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September 24, 2021
Project Number 21-11197

Anne L. Hersh, AICP
Planning Manager
City of Albany
ahersch@albanyca.org

**Subject: Historical Resources Assessment for the 540 San Pablo Avenue Project
Albany, Alameda County, California**

Dear Ms. Hersch:

This report presents the findings of a historical resources assessment which was prepared in support of the 540 San Pablo Avenue Mixed-Use Project (project). The project site is approximately 2.85 acres and comprised of nine parcels, including a historic-age bowling alley at 540 San Pablo Avenue and two commercial buildings at 510-512 and 516-518 San Pablo Avenue respectively (Figure 1). As proposed, the project involves the demolition of these buildings and the construction of a mixed-use project with 207 dwelling units, ground level commercial spaces and lobbies, and parking. The conditions of approval for the project include archaeological monitoring during construction. The current historical resources assessment was conducted to determine whether the project would result in an impact to historical resources and included a records search, background and archival research, and a pedestrian survey of the project site. All work was completed in compliance with the California Environmental Quality Act and other applicable state and local guidelines and regulations.

Architectural Historian Project Manager JulieAnn Murphy completed the cultural resources records request and authored this report. Senior Architectural Historian Steven Treffers, MHP, provided senior oversight. Senior Archaeologist Hannah Haas, MA, RPA, provided senior oversight related archaeological resources summarized in this report. GIS Analyst Allysen Valencia prepared the figures found in the report. Ms. Murphy, Mr. Treffers, and Ms. Haas all meet the Secretary of the Interior's Professional Qualification Standards in their respective fields (36 CFR, Part 61).

Methods

Cultural Resources Records Search

To identify previous cultural resources work and previously recorded cultural resources within a 0.5-mile radius of the project site. Rincon requested a search of the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC) at Sonoma State University on July 30, 2021. The CHRIS records search also included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. A summary of the results of the CHRIS records search is included in Attachment A.

The NWIC records search identified 28 previous studies within a 0.25-mile radius of the project site. Of these, 18 are general overview reports located within or adjacent to the project site. These reports do not include specific information regarding cultural resources within the project site. The NWIC records search also identified two previously recorded resources within 0.25 mile of the project site, both prehistoric sites that are outside the boundary of the project site.

Resource P-01-010839/P-07-000046

Resource P-01-011839/P-07-000046 (Labay, Fraser, Elasser, and Medlen) is a habitation site that covers an area on the north and south banks of El Cerrito Creek and the east side of Albany Hill. The resource is comprised of a stratified shell mound, bedrock milling features, and at least one human burial. The site is described as extending at least 50 meters south of the creek, however the site has never been excavated and its boundary has never been confirmed. The project site is approximately 100 meters south of the creek, and it's possible that the resource's southern boundary may reach into the project site. The area is, therefore, considered highly sensitive for archeological resources.

Archival and Background Research

Archival research was completed in August 2021 and focused on the review of a variety of primary and secondary source materials relating to the history and development of the project site and its surroundings. Sources included, but were not limited to, historic maps and photographs, contemporary newspaper articles, and written histories of the area. The following is a list of sources consulted in order to conduct research pertaining to the project site.

- Historic aerial photographs accessed digitally via Nationwide Environmental Title Research Online, Inc. and the University of California, Santa Barbara Map & Imagery Lab
- Historic topographic maps accessed digitally via United States Geologic Survey
- Historic newspaper articles accessed digitally via ancestry.com and newspapers.com
- Historic images accessed digitally via Online Archive of California
- Historic Sanborn maps accessed digitally via the San Francisco Public Library
- Historic building permits provided by the City of Albany
- Other sources as identified in the References section

Pedestrian Survey

Under the direction of Architectural Historian Project Manager JulieAnn Murphy, Rincon Environmental Planner Nicole Shimizu conducted a cultural resources survey of the project site on August 10, 2021. Ms. Shimizu completed a visual inspection of all built environment features on the project site to assess their overall condition and integrity, and to identify and document any potential character-defining features. Observations were recorded using detailed notes and digital photographs. In accordance with the guidelines of the California Office of Historic Preservation, properties over 45 years of age were recorded and evaluated for historical resources eligibility on California Department Parks and Recreation (DPR) 523 series forms, which are included as an attachment.

Findings

The project site contains three buildings, all of which are 45 or more years of age – Albany Bowl, a commercial bowling center with Mid-Century Modern-style architectural elements completed in 1949 and expanded in 1952 and 1954; a one-story commercial building at 516-518 San Pablo Avenue constructed in circa 1958; and a one-story commercial building at 510-512 San Pablo Avenue completed in 1949, both of which also feature Mid-Century Modern-style architectural elements. A full architectural description and additional historical information is presented in the attached DPR forms.

Site Development

The properties are located in the western portion of the city, east of Albany Hill Park, an area that, as historic maps reveal, was largely undeveloped and included agricultural uses as well as the home of a number of powder plants to meet the region’s demand for dynamite. At the turn of the century residential development, in the area then known as Ocean View, began. The community decided to incorporate as the City of Ocean View in September 1908 and in 1909, the city voted to change its name to Albany to differentiate itself from similarly named neighboring communities. The city continued to grow in the years after incorporation and by 1929 parcels neighboring the project site were sparsely developed with houses (Sanborn Maps 1929).

By 1950 the project site, comprised of the block on San Pablo Avenue from Clay Street to the present-day Sutter East Bay Medical Foundation Care Center building was developed with single-family residences along Adams Street, a triplex at the corner of Clay Street and Adams Street, and the bowling alley at the corner of Clay Street and San Pablo Avenue. The properties fronting San Pablo were a mix of commercial and residential buildings and included the one-story commercial building at 510-512 San Pablo Avenue, a single-family residence at 516 San Pablo Avenue, and a nursery at 518 San Pablo Avenue. By 1958, most of the residential properties fronting San Pablo had been demolished for commercial space and surface parking lots (NETR 1958). The site was in its present-day condition by 2009 when remaining residences fronting Adams Street were demolished (Google Earth 2009).

540 San Pablo Avenue – Albany Bowl

The Albany Bowl, at the west side of San Pablo Avenue and Clay Street, is a one-story building with a rectangular footprint, flat roof, and concrete exterior with some element of Mid-Century Modern architecture such as its concrete cantilever entry. It was constructed in 1949 by Albany Recreation Corp., who had an office in the Loews Warfield building in San Francisco (City of Albany Permit No. 7947, 03/01/49). A 1949 *Engineering News Record* article described that the reinforced concrete and wood frame building included bowling alleys, soda fountain, and all-night pharmacy. Albany Bowl’s grand opening was August 5, 1949 (*The San Francisco Examiner* 8/2/49). When first constructed at the corner of San Pablo Avenue and Clay Street, it had just 16 lanes. In 1952, a small residential complex to the west of building was demolished and the bowling alley was extended to 26 lanes (City of Albany Permit No. 10268, 10/01/51). In 1954, the building was expanded again, another 10 lanes were added, and improvements were installed such as the use of automatic pinsetters. In 1959 10 more lanes were added becoming the largest bowling establishment in the East Bay (*Oakland Tribune* 08/4/1962; City of Albany Permit No. F-16932, 5/20/59). By the 1970s it was open for 24 hours a day and operated a cocktail lounge, sporting equipment store, and was equipped with enough rental equipment for 150 bowlers (*The Berkeley Gazette* 10/29/75). In 1975 the lanes were updated to have underground ball

return (*The Berkeley Gazette* 08/14/75). It has remained largely unchanged since then with updates limited to equipment improvements and updated interiors. It closed in December 2020.

Bowling as Family Recreation

Albany Bowl's 1949 opening coincided with the cresting popularity of multi-use bowling center in suburban America. Bowling had been a popular, if disreputable, form of recreation in cities across the United States since the mid-19th century. Just before World War II, however, a growing number of workplace-affiliated industrial leagues helped to legitimize the pastime, which had long been associated with gambling and rowdiness. Bowling's appeal broadened further during the war years with the establishment of on-base alleys for GIs and leagues for civilian women (OHR 2017; Moruzzi 2016). These developments set the stage for a peacetime boom. Postwar promoters attempted to further distance the sport from its associations with the seedy urban bowling alley by rebranding it as an entertainment activity suitable for suburban families. New design elements were crucial to the sport's revival as family-friendly recreation. The development of automated pin setting and underground ball returns reduced noise and made for a "more relaxing" environment (Moruzzi 2016). Just as important, proprietors introduced the multi-use bowling center as an alternative to the single-purpose bowling alley as the preferred postwar venue. Bowling centers of the 1950s and 1960s, offered such amenities as coffee shops, cocktail lounges, day care facilities, and meeting rooms. Promoted as the "country club of the people," the postwar bowling center played a dual role as recreation venue and social gathering space (OHR 2017; Moruzzi 2016).

Albany Bowl's multi-use amenities reflected the new "country club of the people" approach to bowling center design. Features of the property made it a site of both nighttime entertainment and community engagement. Aside from bowling lanes, the property offered a cocktail lounge, coffee shop, and sports shop.

While Albany Bowl's multi-use character was typical of the postwar bowling center property type, its design lacked the architectural flair of many of its contemporaries. Bowling centers of the era were frequently designed in modernistic styles popular in the mid-twentieth century, with many of the most notable buildings exhibiting iterations of the exuberant Googie style. The best examples of Googie-style postwar bowling centers displayed elements such as "sweeping shapes, slick lines, dramatic angles, and futuristic forms, such as parabolas, boomerangs, and domes" (OHR 2017). Albany Bowl was constructed with a few architectural elements associated generally with Mid-Century Modern-style design—including a horizontal emphasis, low-slung roof, and the sloped cantilever entry—but has few other distinguishing architectural features (GEI 2017).

Designed by architect Rudolph Igaz, Albany Bowl's design is comparatively modest and utilitarian. Igaz graduated from UC Berkeley in the 1920s and was admitted to the American Institute of Architects by the 1940s and opened a small practice in San Francisco (AIA 2021). In addition to Albany Bowl, Igaz is credited with designing two additional bowling alleys in 1950 – one for the Garibaldi Brothers on Haight Street (present-day Amoeba Music) in San Francisco one for the Brentwood Company in South San Francisco (*Architect and Engineer* October 1950). He does appear to have designed any more bowling alleys after 1950, and appears to have turned his focus to institutional architecture. He went on to practice in Reno, Nevada as part of Igaz, Alegre, and Harrison Architects from 1956-1957 (University of Reno 2021). Igaz returned to California shortly thereafter and practiced in the Los Angeles and Inland Empire areas until his death in 1990.

When Albany Bowl opened, it was the first in Albany with local alleys in Berkeley, Richmond, Alameda, and Oakland. However, bowling's exploding popularity following the opening of Albany Bowl continued and bowling alleys continued to open in the East Bay in the following years. A review of the newspaper database newspapers.com offers more evidence of bowling's popularity in the East Bay Area. Specifically, the *Oakland Tribune* consistently reported the results of several amateur league tournaments based at local bowling centers, including Albany Bowl in the early 1960s (newspapers.com var.). Seeking out youth and women's league participants appears to have been one of Albany Bowl's early strategies for capitalizing on the sport's popularity. A 1950 article about the East Bay Woman's Bowling Association notes that Elsie's Coffee Shop, inside Albany Bowl, had a league team (*Oakland Tribune* 11/11/50).

Nationwide, participation in bowling leagues peaked in the mid-1960s, and the number of bowling centers began a steady decline in the 1970s (White Hutchinson 2020). Despite this, Albany Bowl, continued to improve its facility and by the 1970s it was open for 24 hours a day and in the lanes were updated to have underground ball return (*The Berkeley Gazette* 08/14/75; 10/29/75). It continued to be popular with league bowlers and allowed Albany and Berkeley High Schools to use the facilities for physical education classes and the Albany Parks and Recreation Department to run youth programs from there.

The Lacy Family and Ownership

Albany Bowl was first owned and operated by Frank Lacy, a retired beer distributor for Rainier Brewery, who was frustrated by the lack of bowling alleys nearby and the crowded conditions at the ones that were in neighboring communities (*The Berkeley Gazette* 10/29/75). Frank Lacy served as the chairman of the National Bowling Council and two years as president of the Bowling Proprietors Association of America (BPAA) in 1951 and 1957, both organizations dedicated to the popularity of the sport at the time. When Frank died in 1961, his son William took over running Albany Bowl (*Oakland Tribune* 01/27/61). William worked with his father from the opening of Albany Bowl, when he was a fresh college graduate from San Francisco State (*The Berkeley Gazette* 07/08/80). He also went on to be president of BPAA for several years in the 1970s and 1980s (*The Berkeley Gazette* 07/01/78). For several following years, William's son, Craig Lacy operated the Albany Bowl with his father.

The Lacy family sold Albany Bowl to Edward Cho in 1983 (*The Berkeley Gazette* 03/31/83). Cho sold the property to John Tierney in 1985 who owned and operated the property until the facility closed in December 2020, after struggling financially as a result of the COVID-19 pandemic (*The Mercury News* 3/18/21).

Historical Resources Evaluation

Albany Bowl is recommended ineligible for listing in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) under any eligibility criteria. The property was constructed as Albany Bowl in 1949, during the growth of Albany, particularly the commercial growth along San Pablo Avenue. Though it was the largest bowling alley in the East Bay for a short time, it was not unique in the area and typical amid the growing popularity of multi-use bowling centers in postwar America. Research for this study did not suggest the property played an important role in either event or that it was important in any events significant to the history of the city, region, state, or nation. As a result, the property is recommended ineligible for listing in the NRHP or CRHR under Criteria A/1 (Event).

The individual mostly closely associated with Albany Bowl is Frank Lacy, the founder of Albany Recreation Corp and the long-time owner of Albany Bowl. Research conducted for this study suggested that Lacy was active in the bowling recreation industry, having served in both the National Bowling Council and two years as president of the BPAA. But neither he nor his successor owner and son Bill Lacy made singular historical contributions to local, regional, state, or national history. The property is therefore recommended ineligible for listing in the NRHP or CRHR under Criterion B/2 (Person).

Architecturally, the property is an undistinguished bowling center with modest Mid-Century Modern-style architectural elements. Generally utilitarian in design, it lacks any distinguishing architectural features suggestive of the best of postwar bowling center design. It does not embody the distinctive characteristics of a type, period, or method of construction. The building's architect, Rudolph Igaz, does not appear to be a master architect, and most of his career focused on utilitarian design for institutional buildings. The building, then, does not represent the work of a master, or possess high artistic values and it is recommended ineligible for listing in the NRHP and CRHR under Criterion C/3 (Architecture).

A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history. As such, it is recommended ineligible for listing for the NRHP and CRHR under Criterion D/4 (Information Potential).

Finally, none of the properties are recommended eligible for listing as a contributor to any existing or potential historic district.

516-518 San Pablo Avenue

The building at 516-518 San Pablo Avenue features a U-shaped plan and has a flat roof with some elements of Mid-Century Modern design such as a tilted eave detail spanning the width of the building at the primary elevation with angled recessed storefront entries below.

As described above, the area surrounding 518 San Pablo Avenue was sparsely developed until the 1950s. Historic permits confirm that a residence with two living rooms and a store was constructed on the site in 1932 (City of Albany Permit, 10/12/32). The building received a 14 x 14 addition in 1943, when it was owned by Dave Overturf (City of Albany Permit No. 173, 1/15/43). The 1950 Sanborn Fire Insurance Map shows that the site was occupied by a one-story structure with an adjoining lath house and served as a nursery. An undated permit applied for by Hisaichi "Harry" Tsugawa, proposed to raze the building (City of Albany Permit, undated). Tsugawa was an immigrant from Japan who, according to several newspaper references, worked as a gardener, landscape architect, and nurseryman in the East Bay in the 1930s. During World War II, he was interred with his family in Topaz, Utah (*Topaz Times* 09/04/1943). At the end of the war he returned to Albany. The current building was constructed by 1958 and served a number of commercial purposes including a florist shop run by Tsugawa (*Oakland Tribune* 7/27/1958). Tsugawa aided in the design of the Japanese Gardens at Lake Merritt in 1960 (*Oakland Tribune* 6/08/1960).

In following years, the building housed several uses including the following: a Honda dealership (*Oakland Tribune* 1/30/1964); a Volkswagen dealership (*Oakland Tribune* 1/13/1968); a Sherman Clay piano store (*Oakland Tribune* 4/14/1968); a carpet store (*Berkeley Gazette* 4/25/1975); and an appliance store (*Oakland Tribune* 2/29/1980). The store has been occupied by the Metro PCS store since 2010.

Historical Resources Evaluation

516-518 San Pablo is recommended ineligible for listing in the NRHP or the CRHR under any eligibility criteria.

The property was constructed in c. 1958, during the suburban expansion of Albany was typical of the increased commercial development along San Pablo Avenue during that period, as evidenced by the removal of the existing residential structure in the mid to late 1950s and its replacement with the existing commercial building. Research for this study did not reveal that the subject property was the location of a historic event nor does it represent an important historic trend to the region, state, or nation. The property is recommended ineligible for listing in the NRHP or CRHR under Criterion A/1 (Event).

The individual most closely associated with 516-518 San Pablo Avenue is Hisaichi “Harry” Tsugawa. Review of archival materials, vital records, and historic newspapers revealed that Tsugawa immigrated from Japan, worked as a gardener and nurseryman in the East Bay in the 1930s before being interred in Topaz, Utah during World War II. After the war, he returned to Albany and constructed 516-518 San Pablo Avenue by 1958. He aided in the design of the Japanese Gardens at Lake Merritt in 1960. Though Tsugawa appears to have potentially made notable contributions to the Japanese American community, they are best reflected in his design work at Oakland’s Lake Merritt. His association with 516-518 San Pablo Avenue is limited to his commercial endeavor and research did not suggest this building was his business headquarters or an important location closely associated with his design work. Additionally, the building does not reflect its short-term historic use as a nursery/Florist and does not retain integrity of design, materials, association, or feeling related to Tsugawa’s ownership or occupation. As a result, the property is recommended ineligible for listing in the NRHP or CRHR under Criterion B/2 (Person).

The building at 516-518 San Pablo Avenue is simple in design with some elements of Mid-Century Modernist design typical of the era including a flat roof, full height fixed storefront windows, and a rusticated brick bulkhead and integrated planter. The building, however, does not fully express the style and does not embody distinctive characteristics of a type, period, or method of construction. Furthermore, available documentation failed to reveal an associated architect and it is likely it was not architect-designed and is not the work of a master. It, therefore, is recommended ineligible for listing in the NRHP or CRHR under Criterion C/3 (Architecture).

A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history. As such, it is recommended ineligible for listing for the NRHP and CRHR under Criterion D/4 (Information Potential).

510-512 San Pablo Avenue

510-512 San Pablo Avenue, a one-story building comprised of two portions joined by a breezeway and is simple in design with a rectangular plan, flat roof, and concrete masonry unit exterior. The site was undeveloped until 1949 when the present structure was constructed. First advertised in January 1949, the building was advertised as “new, modern, ground floor professional offices; attractive glass arrangement with Venetian blinds, landscaped, private parking” (*Oakland Tribune* 1/24/49). It was also noted in ads for its close location to the new Albany Bowl at the corner of San Pablo and Clay Street (*Oakland Tribune* 4/21/49). According to available permits, the property owner, Floyd Moffitt proposed to construct a residential duplex on the lot in late 1949 but was denied approval due to requirements of the State Housing Act (City of Albany Permit No. 139, 7/18/49). An undated plan shows a proposal to

update the building with a one-story addition to 510 San Pablo's west elevation. Historic aerials confirm that the addition was constructed by 1958 (NETR 1958). In the following years the building housed a number of retail uses.

In 1954, 512 San Pablo was being used as a realty office (*The Independent* 10/30/54). By 1969, the building at 510 San Pablo Avenue appears to have been used for the Sherman Clay piano clearance center, whose main store was at 518 San Pablo (*Oakland Tribune* 10/15/69). That same year it received new interior partitions (City of Albany permit, 4/24/1969). The building permit for the alteration notes that Bill Lacy, the owner of the neighboring Albany Bowl, also owned this building. The 512 San Pablo portion was used as a salon from the late 1970s into the early 1980s (*The Berkeley Gazette* 11/20/78). By 1993, the addition to 510 San Pablo was removed and the building was returned to its original footprint (NETR 1993). In recent years it has been a jewelry store and nail salon (Google Streetview 2007-2020).

Historical Resources Evaluation

510-512 San Pablo is recommended ineligible for listing in the NRHP or the CRHR under any eligibility criteria.

The property was constructed in 1949, during the suburban expansion of Albany was typical of the increased commercial development along San Pablo Avenue during that period. Research for this study did not reveal that the subject property was the location of a historic event nor does it represent an important historic trend to the region, state, or nation. The property is recommended ineligible for listing in the NRHP or CRHR under Criterion A/1 (Event).

Historic and archival research did not reveal the building's association with the life of an important person. Permit histories did indicate that Bill Lacy, the proprietor of neighboring Albany Bowl, did own the building for a period in the 1960s. However, his relationship to the building appears to be limited to a period of ownership. Furthermore, research did not reveal that Lacy made specific contributions that are significant to the past. The building at 510-512 San Pablo Avenue is recommended ineligible for listing in the NRHP or CRHR under Criterion B/2 (Person).

The building at 510-512 San Pablo, comprised of two portions joined by a covered breezeway, contains some elements of Mid-Century Modern architecture such as its simple plan, flat roof, and its concrete masonry unit exterior. It does not embody the style and is not distinctive, but a simplified example of the style. Furthermore, it appears the building has been altered over time, receiving a new awning and replacement storefront windows at an unknown date. Research did not uncover an associated architect and does not represent the work of a master. The building is, therefore, recommended ineligible for listing in the NRHP and CRHR under Criterion C/3 (Architecture).

A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history. As such, it is recommended ineligible for listing for the NRHP and CRHR under Criterion D/4 (Information Potential).

Conclusions

As detailed above, 540 San Pablo Avenue, 516-518 San Pablo Avenue, and 510-512 San Pablo Avenue, are recommended ineligible for listing in the NRHP or CRHR. As such, none of the buildings qualify as a historical resource and their demolition would not result in a significant adverse impact as defined by



CEQA. Further, the CHRIS records search failed to identify any other cultural resources, including historic districts, within close proximity to the project site. One archaeological resource is known to exist in close proximity to the project site, therefore the project site is highly sensitive for archaeological resources. Rincon recommends archaeological and Native American monitoring in addition to standard unanticipated discoveries measure in the event cultural resources are found during project construction. The project is also required to adhere to regulations regarding the unanticipated discovery of human remains, detailed below. Based on the findings of the current investigation, Rincon recommends a finding of ***less than significant impact to historical resources*** under CEQA.

Archaeological and Native American Monitoring

Rincon recommends archaeological and Native American monitoring of all project-related ground disturbing activities by a qualified archaeologist and Native American consultant. Archaeological monitoring shall be performed under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for prehistoric archaeology (National Park Service 1983). In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Community Development Department notified, and the find evaluated for CRHR and NRHP eligibility. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.

Unanticipated Discovery of Archaeological Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt, and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be eligible for the CRHR, additional work such as data recovery excavation, Native American consultation, and archaeological monitoring may be warranted to mitigate any significant impacts.

Unanticipated Discovery of Human Remains

If human remains are found, existing regulations outlined in the State of California Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access and provide recommendations as to the treatment of the remains to the landowner.

Should you have any questions concerning this study, please do not hesitate to contact the undersigned at 510-834-4455 or at jmurphy@rinconconsultants.com



Sincerely,
Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "JulieAnn Murphy".

JulieAnn Murphy, MS
Architectural Historian

A handwritten signature in black ink, appearing to read "Steven Treffers".

Steven Treffers, MHP
Senior Architectural Historian

A handwritten signature in black ink, appearing to read "Hannah Haas".

Hannah Haas, MA, RPA
Senior Archaeologist

Figures

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| Figure 1 | Project Location |
| Figure 2 | View Albany Bowl, 540 San Pablo Avenue, west elevation, View southwest |
| Figure 3 | View of 516-518 San Pablo Avenue, east elevation, View southwest |
| Figure 4 | View of 510-512 San Pablo Avenue, east elevation, View southwest |

Attachments

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| Attachment A | CHRIS Records Search Summary |
| Attachment B | California DPR 523 Series Forms |



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Figures

Figure 1 Project Location



Imagery provided by Microsoft Bing and its licensors © 2021.

Fig. 2 Project Location

Figure 2 View Albany Bowl, 540 San Pablo Avenue, west elevation, View southwest



Figure 3 View of 516-518 San Pablo Avenue, east elevation, View southwest



Figure 4 View of 510-512 San Pablo Avenue, east elevation, View southwest



Attachment A

CHRIS Records Search Summary

Report List

21-0170 :: 21-11197 - 540 San Pablo Mixed Use CE

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-000595		1974	R.F. King	A Report on the Status of Generally Available Data Regarding Archaeological, Ethnographic, and Historical Resources Within a Five Mile Wide Corridor Through Portions of Colusa, Yolo, Solano, and Contra Costa Counties, California		07-000091, 48-000009, 48-000010, 48-000011, 48-000012, 48-000013, 48-000018, 48-000020, 57-000130, 57-000131
S-000848	Agency Nbr - Contract AA550-CT6-52	1976	David A. Fredrickson	A Summary of Knowledge of the Central and Northern California Coastal Zone and Offshore Areas, Vol. III, Socioeconomic Conditions, Chapter 7: Historical & Archaeological Resources	The Anthropology Laboratory, Sonoma State College; Winzler & Kelly Consulting Engineers	
S-001784	Voided - S-3131	1979	David Chavez	Preliminary Cultural Resources Identification: San Francisco Bay Study for Corps of Engineers Projects		01-000033, 01-000034, 01-000079, 01-000081, 01-000082, 01-000083, 01-000084, 01-000086, 01-000087, 01-000088, 01-000089, 01-000090, 01-000097, 01-000100, 01-000101, 01-000104, 01-000105, 01-000109, 01-000110, 01-000112, 01-000113, 01-000115, 01-010839, 07-000046, 38-001318, 41-000006, 41-000044, 41-000080, 41-000095, 41-000109, 41-000124, 41-000125, 43-000021, 48-000025, 48-000030, 48-000042, 48-000079, 48-000081, 48-000082, 48-000083, 48-000084, 48-000090, 48-000181
S-001978		1960	Anthony V. Aiello	The Islands of Contra Costa		

Report List

21-0170 :: 21-11197 - 540 San Pablo Mixed Use CE

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-002458		1981	Neil Ramiller, Suzanne Ramiller, Roger Werner, and Suzanne Stewart	Overview of Prehistoric Archaeology for the Northwest Region, California Archaeological Sites Survey: Del Norte, Humboldt, Mendocino, Lake, Sonoma, Napa, Marin, Contra Costa, Alameda	Northwest Regional Office, California Archaeological Sites Survey, Anthropological Studies Center, Sonoma State University	01-000080, 01-000084, 01-000086, 01-000104, 01-000119, 01-000124, 01-000125, 01-000126, 01-000127, 01-000137, 01-000139, 01-002053, 01-002104, 07-000047, 07-000079, 07-000080, 07-000081, 07-000082, 07-000083, 07-000092, 07-000093, 07-000105, 07-000131, 07-000146, 07-000147, 07-000148, 07-000149, 07-000150, 07-000151, 07-000168, 07-000173, 07-000175, 07-000177, 07-000185, 07-000186, 07-000190, 07-000323, 07-000440, 07-000447, 07-000448, 07-000449, 07-000462, 07-000470, 07-000474, 07-000476, 07-000481, 07-000674, 07-000710, 07-000724, 07-004621, 08-000015, 08-000018, 08-000021, 08-000090, 12-000125, 12-000175, 12-000186, 12-000194, 12-000199, 12-000202, 12-000207, 12-000209, 12-000210, 12-000211, 12-000263, 12-000264, 12-000266, 12-000336, 12-000442, 12-000445, 12-000458, 12-000824, 17-000006, 17-000026, 17-000035, 17-000072, 17-000114, 17-000177, 17-000286, 17-000287, 17-000289, 17-000290, 17-000307, 17-000320, 17-000392, 17-000407, 17-000437, 17-000446, 17-000470, 17-000531, 17-000535, 17-000546, 17-000550, 17-000551, 17-000554, 17-000572, 17-000610, 17-000639, 17-000640, 17-000673, 17-000787, 17-000812, 21-000017, 21-000034, 21-000039, 21-000051, 21-000053, 21-000057, 21-000058, 21-000106, 21-000143, 21-000163, 21-000177, 21-000217, 21-000221, 21-000235, 21-000242, 21-000245, 21-000252, 21-000262, 21-000283, 21-000290, 21-000291, 21-000295, 21-000332, 21-000335, 21-000342, 21-000346, 21-000347, 21-000368, 21-000369, 21-000370, 21-000651, 21-000653, 21-002539, 23-000143, 23-000387, 23-000450,

Report List

21-0170 :: 21-11197 - 540 San Pablo Mixed Use CE

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-002458a		1982	Suzanne Ramiller	Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume I: Humboldt and Del Norte Counties	Anthropological Studies Center, Sonoma State University	23-000475, 23-000478, 23-000492, 23-000534, 23-000535, 23-000536, 23-000537, 23-000539, 23-000590, 23-000786, 23-000789, 23-000790, 23-000791, 23-000792, 23-000793, 23-000796, 23-000835, 23-001034, 23-001060, 23-001063, 23-001520, 23-002898, 23-002915, 23-002936, 23-002945, 28-000015, 28-000027, 28-000028, 28-000029, 28-000032, 28-000045, 28-000061, 28-000063, 28-000066, 28-000077, 28-000088, 28-000092, 28-000093, 28-000097, 28-000123, 28-000125, 28-000150, 28-000199, 28-000209, 28-000218, 28-000222, 28-000310, 28-000311, 28-000329, 28-000330, 28-000362, 28-000418, 28-000419, 28-000420, 28-000421, 28-000422, 28-000428, 28-000828, 28-000912, 49-000073, 49-000079, 49-000087, 49-000112, 49-000135, 49-000194, 49-000228, 49-000264, 49-000265, 49-000271, 49-000291, 49-000292, 49-000295, 49-000318, 49-000329, 49-000330, 49-000340, 49-000342, 49-000360, 49-000362, 49-000363, 49-000369, 49-000371, 49-000423, 49-000424, 49-000434, 49-000483, 49-000512, 49-000521, 49-000548, 49-000620, 49-000653, 49-000671, 49-000682, 49-000683, 49-000730, 49-000731, 49-000732, 49-000733, 49-000846, 49-000860, 49-000887, 49-000913, 49-000914, 49-000915, 49-000916, 49-000917, 49-000959, 49-000970, 49-000976, 49-000978, 49-000981, 49-000982, 49-000983, 49-000990, 49-000992, 49-001081, 49-001082, 49-001083, 49-001084, 49-001085, 49-001086, 49-001087, 49-001109, 49-001121

Report List

21-0170 :: 21-11197 - 540 San Pablo Mixed Use CE

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-002458b		1982	Roger H. Werner	Archaeological Overview of Mendocino and Lake Counties	Anthropological Studies Center, Sonoma State University	
S-002458c		1982	Suzanne Stewart	Prehistoric Archaeology Overview Northwest Region; California Archaeological Inventory, Volume 3: Napa and Sonoma Counties	Anthropological Studies Center, Sonoma State University	
S-002458d		1982	Suzanne B. Stewart	Archaeological Overview of Alameda, Contra Costa, and Marin Counties	Anthropological Studies Center, Sonoma State University	
S-002458e		1982	Neil Ramiller	Environmental Overview of the Northwest Region	Anthropological Studies Center, Sonoma State University	
S-007903	Other - P.O. 951 1143 EA	1985	David Chavez	Cultural Resources Evaluation for the East Bay Municipal Utility District Infiltration/Inflow Project (P. O. 951 1143 EA)	David Chavez & Associates	01-000026, 01-000029, 01-000031, 01-000035, 01-000036, 01-000038, 01-000039, 01-000042, 01-000043, 01-000069, 01-000072, 01-000074, 01-000081, 01-000082, 01-000083, 01-000084, 01-000086, 01-000087, 01-000088, 01-000089, 01-000090, 01-000091, 01-000092, 01-000093, 01-000094, 01-000095, 01-000096, 01-000097, 01-000098, 01-000099, 01-000120, 01-000233, 01-010839, 07-000046, 07-000069, 07-000094, 07-000096, 07-000180
S-009462		1977	Teresa Ann Miller	Identification and Recording of Prehistoric Petroglyphs in Marin and Related Bay Area Counties	San Francisco State University	07-000323, 21-000087, 21-000376, 21-000378, 21-000379, 21-000380, 21-000381, 21-000382, 21-000383, 21-000384, 21-000386, 21-000387, 21-000388, 21-000389, 21-000390, 21-000391, 21-000392, 21-000393, 21-000394, 21-000395, 21-000396, 21-000397, 21-000398, 21-000399, 21-000400, 21-000401, 21-000402, 21-000546, 23-000434, 23-000789, 23-000790, 49-000629, 49-000785, 49-000787
S-009583		1978	David W. Mayfield	Ecology of the Pre-Spanish San Francisco Bay Area	San Francisco State University	

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-009795		1986	Thomas Lynn Jackson	Late Prehistoric Obsidian Exchange in Central California	Stanford University	06-000025, 07-000047, 07-000080, 07-000188, 07-000440, 17-000320, 17-000601, 21-000163, 21-000218, 21-000235, 21-000242, 21-000283, 21-000290, 21-000368, 21-000423, 21-000628, 23-001589, 23-001659, 23-003068, 23-003119, 28-000015, 28-000068, 28-000116, 28-000199, 28-000205, 28-000828, 49-000135, 49-000360, 49-000423, 49-000424, 49-000518, 49-000521, 49-000533, 49-000536, 49-000558, 49-000801, 57-000114
S-012052		1990	Suzanne Baker	Archaeological Reconnaissance of the Madison Street Extension Project, Albany, California	Archaeological/Historical Consultants	
S-014851	Voided - S-14852	1991	David Chavez	Archaeological Resources Investigations for the North Interceptor Wet Weather Facilities, Alameda and Contra Costa Counties, California	David Chavez & Associates	07-000180
S-014851a		1991	David Chavez	Archaeological Resources Investigation for the Belmont Interceptor Wet Weather Facilities, Contra Costa County, California	David Chavez & Associates	
S-015529		1993	Robert L. Gearhart II, Clell L. Bond, Steven D. Hoyt, James H. Cleland, James Anderson, Pandora Snethcamp, Gary Wesson, Jack Neville, Kim Marcus, Andrew York, and Jerry Wilson	California, Oregon, and Washington: Archaeological Resource Study	Espey, Huston & Associates, Inc.; Dames & Moore	01-000033, 01-000034, 01-000084, 01-000086, 01-000104, 07-000133, 07-000173, 07-000175, 07-000177, 17-000072, 17-000392, 21-000048, 21-001915, 23-001704, 27-000100, 27-000236, 27-000335, 27-000356, 27-000386, 27-000485, 38-000028, 38-000072, 38-000085, 38-000098, 41-000080, 41-000265, 44-000179

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21-0170 :: 21-11197 - 540 San Pablo Mixed Use CE

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-016660		1992	Jeffrey B. Fentress	Prehistoric Rock Art of Alameda and Contra Costa Counties, California	California State University, Hayward	01-000035, 01-000039, 01-000071, 01-000080, 01-000128, 01-000137, 01-000138, 01-000144, 01-000195, 01-000198, 01-000199, 01-002112, 07-000029, 07-000094, 07-000189, 07-000193, 07-000212, 07-000216, 07-000219, 07-000230, 07-000242, 07-000255, 07-000260, 07-000271, 07-000301, 07-000302, 07-000323, 07-000344, 07-000345, 07-000346, 07-000347, 07-000348, 07-000356, 07-000362, 07-000374, 07-000725, 07-000726, 07-000727, 07-000730, 07-000734, 07-000736, 07-000738, 07-000739
S-017835		1975	Judy Myers Suchey	Biological Distance of Prehistoric Central California Populations Derived from Non-Metric Traits of the Cranium	University of California, Riverside	01-000086, 01-000104, 01-000105, 06-000025, 07-000080, 07-000081, 07-000083, 07-000087, 21-000017, 21-000193, 21-000242, 21-000252, 48-000010, 57-000145
S-018217		1996	Glenn Gmoser	Cultural Resource Evaluations for the Caltrans District 04 Phase 2 Seismic Retrofit Program, Status Report	California Department of Transportation	01-000014, 01-000023, 01-000227, 07-000108, 07-000119, 38-000002, 38-000004, 41-000273, 43-000106, 43-000297, 43-000624, 43-001078, 44-000010, 44-000201, 44-000300, 49-000195
S-019797		1997	David Chavez	Cultural Resources Investigations for the Albany Relief Sewer, Alameda County, California	David Chavez & Associates	01-000081, 01-000082, 01-010839, 07-000180

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-020395		1998	Donna L. Gillette	PCNs of the Coast Ranges of California: Religious Expression or the Result of Quarrying?	California State University, Hayward	07-000094, 07-000323, 12-000050, 17-000071, 17-001315, 21-000087, 21-000376, 21-000378, 21-000379, 21-000381, 21-000382, 21-000383, 21-000384, 21-000386, 21-000387, 21-000388, 21-000389, 21-000390, 21-000391, 21-000392, 21-000393, 21-000394, 21-000395, 21-000396, 21-000397, 21-000398, 21-000399, 21-000400, 21-000401, 21-000402, 21-000419, 21-000433, 21-000546, 21-000620, 21-000621, 21-000624, 21-000661, 23-000434, 23-000809, 23-000810, 23-001698, 23-001725, 23-001792, 23-001798, 23-001799, 23-001803, 23-001804, 23-001930, 23-001942, 23-001950, 23-001963, 35-000013, 43-000067, 43-000080, 43-000287, 43-000289, 43-000504, 49-000046, 49-000240, 49-000533, 49-000550, 49-000629, 49-000785, 49-000787, 49-000868, 49-000960, 49-000975, 49-001004, 49-001087, 49-001239, 49-002121
S-027284		2003	David Chavez and Jan M. Hupman	Archaeological Resources Investigations for the Stege Sanitary District I/I Correction Program, Phase XI Sanitary Sewer Rehabilitation Project, Fall 2003, Contra Costa County, California (SRF No. C-06-4665-210/SSD Project No. 02203)	David Chavez & Associates	
S-030204		2003	Donna L. Gillette	The Distribution and Antiquity of the California Pecked Curvilinear Nucleated (PCN) Rock Art Tradition.	University of California, Berkeley	01-002148, 21-000384, 23-000810
S-031542		2004	David Chavez, Nina Ilic, Jan M. Hupman, Thomas M. Origer, Sue-Ann Schroder, Nancy E. Valente, Lori D. Hager, David DeVries, and Eric Wohlgemuth	Archaeological Investigations at CA-ALA-29, Albany, Alameda County, California	David Chavez & Associates	01-010839

Report List

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Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-032596	Caltrans - EA No. 447600; Other - Contract #04A2098	2006	Randall Milliken, Jerome King, and Patricia Mikkelsen	The Central California Ethnographic Community Distribution Model, Version 2.0, with Special Attention to the San Francisco Bay Area, Cultural Resources Inventory of Caltrans District 4 Rural Conventional Highways	Consulting in the Past; Far Western Anthropological Research Group, Inc.	
S-033239		1994	David Chavez	Alameda Watershed, Natural and Cultural Resources: San Francisco Watershed Management Plan	Environmental Science Associates	01-010841
S-033600	Agency Nbr - Contract No. 04A2098; Caltrans - EA No. 447600	2007	Jack Meyer and Jeff Rosenthal	Geoarchaeological Overview of the Nine Bay Area Counties in Caltrans District 4	Far Western Anthropological Research Group, Inc.	01-000001, 01-000002, 01-000014, 01-000063, 01-000064, 01-000067, 01-000080, 01-000124, 01-000139, 01-000140, 01-001795, 01-002110, 01-002160, 01-002162, 01-002245, 07-000019, 07-000024, 07-000037, 07-000047, 07-000075, 07-000079, 07-000088, 07-000089, 07-000108, 07-000182, 07-000185, 07-000186, 07-000217, 07-000239, 07-000401, 07-000721, 21-000010, 21-000048, 21-002615, 28-000009, 28-000028, 28-000301, 28-000967, 38-000006, 38-000028, 38-000101, 38-000102, 38-000119, 41-000080, 41-000284, 43-000016, 43-000189, 43-000296, 43-000308, 43-000310, 43-000423, 43-000424, 43-000448, 43-000451, 43-000485, 43-000561, 43-000604, 43-000608, 43-000614, 43-000623, 43-001015, 43-001058, 43-001080, 43-001163, 43-001194, 43-001576, 48-000007, 48-000157
S-036970		2010	Heidi Koenig	Cerrito Creek Walkway Lighting Project, El Cerrito, Contra Costa County, California: Archaeological Survey Report	ESA	01-010839, 07-000046
S-038251	Caltrans - EA 3A7761; Caltrans - EA 3A7771	2011	Jack Meyer	Buried Archaeological Site Assessment and Extended Phase I Subsurface Explorations for the I-80 Integrated Corridor Mobility Project, Caltrans District 04, Alameda and Contra Costa Counties, California, 04-ALA-CC-80, P.M. ALA 1.99/P.M. ALA 8.04, P.M. CC 0.0/P.M. CC 13.49, EA 3A7761 / EA 3A7771	Far Western Anthropological Research Group, Inc.	

Report List

21-0170 :: 21-11197 - 540 San Pablo Mixed Use CE

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-048927		1997	Donald Scott Crull	The Economy and Archaeology of European-made Glass Beads and Manufactured Goods Used in First Contact Situations in Oregon, California and Washington	University of Sheffield, England	

Report List

21-0170 :: 21-11197 - 540 San Pablo Mixed Use CE

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-049780	OTIS Report Number - FHWA_2016_0615_0 01	2017	Brian F. Byrd, Adrian R. Whitaker, Patricia J. Mikkelsen, and Jeffrey S. Rosenthal	San Francisco Bay-Delta Regional Context and Research Design for Native American Archaeological Resources, Caltrans District 4	California Department of Transportation, District 4	01-000001, 01-000002, 01-000014, 01-000015, 01-000022, 01-000033, 01-000034, 01-000038, 01-000062, 01-000066, 01-000080, 01-000084, 01-000086, 01-000087, 01-000089, 01-000104, 01-000105, 01-000106, 01-000107, 01-000116, 01-000117, 01-000139, 01-000152, 01-000175, 01-000197, 01-000201, 01-000202, 01-000234, 01-000237, 01-001795, 01-002120, 01-002160, 01-002162, 01-002245, 01-002280, 01-010509, 01-010610, 01-011556, 07-000019, 07-000021, 07-000029, 07-000033, 07-000037, 07-000047, 07-000066, 07-000070, 07-000079, 07-000080, 07-000089, 07-000093, 07-000098, 07-000105, 07-000117, 07-000118, 07-000147, 07-000148, 07-000149, 07-000150, 07-000154, 07-000168, 07-000173, 07-000174, 07-000175, 07-000176, 07-000185, 07-000186, 07-000189, 07-000197, 07-000217, 07-000227, 07-000230, 07-000238, 07-000239, 07-000242, 07-000309, 07-000359, 07-000365, 07-000366, 07-000400, 07-000401, 07-000440, 07-000441, 07-000459, 07-000461, 07-000462, 07-000721, 07-000724, 07-000790, 07-000792, 07-002570, 07-002592, 07-002650, 07-004537, 21-000002, 21-000036, 21-000043, 21-000045, 21-000048, 21-000051, 21-000057, 21-000058, 21-000066, 21-000070, 21-000072, 21-000073, 21-000074, 21-000075, 21-000097, 21-000106, 21-000109, 21-000142, 21-000143, 21-000152, 21-000163, 21-000164, 21-000165, 21-000166, 21-000167, 21-000175, 21-000177, 21-000193, 21-000195, 21-000196, 21-000199, 21-000200, 21-000217, 21-000218, 21-000219, 21-000220, 21-000221, 21-000222, 21-000256, 21-000295, 21-000305, 21-000306, 21-000327, 21-000332, 21-000337,

Report List

21-0170 :: 21-11197 - 540 San Pablo Mixed Use CE

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						21-000346, 21-000369, 21-000423, 21-000459, 21-000462, 21-000528, 21-000541, 21-000544, 21-000552, 21-000664, 21-000675, 21-002625, 27-000613, 28-000028, 28-000029, 28-000175, 28-000176, 28-000667, 28-000874, 38-000004, 38-000006, 38-000007, 38-000017, 38-000021, 38-000022, 38-000026, 38-000028, 38-000029, 38-000030, 38-000031, 38-000101, 38-000102, 38-000119, 38-000162, 38-000172, 38-004265, 38-004318, 38-004319, 38-004326, 38-004329, 38-004352, 38-004638, 38-004882, 38-005131, 38-005503, 41-000001, 41-000009, 41-000011, 41-000027, 41-000028, 41-000037, 41-000044, 41-000075, 41-000080, 41-000081, 41-000086, 41-000087, 41-000103, 41-000117, 41-000127, 41-000136, 41-000141, 41-000142, 41-000149, 41-000152, 41-000160, 41-000204, 41-000244, 41-000252, 41-000259, 41-000263, 41-000265, 41-000284, 41-000308, 41-000315, 41-002076, 43-000016, 43-000019, 43-000021, 43-000024, 43-000026, 43-000027, 43-000032, 43-000050, 43-000057, 43-000082, 43-000085, 43-000087, 43-000137, 43-000141, 43-000167, 43-000277, 43-000285, 43-000295, 43-000302, 43-000308, 43-000310, 43-000321, 43-000324, 43-000334, 43-000349, 43-000360, 43-000423, 43-000465, 43-000479, 43-000485, 43-000549, 43-000576, 43-000578, 43-000579, 43-000581, 43-000586, 43-000587, 43-000588, 43-000595, 43-000604, 43-000608, 43-000614, 43-000618, 43-000624, 43-000662, 43-000989, 43-000990, 43-001058, 43-001060, 43-001071, 43-001163, 43-001164, 43-001172, 43-001194, 43-001279, 43-001531, 43-001594, 43-001768, 43-001838, 43-001871, 43-002704, 43-003005,

Report List

21-0170 :: 21-11197 - 540 San Pablo Mixed Use CE

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						48-000007, 48-000019, 48-000033, 48-000075, 48-000083, 48-000150, 48-000175, 48-000176, 48-000188, 48-000898, 49-000199, 49-001011, 49-001862
S-049780a		2016	Julianne Polanco	FHWA_2016_0615_001, Caltrans District 4 Archaeological Context	California Office of Historic Preservation	
S-050451		2007	Neal Kaptain	Pear Cultural Resources Summary	LSA Associates, Inc.	

Resource List

21-0170 :: 21-11197 - 540 San Pablo Mixed Use CE

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-01-010839	CA-ALA-000625	Resource Name - [none]	Site	Prehistoric	AP04; AP09; AP15	(Labay, [none]); 1959 (L.H. Fraser, M.D., Coroner, Office of Coroner of Contra Costa County); 1959 (A.B. Elsasser, University of California, Berkeley); 1984 (A.B. Elsasser, University of California, Berkeley); 1985 (Allan Medlen, local resident)	S-000779, S- 001784, S-007903, S-019797, S- 031542, S-036970
P-07-000046	CA-CCO-000029	Resource Name - [none]	Site	Prehistoric	AP04; AP09; AP15	(Labay, [none]); 1959 (L.H. Fraser, Office of Coroner of Contra Costa County); 1959 (A.B. Elsasser, University of California, Berkeley); 1984 (A.B. Elsasser, University of California, Berkeley); 1985 (Allan Medlen, local resident)	S-000779, S- 001784, S-007903, S-015816, S- 036970, S-053807
P-07-000180	CA-CCO-000303	Resource Name - Nelson No. 303	Site	Prehistoric	AP04; AP15	(Labay); 2018 (N.C. Nelson)	S-000779, S- 004950, S-007903, S-014851, S- 014852, S-019797, S-022316

Attachment B

California DPR 523 Series Forms

State of California — 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 7

*Resource Name or #: 540 San Pablo Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Richmond

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 540 San Pablo Avenue

City: Albany

Zip: 94706

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 66-2797-9-2 Elevation:

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
540 San Pablo Avenue is situated on the west side of San Pablo Avenue at the corner of Clay Street. The building, Albany Bowl, is a one-story building with a rectangular footprint, flat roof, and concrete exterior. The building houses a bowling alley and an attached bar at the southeast corner. The area to the west and north of the building is comprised of a surface parking lot that is accessible from San Pablo Avenue and Clay Street.

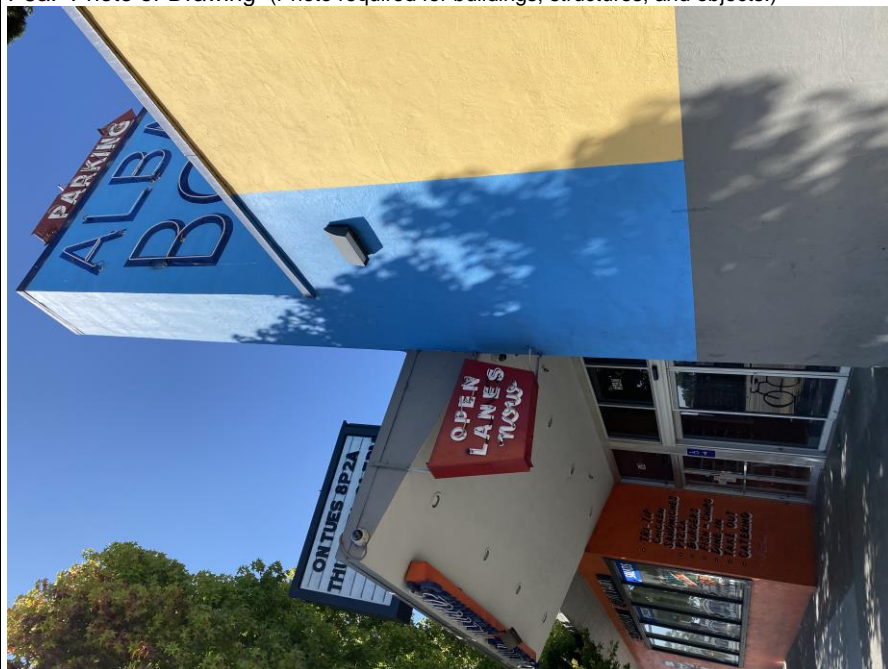
The building's primary, east, elevation fronts San Pablo Avenue and is devoid of any openings at the north end of the elevation which is generally unadorned except for a rock façade for a portion of the elevation. The building features a prominent concrete blade sign that rises above the roofline at the center of the building that reads "Albany Bowl" in neon channel lettering and is topped with a metal arrow neon light that directs to parking behind the building. The main bowling alley entry is recessed at the center of the elevation and is topped with a sloped concrete cantilever awning with channel neon lettering that reads "bowling billiards". The main entry door is a sliding aluminum frame door topped with a transom window with a paired aluminum door to the south. The elevation continues to the south with a band of fixed windows topped with neon channel lights that read "restaurant fountain". The bar entrance at the southeast corner of the building features a paired wood door. The area surrounding the door is a painted rock façade that continues to a portion of the primary and south elevation. There is a rock façade planter to the north of the bar entry door. There is a neon sign above the bar entry and above the planter that announce the bar.

Continued on Page 4

*P3b. **Resource Attributes:** (List attributes and codes) HP6

*P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
Primary, east elevation, facing southwest

*P6. **Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both

1949, historic building permit

*P7. **Owner and Address:**

R&S Realty LLC
2025 Fourth Street
Berkeley, CA 94710

*P8. **Recorded by:** (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants
449 15th Street, Suite 303
Oakland, CA 94612

*P9. **Date Recorded:** August 2021

*P10. **Survey Type:** (Describe)
Intensive

*P11. **Report Citation:**

Murphy, JulieAnn, Steven Treffers, and Hannah Haas

2021 *Historical Resources Assessment for the 540 San Pablo Avenue Project*

Albany, Alameda County, California. Rincon Consultants, Inc. Project 21-11197.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

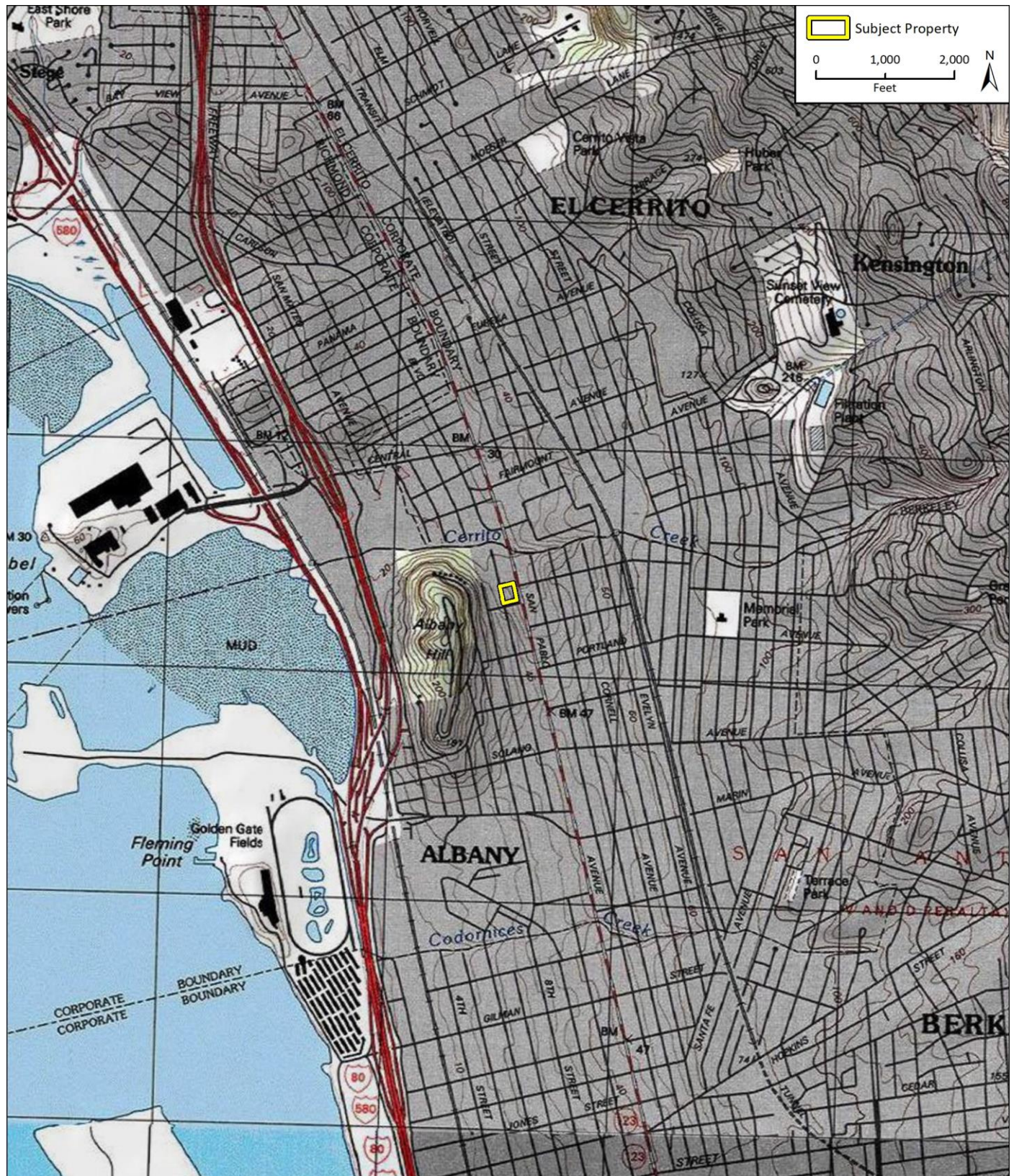
Primary #
HRI#
Trinomial

Page 2 of 7

*Resource Name or #: 540 San Pablo Avenue

*Map Name: Richmond

*Scale: 1:24,000 *Date of Map: 1995



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 7

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 540 San Pablo Avenue

B1. Historic Name: NA

B2. Common Name: Albany Bowl

B3. Original Use: Commerical Retail

B4. Present Use: Commercial Retail

*B5. Architectural Style: None with some elements of Mid Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

1949 – initial construction for 16 lanes

1952 – extended westward for 26 lanes

1956 – extended for 10 additional lanes

1959 – extened for 10 additional lanes

1971 – neon cocktail sign added

1975 – exterior rock veneer installed

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Rudolph Igaz

b. Builder:

*B10. Significance: Theme: N/A

Area:

Period of Significance: N/A

Property Type:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is located in the western portion of the city, east of Albany Hill Park, an area that, as historic maps reveal, was largely undeveloped and included agricultural uses as well as the home of a number of powder plants to meet the region's demand for dynamite. At the turn of the century residential development, in the area then known as Ocean View, began. By 1905 the dynamite industry had died out and following the 1906 San Francisco earthquake, families migrated to the Easy Bay, including the area of present-day Albany. By 1908, the area was still sparsely developed and unincorporated and was being used by neighboring Berkeley as a trash dumping ground (Sorenson 2020). Frustrated with the practice, Ocean View residents, blocked Berkeley's approaching garbage wagons with guns at the intersection of Buchanan Street, near San Pablo Avenue in April 1908. Searching for a way to legal way to stop the dumping, the community decided to incorporate as the City of Ocean View in September 1908 and adopted an ordinance against trash dumping (Sorenson 2020). *Continued on Page 4.*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

See Page 6 and 7

B13. Remarks:

*B14. Evaluator: JulieAnn Murphy, Rincon Consultants

*Date of Evaluation: August 2021

(This space reserved for official comments.)



*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: August 2021 ☒ Continuation ☐ Update

P3a. Description (continued):

The south elevation fronts Clay Street and includes a band of transom windows between two man door entries. The elevation continues westward and is mostly devoid of openings save for a small paired window, of which one side has a portable air conditioning unit installed.

The west elevation fronts a drive with parking spaces adjacent to the building. The elevation is unadorned except for a secondary bowling alley entry with a partial height brick wall and a paired aluminum storefront door topped with a flat awning. The north elevation fronts a surface parking lot and similar to the south elevation is devoid of any openings except a secondary entry door that is flanked by small rectangular two over two fixed windows. The area to the east of the entry includes a trash enclosure that is topped with a third two over two fixed window on its west side. The building reveals some alterations over time, including the rock façade portions and the aluminum awning above the north elevation entry. The building is in good condition.

B10. Significance (continued):

In 1909, the city voted to change its name to Albany to differentiate itself from similarly named neighboring communities. The city continued to grow in the years after incorporation and by 1929 parcels neighboring the project site were sparsely developed with houses (Sanborn Maps 1929). After several failed attempts to annex to Berkeley in the 1920s, Albany firmly established its city status and built a high school. The area boomed during World War II and the Federal government built a housing project “Codornices Village” to accommodate the workers in the Richmond shipyard and “Veterans Village” to provide temporary housing for the US Navy training base (City of Albany). The community grew from just 8,569 in 1930 to 17,590 by 1950 and development to accommodate the growth followed (US Census Bureau).

Site Development

By 1950 the area of the subject property comprised of the block on San Pablo Avenue from Clay Street to the present-day Sutter East Bay Medical Foundation Care Center building was developed with single-family residences along Adams Street, a triplex at the corner of Clay Street and Adams Street, and the bowling alley at the corner of Clay Street and San Pablo Avenue. The properties fronting San Pablo were a mix of commercial and residential buildings and included the one-story commercial building at 510-512 San Pablo Avenue, a single-family residence at 516 San Pablo Avenue, and a nursery at 518 San Pablo Avenue. By 1958, most of the residential properties fronting San Pablo had been demolished for commercial space and surface parking lots (NETR 1958). The site was in its present-day condition by 2009 when remaining residences fronting Adams Street were demolished (Google Earth 2009).

The Albany Bowl was constructed in 1949 by Albany Recreation Corp., who had an office in the Loews Warfield building in San Francisco (City of Albany Permit No. 7947, 03/01/49). A 1949 *Engineering News Record* article described that the reinforced concrete and wood frame building included bowling alleys, soda fountain, and all-night pharmacy. Albany Bowl’s grand opening was August 5, 1949 (*The San Francisco Examiner* 8/2/49). When first constructed at the corner of San Pablo Avenue and Clay Street, it had just 16 lanes. In 1952, a small residential complex to the west of building was demolished and the bowling alley was extended to 26 lanes (City of Albany Permit No.10268, 10/01/51). In 1954, the building was expanded again, another 10 lanes were added, and improvements were installed such as the use of automatic pinsetters. In 1959 10 more lanes were added becoming the largest bowling establishment in the Easy Bay (*Oakland Tribune* 08/4/1962; City of Albany Permit No. F-16932, 5/20/59). By the 1970s it was open for 24 hours a day and operated a cocktail lounge, sporting equipment store, and was equipped with enough rental equipment for 150 bowlers (*The Berkeley Gazette* 10/29/75). In 1975 the lanes were updated to have underground ball return (*The Berkeley Gazette* 08/14/75). It has remained largely unchanged since then with updates limited to equipment improvements and updated interiors. It closed in December 2020.

Continued on Page 5

*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: August 2021 ☒ Continuation ☐ Update

B10. Significance (continued):

Bowling as Family Recreation

Albany Bowl's 1949 opening coincided with the cresting popularity of multi-use bowling center in suburban America. Bowling had been a popular, if disreputable, form of recreation in cities across the United States since the mid-19th century. Just before World War II, however, a growing number of workplace-affiliated industrial leagues helped to legitimize the pastime, which had long been associated with gambling and rowdiness. Bowling's appeal broadened further during the war years with the establishment of on-base alleys for GIs and leagues for civilian women (OHR 2017; Moruzzi 2016). These developments set the stage for a peacetime boom. Postwar promoters attempted to further distance the sport from its associations with the seedy urban bowling alley by rebranding it as an entertainment activity suitable for suburban families. New design elements were crucial to the sport's revival as family-friendly recreation. The development of automated pin setting and underground ball returns reduced noise and made for a "more relaxing" environment (Moruzzi 2016). Just as important, proprietors introduced the multi-use bowling center as an alternative to the single-purpose bowling alley as the preferred postwar venue. Bowling centers of the 1950s and 1960s, offered such amenities as coffee shops, cocktail lounges, day care facilities, and meeting rooms. Promoted as the "country club of the people," the postwar bowling center played a dual role as recreation venue and social gathering space (OHR 2017; Moruzzi 2016).

Albany Bowl's multi-use amenities reflected the new "country club of the people" approach to bowling center design. Features of the property made it a site of both nighttime entertainment and community engagement. Aside from bowling lanes, the property offered a cocktail lounge, coffee shop, and sports shop.

While Albany Bowl's multi-use character was typical of the postwar bowling center property type, its design lacked the architectural flair of many of its contemporaries. Bowling centers of the era were frequently designed in modernistic styles popular in the mid-twentieth century, with many of the most notable buildings exhibiting iterations of the exuberant Googie style. The best examples of Googie-style postwar bowling centers displayed elements such as "sweeping shapes, slick lines, dramatic angles, and futuristic forms, such as parabolas, boomerangs, and domes" (OHR 2017). Albany Bowl was constructed with a few architectural elements associated generally with Mid-Century Modern-style design—including a horizontal emphasis, low-slung roof, and the sloped cantilever entry—but has few other distinguishing architectural features (GEI 2017).

Designed by architect Rudolph Igaz, Albany Bowl's design is comparatively modest and utilitarian. Igaz graduated from UC Berkeley in the 1920s and was admitted to the American Institute of Architects by the 1940s and opened a small practice in San Francisco (AIA 2021). In addition to Albany Bowl, Igaz is credited with designing two additional bowling alleys in 1950 – one for the Garibaldi Brothers on Haight Street (present-day Amoeba Music) in San Francisco one for the Brentwood Company in South San Francisco (*Architect and Engineer* October 1950). He does appear to have designed any more bowling alleys after 1950, and appears to have turned his focus to institutional architecture. He went on to practice in Reno, Nevada as part of Igaz, Alegre, and Harrison Architects from 1956-1957 (University of Reno 2021). Igaz returned to California shortly thereafter and practiced in the Los Angeles and Inland Empire areas until his death in 1990.

When Albany Bowl opened, it was the first in Albany with local alleys in Berkeley, Richmond, Alameda, and Oakland. However, bowling's exploding popularity following the opening of Albany Bowl continued and bowling alleys continued to open in the East Bay in the following years. A review of the newspaper database newspapers.com offers more evidence of bowling's popularity in the East Bay Area. Specifically, the *Oakland Tribune* consistently reported the results of several amateur league tournaments based at local bowling centers, including Albany Bowl in the early 1960s (newspapers.com var.). Seeking out youth and women's league participants appears to have been one of Albany Bowl's early strategies for capitalizing on the sport's popularity. A 1950 article about the East Bay Woman's Bowling Association notes that Elsie's Coffee Shop, inside Albany Bowl, had a league team (*Oakland Tribune* 11/11/50).

Nationwide, participation in bowling leagues peaked in the mid-1960s, and the number of bowling centers began a steady decline in the 1970s (White Hutchinson 2020). Despite this, Albany Bowl, continued to improve its facility and by the 1970s it was open for 24 hours a day and in the lanes were updated to have underground ball return (*The Berkeley Gazette* 08/14/75; 10/29/75). It continued to be popular with league bowlers and allowed Albany and Berkeley High Schools to use the facilities for physical education classes and the Albany Parks and Recreation Department to run youth programs from there.

Continued on Page 6

*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: August 2021 ☒ Continuation ☐ Update

B10. Significance (continued):

The Lacy Family and Ownership

Albany Bowl was first owned and operated by Frank Lacy, a retired beer distributor for Rainier Brewery, who was frustrated by the lack of bowling alleys nearby and the crowded conditions at the ones that were in neighboring communities (*The Berkeley Gazette* 10/29/75). Frank Lacy served as the chairman of the National Bowling Council and two years as president of the Bowling Proprietors Association of America (BPAA) in 1951 and 1957, both organizations dedicated to the popularity of the sport at the time. When Frank died in 1961, his son William took over running Albany Bowl (*Oakland Tribune* 01/27/61). William worked with his father from the opening of Albany Bowl, when he was a fresh college graduate from San Francisco State (*The Berkeley Gazette* 07/08/80). He also went on to be president of BPAA for several years in the 1970s and 1980s (*The Berkeley Gazette* 07/01/78). For several following years, William's son, Craig Lacy operated the Albany Bowl with his father.

The Lacy family sold Albany Bowl to Edward Cho in 1983 (*The Berkeley Gazette* 03/31/83). Cho sold the property to John Tierney in 1985 who owned and operated the property until the facility closed in December 2020, after struggling financially as a result of the COVID-19 pandemic (*The Mercury News* 3/18/21).

Evaluation

Albany Bowl is recommended ineligible for listing in the NRHP or CRHR under any eligibility criteria. The property was constructed as Albany Bowl in 1949, during the growth of Albany, particularly the commercial growth along San Pablo Avenue and amid the growing popularity of multi-use bowling centers in postwar America. Research for this study did not suggest the property played an important role in either event or that it was important in any events significant to the history of the city, region, state, or nation. As a result, the property is recommended ineligible for listing in the NRHP or CRHR under Criteria A/1 (Event).

The individual mostly closely associated with Albany Bowl is Frank Lacy, the founder of Albany Recreation Corp and the long-time owner of Albany Bowl. Research conducted for this study suggested that Lacy was active in the bowling recreation industry, having served in both the National Bowling Council and two years as president of the Bowling Proprietors Association of America (BPAA). But neither he nor his successor owner and son Bill Lacy made singular historical contributions to local, regional, state, or national history. The property is therefore recommended ineligible for listing in the NRHP or CRHR under Criterion B/2 (Person).

Architecturally, the property is an undistinguished bowling center with modest Mid-Century Modern-style architectural elements. Generally utilitarian in design, it lacks any distinguishing architectural features suggestive of the best of postwar bowling center design. It does not embody the distinctive characteristics of a type, period, or method of construction. The building's architect, Rudolph Igaz, does not appear to be a master architect, and most of his career focused on utilitarian design for institutional buildings. The building, then, does not represent the work of a master, or possess high artistic values and it is recommended ineligible for listing in the NRHP and CRHR under Criterion C/3 (Architecture).

A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history. As such, it is recommended ineligible for listing for the NRHP and CRHR under Criterion D/4 (Information Potential).

B12. References (continued):

City of Albany

- 2021 "History". Via <https://www.albanycal.org/our-city/our-community/history>, accessed August 10, 2021.
- 2021 Building permit history

City of El Cerrito

- 2018 *Historic Context Statement*. [electronic document]. Via <http://elcerritohistoricalsociety.org/historicalcontext.pdf>, accessed August 23, 2021.

GEI Consultants and Mead & Hunt (GEI)

- 2017 Mid-Century Modern in the City of Sacramento Historic Context Statement and Survey Results. Prepared for the City of Sacramento. September 30.

*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: August 2021 ■ Continuation □ Update

B12. References (continued):

- Los Angeles, City of: Department of City Planning, Office of Historic Resources (OHR)
2017 SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Commercial Development, 1880-1980; Theme: Post WWII Recreation, 1940-1975; Sub-theme: Bowling Centers, 1949-1970. [electronic document]. September 2017.
https://preservation.lacity.org/sites/default/files/PostWWIIBowlingCenters_1949-1970_0.pdf, accessed December 11, 2019.
- Moruzzi, Peter
2016 National Register of Historic Places Nomination form: Covina Bowl. [electronic document].
http://ohp.parks.ca.gov/pages/1067/files/ca_los%20angeles%20county_covina%20bowl.pdf, accessed December 11, 2019.
- Netronline
Var. "Historic Aerials." Via Historicaerials.com [digital photograph database].
<https://www.historicaerials.com/viewer>. Accessed August 2021.
- Newspapers.com
Var. "Historical Newspapers from 1700s-2000s." via Newspapers.com [digital newspaper database].
Accessed August and September 2021.
- Engineering News Record*
1949 Announcement of Albany Bowl contract, Vol. 142, Issue 7, pg. 139.
- The Berkeley Gazette*
1975 "Albany Bowl Plays Vital Community Role," October 29. Via newspapers.com, accessed July 29, 2021.
1980 "Music's Loss Gain for Pin Industry," July 08. Via newspapers.com, accessed July 29, 2021.
- The Oakland Tribune*
1948 Advertisement for office lease, 512 San Pablo. April 21. Via newspapers.com, accessed July 29, 2021.
1958 Advertisement for Harry's Florist, 518 San Pablo. July 27. Via newspapers.com, accessed August 13, 2021.
1960 "Japanese Garden Dedication," June 8. Via newspapers.com, accessed August 13, 2021.
1964 Advertisement for Honda of Berkeley, 518 San Pablo. January 30. Via newspapers.com, accessed August 13, 2021.
1968 Advertisement for Berkey Lee Volkswagen, 516-518 San Pablo. January 13. Via newspapers.com, accessed August 13, 2021.
1980 Advertisement for Galvan Appliance, 518 San Pablo. Via newspapers.com, accessed August 13, 2021.
- The San Francisco Chronicle*
1999 "Nisei Bowling Teams Thrive in Albany," December 3. Via SFgate.com, accessed July 29, 2021.
- The San Francisco Examiner*
1949 "Bowling Notes," August 6. Via newspapers.com, accessed July 29, 2021.
- Topaz Times*
1943 Volume IV, No. 28. Via Library of Congress, accessed August 11, 2021.
- Sorenson, Karen
2007 *Images of America: Albany*. San Francisco: Arcadia Publishing.
2020 "No Dumping! No Trash! No Dumping – Balderdash!". Albany Historical Society. Via <https://albanycahistory.org/women-guns-and-garbage>, accessed August 15, 2021.
- University of Reno
1957-1961 Alegre and Harrison Architects Records, University Libraries Archival Guides, Via <https://archive.library.unr.edu/public/repositories/2/resources/33>, accessed August 15, 2021.
- VerPlanck Historic Preservation Consulting
2013 Historic Resource Evaluation of 1715 Elm Street, El Cerrito, California. December.
- White Hutchinson Leisure & Learning Group (White Hutchinson)
2020 "What's Happening to Bowling." Via <https://www.whitehutchinson.com/leisure/articles/whats-happening-to-bowling.shtml>, accessed January 15, 2020.

State of California — 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 6

*Resource Name or #: 516-518 San Pablo Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Richmond

Date:

T

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1/4 of Sec

; M.D.

B.M.

c. Address: 516-518 San Pablo Avenue

City: Albany

Zip: 94706

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 66-2797-7-2 Elevation:

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
516-518 San Pablo Avenue is situated on the west side of San Pablo Avenue, north of Brighton Avenue. The area west of the building is a large surface parking lot for the remainder of the depth of the block. The one-story building features a U-shaped plan and has a flat roof with a tilted eave detail spanning the width of the building at the primary, east, elevation. The east elevation fronts San Pablo Avenue and features two commercial spaces with separate angled and recessed storefront entries. The north commercial space is smaller, occupying a third of the building and has paired, fully-glazed door with a transom above, though the transom has been painted. There is a full-height storefront window on the north side of the door. The south entry is an aluminum frame door with a transom above. The area between the two entries is comprised of a span of full-height storefront windows with a concrete curb planter bed below. The remainder of the elevation continues with full-height storefront windows, save for the last bay which has been infilled with solid material. The area beneath the storefront windows across the elevation features a brick-clad bulkhead, though several bricks are missing at the elevation's north end. *Continued on Page 4*

*P3b. **Resource Attributes:** (List attributes and codes) HP6

*P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. **Description of Photo:** (View, date, accession #)

Primary, east elevation, facing southwest

*P6. **Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both

c. 1958, historic aerials

*P7. **Owner and Address:**

R&S Realty LLC
2025 Fourth Street
Berkeley, CA 94710

*P8. **Recorded by:** (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants
449 15th Street, Suite 303
Oakland, CA 94612

*P9. **Date Recorded:** August 2021

*P10. **Survey Type:** (Describe)
Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

Murphy, JulieAnn, Steven Treffers, and Hannah Haas

2021 *Historical Resources Assessment for the 540 San Pablo Avenue Project*

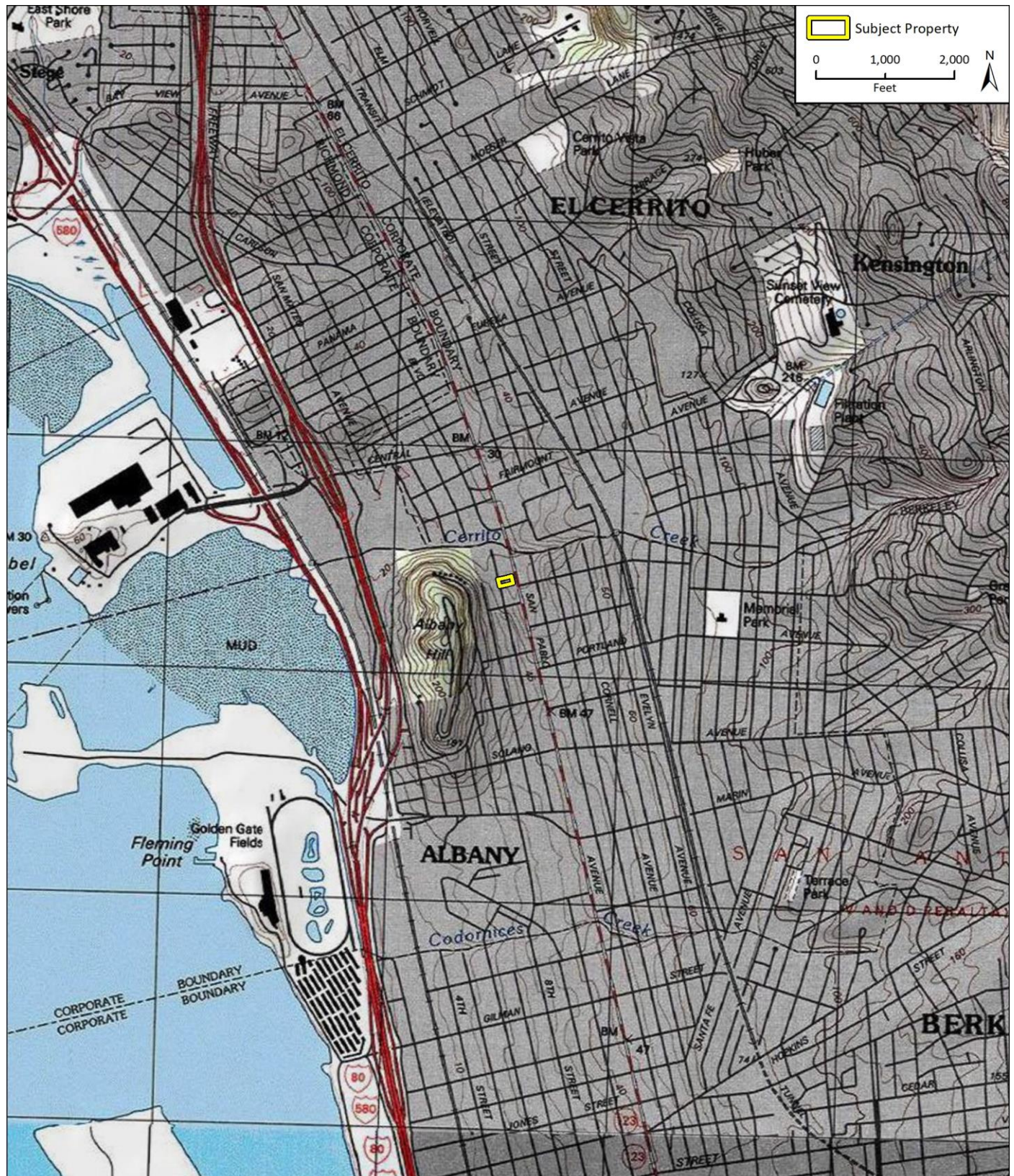
Albany, Alameda County, California. Rincon Consultants, Inc. Project 21-11197.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 516-518 San Pablo Avenue

B1. Historic Name: NA

B2. Common Name: NA

B3. Original Use: Commerical Retail

B4. Present Use: Commercial Retail

*B5. **Architectural Style:** None with some elements of Mid Century Modern

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

c.1958 – initial construction

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** None

B9a. Architect: Unkknwn

b. Builder:

*B10. **Significance: Theme:** N/A

Area:

Period of Significance: N/A

Property Type:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is located in the western portion of the city, east of Albany Hill Park, an area that, as historic maps reveal, was largely undeveloped and included agricultural uses as well as the home of a number of powder plants to meet the region's demand for dynamite. At the turn of the century residential development, in the area then known as Ocean View, began. By 1905 the dynamite industry had died out and following the 1906 San Francisco earthquake, families migrated to the Easy Bay, including the area of present-day Albany. By 1908, the area was still sparsely developed and unincorporated and was being used by neighboring Berkeley as a trash dumping ground (Sorenson 2020). Frustrated with the practice, Ocean View residents, blocked Berkeley's approaching garbage wagons with guns at the intersection of Buchanan Street, near San Pablo Avenue in April 1908. Searching for a way to legal way to stop the dumping, the community decided to incorporate as the City of Ocean View in September 1908 and adopted an ordinance against trash dumping (Sorenson 2020). *Continued on Page 4.*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**

See Page 5 and Page 6

B13. Remarks:

*B14. **Evaluator:** JulieAnn Murphy, Rincon Consultants

***Date of Evaluation:** August 2021

(This space reserved for official comments.)



*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: August 2021 ☒ Continuation ☐ Update

P3a. Description (continued):

The building's north and south elevations are devoid of any ornamentation or openings and have a painted concrete masonry exterior. The west elevation is comprised of a central portion and two extensions, creating the U-shaped floorplan. The building features four entries at this elevation – two single door entries into the north commercial space and two into the south commercial space. The south portion of building features a series of storefront windows that begin at the center of the elevation and continue to the north side of the south extension. The windows, however, have been covered and are painted to match the building's exterior. The central entry opening at this elevation has also been altered for a smaller aluminum replacement door. Similarly, the north portion of the elevation shows signs of alterations include an infilled doorway, an infilled window, and a portion of glass block and appears to have been partially concealed by the north extension. The building is in good condition.

B10. Significance (continued):

In 1909, the city voted to change its name to Albany to differentiate itself from similarly named neighboring communities. The city continued to grow in the years after incorporation and by 1929 parcels neighboring the project site were sparsely developed with houses (Sanborn Maps 1929). After several failed attempts to annex to Berkeley in the 1920s, Albany firmly established its city status and built a high school. The area boomed during World War II and the Federal government built a housing project "Codornices Village" to accommodate the workers in the Richmond shipyard and "Veterans Village" to provide temporary housing for the US Navy training base (City of Albany). The community grew from just 8,569 in 1930 to 17,590 by 1950 and development to accommodate the growth followed (US Census Bureau).

Site Development

By 1950 the area of the subject property comprised of the block on San Pablo Avenue from Clay Street to the present-day Sutter East Bay Medical Foundation Care Center building was developed with single-family residences along Adams Street, a triplex at the corner of Clay Street and Adams Street, and the bowling alley at the corner of Clay Street and San Pablo Avenue. The properties fronting San Pablo were a mix of commercial and residential buildings and included the one-story commercial building at 510-512 San Pablo Avenue, a single-family residence at 516 San Pablo Avenue, and a nursery at 518 San Pablo Avenue. By 1958, most of the residential properties fronting San Pablo had been demolished for commercial space and surface parking lots (NETR 1958). The site was in its present-day condition by 2009 when remaining residences fronting Adams Street were demolished (Google Earth 2009).

The area surrounding 518 San Pablo Avenue was undeveloped until the 1950s. Historic permits confirm that a residence with two living rooms and a store was constructed on the site in 1932 (City of Albany Permit, 10/12/32). The building received a 14 x 14 addition in 1943, when it was owned by Dave Overturf (City of Albany Permit No. 173, 1/15/43). The 1950 Sanborn Fire Insurance Map shows that the site was occupied by a one-story structure with an adjoining lath house and served as a nursery. An undated permit applied for by Hisaichi "Harry" Tsugawa, proposed to raze the building (City of Albany Permit, undated). Tsugawa was an immigrant from Japan who, according to several newspaper references, worked as a gardener, landscape architect, and nurseryman in the East Bay in the 1930s. During World War II, he was interred with his family in Topaz, Utah (*Topaz Times* 09/04/1943). At the end of the war he returned to Albany. The current building was constructed by 1958 and served a number of commercial purposes including a florist shop run by Tsugawa (*Oakland Tribune* 7/27/1958). Tsugawa designed the Japanese Gardens at Lake Merritt in 1960 (*Oakland Tribune* 6/08/1960).

In following years, the building housed several uses including the following: a Honda dealership (*Oakland Tribune* 1/30/1964); a Volkswagen dealership (*Oakland Tribune* 1/13/1968); a Sherman Clay piano store (*Oakland Tribune* 4/14/1968); a carpet store (*Berkeley Gazette* 4/25/1975); and an appliance store (*Oakland Tribune* 2/29/1980). The store has been occupied by the Metro PCS store since 2010.

*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: August 2021 ☒ Continuation ☐ Update

B10. Significance (continued):

Evaluation

516-518 San Pablo is recommended ineligible for listing in the NRHP or the CRHR under any eligibility criteria.

The property was constructed in c. 1958, during the suburban expansion of Albany was typical of the increased commercial development along San Pablo Avenue during that period, as evidenced by the removal of the existing residential structured in the mid to late 1950s and its replacement with the existing commercial building. Research for this study did not reveal that the subject property was the location of a historic event nor does it represent an important historic trend to the region, state, or nation. The property is recommended ineligible for listing in the NRHP or CRHR under Criterion A/1 (Event).

The individual most closely associated with 516-518 San Pablo Avenue is Hisaichi "Harry" Tsugawa. Review of archival materials, vital records, and historic newspapers revealed that Tsugawa immigrated from Japan, worked as a gardener and nurseryman in the East Bay in the 1930s before being interred in Topaz, Utah during World War II. After the war, he returned to Albany and constructed 516-518 San Pablo Avenue by 1958. He aided in the design of the Japanese Gardens at Lake Merritt in 1960. Though Tsugawa made notable contributions to the Japanese American community, they are best reflected in his design work at Oakland's Lake Merritt. His association with 516-518 San Pablo Avenue is limited to his commercial endeavor and research did not suggest this building was his business headquarters or an important location closely associated with his design work. Additionally, the building does not reflect its short term historic use as a nursery/Florist and does not retain integrity of design, materials, association, or feeling related to Tsugawa's ownership or occupation. As a result, the property is recommended ineligible for listing in the NRHP or CRHR under Criterion B/2 (Person).

The building at 516-518 San Pablo Avenue is simple in design with some elements of Mid Century Modernist design typical of the era including a flat roof, full height fixed storefront windows, and a rusticated brick bulkhead and integrated planter. The building, however, does not fully express the style and does not embody distinctive characteristics of a type, period, or method of construction. Furthermore, available documentation failed to reveal an associated architect and it is likely it was not architect-designed and is not the work of a master. It, therefore, is recommended ineligible for listing in the NRHP or CRHR under Criterion C/3 (Architecture).

A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history. As such, it is recommended ineligible for listing for the NRHP and CRHR under Criterion D/4 (Information Potential).

B12. References (continued):

City of Albany

- 2021 "History". Via <https://www.albanyca.org/our-city/our-community/history>, accessed August 10, 2021.
- 2021 Building permit history

City of El Cerrito

- 2018 *Historic Context Statement*. [electronic document]. Via <http://elcerritohistoricalsociety.org/historicalcontext.pdf>, accessed August 23, 2021.

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- 2017 SurveyLA-Los Angeles Citywide Historic Context Statement. Context: Commercial Development, 1880-1980; Theme: Post WWII Recreation, 1940-1975; Sub-theme: Bowling Centers, 1949-1970. [electronic document]. September 2017. https://preservation.lacity.org/sites/default/files/PostWWIIBowlingCenters_1949-1970_0.pdf, accessed December 11, 2019.

*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: August 2021 ☒ Continuation ☐ Update

B12. References (continued):

Moruzzi, Peter

- 2016 National Register of Historic Places Nomination form: Covina Bowl. [electronic document].
http://ohp.parks.ca.gov/pages/1067/files/ca_los%20angeles%20county_covina%20bowl.pdf, accessed
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- Var. "Historic Aerials." Via Historicaerials.com [digital photograph database].
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- Var. "Historical Newspapers from 1700s-2000s." via Newspapers.com [digital newspaper database].
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- 1949 Announcement of Albany Bowl contract, Vol. 142, Issue 7, pg. 139.

The Berkeley Gazette

- 1975 "Albany Bowl Plays Vital Community Role," October 29. Via newspapers.com, accessed July 29, 2021.
1980 "Music's Loss Gain for Pin Industry," July 08. Via newspapers.com, accessed July 29, 2021.

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- 1948 Advertisement for office lease, 512 San Pablo. April 21. Via newspapers.com, accessed July 29, 2021.
1958 Advertisement for Harry's Florist, 518 San Pablo. July 27. Via newspapers.com, accessed August 13, 2021.
1960 "Japanese Garden Dedication," June 8. Via newspapers.com, accessed August 13, 2021.
1964 Advertisement for Honda of Berkeley, 518 San Pablo. January 30. Via newspapers.com, accessed August 13, 2021.
1968 Advertisement for Berkey Lee Volkswagen, 516-518 San Pablo. January 13. Via newspapers.com, accessed August 13, 2021.
1980 Advertisement for Galvan Appliance, 518 San Pablo. Via newspapers.com, accessed August 13, 2021.

The San Francisco Chronicle

- 1999 "Nisei Bowling Teams Thrive in Albany," December 3. Via SFgate.com, accessed July 29, 2021.

The San Francisco Examiner

- 1949 "Bowling Notes," August 6. Via newspapers.com, accessed July 29, 2021.

Topaz Times

- 1943 Volume IV, No. 28. Via Library of Congress, accessed August 11, 2021.

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- 2007 *Images of America: Albany*. San Francisco: Arcadia Publishing.
2020 "No Dumping! No Trash! No Dumping – Balderdash!". Albany Historical Society. Via
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<https://archive.library.unr.edu/public/repositories/2/resources/33>, accessed August 15, 2021.

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- 2013 Historic Resource Evaluation of 1715 Elm Street, El Cerrito, California. December.

White Hutchinson Leisure & Learning Group (White Hutchinson)

- 2020 "What's Happening to Bowling." Via <https://www.whitehutchinson.com/leisure/articles/whats-happening-to-bowling.shtml>, accessed January 15, 2020.

State of California — 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 6

*Resource Name or #: 510-512 San Pablo Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Richmond

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 510-512 San Pablo Avenue

City: Albany

Zip: 94706

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 66-2797-4 Elevation:

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
510-512 San Pablo Avenue is situated on the west side of San Pablo Avenue, north of Brighton Avenue. The one-story building is comprised of two portions – 510 San Pablo to the north and 512 San Pablo to the south. The buildings two portions are joined by a shared north-south breezeway between the buildings. The area to the immediate north, west, and south of the building is occupied by a surface parking lot.

The two portions of the building are mirror images of each and feature a rectangular plan with a flat roof and a concrete masonry exterior. The building's primary elevation fronts San Pablo Avenue and features a deep roof eave with an awning that continues between the two portions of the building and connects breezeway. The ends of each portion of the building extend beyond the primary, east, elevation. Each portion's primary elevation includes a 4x3 wood frame storefront window system. (Continued on Page 4)

*P3b. **Resource Attributes:** (List attributes and codes) HP6

*P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Primary, east elevation, facing southwest

*P6. **Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both

1949, historic newspapers

*P7. **Owner and Address:**

R&S Realty LLC
2025 Fourth Street
Berkeley, CA 94710

*P8. **Recorded by:** (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants
449 15th Street, Suite 303
Oakland, CA 94612

*P9. **Date Recorded:** August 2021

*P10. **Survey Type:** (Describe)
Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

Murphy, JulieAnn, Steven Treffers, and Hannah Haas

2021 *Historical Resources Assessment for the 540 San Pablo Avenue Project*

Albany, Alameda County, California. Rincon Consultants, Inc. Project 21-11197.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

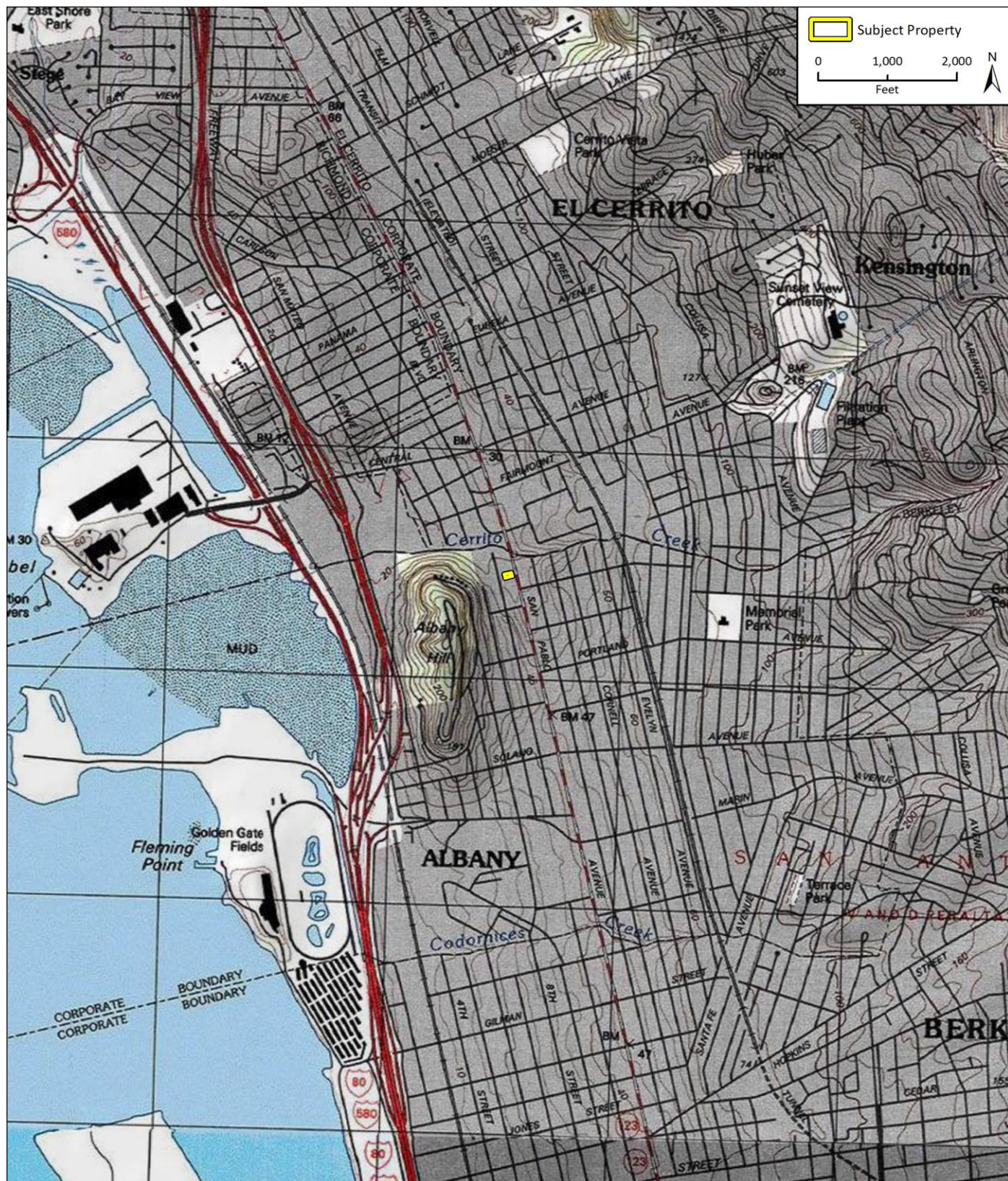
Page 2 of 6

*Resource Name or #: 510-512 San Pablo Avenue

*Map Name: Richmond

*Scale: 1:24,000

*Date of Map: 1995



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 510-512 San Pablo Avenue

B1. Historic Name: NA

B2. Common Name: NA

B3. Original Use: Commerical Retail

B4. Present Use: Commercial Retail

*B5. **Architectural Style:** None with some elements of Mid Century Modern

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

1949 – initial construction

c.1958 – west elevation addition, removed by 1993

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** None

B9a. Architect: Unkknown

b. Builder: Unknown

*B10. **Significance: Theme:** N/A

Area:

Period of Significance: N/A

Property Type:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is located in the western portion of the city, east of Albany Hill Park, an area that, as historic maps reveal, was largely undeveloped and included agricultural uses as well as the home of a number of powder plants to meet the region's demand for dynamite. At the turn of the century residential development, in the area then known as Ocean View, began. By 1905 the dynamite industry had died out and following the 1906 San Francisco earthquake, families migrated to the Easy Bay, including the area of present-day Albany. By 1908, the area was still sparsely developed and unincorporated and was being used by neighboring Berkeley as a trash dumping ground (Sorenson 2020). Frustrated with the practice, Ocean View residents, blocked Berkeley's approaching garbage wagons with guns at the intersection of Buchanan Street, near San Pablo Avenue in April 1908. Searching for a way to legal way to stop the dumping, the community decided to incorporate as the City of Ocean View in September 1908 and adopted an ordinance against trash dumping (Sorenson 2020). *Continued on Page 4.*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**

See Page 5

B13. Remarks:

*B14. **Evaluator:** JulieAnn Murphy, Rincon Consultants

***Date of Evaluation:** August 2021

(This space reserved for official comments.)



*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: August 2021 ☒ Continuation ☐ Update

P3a. Description (continued):

The breezeway-facing elevations of each portion of the building feature an entry door with an adjacent storefront window that mimics the configuration described on the primary elevation. The north portion of the building at 510 San Pablo Avenue's storefront windows at this elevation have been infilled with wood, thereby replacing the glazing. Each elevation continues westward, toward the parking lot, and includes three rectangular punched openings with fixed windows. The rear, west, elevation is devoid of ornamentation and features a single door at each portion. The same deep eave at the front of the building is repeated on the rear. The building has been altered over time and has a replacement entry door on the south portion and the breezeway storefront has been partially infilled at the north portion, as described above. The awnings appear to be replacements and were likely changed several times over the life of the building. Additionally, the area above the breezeway is capped with an aluminum framing that appears to have previously been covered with awning material that has since been removed. The building is in good condition.

B10. Significance (continued):

In 1909, the city voted to change its name to Albany to differentiate itself from similarly named neighboring communities. The city continued to grow in the years after incorporation and by 1929 parcels neighboring the project site were sparsely developed with houses (Sanborn Maps 1929). After several failed attempts to annex to Berkeley in the 1920s, Albany firmly established its city status and built a high school. The area boomed during World War II and the Federal government built a housing project "Codornices Village" to accommodate the workers in the Richmond shipyard and "Veterans Village" to provide temporary housing for the US Navy training base (City of Albany). The community grew from just 8,569 in 1930 to 17,590 by 1950 and development to accommodate the growth followed (US Census Bureau).

Site Development

By 1950 the area of the subject property comprised of the block on San Pablo Avenue from Clay Street to the present-day Sutter East Bay Medical Foundation Care Center building was developed with single-family residences along Adams Street, a triplex at the corner of Clay Street and Adams Street, and the bowling alley at the corner of Clay Street and San Pablo Avenue. The properties fronting San Pablo were a mix of commercial and residential buildings and included the one-story commercial building at 510-512 San Pablo Avenue, a single-family residence at 516 San Pablo Avenue, and a nursery at 518 San Pablo Avenue. By 1958, most of the residential properties fronting San Pablo had been demolished for commercial space and surface parking lots (NETR 1958). The site was in its present-day condition by 2009 when remaining residences fronting Adams Street were demolished (Google Earth 2009).

510-512 San Pablo Avenue was undeveloped until 1949 when the present structure was constructed. First advertised in January 1949, the building comprised of two one-story portions with a connecting walkway was advertised as "new, modern, ground floor professional offices; attractive glass arrangement with Venetian blinds, landscaped, private parking" (*Oakland Tribune* 1/24/49). It was also noted in ads for its close location to the new Albany Bowl at the corner of San Pablo and Clay Street (*Oakland Tribune* 4/21/49). According to available permits, the property owner, Floyd Moffitt proposed to construct a residential duplex on the lot in late 1949 but was denied approval due to requirements of the State Housing Act (City of Albany Permit No. 139, 7/18/49). An undated plan shows a proposal to update the building with a one-story addition to 510 San Pablo's west elevation. Historic aerials confirm that the addition was constructed by 1958 (NETR 1958). In the following years the building housed a number of retail uses.

In 1954, 512 San Pablo was being used as a realty office (*The Independent* 10/30/54). By 1969, the building at 510 San Pablo Avenue appears to have been used for the Sherman Clay piano clearance center, whose main store was at 518 San Pablo (*Oakland Tribune* 10/15/69). That same year it received new interior partitions (City of Albany permit, 4/24/1969). The building permit for the alteration notes that Bill Lacy, the owner of the neighboring Albany Bowl, also owned this building. The 512 San Pablo portion was used as a salon from the late 1970s into the early 1980s (*The Berkeley Gazette* 11/20/78). By 1993, the addition to 510 San Pablo was removed and the building was returned to its original footprint (NETR 1993). In recent years it has been a jewelry store and nail salon (Google Streetview 2007-2020).

*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: August 2021 ☒ Continuation ☐ Update

B10. Significance (continued):

Evaluation

510-512 San Pablo is recommended ineligible for listing in the NRHP or the CRHR under any eligibility criteria.

The property was constructed in 1949, during the suburban expansion of Albany was typical of the increased commercial development along San Pablo Avenue during that period. Research for this study did not reveal that the subject property was the location of a historic event nor does it represent an important historic trend to the region, state, or nation. The property is recommended ineligible for listing in the NRHP or CRHR under Criterion A/1 (Event).

Historic and archival research did not reveal the building's association with the life of an important person. Permit histories did indicate that Bill Lacy, the proprietor of neighboring Albany Bowl, did own the building for a period of time in the 1960s. However, his relationship to the building appears to be limited to a period of ownership. Furthermore, research did not reveal that Lacy made specific contributions that are significant to the past. The building at 510-512 San Pablo Avenue is recommended ineligible for listing in the NRHP or CRHR under Criterion B/2 (Person).

The building at 510-512 San Pablo, comprised of two portions joined by a covered breezeway, contains some elements of Mid Century Modern architecture such as its simple plan, flat roof, and its concrete masonry exterior. It does not embody the style and is not distinctive, but a simplified example of the style. Furthermore, it appears the building has been altered over time, receiving a new awning and replacement storefront windows at an unknown date. Research did not uncover an associated architect and does not represent the work of a master. The building is, therefore, recommended ineligible for listing in the NRHP and CRHR under Criterion C/3 (Architecture).

A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history. As such, it is recommended ineligible for listing for the NRHP and CRHR under Criterion D/4 (Information Potential).

B12. References (continued):

City of Albany

2021 "History". Via <https://www.albanyca.org/our-city/our-community/history>, accessed August 10, 2021.

2021 Building permit history

City of El Cerrito

2018 *Historic Context Statement*. [electronic document]. Via <http://elcerritohistoricalsociety.org/historicalcontext.pdf>, accessed August 23, 2021.

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https://preservation.lacity.org/sites/default/files/PostWWIIBowlingCenters_1949-1970_0.pdf, accessed December 11, 2019.

Moruzzi, Peter

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http://ohp.parks.ca.gov/pages/1067/files/ca_los%20angeles%20county_covina%20bowl.pdf, accessed December 11, 2019

*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: August 2021 ☒ Continuation ☐ Update

B12. References (continued):

Netronline

- Var. "Historic Aerials." Via [Historicaerials.com](https://www.historicaerials.com) [digital photograph database].
<https://www.historicaerials.com/viewer>. Accessed August 2021.

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- Var. "Historical Newspapers from 1700s-2000s." via [Newspapers.com](https://www.newspapers.com) [digital newspaper database].
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- 1949 Announcement of Albany Bowl contract, Vol. 142, Issue 7, pg. 139.

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- 1948 Advertisement for office lease, 512 San Pablo. April 21. Via [newspapers.com](https://www.newspapers.com), accessed July 29, 2021.
1958 Advertisement for Harry's Florist, 518 San Pablo. July 27. Via [newspapers.com](https://www.newspapers.com), accessed August 13, 2021.
1960 "Japanese Garden Dedication," June 8. Via [newspapers.com](https://www.newspapers.com), accessed August 13, 2021.
1964 Advertisement for Honda of Berkeley, 518 San Pablo. January 30. Via [newspapers.com](https://www.newspapers.com), accessed August 13, 2021.
1968 Advertisement for Berkey Lee Volkswagen, 516-518 San Pablo. January 13. Via [newspapers.com](https://www.newspapers.com), accessed August 13, 2021.
1980 Advertisement for Galvan Appliance, 518 San Pablo. Via [newspapers.com](https://www.newspapers.com), accessed August 13, 2021.

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- 1999 "Nisei Bowling Teams Thrive in Albany," December 3. Via [SFGate.com](https://www.sfgate.com), accessed July 29, 2021.

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- 1949 "Bowling Notes," August 6. Via [newspapers.com](https://www.newspapers.com), accessed July 29, 2021.

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- 1943 Volume IV, No. 28. Via Library of Congress, accessed August 11, 2021.

Sorenson, Karen

- 2007 *Images of America: Albany*. San Francisco: Arcadia Publishing.
2020 "No Dumping! No Trash! No Dumping – Balderdash!". Albany Historical Society. Via <https://albanycahistory.org/women-guns-and-garbage>, accessed August 15, 2021.

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