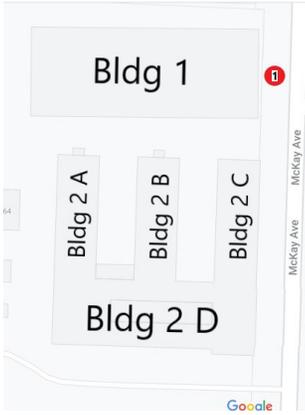
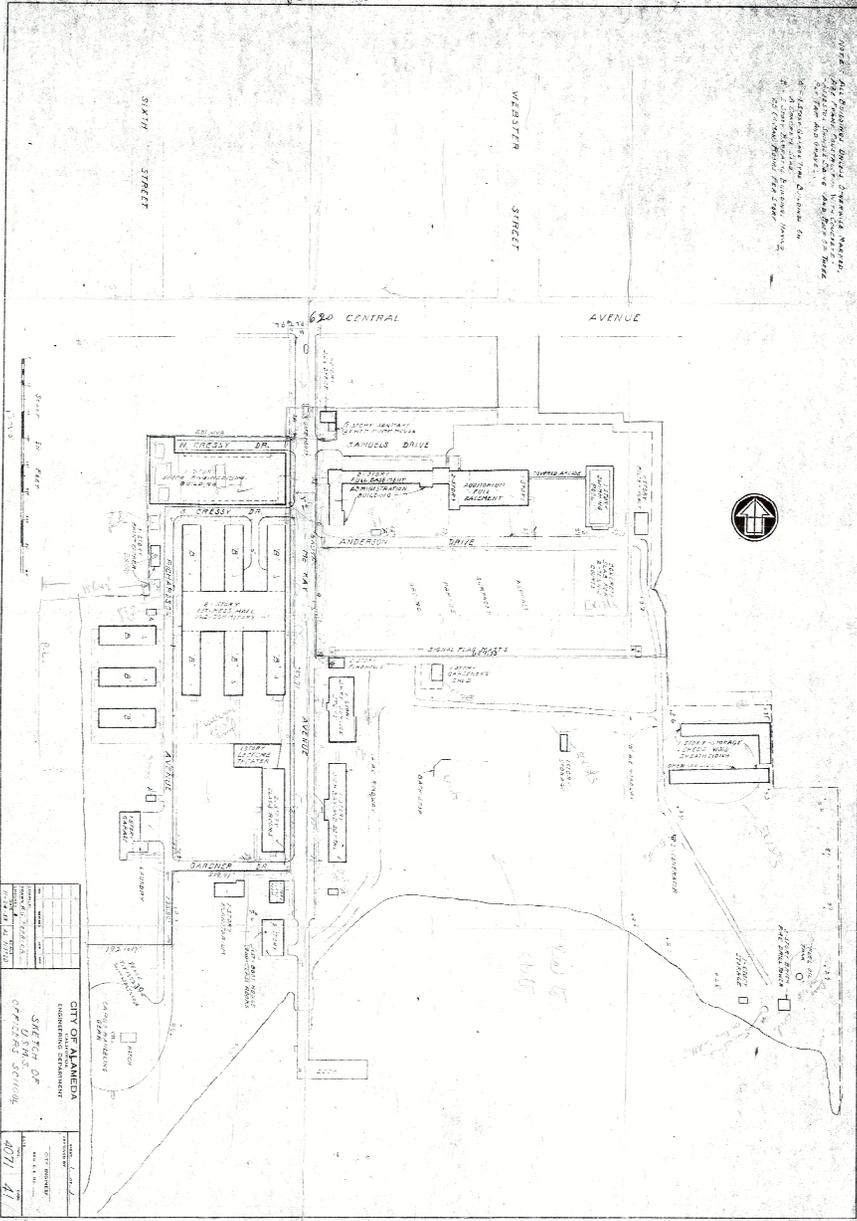


A Walking Tour of McKay Ave.

Welcome to the future site of the Alameda Wellness and Medical Respite Center. In 2017 the site was declared surplus by the Federal Government, and in compliance with federal law, APC applied for and received the property to use for the purpose of serving the homeless. APC is designing an integrated campus with a homeless elder living facility, a resource center and a medical respite and clinic for homeless needing after care following a hospital stay, treatment of a chronic disease or hospice care.

As part of our design approval process, APC is requesting that the Historical Advisory Board(HAB) either remove the site where the buildings are located from the Historical Building Study List, or issue a Certificate of Approval allowing the buildings to be demolished. The Federal and State Government have already determined the buildings are not suitable for historic designation, we are asking Alameda to adopt the same standard. No single building on the property was deemed significant enough to belong on the study list, only the site as a whole, which back then was twice the size and twice the buildings of the existing facility. The Federal study of the site has determined that “the remaining buildings constitute an inadequate fragment of the whole to convey its significance as a district. Through demolitions, there is a loss of integrity of design, materials, feeling, and association. Through redevelopment of much of the site, there is a loss of integrity of setting, feeling, and association. “

Prior to the HAB meeting, we want the public to get a chance to learn more about the prior uses and modifications of the buildings that make them unsuitable for preservation.



Ready to go? Lets start our tour by walking up McKay Ave. towards Central Ave. to Bldg .1. The buildings you are passing were originally part of a 100 acre campus for the US Maritime Service Officer’s School. The school was only in operation for 10 years, from 1943-1953. For about 20 years from 1961 to the early 80’s the site held a variety of federal offices, The predominant use of the buildings was to serve as a USDA testing facility for 32 years from 1985-2017.

Building 1 was built to house engineering shops for the school. It was originally an I-shaped building, with an open front porch area (seen in this screen capture from a video available at the crab cove visitor center) and full length loading docks along the sides. The interior space



Bldg 1 to the right of picture

was open all the way to an overhead clerestory. After the USDA took over the site The interior of the facility was gutted and replaced with chemistry laboratories. On the exterior they walled in the front porch area, closed off the loading dock to the south (between bldg. 1 and bldg. 2) and constructed



Enclosed clerestory

a large enclosure at the western end of the building for HVAC equipment The open clerestory was closed of and braced in order to hold heavy ventilation equipment to contain contaminants that were being tested in the labs (cholera, botulism salmonella and biochemicals). Turn around and face Neptune Plaza. The strip mall and adjacent apartments cover the original administration

wings and swimming pool for the school. The entire site took up 100 acres of land and water, covering the area between this site and Washington Park and from Central down to the water and beyond. The map on the back page shows the original campus. The Historic Building Study List included 7 acres of the land, but no individual buildings, for study. In reviewing the historic analysis, the State Office of Historic Preservation found that the site had lost considerable integrity of design, materials, setting, feeling and association with its historic period of significance and declared that the site was not eligible for inclusion on a historic registry.

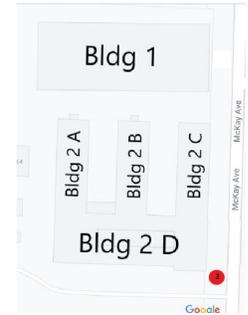


Laboratory space

Now walk away from Central Ave. back down towards the main gate of Building 2D. Along the way you will notice the stairways that have been altered, and if you look inside the gate between building 1 and 2 you will

notice the enclosed loading dock of Bldg. 1, and opposite that a parking area that replaced a lawn. As you walk down the length of building 1, notice that all the windows were replaced from the original wood to aluminum windows.

As you near the front entrance you will pass administrative offices. For approximately 20 years the Bureau of Indian Affairs was housed in this space. This building was the manifestation of the oppression and cultural war waged on Native American tribes. The offices were so despised that they were often the site of sit-in protests and vandalism in the 70's.



Barracks torn down in 2007

Where the parking lot now stands there were three additional wings of Bldg .2. Those, along with 2 barrack style buildings were torn down in 2007. The façade was dramatically altered, and significant interior modifications were made, removing a dining hall, and installing freight and passenger elevators.

The last major alteration of the site took place in 2017 when the academic building was torn down so that EBRP could expand parkland. There was no opposition to the action by the HAB or AAPS at that time, despite an article in the paper and permits being taken out with the city.

Looking towards the water on the right had side is the “Glory of the Seas”, also known as the boathouse. Deck officers learned to use flag signals on the upper roof and navigate on the curved “flying bridge” on the second floor. It is now the park operations headquarters. Ahead and to the left is the Crab Cove Visitors Center. The Center houses, among other displays, an interpretive history of the Maritime School period. The Center is also one of the original buildings of the school, serving as the infirmary. APC believes that while it is important to remember the maritime history of the site, the buildings we control are not the place, and we are not the agency. EBRP, who have the expertise, and the signature boathouse and infirmary buildings, along with the merchant marine memorial in the old parade ground, more than adequately memorialize the maritime history of the site.