

BUILDING A BRIGHT FUTURE ON A PROUD PAST



Another casualty of the COVID quarantine was the official ground-breaking ceremony for Local 38's new union headquarters and mixed use development on Market Street. Still, Local 38's Labor Trustees gathered at the site—the new headquarters will be located on the site of the parking lot between the existing building and the Civic Center Hotel. On hand are: (From left to right) Labor Trustees Bill Blackwell, Rj Ferreri, Frank Reardon, John Chiarenza, Board of Trustees Chairman Larry Mazzola, Jr., John Carso and Organizer Tony Guzzetta. Not pictured are Management Trustees Robert Buckley Jr., Mill Goodman, Alex Hall, Armand Kljijian and Fred Nurisso.

Our new Union Headquarters, including our Union Hall—and the construction spanning several blocks surrounding it, is the culmination of years of planning in conjunction with the City, our investment partners, and Local 38 Business Manager Larry Mazzola Jr.

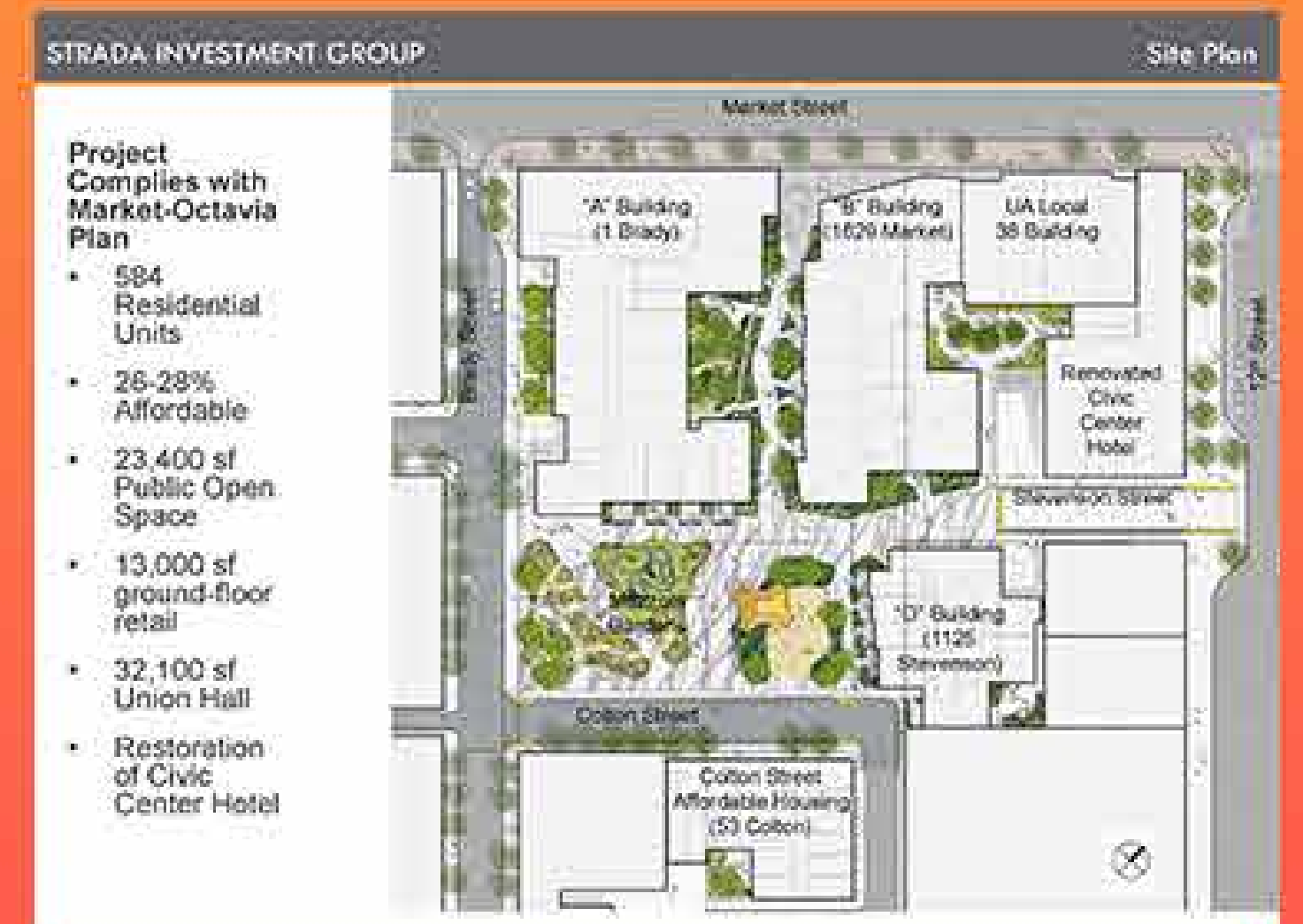
"I'm so excited to have a new building that will stand as a monument to innovation and the hard work displayed by our Local 38 members and staff," Mazzola, Jr. said. "The proud legacy of Local 38 will live on in this new building, and because of our partnership with Strada and the plans to incorporate affordable housing into this project, we're sharing dignity and respect with the surrounding community as we grow our presence on Market Street."

When all is said and done, the project will bring new life to the entire area and surrounding neighborhood. The plan includes almost 600 units of housing, a 100-unit supportive housing project for formerly homeless individuals, a new 30,000 sq. ft. Union Hall, a park to serve the entire "Hub" area and surrounding neighbors, and 17,000 sq. ft. of neighborhood-serving retail. This undertaking is a model of partnerships among the private, public and non-profit sectors—displaying the power of leveraging private investment to create a broad range of public benefits.

The first phase of the project includes the new Union Hall and the first market rate building. Followed shortly by the supportive housing building at 53 Colton, and 2 more market-rate buildings. The last phase will involve the renovation of the Civic Center Hotel. Total construction time is estimated to take 3-4 years, with the first buildings coming on-line in approximately 18-24 months.

PROJECT HIGHLIGHTS

- Almost 500 units of desperately needed market-rate rental housing.
- Funding to permanently preserve existing affordable housing units.
- Delivery of a 96-unit supportive housing project with no City funding.
- Delivery of a 33,000 square foot publicly accessible park with no City funding.
- Creation of over 1,800 jobs.
- Local 38 and Strada agreed to let the City use the Civic Center Hotel as the City's first Navigation Center on Private Property until the supportive housing project is complete.
- Total construction time is estimated to take 3-4 years, with the first buildings completed in approximately 18-24 months.



The Past

A history of service to labor, the community and Local 38



Local 38 inherited its headquarters building from UA Local 590, when four UA locals were merged to form Local 38 in 1947. On the right is a photo of the building looking east on Market St. in 1940. As you can see from the sign on the side of the building, it was originally built as a Moose Club (Source: SFMTA Archives). Inset is the building as it currently looks. Throughout its Local 38 history the headquarters has become a familiar landmark, particularly during local, state and even national political campaigns, with banners voicing the support of the Local 38 Committee of Political Education (COPE) for numerous candidates.

Our UA Local 38 Union Hall, located at 1621 Market St. in San Francisco, has been a central organizing hub for workers over the years.

The building itself—a two-story reinforced concrete public assembly and office building—was originally constructed in 1923 by the O'Brien Brothers to serve as the Loyal Order of Moose Hall and Club. The total cost was estimated to be \$100,000.

The new lodge was dedicated in a ceremony in 1923, including a circus held on the first block of 12th Street, between Market and Mission Streets, and a parade. The dedication itself was reportedly attended by 5,000 people.

In 1945 Local 590, the Marine Pipefitters, were headquartered in the building, and in 1947, when four pipe trade locals were merged to form Local 38, the building became the headquarters for the newly chartered union.

Local 38 members have always been part of the proud history of the labor movement in San Francisco, as has our union hall.

Over the years, Local 38 has hosted countless political candidates in our Hall, including local, state and national candidates and elected officials.

San Francisco Mayors Joe Alioto and Willie Brown, House Speaker Nancy Pelosi, Senators Barbara Boxer and now Vice-Presidential candidate Kamala Harris, Congressmen Phil and John Burton, State Senator Gene McAteer, and even President Bill Clinton are just a few elected representatives whose signs have adorned the front of 1621 Market over the years.

In addition to hosting candidates, the hall has been the home of numerous issue campaigns over the years, including the homeporting of the USS Missouri, and "Get Out the Vote" drives by various community and labor organizations. Until the current COVID quarantine, the San Francisco Labor Council held their monthly meetings at the Local 38 hall, as well as all their political campaign gatherings.

When Local 38 took over the building it housed Local 590, a school for the bartenders union, and a suite of law offices. Over the years the union expanded to fill the building, setting up a full fledged training center in 1976 (prior to that apprentices went to school with the other building trades at John O'Connell High School). The school, including shop and classroom area, operated until the union built its new Newhall Training Center in 2011.

As construction gets underway on a new headquarters more appropriate for the needs of a 21st century labor organization, we can't help looking back at the proud history of our current hall, and all it has meant to Local 38 and the San Francisco labor community.

It is a proud heritage filled with fond memories, and provides a strong foundation for building a bright future.



Years in the Making

The Market Street project is the result of years of hard work, planning, design, redesign and negotiations.

It has been years in the making, and has included contributions from a broad range of people throughout the decades.

"There have been dozens of people who have contributed to this project," said Local 38 Business Manager Larry Mazzola, Jr., including Trust Administrators, past and present Trustees, contractors, architects and more.

"On behalf of Local 38 I want to say a special thank you to all the people who have worked so hard to get this project approved and underway," he continued. "Without their hard work and assistance this dream never would have become a reality."