



Historic Evaluation of 1919 Williams Street

San Leandro, CA 94577

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Prepared for:

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INTRODUCTION

This report provides a historic and architectural analysis of the property located at 1919 Williams Street in San Leandro. The study evaluates the property for its historic significance.

METHODOLOGY

This report includes a review of the existing building's history, as well as its current and potential historic status. The property has been evaluated for potential historic significance according to criteria established by the California Register of Historical Resources and the city of San Leandro's requirements for historic resource designation, per the San Leandro Municipal Code Sections 4-26-705 and 4-26-710.

The site was examined in April 2021 by MacRostie Historic Advisors and consisted of review of primary and secondary sources to confirm the chronology of the site and assess its potential significance. All photographs of the properties and their environs were taken by MacRostie Historic Advisors in April 2021.

Historical research was conducted by MacRostie Historic Advisors and included review of historic maps and fire insurance surveys, city directories, census records, available primary documentation, and previously conducted survey records and reports.

REGULATORY CONTEXT

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources is an inventory of significant resources in California. State Historical Landmarks and National Register-properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those used for the National Register. For a property to be eligible for listing in the California Register, it must be found significant for one or more of the following criteria:

Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

CITY OF SAN LEANDRO HISTORIC RESOURCE DESIGNATION

The City of San Leandro has two categories for designation – a City Landmark and a Merit Resource.

A city landmark can be a building, structure, object, cultural landscape, site or archaeological site. In order to be designated as a city landmark, a resource must retain a high level of historic and architectural integrity and meet at least one of the following criteria for designation:

- a) The resource exemplifies and reflects special or exemplary elements of San Leandro’s cultural, social, economic, political, aesthetic, engineering, architectural or natural history, or has important archaeological or anthropological associations;
- b) The resource is identified with persons or events significant in local, state, regional or national history;
- c) The resource embodies distinctive or exemplary characteristics of a style, type, period or method of construction, or is a valuable example of the use of local materials or craftsmanship;
- d) Represents the work of a notable builder, designer, engineer or architect recognized at the state, regional or national level; or
- e) The resource may yield important archaeological, ethnographic or anthropological information about the region’s past.

A merit resource can be a building, structure, object, cultural landscape, site or archaeological site. In order to be designated as a merit resource, a property must retain integrity and meet at least one of the following criteria for designation:

- a) The resource reflects important elements of the City’s cultural, social, economic, political, aesthetic, engineering, architectural or natural history;
- b) The resource is identified with persons or events significant in local history;
- c) The resource embodies important characteristics of a style, type, period or method of construction;
- d) The resource represents the work of a notable local builder, designer or architect; or
- e) The resource may yield important archaeological, ethnographic or anthropological information about the City’s past.

INTEGRITY

To qualify for listing in the National Register, California Register or considered a City of San Leandro Historic Resource, a property must possess sufficient historic integrity. The seven variables that define integrity are: location, design, setting, materials, workmanship, feeling, and association. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance

EVALUATION

Previous Listings and Evaluations

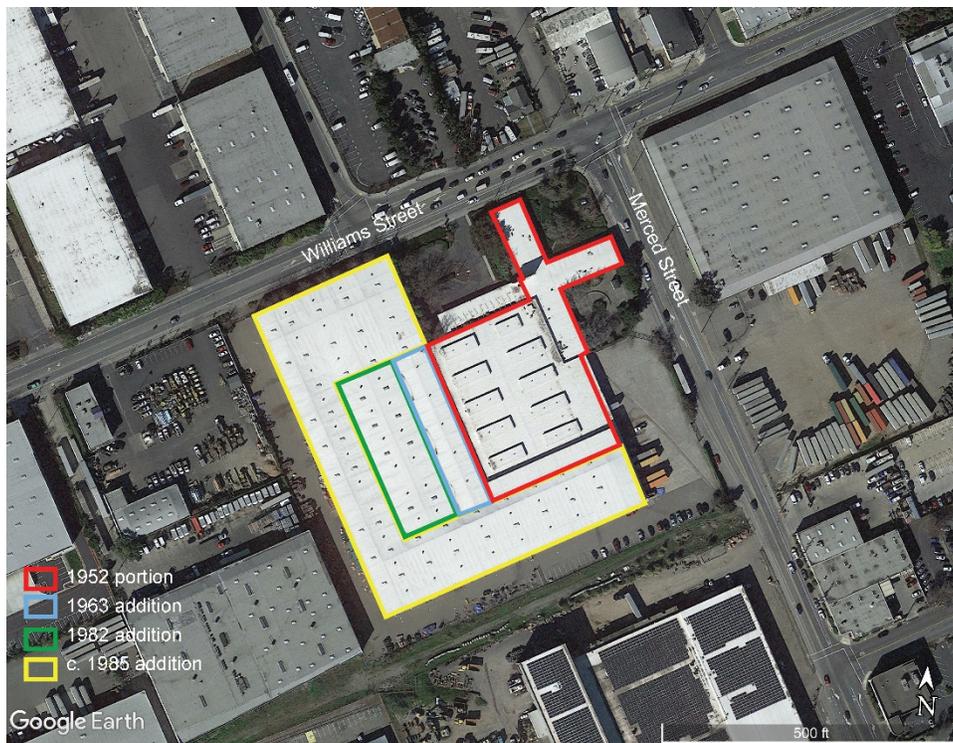
1919 Williams Street is not listed on the National Register of Historic Places, the California Register of Historical Resources, or as a City of San Leandro’s Historic Resource. 1919 Williams Street does not appear to have been previously evaluated.

PHYSICAL DESCRIPTION

Site/Setting

1919 Williams Street is an approximately ten (10)-acre site comprised of an office/warehouse building. The building is at the corner of Merced Street and Williams Street. Its primary (north) elevation fronts Williams Street and continues westward and southward to the extent of the parcel lot. The site has a surface parking lot on its north elevation, loading docks at its east elevation, and U-shaped drive that continues from the east elevation to the south elevation, and ending at the north elevation.

The site includes four vehicular entrances, two at Williams Street and two at Merced Street. The east vehicular entrance at Williams street leads to the parking area at the building's north elevation for office access. Truck access is provided at three gated entries – two on Merced Street and one at Williams Street at the west end of the building. These three entries provide access to the U-shaped drive and the loading docks. They also connect to an employee parking area along the building's south elevation.



The building's northeast, street-facing elevation has a deep landscaped portion planted with short shrubs, ornamental trees, and flowers. The building's west side, adjacent to the office portion of the building is also planted with decorative shrubbery and has hardscape elements like paving and benches. The building's southeast corner, accessible from the building's interior, is a courtyard. The courtyard includes brick planters with ornamental trees, deciduous trees at the perimeter for screening from the street, and hardscape elements like a long semi-circular bench and paving.

Office Portion

1919 Williams Street is comprised of one building with two portions, an office and a warehouse originally constructed in 1952 with later warehouse additions. The office portion of the building is one-story and is comprised of a T-shaped plan with the spine of the building continuing north-south and the arm extending eastward toward Merced Street. Typical of the Mid-Century Modern style, it has a flat

roof, brick exterior, large fixed windows with spandrel panels, and minimal wood and metal fin decorative details.

North Wing

The building's main entry is at the west side of the T-shaped plan, where the building's north, south, and east wings meet and is topped by a large, corrugated metal clad blade sign that rises from the roof and originally held the building's signage. The entry has a paved brick sidewalk and is topped by a flat canopy that continues westward to provide covered parking beneath. The west side of the canopy has exposed I-beam supports that extend to a brick planter on the north side of the entry. The south side of the entry is also flanked with a semi-circular planter. The awning above each planter has a circular cut-out for light and to allow plantings to extend above the roofline. The main entry has a large storefront window with a fully-glazed paired door with a transom above.



Photo 1: Main entry of 1919 Williams Street.



Photo 2: West elevation of fin details at the building's north wing.

The west elevation, facing the parking lot, extends north toward Williams Street. It is 23 bays and features a flat roof with a corrugated metal-faced eave. Each bay and is separated by the next with a decorative metal frame-wood fin blade detail that extends from the eave of the flat roof overhang. The southern bays are separated by the northern bays by a short brick wall with a gate, thereby creating a courtyard at the southern end of the elevation. Windows at these bays are full-height. The remainder,

northern bays, have large windows with wood spandrel panels below. The courtyard portion of the elevation has pavers with a semi-circular bench and a planted portion.

North and East Wing

The building's Williams and Merced Streets elevation is comprised of the east elevation of the north wing and the north elevation of the east wing. The east elevation also extends for 23 bays. Each bay has a large window with a wood spandrel panel below. Some windows contain an operable hopper casement window above the spandrel. The north elevation extends to the sidewalk and repeats the same pattern. The space between the two elevations is open and features a planted landscape with ornamental trees, shrubs, and flowers.

East and South Wing

The remainder of the office portion of the building is comprised of the east elevation of the south wing and the south elevation of the east wing and is only accessible from the building's interior. The east and south elevation feature the same configuration as other elevations and feature large windows at each bay with spandrel wood panels below. The elevations front a private employee courtyard. The courtyard has a paved surface with square brick planters planted with trees at the south end. The center of the courtyard is punctuated with a circular brick planter planted with shrubs and trees with a large, semicircular bench along its north end. There is a modern, non-historic shed structure at the east of the center planter that appears to have most recently served as a designated employee smoking area.



Photo 3: East elevation of north wing and north wing of east elevation.



Photo 4: South elevation of east wing and east elevation of south wing from building courtyard

Office Interior

The building is accessed via the main entry. Each wing has a double loaded corridor with offices, training rooms, and common areas organized on each side of the corridor. The south wing is connected to the warehouse portion of the building.



Picture 5: Office corridor, typical



Picture 6: Office with paneling and built-in bar area

Warehouse Portion

The building's warehouse is to the south and west of the office portion of the building and is comprised of four portions constructed over time. The east elevation is comprised of the original 1952 portion and a portion the c. 1985 addition and continues for 20 bays. Each bay features a loading dock with a roll-up door. A sloped ramp south of the center bay at this elevation marks the original building from the later addition. A metal awning tops each of the loading dock entries. The roofline of the c. 1985 addition rises above the original roofline to the north.

The south, west, north warehouse elevations are also comprised of the c. 1985 addition. Typical of warehouse tilt-up construction, the concrete exterior is devoid of any ornamentation. The south elevation is devoid of any openings, while the west elevation features a single roll-up loading dock door at the center of the building. The east elevation of the c. 1985 portion continues opposite side of the main parking lot and is also devoid of any openings.

The warehouse building has a flat roof. The original 1952 portion of the building features 10 monitors, providing natural light to the warehouse within.



Picture 7: Warehouse loading doors at east elevation



Picture 8: Warehouse interior, monitor roof above

Warehouse Interior

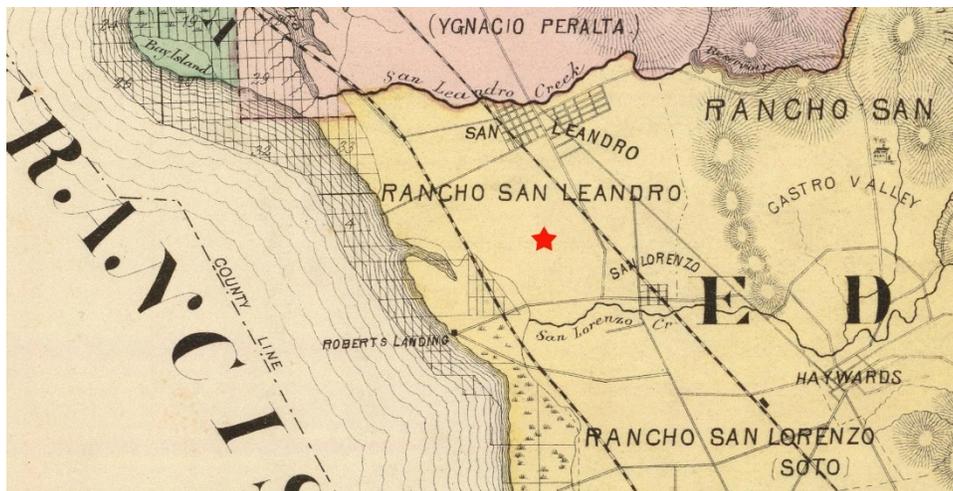
The warehouse interior is characterized by its expansive open space, high ceilings, and concrete floors. The original warehouse portion has an exposed steel trusses and monitors with glazing above, allowing natural light into the building. Generally, there are few interior partitions and are limited to those between building additions.

HISTORIC CONTEXT

Development of San Leandro

Before the first European settlers arrived, the area now known as San Leandro was home to Ohlone Indians for more than 3,000 years. San Leandro was first visited by Europeans in 1772 when Spanish soldier Capitan Pedro Fages and Father Crespi arrived as part of Fages expedition to explore the San Francisco Bay Area.¹ In the years following, the area of San Leandro remained largely undeveloped.

In order to strengthen their claim to the area, the Spanish awarded a land grant to Don Luis Maria Peralta in 1820. The grant, awarded by the last Spanish governor of California, Pablo Vicente De Sola, included modern-day San Leandro, Oakland, Emeryville, Piedmont, Berkeley, and Albany and spanned 44,800 acres.² In 1842, Governor Juan Alvarado awarded a land grant to Jose Joaquin Estudillo that extended from San Leandro Creek to San Lorenzo Creek, including the area where 1919 Williams Street is today.



Map 1: 1878 Map of Alameda County with area of subject site starred
Source: Thompson and West

When California was ceded to the United States after the Mexican-American War, the 1848 Treaty of Guadalupe Hidalgo provided that Mexican land grants would be honored after being confirmed by the Public Land Commission. Estudillo filed a claim for the land in 1852 and it was patented to him in 1863. A 1855 survey map shows that during this period the land was generally used for agriculture by settlers and Native Americans and included crops of corn, wheat, beans, and melons.³ As settlers arrived in the 1850s, the town was laid out on a grid. San Leandro became the seat of Alameda County in 1856. An earthquake destroyed the County Courthouse in 1868 and the seat was relocated to Oakland.⁴ The agricultural town continued to prosper and was incorporated as a City in 1872, reaching 2,300 residents

¹ Herbert Bolton, Fray Juan Crespi: Missionary Explorer on the Pacific Coast, 1769-1774, HathiTrust Library, accessed April 19, 2021,

[https://babel.hathitrust.org/cgi/pt?id=uc1.\\$b233487&view=1up&seq=369&q1=march%2020](https://babel.hathitrust.org/cgi/pt?id=uc1.$b233487&view=1up&seq=369&q1=march%2020).

² California Office of Historic Preservation, "Rancho San Antonio,"

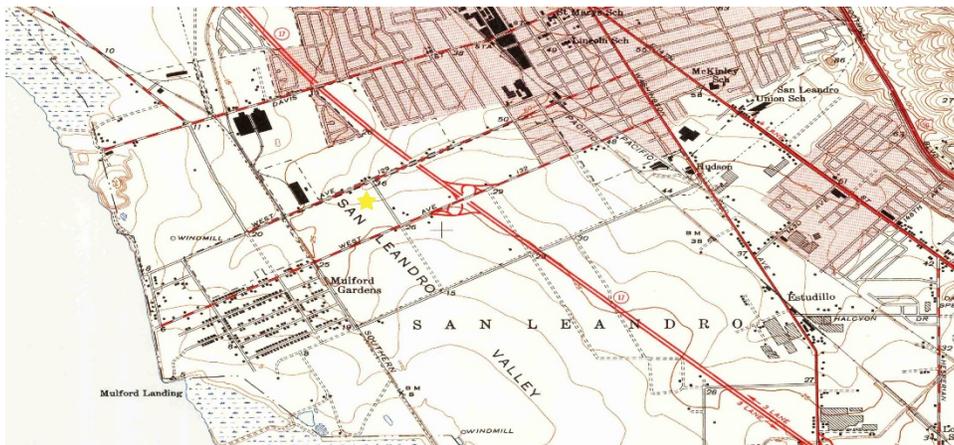
<https://ohp.parks.ca.gov/ListedResources/Detail/246>.

³ Nicholas Gray, Deputy US Surveyor, "Map of survey lands situated between San Leandro and San Lorenzo Creeks," November 1855, <https://calisphere.org/item/ark:/13030/hb2r29n7bs/>.

⁴ City of San Leandro General Plan, 8-2.

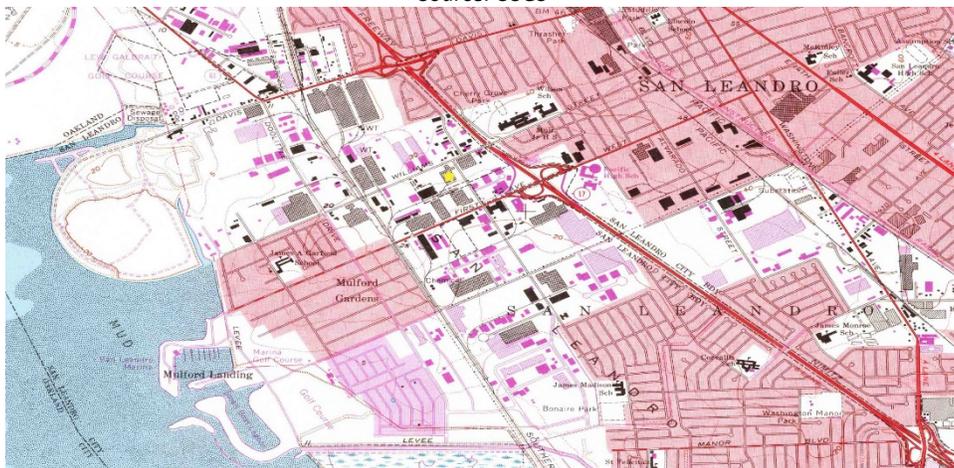
by the turn of the twentieth century. At this time, farms and orchards in the city produced a variety of fruits and vegetables, including cherries, tomatoes, onions, potatoes, asparagus, sugar beets, rhubarb, and apricots.

San Leandro continued to grow at a moderate pace during the first part of the twentieth century and had 14,000 residents by 1940. Neighborhoods took shape, and railroad corridors running through the city were developed with industry. Downtown was the center of commerce and civic life. It was in the 1940s and 1950s that much of San Leandro's current form and character took shape. Nearly half of the city's current housing stock was added during this era, initially created by the need for wartime housing and sustained by veterans and their families. The city's neighborhood shopping centers and commercial strips along East 14th Street date from this period. The city was among the fastest growing industrial centers in the Bay Area during the post-war years, adding 6,000 manufacturing jobs between 1947 and 1954. By the 1960s, the city's pace of growth reached its natural limit; hills became barriers for expansion and the city's shoreline was acquired for park use and new development shifted to smaller infill sites around the city.⁵



Map 2: 1947 map of San Leandro with site marked with star

Source: USGS



Map 3: 1959 maps of San Leandro with site marked with star

Source: USGS

⁵ City of San Leandro General Plan, 8-2.

Throughout San Leandro's early decades of growth, the lands surrounding the subject property remained a largely agricultural stretch between the bay and the city. The area to the west of 1919 Williams Street was known as Mulford's Landing. In the 1800s to the early 1900s, the area was known for harvesting oysters. At that time, oystering was the most valuable fishing enterprise in the state.⁶ Mulford's Landing was named for Thomas Mulford, a New Yorker who came to area to join the Gold Rush in 1849. Instead of prospecting, he began to hunt wildlife and growing, transporting, and selling food items to the huge influx of people to the area. He continued to farm the land until a 1924 bout of foot and mouth disease took all his livestock. Rather than rebuild, he sold his land in 1927. The resulting residential subdivision became Mulford Gardens.⁷ This remained the only residential development in the area for many years, separated from the growing city to the east by farmland. The area to the west of present-day Nimitz Freeway to the bay was agricultural into the late 1940s. By the early 1950s, light industrial development began, later characterizing the area.

George Vernon Russell

1919 Williams Street was designed by George Vernon Russell. Russell was born in 1905 in San Bernardino, California. He attended California Institute of Technology before transferring to University of Washington and graduating with a degree in Architecture in 1928.⁸ The same year he attended Ecole des Beaux-Arts in Fontainebleau.

After returning to the United States, he worked as a draftsman in New York. He returned to the Los Angeles area soon after and worked for a time as a movie set designer for Paramount Pictures where he met fellow architect Douglas Hannold. They formed the firm Hannold and Russell architects and were soon employed by many of many of the biggest names in Hollywood, including Samuel Goldwyn, Charles Boyer, Billy Wilkerson, and Mara O'Hara. In 1937, he worked with Hannold and Arthur Hawes to design the Regency Moderne style Hollywood Reporter Building on LA's famed Sunset Boulevard for Wilkerson.⁹ The firm worked throughout the 1930s and early 1940s, establishing a style rooted in the emerging International Style modernism with Art Deco and classical details. The partnership ended in 1942 when Russell left the firm.

Russell contributed to the war effort during World War II by designing air bases for the United States Army in England and Ireland, including the Langford Lodge Air Depot. In the 1940s, he worked on a number of commissions where his modernist point of view became evident. In 1946 he designed the JC Penny factory in Van Nuys, California. During this time he also was an instructor at the University of Southern California.

In the 1950s, Russell's career began to flourish and he became a well-known architect for his application of the modernist style to industrial buildings. He designed the building at 1919 Williams Street for the Republic Supply Company of California. In 1953, after the completion of the building, the American Institute of Architects awarded Russell for "architectural excellence."¹⁰ The design was described as incorporating "features combining beauty and livability, two factors that experts claim have a definite

⁶ Cynthia Simons, *Images of America: San Leandro*, p. 40.

⁷ Simons, p. 21.

⁸ PCAD, "George Vernon Russell," <http://pcad.lib.washington.edu/person/234/>.

⁹ "Hollywood Reporter Building," <https://www.laconservancy.org/locations/hollywood-reporter-building>.

¹⁰ "San Leandro Plant Plan Takes Award for Merit," *Oakland Tribune*, September 4, 1953.

influence on worker efficiency and industrial relations problems.” The design was included in the US Government Exhibit at the Berlin, Germany Trade Fair.

During this period he designed several other modernist industrial buildings including the Richfield Corporation (ARCO) headquarters in Bakersfield, the Los Angeles headquarters of Republic Supply Company of California, and buildings for Lockheed Aircraft Service Inc. at the Idlewild (now JFK International Airport). In addition to industrial buildings, Russell began to work on master planning projects designing the Richfield model town in New Cuyama and the master plan for the University of California, Riverside. Other noted works include the 56,000 square-foot addition to the Los Angeles County Museum of Natural History in 1976. After a career spanning five decades, Russell died in 1989.¹¹



Figure 1: 1953 Oakland Tribune announcing Russell’s AIA award for 1919 Williams Street
Source: Oakland Tribune

Russell is a master architect. A Fellow of the American Institute of Architects (FAIA), Russell’s work was widely publicized and written about throughout his career. In addition to being awarded for his design at 1919 Williams Street, he was also awarded for his residential architecture in the same year. He received accolades for the design of the Mr. and Mrs. John J Pike House at 6675 Whitley Terrace in Hollywood.¹² Pike, obviously a fan of his work, was the President of the Republic Supply Company of California. Throughout his career he received fifteen national and regional architectural awards.¹³ Russell received a Design Award for Industrial Architecture by Progressive Architecture magazine for the Electronic

¹¹ “GV Russell; Award Winner in Architecture,” *The Los Angeles Times*, March 28, 1989.

¹² The Mr. and Mrs. John J. Pike Residence at 6675 Whitley Terrace is listed in the nationally-listed Whitley Heights Historic District (NPS #82002189). Though a non-contributing resource, falling outside the period of significance of 1906-1939, it was included in Gebhard and Wilson’s *A Guide to Architecture in Los Angeles and California* as a good example of modern residential architecture.

¹³ Beverly Hills, Cultural Heritage Commission Report, April 15, 2019.

Energy Plant of California in Santa Ana. In 1958, he received the National Church Architectural Guild of America's first prize for the chapel he designed for Cate School in Carpinteria.

SITE DEVELOPMENT HISTORY

1919 Williams Street was constructed in 1952 for Republic Supply Company of California for their Northern Division Headquarters. At the time, Republic Supply Company of California was the largest supplier for California's expanding oil business. The building was designed by Los Angeles based modernist architect George Vernon Russell and was constructed by Oakland-based Swinerton and Walberg.¹⁴



Figure 2: 1959 aerial of San Leandro
Source: UC Santa Barbara

The 10-acre site originally included a 72,000 square foot warehouse and the 10,000 square foot cruciform office plan. In 1963 the facility was expanded with an adjoining warehouse to accommodate the Kilsby Tube Supply, an independent division of the Republic Supply Company.¹⁵ The building was sold in 1966 to JI Case Co, a manufacturer of construction and agricultural equipment.¹⁶ It was most recently occupied by CNH America, who also manufactures large agricultural equipment. The building received two additions – the warehouse was extended on its western end in 1982. The building received

¹⁴ "Business in the East Bay," *Oakland Tribune*, May 9, 1952.

¹⁵ Untitled. *Western Machinery and Steel World*, Vol. 55, Issues 7-12, p. 13.

¹⁶ "Two Firms Plan Expansion of Plants at San Leandro," *Oakland Tribune*, March 25, 1966.

a larger warehouse addition in c. 1985 that extended from the east side of the warehouse and encompassed the earlier warehouse additions.

EVALUATION

California Register of Historical Resources

Criterion 1 (Events)

1919 Williams Street does not appear to be eligible for listing in the California Register under Criterion 1 (Events). It is not associated with events that have made a significant contribution to the broad patterns of local or regional history of the cultural heritage of California or the United States. Built in 1952, its construction was not part of a planned or distinct pattern of development.

Criterion 2 (Persons)

1919 Williams Street does not appear to be eligible for listing in the California Register under Criterion 2 (Persons). The property is not significantly associated with or connected to the lives of people important to local, California, or national history.

Criterion 3 (Architecture)

1919 Williams Street does appear eligible for listing in the California Register under Criterion 3 (Architecture). The building is characteristic of industrial modern architecture. Its style is reflected in its flat roof and simple form. Decorative elements including, the flat decorative awning with roof details at the office entry that extends to the covered parking, exposed steel details, the flat eave overhang, and the metal fin decorative details exemplify the architectural style. Other character-defining elements include the T-shaped plan with separated uses with double-loaded corridors and large fixed-pane windows. The innovate “liveable” design is also reflected in the deep landscaped areas and the courtyard accessible from the building’s interior. The warehouse portion of the building, though utilitarian in design, is reflective of the architecture of the period with exposed steel trusses and roof monitors providing generous amounts of daylight to the factory floor below.

1919 Williams Street is also the work of master architect, George Vernon Russell, prolific from the 1940s through the 1970s, Russell became well-known at the time of the construction of this building for his modernist industrial designs. Russell, a fellow of the American Institute of Architects (FAIA), demonstrated a mastery of architectural design throughout his career and influenced the field of design. His master architect status is further supported by the AIA award he received for the design of the this building’s architectural excellence.

Criterion 4 (Information Potential)

1919 Williams Street does not appear to be eligible under Criterion 4. 1919 Williams is not likely to provide information important to prehistory of history of San Leandro, the state, or the nation. It does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. The evaluation of the property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

City of San Leandro Historic Resource Designation

The City of San Leandro’s designation criteria closely align with those provided for in the California Register of Historic Resources. They are equivalent as follows:

City of San Leandro Criterion for City Landmark	City of San Leandro Criterion for Merit Resource	Equivalent Criterion for California Register of Historical Resources
a) The resource exemplifies and reflects special or exemplary elements of San Leandro’s cultural, social, economic, political, aesthetic, engineering, architectural or natural history, or has important archaeological or anthropological associations;	a) The resource reflects important elements of the City’s cultural, social, economic, political, aesthetic, engineering, architectural or natural history;	Criterion 1 (Events)
b) The resource exemplifies and reflects special or exemplary elements of San Leandro’s cultural, social, economic, political, aesthetic, engineering, architectural or natural history, or has important archaeological or anthropological associations;	b) The resource reflects important elements of the City’s cultural, social, economic, political, aesthetic, engineering, architectural or natural history;	Criterion 1 (Events)
c) The resource is identified with persons or events significant in local, state, regional or national history;	c) The resource is identified with persons or events significant in local history;	Criterion 2 (Persons)
d) The resource embodies distinctive or exemplary characteristics of a style, type, period or method of construction, or is a valuable example of the use of local materials or craftsmanship;	d) The resource embodies important characteristics of a style, type, period or method of construction;	Criterion 3 (Architecture)

<p>e) Represents the work of a notable builder, designer, engineer or architect recognized at the state, regional or national level; or</p>	<p>e) The resource represents the work of a notable local builder, designer or architect; or</p>	<p>Criterion 3 (Architecture)</p>
<p>f) The resource may yield important archaeological, ethnographic or anthropological information about the region's past.</p>	<p>g) The resource may yield important archaeological, ethnographic or anthropological information about the City's past.</p>	<p>Criterion 4 (Information Potential)</p>

As explained above, 1919 Williams Street appears to be significant as an example of modernist industrial architecture. Furthermore, it was designed by George Vernon Russell a master architect, celebrated for his designs. 1919 Williams Street, therefore appears to be eligible as a City of San Leandro historic resource.

INTEGRITY

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above **and** retain integrity. Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity by the survival of certain characteristics that existing during the resource’s period of significance.”

There are seven aspects of integrity - location, setting, design, materials, workmanship, feeling, and association. A property must demonstrate most or all of these aspects in order to retain overall integrity. If a property does not retain integrity, it cannot convey its historic significance and would therefore not be eligible for listing.

The aspects of integrity are defined as follows:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

1919 Williams Street remains in its original **location**, and therefore retains integrity of location. 1919 Williams is an example of modernist industrial architecture. Its design is reflected in its overall form of the T-shaped office portion of the building adjacent to the attached warehouse facility. Its “liveable” design is further reflected in its deep set back from the corner of Williams and Merced Streets, its large pane windows, the southeast courtyard, and naturally lighted warehouse. Though the building was enlarged three times – 1963, 1982, and c.1985, the original form of the building is still discernable. The first addition, completed by Republic Supply Company of California was cohesive and deferential to the original design. The non-historic c. 1985 addition, though increasing the building’s warehouse footprint by quite a bit, was added to secondary warehouse elevations. The U-shaped addition encompassed the earlier additions to the warehouse portion of the building but is off-set from the building’s main entry. As a result, the original form of the building was retained. The building approach and distinctive main entry were retained. Despite later alterations it, therefore, retains integrity of **design**.

1919 Williams Street is located in the Wilks Tract portion of San Leandro. Developed beginning in the 1940s, it took form in the post-War era. Neighboring parcels were also developed for light industrial uses that flourished during the era and included other warehouse facilities and industrial uses. Today,

the area has remained industrial. Though technologies have advanced in recent years and manufacturing is not as prevalent as it once was, the area continues to house several industrial and warehouse uses and therefore retains integrity of **setting**. The building's materials reflect its mid-century design and is exhibited in the large pane windows, distinctive corrugated sign blade, the exposed steel elements, and the fin details. The building retains integrity of **materials**. **Workmanship** is reflected in architectural detailing like the circular cut outs in the main entry awning and the steel truss and monitor in the warehouse. These elements, when considered together, reflect the building's **feeling and association** and embody the modernist industrial design realized by George Vernon Russell.