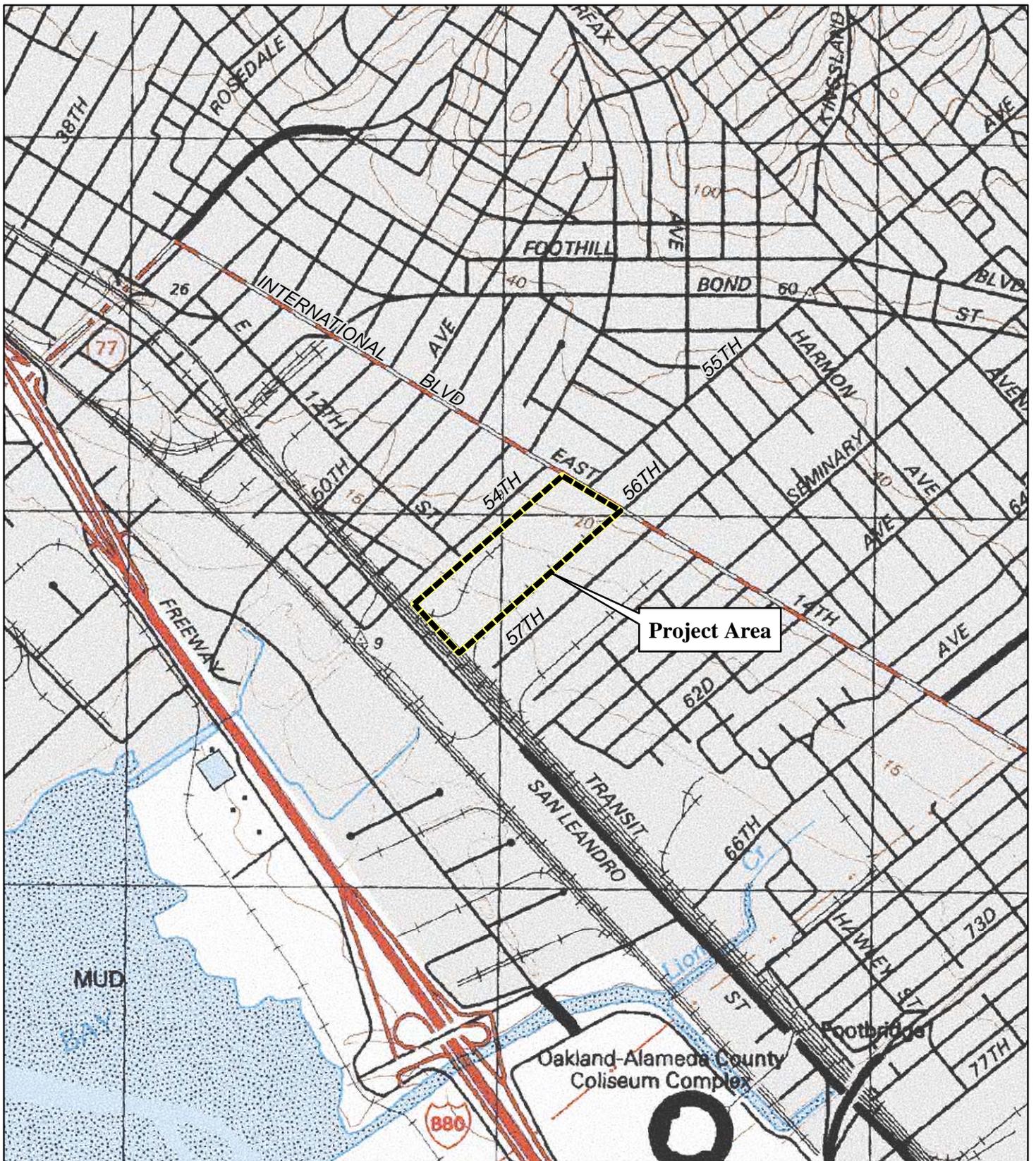
FIGURE 1



SOURCE: StreetMap North America (2009)

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*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Location and Vicinity*



LSA

FIGURE 2

*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Area*

SOURCE: USGS 7.5' Quad; Oakland East, California (1980).

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From: [Andrew Galvan](#)
To: [Tim Jones](#)
Subject: Re: GE Remediation Project Oakland: Request for Tribal Input
Date: Thursday, January 03, 2019 8:37:41 AM

do keep me updated as to what gets approved.

Andy

-----Original Message-----

From: Tim Jones <Tim.Jones@lsa.net>
To: Andrew Galvan <chochenyo@aol.com>
Sent: Thu, Jan 3, 2019 8:33 am
Subject: RE: GE Remediation Project Oakland: Request for Tribal Input

Good morning, Andy.

We plan to recommend a pre-construction “tailgate” meeting to educate construction crew on the appropriate procedures if archaeological deposits or human remains are identified. We aren’t recommending monitoring at this time, but that would obviously change if archaeological materials or human remains were unearthed.

Our report is still in a draft stage and hasn’t been reviewed by the EPA (Section 106) or the City (CEQA), so the recommendations could change, but that’s our thinking at the moment.

Tim J.

E. Timothy Jones | Associate/Cultural Resource Manager
LSA | 157 Park Place
Point Richmond, CA 94801

510-236-6810 Tel
[Website](#)

From: Andrew Galvan [mailto:chochenyo@aol.com]
Sent: Thursday, January 03, 2019 8:24 AM
To: Tim Jones
Subject: Re: GE Remediation Project Oakland: Request for Tribal Input

Hi Tim,

so what will LSA be recommending to happen during the removal of the contaminated soils?

Please advise....

Andy

-----Original Message-----

From: Tim Jones <Tim.Jones@lsa.net>

To: chochenyo@aol.com <chochenyo@aol.com>
Sent: Wed, Jan 2, 2019 5:01 pm
Subject: GE Remediation Project Oakland: Request for Tribal Input

Hello Andy,

Attached to this email is a request for tribal information or concerns regarding the GE Remediation Project's potential impacts to cultural resources. The project is located in East Oakland at 5441 International Boulevard and is currently developed with asphalt and buildings associated with the General Electric manufacturing plant formerly at this location.

There are no known Native American cultural resources at this location based on a review of the archaeological site location information at the Northwest Information Center. The entire 23-acre site is paved or covered with buildings and fill, which prevented an archaeological survey. There are toxic soils present at the site, and ground disturbance of any kind is restricted by the EPA.

Please contact me at your earliest convenience if your tribe has information or concerns regarding cultural resources at the project site. Thank you for your time.

Tim J.

E. Timothy Jones | Associate/Cultural Resource Manager
LSA | 157 Park Place
Point Richmond, CA 94801

510-236-6810 Tel
[Website](#)



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January 2, 2019

Edward Ketchum
Amah Mutsun Tribal Band
35867 Yosemite Avenue
Davis, CA 95616

Subject: Tribal consultation for the Proposed General Electric Remediation and Reuse Project,
Oakland, Alameda County

Dear Mr. Ketchum:

The General Electric Company (GE) and Bridge Development Partners propose to redevelop the former GE Oakland Works at 5441 International Boulevard/East 14th Street/State Route 185 (Assessor Parcel Number: 041-3848-001) in Oakland, Alameda County. The proposed project would include demolition of eight buildings and remove approximately 900 truckloads of contaminated soil. Because the 23.18-acre site is contaminated with hazardous materials, redevelopment and toxic materials abatement would be conducted under the authority of the U.S. Environmental Protection Agency (EPA). The proposed project is subject to Section 106 of the National Historic Preservation Act; the City of Oakland would oversee California Environmental Quality Act environmental review for the proposed project. The proposed Area of Potential Effects (APE) for the project is shown on the attached figures.

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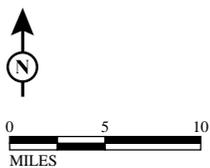
Sincerely,

E. Timothy Jones, M.A., RPA
Archaeologist / Cultural Resources Manager



LSA

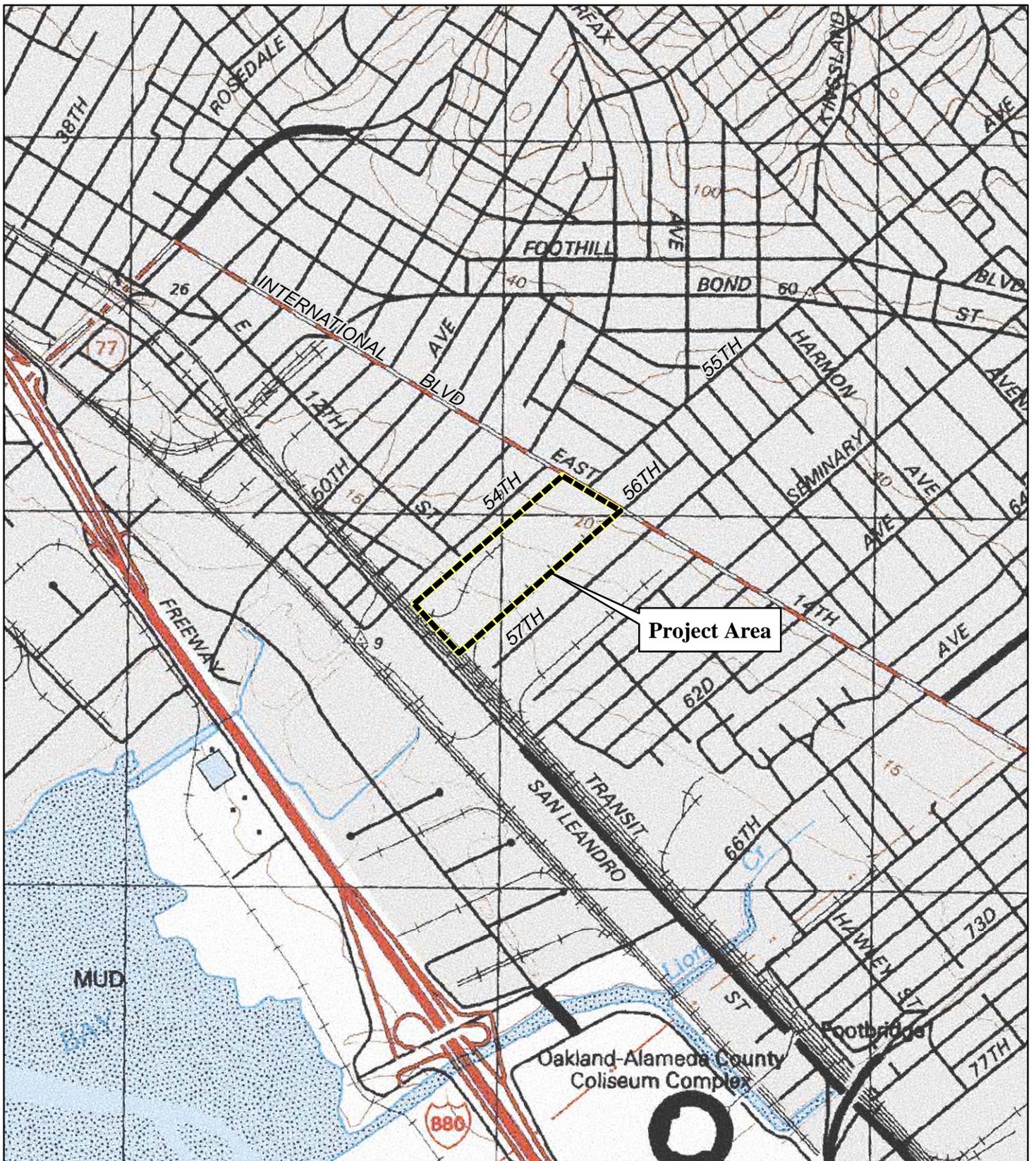
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SOURCE: StreetMap North America (2009)

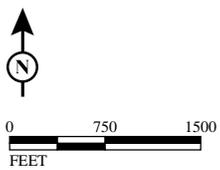
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*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Location and Vicinity*



LSA

FIGURE 2



SOURCE: USGS 7.5' Quad; Oakland East, California (1980).

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*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Area*

From: [Aerieways](#)
To: [Tim Jones](#)
Subject: Re: GE Remediation Project Oakland: Request for Tribal Input
Date: Friday, January 04, 2019 7:12:39 PM

Tim this site is within the lands of the peoples taken to Mission San Francisco Dolores and Santa Clara primarily. By agreement the Muwekma Tribal Band represents these lands now. Please contact their representative, Alan Leventhal.

Comment: in the last 10000 years the ocean has risen nearly a hundred feet. Cultural Resources could be buried.

Ed Ketchum
Amah Mutsun Tribal Band
Historian

-----Original Message-----

From: Tim Jones <Tim.Jones@Isa.net>
To: aerieways@aol.com <aerieways@aol.com>
Sent: Wed, Jan 2, 2019 4:45 pm
Subject: GE Remediation Project Oakland: Request for Tribal Input

Hello Mr. Ketchum,

Attached to this email is a request for tribal information or concerns regarding the GE Remediation Project's potential impacts to cultural resources. The project is located in East Oakland at 5441 International Boulevard and is currently developed with asphalt and buildings formerly associated with the General Electric manufacturing plant formerly at this location.

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Tim J.

E. Timothy Jones | Associate/Cultural Resource Manager

LSA | 157 Park Place
Point Richmond, CA 94801

510-236-6810 Tel



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RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

January 2, 2019

Valentin Lopez, Chairperson
Amah Mutsun Tribal Band
PO Box 5272
Galt, CA 95632

Subject: Tribal consultation for the Proposed General Electric Remediation and Reuse Project,
Oakland, Alameda County

Dear Chairperson Lopez:

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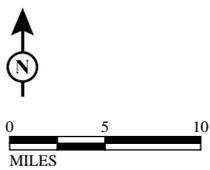
Sincerely,

E. Timothy Jones, M.A., RPA
Archaeologist / Cultural Resources Manager



LSA

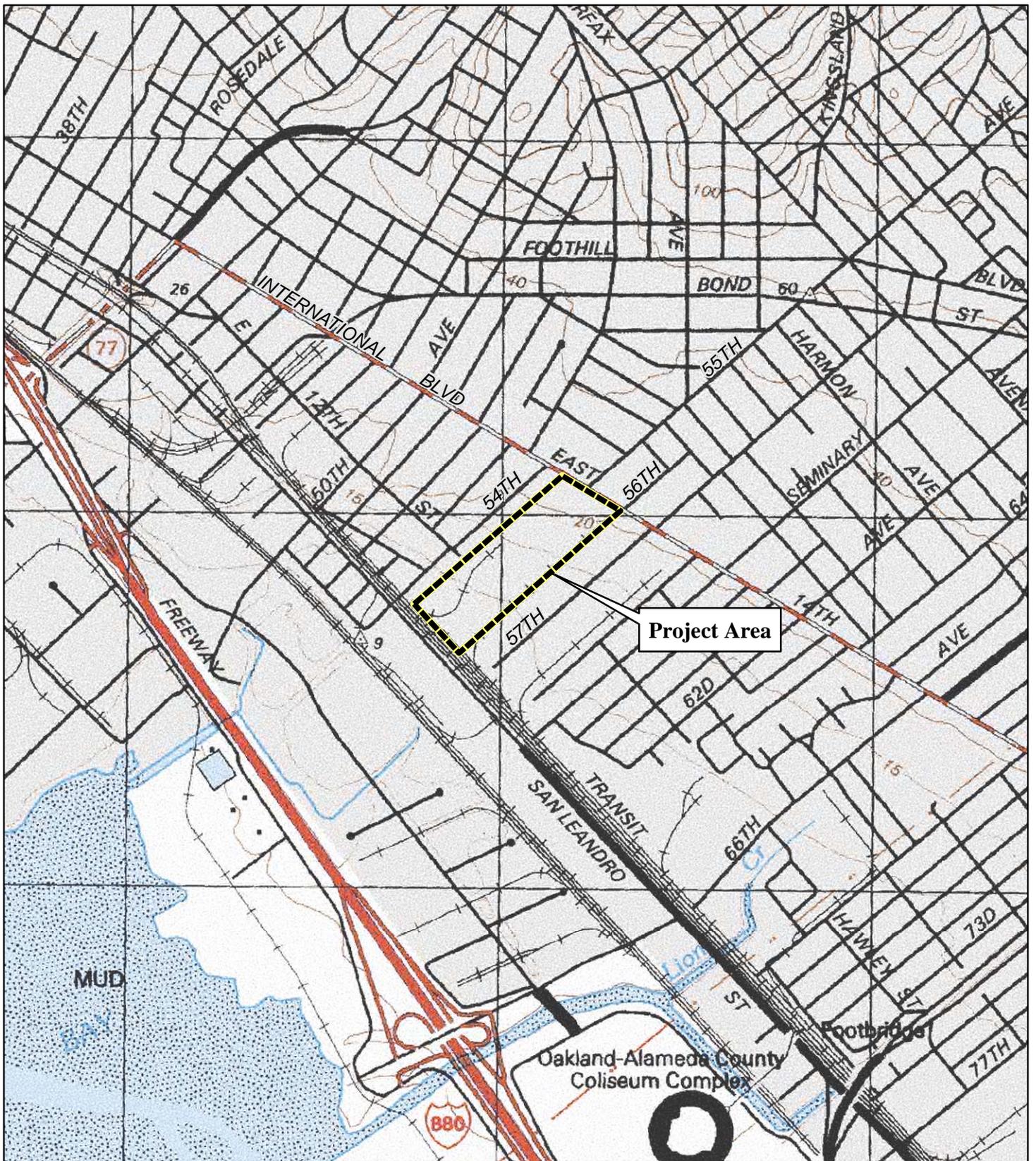
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SOURCE: StreetMap North America (2009)

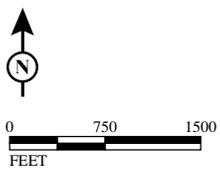
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*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Location and Vicinity*



LSA

FIGURE 2



SOURCE: USGS 7.5' Quad; Oakland East, California (1980).

I:\GEO1101\GIS\Maps\Cultural\Figure2_ProjectArea.mxd (5/31/2012)

GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Area

From: [Tim Jones](#)
To: vlopez@amahmutsun.org
Subject: GE Project Oakland: Follow-up for Tribal Input
Date: Thursday, January 17, 2019 11:17:00 AM
Attachments: [GE Remediation Project Oakland Request for tribal input .msg](#)

Hello Chairperson Lopez,

On January 2, 2019, I sent an email (attached) and letter regarding the GE Remediation Project in Oakland at 5441 International Boulevard. The 23-acre project site is a former GE manufacturing plant, and the proposed project would remediate toxic soils and redevelop the property. Please let me know if you or the Amah Mutsun Tribal Band have information or concerns regarding cultural resources at the project site. Alternatively, if you have no information or comments on the project, could you let me know at your earliest convenience? Thank you for your time.

Tim J.

E. Timothy Jones | Associate/Cultural Resource Manager

[LSA](#) | 157 Park Place

Point Richmond, CA 94801

510-236-6810 Tel

[Website](#)



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January 2, 2019

Charlene Nijmeh, Chairperson
Muwekma Ohlone Indian Tribe
20885 Redwood Road, Ste. 232
Castro Valley, CA 94546

Subject: Tribal consultation for the Proposed General Electric Remediation and Reuse Project,
Oakland, Alameda County

Dear Chairperson Nijmeh:

The General Electric Company (GE) and Bridge Development Partners propose to redevelop the former GE Oakland Works at 5441 International Boulevard/East 14th Street/State Route 185 (Assessor Parcel Number: 041-3848-001) in Oakland, Alameda County. The proposed project would include demolition of eight buildings and remove approximately 900 truckloads of contaminated soil. Because the 23.18-acre site is contaminated with hazardous materials, redevelopment and toxic materials abatement would be conducted under the authority of the U.S. Environmental Protection Agency (EPA). The proposed project is subject to Section 106 of the National Historic Preservation Act; the City of Oakland would oversee California Environmental Quality Act environmental review for the proposed project. The proposed Area of Potential Effects (APE) for the project is shown on the attached figures.

LSA is preparing a cultural resources study for the proposed project to determine the presence of, or potential for, cultural resources within the APE. Based on cultural resources records searches conducted at the Northwest Information Center at Sonoma State University and a review of the Sacred Lands File at the Native American Heritage Commission, there are no recorded Native American cultural resources within or adjacent to the APE. An archaeologist with LSA visited the APE on November 13, 2018. The native ground surface of the APE was obscured by buildings, pavement, fill, and a bentonite cap, which precluded an archaeological survey of the property. Capped soil and restrictions imposed by the EPA currently prevent any ground disturbance at the property.

Please notify us if you have any information or concerns regarding cultural resources within the APE. To reach us, please contact me at the address or phone number above or via email (tim.jones@lsa.net). We look forward to hearing from you. Thank you.

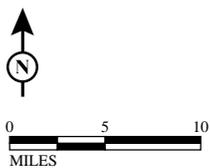
Sincerely,

E. Timothy Jones, M.A., RPA
Archaeologist / Cultural Resources Manager



LSA

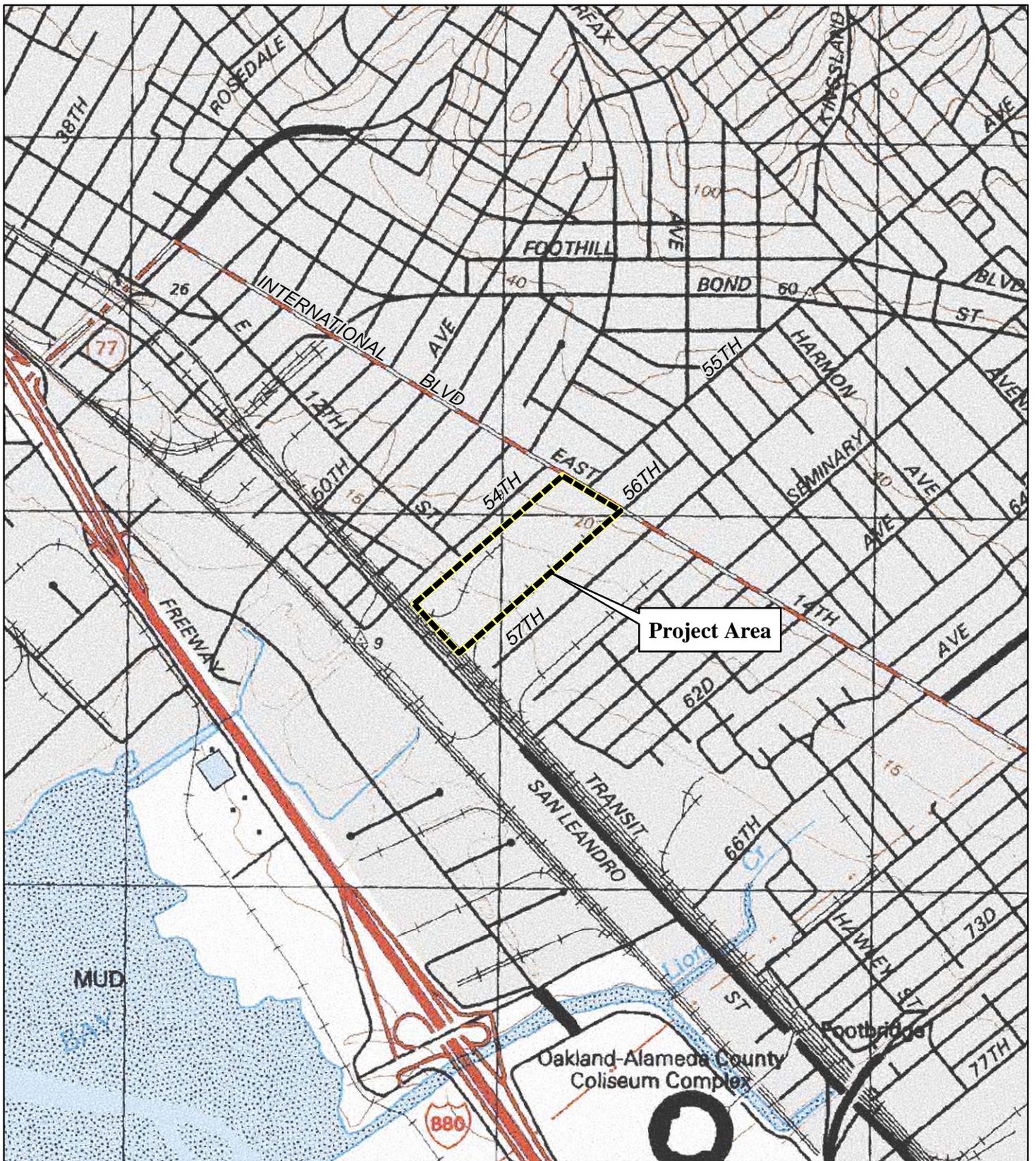
FIGURE 1



SOURCE: StreetMap North America (2009)

I:\GEO1101\GIS\Maps\Cultural\Figure1_Project Location and Vicinity.mxd (5/31/2012)

*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Location and Vicinity*



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FIGURE 2

*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Area*

SOURCE: USGS 7.5' Quad; Oakland East, California (1980).

I:\GEO1101\GIS\Maps\Cultural\Figure2_ProjectArea.mxd (5/31/2012)

From: [Tim Jones](#)
To: "cnijmeh@muwekma.org"
Subject: GE Project Oakland: Follow-up for Tribal Input
Date: Thursday, January 17, 2019 11:34:00 AM
Attachments: [GE Remediation Project Oakland Request for Tribal Input.msg](#)

Hello Chairperson Nijmeh,

On January 2, 2019, I sent you an email (attached) and letter regarding the GE Remediation Project in Oakland at 5441 International Boulevard. The 23-acre project site is a former General Electric manufacturing plant, and the proposed project would remediate toxic soils and redevelop the property. Please let me know if you or the Muwekma Ohlone Indian Tribe have information or concerns regarding cultural resources at the project site. Alternatively, if you have no information or comments on the project, could you let me know at your earliest convenience? Thank you for your time.

Tim J.

E. Timothy Jones | Associate/Cultural Resource Manager

[LSA](#) | 157 Park Place

Point Richmond, CA 94801

510-236-6810 Tel

[Website](#)



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January 2, 2019

Katherine Perez, Chairperson
North Valley Yokuts Tribe
PO Box 717
Linden, CA 95236

Subject: Tribal consultation for the Proposed General Electric Remediation and Reuse Project,
Oakland, Alameda County

Dear Chairperson Perez:

The General Electric Company (GE) and Bridge Development Partners propose to redevelop the former GE Oakland Works at 5441 International Boulevard/East 14th Street/State Route 185 (Assessor Parcel Number: 041-3848-001) in Oakland, Alameda County. The proposed project would include demolition of eight buildings and remove approximately 900 truckloads of contaminated soil. Because the 23.18-acre site is contaminated with hazardous materials, redevelopment and toxic materials abatement would be conducted under the authority of the U.S. Environmental Protection Agency (EPA). The proposed project is subject to Section 106 of the National Historic Preservation Act; the City of Oakland would oversee California Environmental Quality Act environmental review for the proposed project. The proposed Area of Potential Effects (APE) for the project is shown on the attached figures.

LSA is preparing a cultural resources study for the proposed project to determine the presence of, or potential for, cultural resources within the APE. Based on cultural resources records searches conducted at the Northwest Information Center at Sonoma State University and a review of the Sacred Lands File at the Native American Heritage Commission, there are no recorded Native American cultural resources within or adjacent to the APE. An archaeologist with LSA visited the APE on November 13, 2018. The native ground surface of the APE was obscured by buildings, pavement, fill, and a bentonite cap, which precluded an archaeological survey of the property. Capped soil and restrictions imposed by the EPA currently prevent any ground disturbance at the property.

Please notify us if you have any information or concerns regarding cultural resources within the APE. To reach us, please contact me at the address or phone number above or via email (tim.jones@lsa.net). We look forward to hearing from you. Thank you.

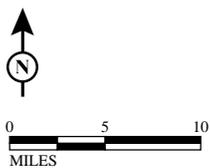
Sincerely,

E. Timothy Jones, M.A., RPA
Archaeologist / Cultural Resources Manager



LSA

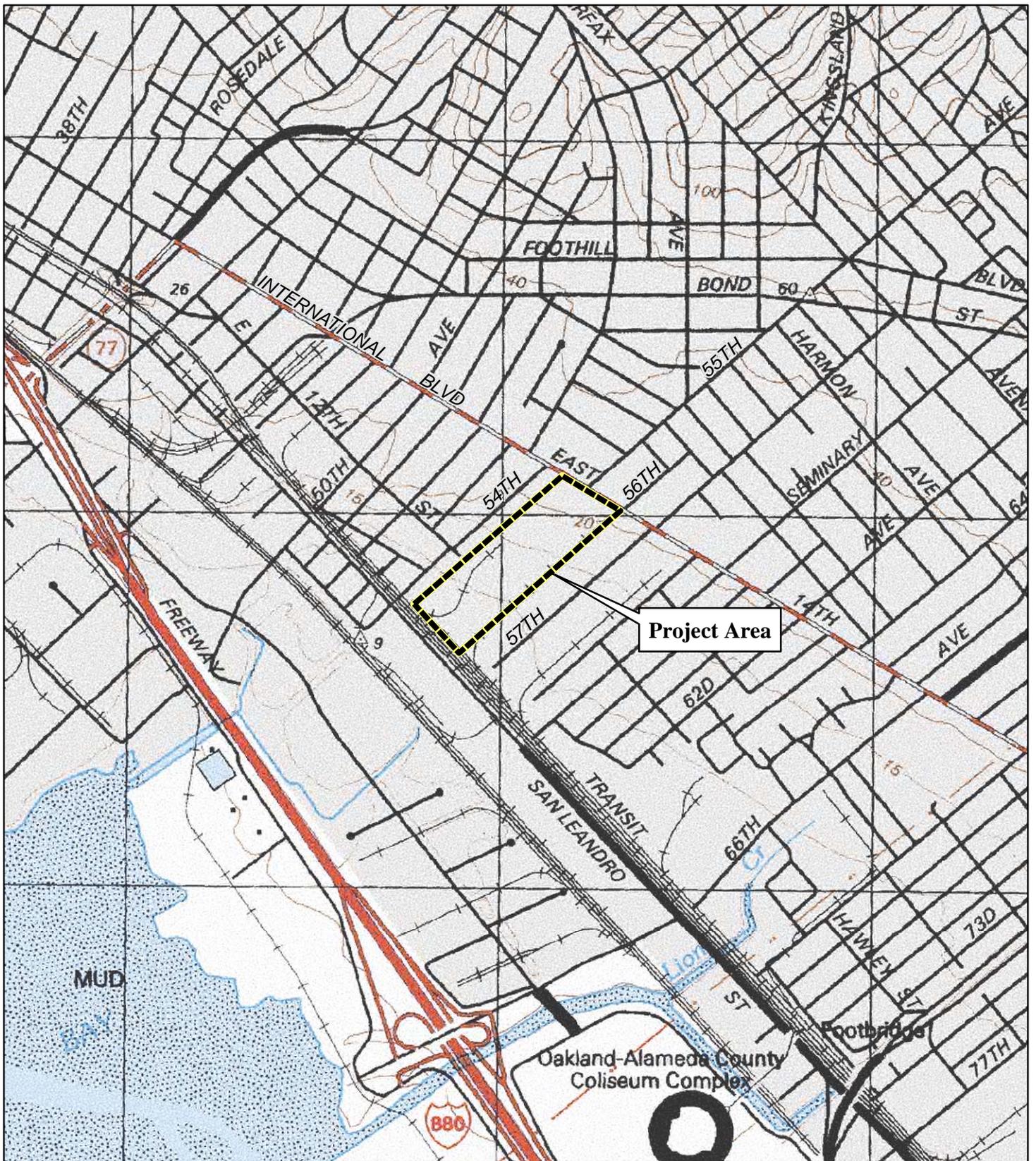
FIGURE 1



SOURCE: StreetMap North America (2009)

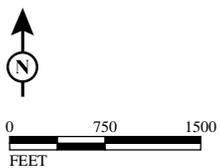
I:\GEO1101\GIS\Maps\Cultural\Figure1_Project Location and Vicinity.mxd (5/31/2012)

*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Location and Vicinity*



LSA

FIGURE 2



SOURCE: USGS 7.5' Quad; Oakland East, California (1980).

I:\GEO1101\GIS\Maps\Cultural\Figure2_ProjectArea.mxd (5/31/2012)

GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Area

From: [Tim Jones](#)
To: ["canutes@verizon.net"](mailto:canutes@verizon.net)
Subject: GE Project Oakland: Follow-up for Tribal Input
Date: Thursday, January 17, 2019 12:27:00 PM
Attachments: [GE Remediation Project Oakland Request for Tribal Input.msg](#)

Hello Chairperson Perez,

On January 2, 2019, I sent you an email (attached) and letter regarding the GE Remediation Project in Oakland at 5441 International Boulevard. The 23-acre project site is a former General Electric manufacturing plant, and the proposed project would remediate toxic soils and redevelop the property. Please let me know if you or the North Valley Yokuts Tribe have information or concerns regarding cultural resources at the project site. Alternatively, if you have no information or comments on the project, could you let me know at your earliest convenience? Thank you for your time.

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E. Timothy Jones | Associate/Cultural Resource Manager

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January 2, 2019

Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
PO Box 28
Hollister, CA 95024

Subject: Tribal consultation for the Proposed General Electric Remediation and Reuse Project,
Oakland, Alameda County

Dear Chairperson Sayers:

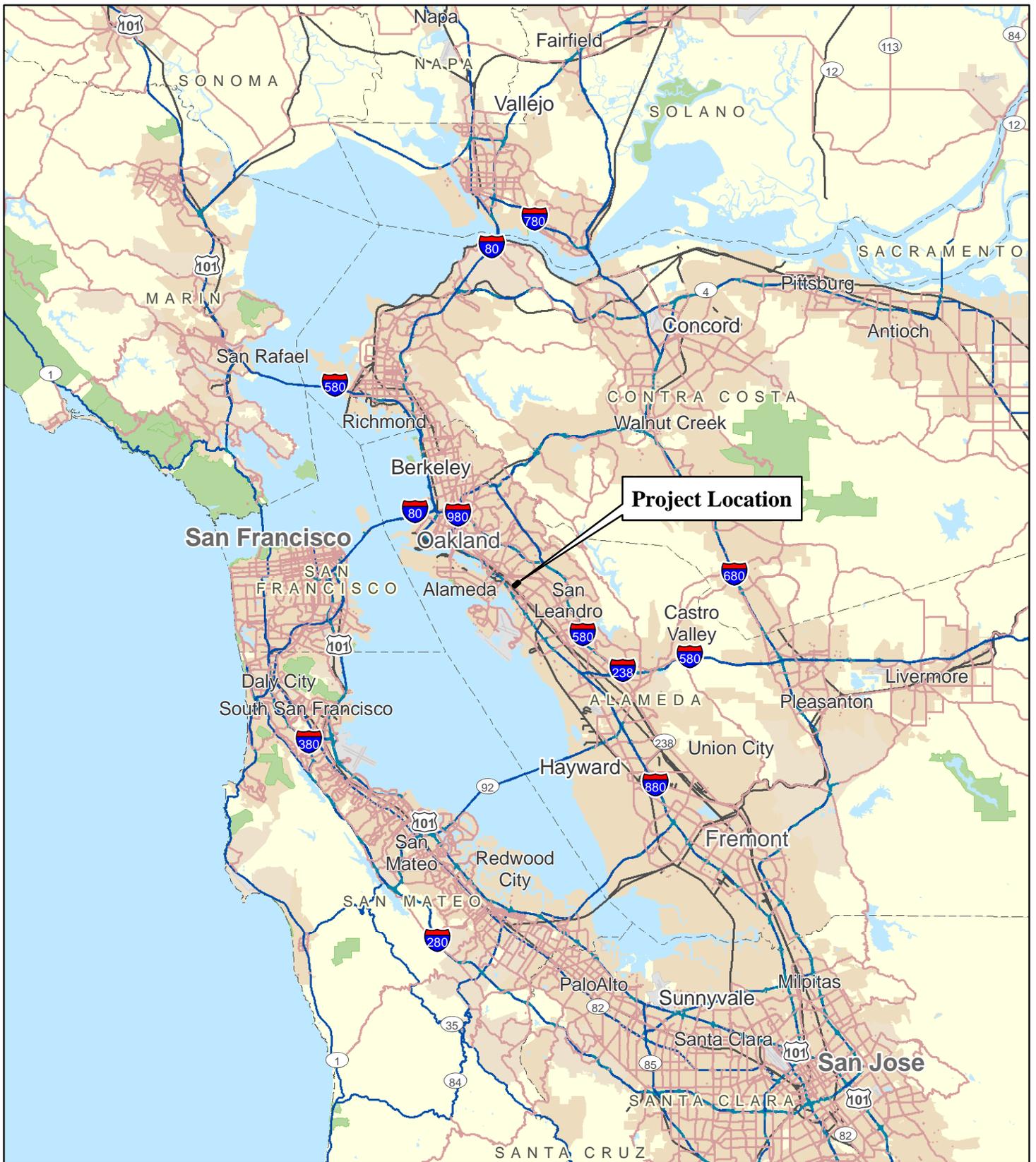
The General Electric Company (GE) and Bridge Development Partners propose to redevelop the former GE Oakland Works at 5441 International Boulevard/East 14th Street/State Route 185 (Assessor Parcel Number: 041-3848-001) in Oakland, Alameda County. The proposed project would include demolition of eight buildings and remove approximately 900 truckloads of contaminated soil. Because the 23.18-acre site is contaminated with hazardous materials, redevelopment and toxic materials abatement would be conducted under the authority of the U.S. Environmental Protection Agency (EPA). The proposed project is subject to Section 106 of the National Historic Preservation Act; the City of Oakland would oversee California Environmental Quality Act environmental review for the proposed project. The proposed Area of Potential Effects (APE) for the project is shown on the attached figures.

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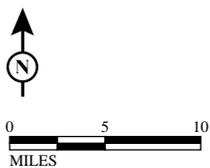
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E. Timothy Jones, M.A., RPA
Archaeologist / Cultural Resources Manager



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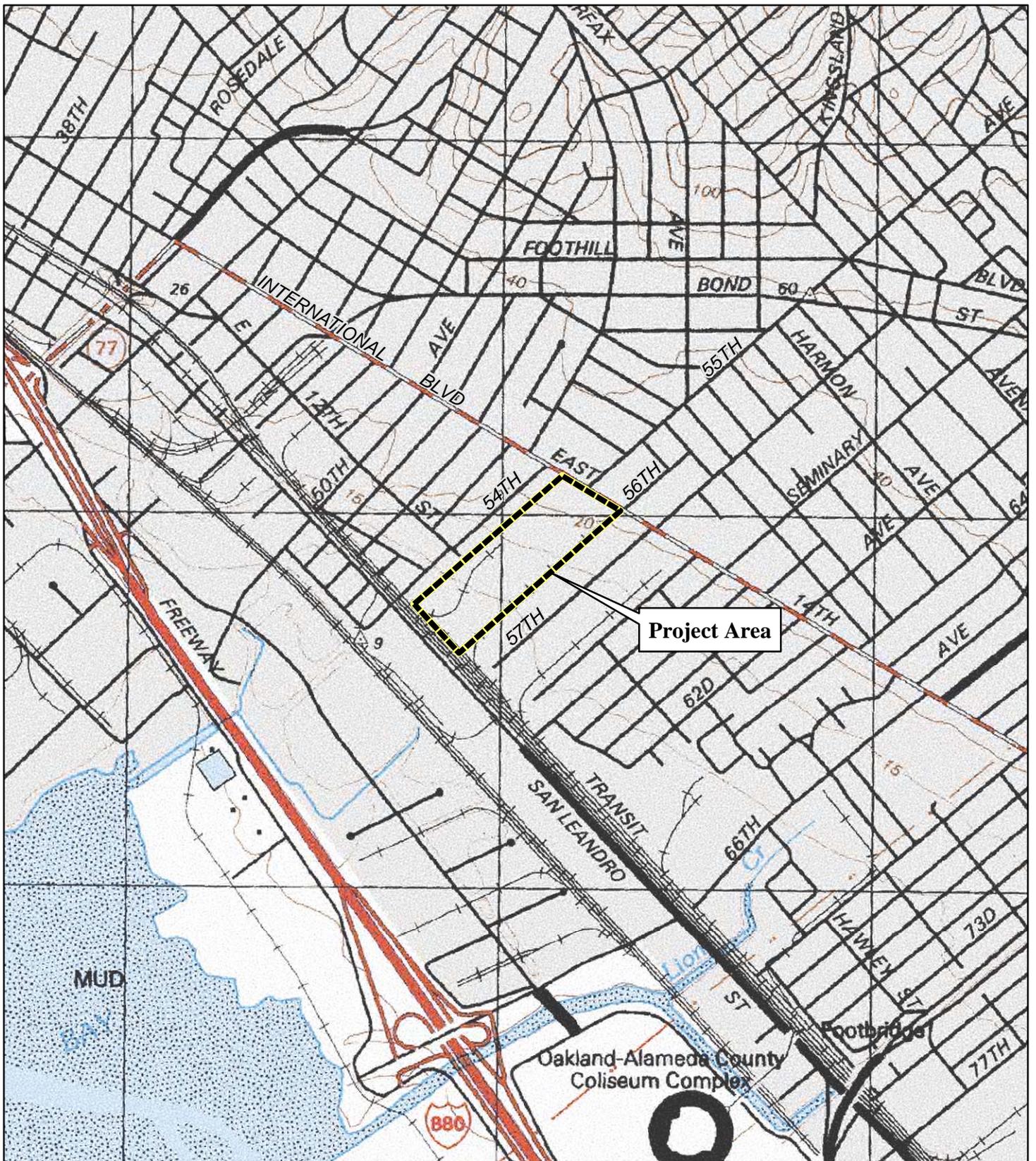
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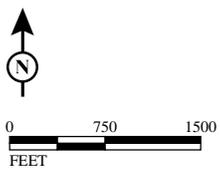
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*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Location and Vicinity*



LSA

FIGURE 2



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I:\GEO1101\GIS\Maps\Cultural\Figure2_ProjectArea.mxd (5/31/2012)

*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Area*

From: [Tim Jones](#)
To: ["ams@indiancanyon.org"](mailto:ams@indiancanyon.org)
Subject: GE Project Oakland: Follow-up for Tribal Input
Date: Thursday, January 17, 2019 11:30:00 AM
Attachments: [GE Remediation Project Oakland Request for Tribal Input.msg](#)

Hello Chairperson Sayers,

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Tim J.

E. Timothy Jones | Associate/Cultural Resource Manager

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January 2, 2019

Irenne Zwierlein, Chairperson
Amah Mutsun Tribal Band
789 Canada Road
Woodside, CA 94062

Subject: Tribal consultation for the Proposed General Electric Remediation and Reuse Project,
Oakland, Alameda County

Dear Chairperson Zwierlein:

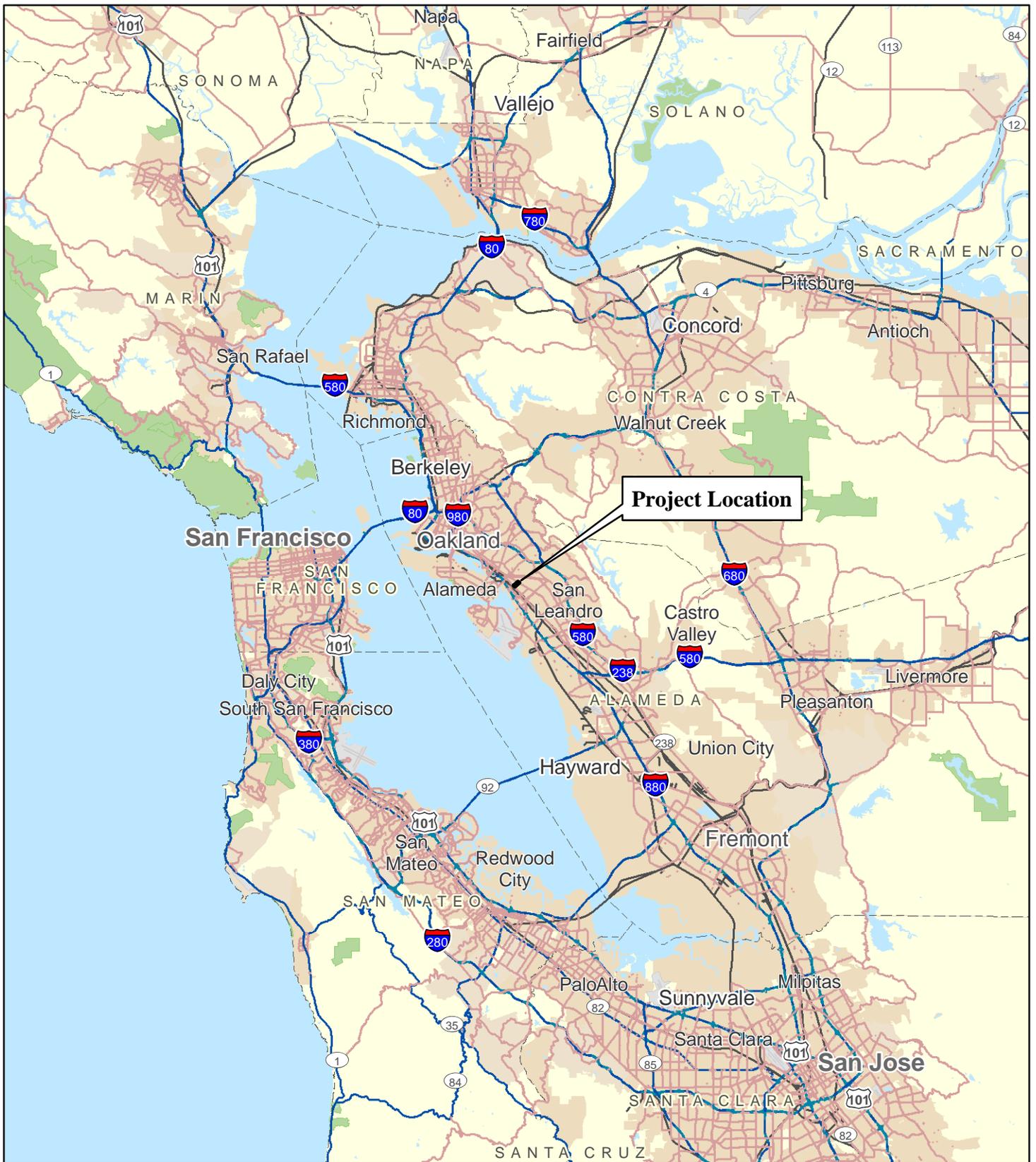
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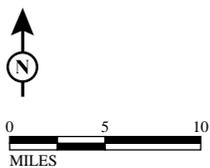
Sincerely,

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Archaeologist / Cultural Resources Manager



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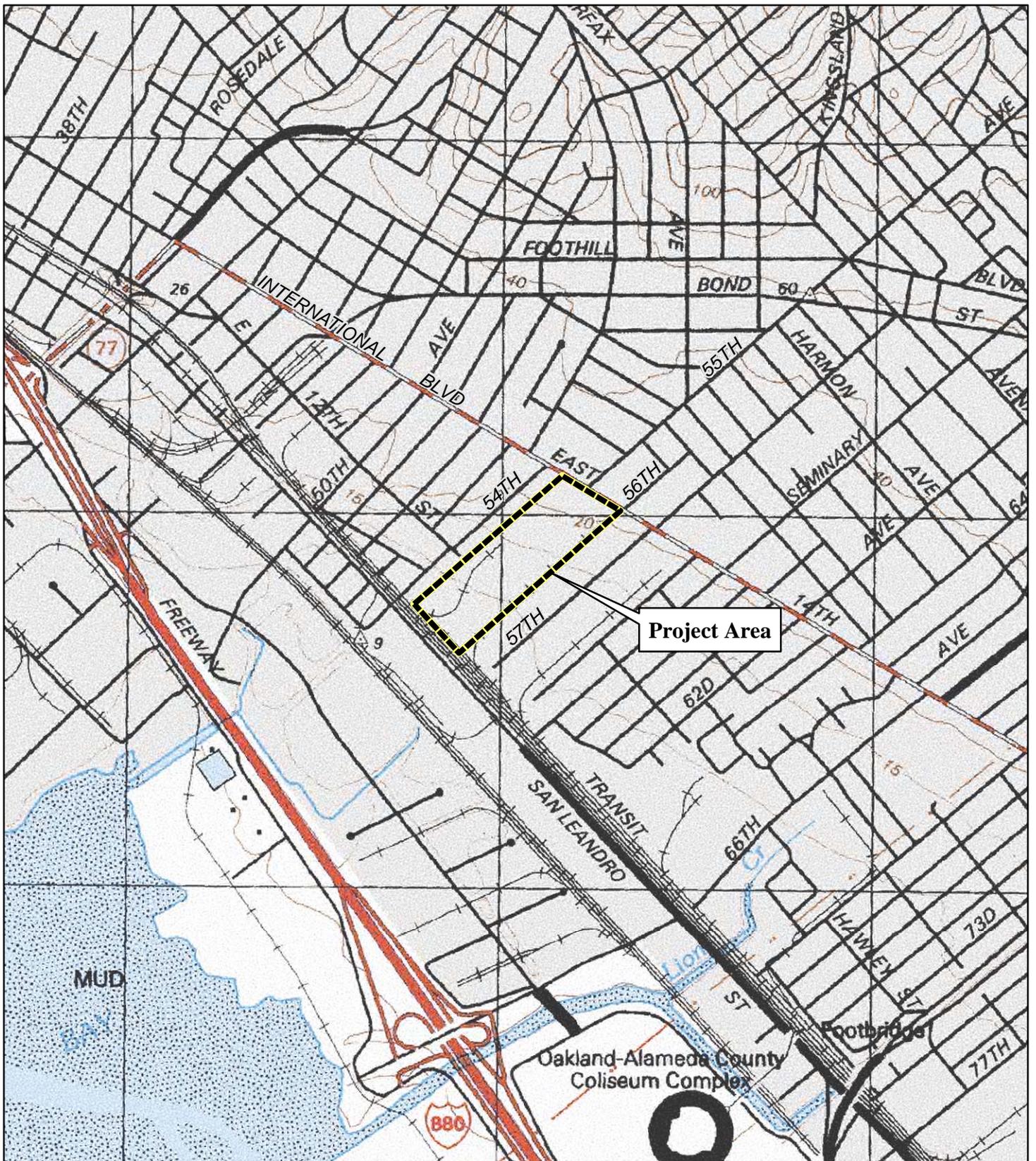
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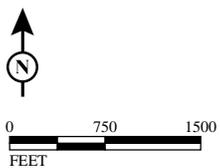
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*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Location and Vicinity*



LSA

FIGURE 2



SOURCE: USGS 7.5' Quad;Oakland East, California (1980).

I:\GEO1101\GIS\Maps\Cultural\Figure2_ProjectArea.mxd (5/31/2012)

*GE Demolition—International Boulevard
Oakland, Alameda County, California
Project Area*

From: [Tim Jones](#)
To: [Amah Mutsun Tribal \(irennezwierlein@gmail.com\)](mailto:irennezwierlein@gmail.com); amahmutsuntribal@gmail.com
Subject: GE Project Oakland: Follow-up for Tribal Input
Date: Thursday, January 17, 2019 11:21:00 AM
Attachments: [GE Remediation Project Oakland Request for Tribal Input.msg](#)

Hello Chairperson Zwierlein,

On January 2, 2019, I sent an email (attached) and letter regarding the GE Remediation Project in Oakland at 5441 International Boulevard. The 23-acre project site is a former General Electric manufacturing plant, and the proposed project would remediate toxic soils and redevelop the property. Please let me know if you or the Amah Mutsun Tribal Band have information or concerns regarding cultural resources at the project site. Alternatively, if you have no information or comments on the project, could you let me know at your earliest convenience? Thank you for your time.

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E. Timothy Jones | Associate/Cultural Resource Manager

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Point Richmond, CA 94801

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APPENDIX E

PROPOSED REDEVELOPMENT – ARCHITECTURAL RENDERING

Herdman Architecture + Design

June 6, 2019

H-A+D Job No.: A17-2096



NORTHEAST CORNER @ INTERNATIONAL BLVD



HERDMAN
ARCHITECTURE + DESIGN



BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

06.10.2019
H-A+D JOB NO: A17-2096



SOUTHEAST CORNER @ INTERNATIONAL BLVD



HERDMAN
ARCHITECTURE + DESIGN



BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

06.10.2019
H-A+D JOB NO: A17-2096



NORTHWEST CORNER



HERDMAN
ARCHITECTURE + DESIGN



BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

06.10.2019
H-A+D JOB NO: A17-2096