

Proposal:	Heritage Property Nominations by owner applicants, associated with Mills Act contract applications.
Case File Number /Location/ City Council District/ Zoning:	<ol style="list-style-type: none"> 1) LM19001: 418 Jefferson St. (APN 001-0129-020-00); City Council District 3, Zoning C-40 2) LM19002: 6028 Broadway Terrace (APN 048A-7124-010-02); City Council District 1, Zoning RD-1 3) LM19003: 6475 Colby St. (APN 016-1414-007-00); City Council District 1, Zoning RM-1 4) LM19006: 1263 Trestle Glen Rd. (APN: 024-0565-057-00); City Council District 2, Zoning RM-1 (Mills Act Case File MA19004) 5) LM19004: 619 Mariposa Ave. (APN 010-0816-007-00); City Council District 6, Zoning RD-1 (Mills Act Case File MA19005) 6) LM19005: 2600 Best Ave. (APN 036-2463-024-01); City Council District 2, Zoning RD-1 (Mills Act Case File MA19006) 7) LM19007: 678 18th St. (APN 003-0043-030-00); City Council District 3, Zoning CBD-R 8) LM19008: 360 Van Buren Av. (APN 010-0782-016-00); City Council District 3, Zoning RU-2/S-12 9) LM19009: 1000 Sunnyhills Rd. (APN 011-0895-014-00); City Council District 2, Zoning RD-1 10) LM19010: 412 Monte Vista Av. (APN 012-0927-001-03); City Council District 1, Zoning RU-3 11) LM19011: 3007 Telegraph Av. (APN 009-0708-004-00); City Council District 3, Zoning CC-2
Applicant/Owner:	Multiple, see individual applications
Environmental Determination:	Exempt Section 15331 of the State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Section 15183 Projects consistent with the General Plan or Zoning
Action to be Taken:	Determination that properties are eligible for Heritage Property status; designation of eligible properties as City of Oakland Heritage Properties
For Further Information:	Contact Case Planner Betty Marvin at (510) 238-6879 or by email at bmarvin@oaklandca.gov .

INTRODUCTION

Eleven properties are before the Landmarks Preservation Advisory Board (LPAB, Board) for review and consideration of Heritage Property eligibility and for Heritage Property designation, as set out in the Historic Preservation Element (HPE) of the Oakland General Plan. These applications have been submitted in conjunction with Mills Act contract applications, which require Designated Historic Property status. Six of the eleven properties seeking Heritage Property designation are already on the Local Register by virtue of Survey ratings or Landmarks Board action and eight have been previously researched and recorded at some level by the Cultural Heritage Survey. Two are already on the Landmarks Board’s Preservation Study List – an early interim designation - and are applying for re-designation as Heritage Properties. One additional Mills Act application is being considered this year, for a property already designated as part of the Bellevue-Statens S-7 historic district.

BACKGROUND: HERITAGE PROPERTIES

Oakland’s Mills Act program, established in 2006, requires that participating properties be “Designated Historic Properties” designated by the Landmarks Board. Heritage Property is a less

exclusive and more expeditious designation than City Landmark, defined in the HPE as “Properties which definitively warrant preservation, but which are not Landmarks or Preservation Districts.” Heritage Properties may be designated by the Landmarks Board or the Planning Commission, in contrast to City Landmarks and S-7 and S-20 districts which require an ordinance by City Council.

Effect of designation: Heritage properties are Designated Historic Properties (HPE Policy 1.3), and therefore part of the Local Register defined in **HPE Policy 3.8**. As such they are Historical Resources for purposes of the California Environmental Quality Act, State Historical Building Code, and Mills Act. At a minimum, under the Element, demolition, removal, or “specified major alterations” of Heritage Properties may normally be postponed for up to 120 days. Design Review will require work that maintains the property’s historic character.

Eligibility: According to the Element, a property is eligible for Heritage Property designation on the basis of its Oakland Cultural Heritage Survey (OCHS) rating if it:

1. has an existing or contingency rating of A (Highest Importance), B (Major Importance), or C (Secondary Importance) “according to the methodology of the intensive survey”; or
2. has an existing or contingency rating of A or B from the survey; or
3. contributes or potentially contributes to any area potentially eligible for Preservation District designation (Area of Primary or Secondary Importance).

Properties with individual A or B survey ratings and contributors to survey-identified Areas of Primary Importance are automatically on Oakland’s *Local Register* as defined in Preservation Element Policy 3.8. To qualify for Mills Act contracts, however, if they are not already formally *designated* by the Landmarks Board as Landmarks, Heritage Properties, or S-7 or S-20 district contributors, they must receive formal Landmarks Board designation. One of this year’s Mills Act applicants (the Bellevue-Statens) is already in a designated S-7 district. Eleven other properties (including two on the Preservation Study List) are seeking Heritage Property designation concurrently with Mills Act applications.

Designation process: Under the Preservation Element, Heritage Properties may be designated by the Landmarks Board or the City Planning Commission after owner notification and acceptance, or by the Planning Director on an emergency or temporary basis. Landmarks Board actions on Heritage Property designations are appealable by anyone to the City Planning Commission. Heritage Properties may be de-designated by the Board at the property owner’s request or at the Board’s initiative. De-designation must be based on documentation that the property does not meet the Heritage Property eligibility criteria, unless the designation was for a limited period of time.

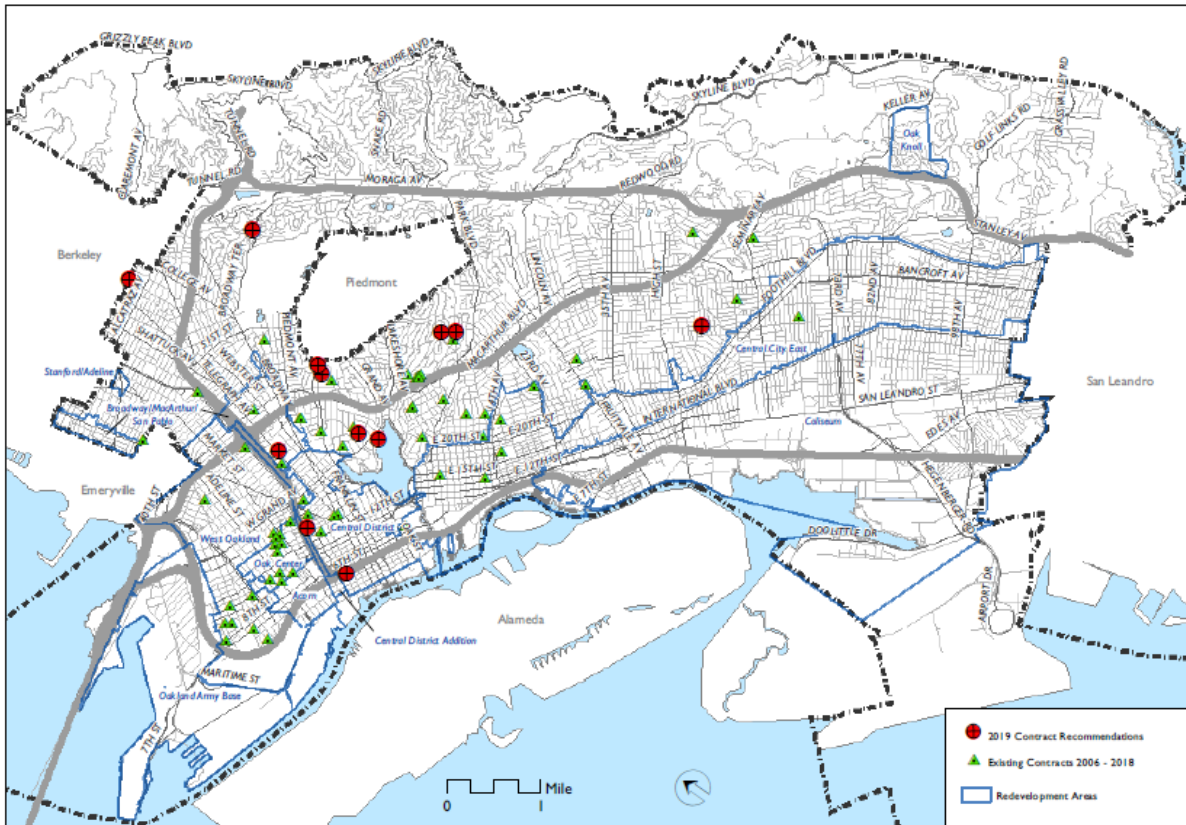
Since the present nominations are owner-initiated in conjunction with owner-initiated Mills Act contract applications, the Board may designate any or all of the properties as Heritage Properties at this meeting without further hearing or notification, provided they meet the eligibility criteria.

ELIGIBILITY OF NOMINATED PROPERTIES

The properties proposed for designation at this meeting are described individually on the following pages. The Landmarks Board has a point system for evaluating Landmark and Heritage Property

eligibility, somewhat different from that of the Survey (see Preservation Element Appendices C and D). Evaluation and tally sheets for Heritage Property eligibility, prepared by staff for Board review and adoption, are attached at the end of this report following the full applications. Because the Mills Act program exists precisely to promote restoration and reversal of alterations, ratings are generally not downgraded for reversible losses of integrity. All nominated properties appear eligible and are enthusiastically recommended by staff for Heritage Property designation.

The 2019 properties are an unusually well qualified group. Over half are already on the Local Register by virtue of Survey ratings or Landmarks Board action. Two are now fulfilling direction from Landmarks Board to previous owners to pursue designation and Mills Act contracts as a preservation tool, when the buildings were threatened a decade ago. Three are picking up research begun in the 1980s in the Cultural Heritage Survey’s early Central District and Adams Point surveys. The applications are all extremely well researched and presented, distinctive in style, and make valuable contributions to our (and the applicants’) knowledge of Oakland history, buildings, neighborhoods, and research sources and techniques. The full applications follow this report as Attachments 1 through 11.



Planning & Building Department
June 2019



Mills Act Contracts and Contract Recommendations

Dots represent the 11 nominated Heritage Properties, plus the already-designated Bellevue-Staten (closest to Lake Merritt)

LM19-001: **418 Jefferson St., William Read house** (APN 1-129-2) (see Att. 1)

Applicant: Steven Brummond, owner/resident



OCHS Rating: C1+ = appears eligible for National Register (1+); State Historic Resources Inventory and on Preservation Study List (1985) as contributor to Bret Harte Boardwalk District.
Landmark/Heritage Property Eligibility Rating: B (29 points)

Probable construction date c.1869-70 (tax assessor rolls and block books).

418 Jefferson Street is a Gothic Revival-Italianate cottage in the Bret Harte Boardwalk district to which it is a contributor. The Bret Harte Boardwalk District, including six houses along two block-faces of 5th and Jefferson Streets, is a well preserved remnant of Oakland's original town, which began developing in the 1850s and 1860s close to the waterfront. The district has additional significance as an early preservation and adaptive reuse project undertaken in the early 1960s, a boutique commercial development along 5th Street by Paul and Jan Mills of the Oakland Museum, after the south half of the block was demolished to make way for BART.

Tax rolls first show an improvement at 418 Jefferson, assessed at \$400, on this lot in 1869-70, which is consistent with the early style of the house. The owner was William D. Read, listed in directories as a millwright and match maker. In 1876 Read sold to lumber and real estate dealer Charles Holt; subsequent owners included Maria Larouche, who also had the three lots to the north; and the Haden & Boone Co. of Berkeley, which built the storefront (c. 1907) at the corner of 5th Street. This house appears to have been raised, extended at the rear, and turned into flats sometime between 1902 and 1912, and probably further raised later. By 1912 and into the 1950s there was also a tiny 2-story, 2-flats dwelling behind, illustrating the extreme density of this very old neighborhood. In 1936 residents totaled 9, all on relief or holding Depression-era public works jobs with the WPA. In 1977 the house was converted to offices. Though not as showily restored as the main Boardwalk group on 5th St., the three houses on Jefferson St. evoke the early character of the district, and this house in particular is an unusual example of a simple 1860s high-gabled farmhouse, “modernized” in or around the 1870s with an Italianate bay.

LM19-002: **6028 Broadway Terrace** (APN 48A-7124-10-2), Leroy Goodrich house (Att. 2)
 Applicant: Bryan Cheng and April Chen, owners



OCHS Rating: C3 (preliminary/field, 1986) “secondary importance or superior example.”
 Landmark/Heritage Property Eligibility Rating: A (37 points)

Original permit: #43685, 10/11/1916, owner Arthur Nason, builder Edward Chick, architect O. Reed Baxter, 2 story 7 room dwelling, \$5000.

6028 Broadway Terrace is a 1½ story house with a small basement, set far back from the street on a large lot on the north side of Broadway Terrace opposite Ostrander Park. This house is significant due to its rustic architecture and setting, and as the previous home of Leroy Goodrich, a long-serving civic leader in Oakland and the East Bay. It is additionally significant as part of a group of notable houses along Broadway Terrace that escaped the 1991 fire. The building’s 1917 design is a pastiche of American Folk and Craftsman styles. The exterior is clad in cement plaster (stucco) and capped with a shingled, multi-gabled roof with elongated eaves. A brick and cement chimney at the front of the house also features prominently. A veranda fronts the main floor of the house with four corniced, stucco columns supporting the roof.

The house was designed by Oakland architect O. Reed Baxter and built in 1916-1917 for Arthur G. Nason, an attorney and insurance agency owner. Nason had previously commissioned Louis Christian Mullgardt, renowned First Bay Tradition architect, in 1910 to build 6000 Broadway Terrace (next door) which he maintained as his primary residence. Lina H. Goodrich, wife of Leroy R. Goodrich, was the owner of 6028 by 1919. Leroy Goodrich was notable in Oakland’s history as a publisher, attorney, city councilman (1923, 1925), commissioner of Public Works of Oakland (1925-27), Port Commissioner (1931-37), and an original and long-serving Board Director for the East Bay Regional Park District (1934-63). Goodrich was also a key figure in the 1925 creation of the Board of Port Commissioners and the “new and independent arm of city government known as the Port of Oakland” (Woodruff Minor, *Pacific Gateway*, pp. 31-32).

LM19-003: **6475 Colby St.** (APN 16-1414-7), Hummer (Charles and Mary) house (see Att. 3)
 Applicant: Gina Blus and Mark O'Leary, owners/residents



OCHS Rating: B1+ (Preliminary survey, 1986): major importance, API contributor
 Landmark/Heritage Property Eligibility Rating: B (28 points)

Original permit: #7439, 2/27/1907, owner and builder Charles Hummer, 1½ story 7 room dwelling, \$4500.

6475 Colby is a distinctive Craftsman house in the Fairview Park Area of Primary Importance, close to the Berkeley border. It is 1½ stories (main floor and large finished attic story) and basement. It combines architectural elements that are unique, such as the extensive use of clinker brick veneer on the base, porch walls, columns, and main floor facade (originally around all four sides) and the unusual diamond-patterned windows, with features that are found in many of the district's Craftsman homes: shingled exteriors with exposed wooden beams and brackets, multi-paned windows and dormers, and interiors with inlaid oak floors, wood paneling and trim. Although several nearby homes have clinker brick chimneys or retaining walls, it seems that no other house displays the misshapen and discolored bricks so extensively – no coincidence since the owner-builder and his brother were both bricklayers by trade [Oakland city directories, 1910 etc.]. Perhaps the pricey building material was used to draw attention to their skills.

In early 1905, the newly-incorporated Mason-McDuffie real estate group of Berkeley took over the development and marketing of Fairview Park, just in time for the building boom following the 1906 earthquake. The quality of craftsmanship in Fairview Park homes is noteworthy, especially given the rapidity with which the neighborhood developed between 1907 and 1915. Roughly half of homes in Fairview Park typify the brown shingle and Craftsman bungalow styles popular before 1910, while there are examples of the later Prairie and California bungalow as well. More than most modern neighborhoods, Fairview Park homes share a sense of time and place and style, with houses set slightly above wide front yards planted with flowers, and homes separated by narrow driveways. Stone pillars along Alcatraz Avenue mark the boundaries of the tract and establish its identity. In recent years, the neighborhood has repeatedly mobilized for the repair and maintenance of the pillars after vehicle damage, vandalism, and deterioration.

LM19-006: **1263 Trestle Glen Rd.** (APN 24-565-57), Sloane House model home (*MA19-004 see Attachment 4*) Applicant: Annemarie Meike, owner/resident



OCHS Rating: C2+ (preliminary/field, 1986): secondary importance, ASI contributor
 Landmark/Heritage Property Eligibility Rating: A (40 points)

Original permit: #66953, 2/15/1922, owner W.H. Leimert Co., builder Axel Cederborg, architect Reed & Corlett, 2 story 7 room dwelling, \$9000.

This is a 1920s Mediterranean house, an asymmetrical, stucco-clad two-story villa based on Northern Italian style. The hipped roof is tiled, with two asymmetrically placed “lantern” chimneys; casement windows frame an off-center entry with a heavily rusticated arch. It was designed by architects Reed & Corlett and built by A. Cederborg for W.H. Leimert Co., one of a cluster (1276, 1260, 1263, and 1279 Trestle Glen) built under consecutive permits as model homes for Leimert’s 1922 “Complete Homes Exposition.” It was pictured in advertisements and referenced in *Home Designer* and *Bubbles* magazines and newspaper articles, in a savvy, elaborate and novel marketing campaign. 1263 was called the “Sloane House,” based on the furnishings that were provided during the exposition by W. & J. Sloane Co. of San Francisco.

Other Heritage/Mills Act nominations have documented the importance of public transportation development in this area (818, 851, 856, 1255 Trestle Glen) and the fact that Indian Gulch or Sather park with its famous trestle was sold and subdivided in 1917, whereupon Wickham Havens and Walter Leimert retained the Olmsted Brothers to plan an exclusive upper-income residential enclave inspired by England’s “garden suburbs.” The Olmsteds laid out winding streets following natural contours, leaving natural areas throughout the tract. In 1922 Leimert expanded the vision, marketing model homes “of approved architectural design” in a “park-like setting” with expositional touches and educational branding about the latest appliances and conveniences, sponsored by local dealers and utilities.

The Sloane House’s designers, Reed & Corlett, are known for many major Oakland civic and commercial buildings of the 1920s including Chabot Elementary School (1926), the Safeway headquarters, 5701 International Boulevard (1927), the Financial Center Building (1928), the 18-story tower addition to the Oakland Bank of Savings at 1200 Broadway (1922), and Hebern Electric Co. (now Asian Resource Center) at 801 Harrison Street (1922), as well as many homes.

LM19-004: **619 Mariposa Av.** (APN 10-816-7), Chapin and Morris spec house, 1908 (MA19-005 – see Att. 5) Applicant: Mei Jardstrom for David Salazar and Monika Gromek, owners



OCHS Rating: Dc2+ (preliminary/field, 1986): minor to secondary importance, ASI contributor
 Landmark/Heritage Property Eligibility Rating: B (24 points)

Original permit: #12188, 4/8/1908, owner H.C. Morris, builder L.H. Chapin, architect Milwain Bros., 2 story 9 room dwelling, \$7000.

This Tudor Revival home sits on a sloping lot near the summit of the 1890s Linda Vista Terrace tract, now the Rose Garden neighborhood. The home is 2½ stories over a partially exposed basement and pedestal base clad in clinker brick. The facade is stucco with an elegant pattern of wood details and bands of windows. The big curved porch-roof brackets and the half-timbering on the front bay move away from the simplicity of the earliest Craftsman houses toward the period revivals that would become widely popular by the 1920s. This house occupies one of the few double lots in its area, significant due to the re-zoning of the neighborhood in 1949 which led to the demolition of many of the area’s large homes on large lots. Over the years, the neighborhood has lost many of its grandest homes to apartment complexes, but houses like 619 Mariposa maintain its character as an architectural showplace of the 1890s-1900s. A drawing of 619 Mariposa was used as the cover illustration for Oakland Heritage Alliance’s 1997 house tour, “The Rose Garden Neighborhood, Picturesque Homes at their Best.”

The partnership of Lewis E. Chapin, an East Oakland builder-architect, and Henry C. Morris, an Oakland real estate broker, developed this home in 1908. Like many property owners, they capitalized on the mass exodus across the Bay following the 1906 disaster by offering brand new homes, built in the latest architectural styles, in Oakland’s most desirable neighborhoods. Between 1906 and 1912, Chapin and Morris built many well-appointed houses in the Craftsman, Colonial, Prairie, and Tudor styles fashionable during the period. Though they often designed their own buildings, for this project they turned to the Milwain Brothers, sons of San Francisco architect Alexander Milwain, who are represented by many other post-1906 houses in the Adams Point, Grand Lake, and nearby neighborhoods north of Lake Merritt.

LM19-005: **2600 Best Av.** (APN 36-2463-24-1) Charles & Coral Quayle house, 1922 (MA19-006 – see Attachment 6) Applicants: Kalla and Robert Rokoff, owners/residents



OCHS Rating: C/B3 (preliminary/field, 1986): secondary to major importance
Heritage Property Eligibility Rating: B (33 points)

Original permit: #70516-17, 7/12/1922, owner Charles L. Quayle, builder Burritt & Shealey, 1 story garage & 2 story 9 room dwelling, E side Best 40' N of Brookdale, \$400 + \$7600. Architects Slocombe & Field per published contract notice.

This unusual Dutch Colonial corner house has a big cross-gambrel roof intersected by a two-story angled bay, a full-width glazed front porch with paired square columns, and two asymmetrically placed chimneys. Exterior walls are shingled above and clapboard below. A shallow pent roof separates the two floors. The house is significant because of its architects, developers, original owners, and its architectural uniqueness on a prominent site in Maxwell Park. This would be the first Heritage designation in Maxwell Park.

Maxwell Park, just west of Mills College, was subdivided in 1920-21 by John Maxwell, owner of Maxwell Hardware downtown. He advertised the hillside tract as “a veritable ‘little Piedmont’” and insisted that the new homes “must bear the stamp of artistic individuality.” Architect Francis Harvey Slocombe practiced artistic individuality from the 1920s to the 1940s, alone and in partnerships including Slocombe & [Ephraim] Field and Slocombe & Tuttle. He is best known for Period Revival/Mother Goose houses and (later) Moderne commercial buildings.

Owner Charles Quayle, an Oakland attorney, was regularly mentioned in newspapers for his activities with the Masons and the Fairfax business district. His prominence was leveraged in Maxwell Park ads to sell the neighborhood. But his wife Coral Quayle had the most significant impact in Oakland. She typified the civic activism of the first generation of women voters. As the junior president of the California Federation of Women’s Clubs, she was particularly passionate about child welfare and education. She was the first elected woman to the Alameda County Board of Library Directors, helped found the Maxwell Park PTA, and was Chair of Recreation of the California Congress of Parents and Teachers. She promoted outdoor family play by offering a prize for the best backyard playground in Maxwell Park, announced with a front-page feature of the Quayle family in their backyard “where theories of recreation are practiced as advocated.”

LM19-007: **678 18th St.** (APN 3-43-30), Cornelius B. Bradley house, 1877-78 (Attachment 7)
 Applicant: Harsh Shah and James Liu, owners



Rehab Right, 1978, p.11 (this is the “fourth house”)

Since the Italianate buildings date from as early as the 1860's, they have succumbed to many repair problems associated with old age. Prime victims of modernization, these once elegant Italianates are demeaningly concealed under pastel stucco or asbestos siding, mercilessly stripped of their brackets, colonettes and keystones, and thoroughly divested of their original character.

A striking example is found at the corner of 18th Street and Castro, where each in a row of five Italianate houses has a radically different appearance. The first and fourth have been left substantially intact, testimonials to their successive owners. The second has been modernized, or as some people say, “barbarized.” Not only have the double-hung windows been ousted by sliding aluminum frames, but the window openings which were too tall for the conventional metal module have been reduced to suitable size by inserting a plywood flap. A once bold front door has been replaced by meek hollow core, and the handsome drop siding has been sheathed in salmon-colored asbestos shingles.

The third house has been mysteriously transformed from an Italianate row house into a Spanish villa. With the whimsy of Walt Disney, some carefree remodeler trowelled the house with white stucco, roofed it with red tile and planted thorny triton cactus right in front. The fifth Victorian house is, alas, just a memory. It was demolished in favor of the drab concrete box built in its place.

OCHS Rating: B1+ (intensive survey, 1985): Major importance, contributor to primary district; National Register eligible, State Historic Resources Inventory; on Preservation Study List (1985).
 Heritage Property Eligibility Rating: A (36 points)

Original construction: 1877-78 (tax assessor’s block books)

A detached two-story, wood-frame Italianate house on an interior lot with a raised base, truncated hip roof, roughly rectangular plan, and wide V-groove drop siding. The front has a two-story polygonal hip-roofed bay window on the right and a one story entry portico on the left below a second floor window. A molded, bracketed roof cornice wraps around the bay windows, above a frieze of ornamented, rectangular panels and brackets. Windows have slender colonettes with modified Tuscan capitals and tall bases. Architecturally, the house is representative of hundreds of two-story Italianates constructed in Oakland in the mid-1870s at the peak of the “Railroad Boom” after Oakland became the terminus of the transcontinental railroad. This 1½ block area is a rare 19th century neighborhood fragment in what is now central Oakland, identified and recorded by the Cultural Heritage Survey in 1985 as the Grove, Castro, 19th Street District.

The first owner/resident, Cornelius Beach Bradley (1843-1936), was vice-principal of Oakland High School, then an instructor of English at UC Berkeley and later a professor. Around 1890 he moved to Berkeley and was one of the 27 incorporators of the Sierra Club, founded in 1892. His academic interests included English grammar, literature, criticism and rhetoric and he also published articles on the alphabet, phonetics, and vocabulary of the Thai language. As the central business district expanded in the 20th century, this house and others like it became flats and rooming units, remaining in existence by evolving into affordable housing.

LM19-008: **360 Van Buren Av.** (APN 10-782-16), Sherman W. Hall house, 1913 (Att. 8)
 Applicant: Elan Emanuel and Sarah London, owners/residents



OCHS Rating: C3 (Adams Point intensive survey, 1986): secondary importance
 Heritage Property Eligibility Rating: B (27 points)

Original permit: #31046, 3/28/1913, owner Sherman W. Hall, builder S. McGill, 2 story 8 room dwelling, \$4490; architect A.W. Smith per contract notice, *Building & Industrial News*, 4/1/13.

Built in 1913, this two-story corner house's Prairie style is expressed in a low-pitched hip roof, widely overhanging eaves, stucco wall surfaces, and a façade emphasizing horizontal lines with massive square porch supports and balcony. Other Prairie style homes nearby are 405 Van Buren, 1911, also designed by the prolific and inventive A.W. Smith, and 280 Euclid Avenue, 1911, by Deuel & Wright. Such houses are part of a distinctive architectural mix in Adams Point, a neighborhood of high-quality homes built by prosperous business people and professionals following the 1906 earthquake when the Adams family subdivided this area just north of Lake Merritt. The most intact surviving cluster from this early period is recorded as the Bellevue-Euclid Residential District. After half a century of large-scale apartment development replacing individual houses, Adams Point was historically surveyed in 1986 and subsequently downzoned.

Original owner/resident Sherman W. Hall was president of Oakland Homes Corporation and Great Commander of the Knights of the Maccabees, a fraternal organization whose primary purpose was to provide life insurance to its 300,000 nationwide members. In 1921 the Hall house was sold to David F. Selby, whose family businesses included candy and "beverages" and the National Amusement Co., which ran one of Oakland's first motion picture theaters, the Marlowe (later Imperial and Rex) at 1101 Broadway. David's father, Louis Silvey, changed his name to Selby when he immigrated from Portugal. In 1905 Louis developed a cluster of four houses and flats at 1905-1923 West Street, coincidentally (or not) also designed by A.W. Smith, next to his own 1880s home. David's move to Adams Point from West Oakland was a typical pattern in the post-earthquake era. After the Selbys, the house belonged to Hill Goldwater, of Hill's Loan Office in the Delger Block in Old Oakland, remembered for its flamboyant red and white signs.

LM19-009: **1000 Sunnyhills Rd.** (APN 11-895-14), David & Rose Goldman house, 1931 (Att. 9)
 Applicant: Riley Doty, resident; Alison Finlay, owner;
 OCHS Rating: B2+ (preliminary survey, 1986): major importance, contributor to ASI



Heritage Property Eligibility Rating: B (34 points)

Original permit: A47625, 8/12/1931, owner Morris & Lena Isaacson, builder C.H. Thrans, architect W.E. Schirmer, 2 story 8 room dwelling, \$13,475

This is a unique home with dramatic siting, solid presence and delightful details, designed by a prestigious architect. It does more than its share to raise the overall level of quality which characterizes Lakeshore Highlands. It is an irregular assemblage of 1- and 2-story volumes, with white stucco walls, Mission tile roofs, generally small windows, and an arcaded porch or loggia facing the street. Schirmer's houses frequently include arches and loggias, wrought iron work, paneled wood doors with hammered iron hardware, exposed ceiling beams and trusses, arched doorways, niches, and distinctive staircases. All these features are found at 1000 Sunnyhills.

William Schirmer studied at the Mark Hopkins Institute and then worked in the office of Willis Polk and partnered with Arthur Bugbee. In the 1920s-30s he became well known for authentic, intensely crafted Period Revival houses of Spanish, Italian, French, and Tudor character. His 1931 blueprints and specifications remain with 1000 Sunnyhills and show how he sought to create the appearance of a venerable, truly old building, for example "All T.C. tile sloping roofs ... shall be covered with Thomas hand made Mission Tiles from the factory at Decoto, Calif. All tiles to be hard burned with surfaces burned to give an aged and weathered appearance."

Walter Leimert was the master developer of the Lakeshore community of 1,054 homes, which were and are required to follow the design and use dictates of the HOA established in 1917. This Olmsted-designed "residential park" is a suburban manifestation of the City Beautiful Movement. Pitched to well-off business and professional people it offered what was considered an ideal family setting integrated with nature, with curvilinear roads fitted to the contours of the hills. The first residents of 1000 Sunnyhills were David and Rose Goldman who lived here from 1932 to 1943, moving from Adams Point. David was a San Francisco insurance broker and active in the grand lodge of B'nai B'rith. His parents had immigrated from Poland soon after their wedding in 1878, and his father had served as president of Congregation Beth Jacob.

LM19-010: **412 Monte Vista Av.** (APN12-927-1-3), Towne House/Florence Johnson house
 Applicant: Josephine Lefebvre for Martin Family Holdings, owners (Att. 10)



OCHS Rating: B3 (preliminary survey, 1986): major importance, not in a district
 Heritage Property Eligibility Rating: B (31 points)

Original permit: #14100, 10/13/1908, owner Florence L Johnson, builder A.L. Whitney, architect Walter J. Mathews, 2 story 17 room dwelling, \$20,000

412 Monte Vista Ave. is a large Colonial Revival/Greek Revival house, with three stories and a full basement, on an elevated lot at the top of Oakland Avenue in the Linda Vista or Rose Garden neighborhood. Features borrowed from Colonial period houses of the 18th and early 19th century include elaborate front doors, often with decorative crown pediments, fanlights, and sidelights, symmetrical windows flanking the front entrance in pairs or threes, and columned porches. The style became popular in high-end architecture from the 1890s on, and has descendants in the two-story Colonial Revival houses from the post-Earthquake era that line Oakland's transit streets

Built for businessman William Pierce Johnson and Florence Johnson, 412 Monte Vista is one of the few remaining mansions in the Linda Vista area, once known for grand and distinguished architecture. A similar 1903 Walter Mathews-designed house next door at the corner of Oakland Avenue was replaced by the new Plymouth Church c.1958, and 412 Monte Vista was acquired by the church from descendants of Arline Johnson Towne and used for Sunday school and youth programs under the name Towne House (programs later at 629 Oakland Avenue). After a series of unsatisfactory reuse and replacement proposals, in 2013 the Johnson house was converted by Buildzig into 14 apartments, retaining historic features inside and out. As early as 2007, while the house's future was under discussion, the Landmarks Board recommended that owners pursue Heritage Property designation and the Mills Act program as preservation incentives.

Walter J. Mathews (1850-1947), member of an Oakland-based architectural and artistic dynasty, is well known for the First Unitarian Church of Oakland and the East Oakland mansion of Borax Smith. He began practice in his father's firm, Julius Mathews & Sons. Son Edgar became a well known Bay Area architect, and third son Arthur Mathews was a prominent artist and furniture designer along with his wife Lucia. In the 1890s Walter Mathews was Oakland city architect, and by the end of his career it was claimed that his California buildings placed side by side would stretch four miles - the entire length of Broadway. His late 19th and early 20th century works include office buildings, hotels, theaters, clubs, commercial buildings, churches, and houses.

LM19-011: **3007 Telegraph Av.** (APN 9-708-4), Chapel of the Oaks, 1931/1925 (Att. 11)
 Applicant: Laura Blair and Carlos Plazola, Buildzig, for 3007 Telegraph LLC



OCHS Rating: B3 (preliminary survey, 1986, 1996): major importance, not in a district (potential discontinuous Pill Hill Funerary District documented in 2009 at LPAB request)
 Heritage Property Eligibility Rating: B (34 points)

Original permit: #A47325, 7/10/31, owner Frank Youell, builder J.J. Power, architect R.F. DeSanno, alt. & add., \$30,000; probably incorporates #A2441, 4/3/25, owner Frank Youell, bldr. J.J. Power, architect Schirmer-Bugbee Co., addition, \$1800, and two c.1899 houses.

The Chapel of the Oaks is the showiest of a cluster of half a dozen grand, mostly Period Revival mortuary buildings along the 2000-3000 blocks of Telegraph Avenue near Pill Hill and the road to Mountain View Cemetery. The Chapel as it appears today dates from major 1931 “alterations and additions” designed by Raymond F. DeSanno, probably building on 1925 alterations by Schirmer-Bugbee Co. to two earlier houses on the site, occupied by Frank Youell’s Oakland Undertaking Co. since the early 1920s.

Two flamboyantly half-timbered and stone-veneered steep-roofed wings are set at right angles to each other and feature slate roofs, stained and leaded glass, and cast concrete and wood ornament. The opening announcement (*Oakland Tribune*, November 27, 1931) highlighted the \$125,000 investment in the new Chapel: “Built of enduring stone of the Sierra, quarried near Yosemite, with the long sloping slate roof, ... [e]xquisite workmanship and design is a dominant note of this picturesque and friendly structure. ... Great oaken beams, after the manner of the famous Haddon hall in Surrey ... lamps, fashioned after the ancient oil lamps ... in hand-hammered copper and bronze fixtures....” The new Chapel expanded its business to weddings as well as funerals.

According to the context statement by Emily Thurston, prepared for the Landmarks Board in 2011, funeral homes emerged as a business in the United States after the Civil War. The first five undertakers moved into the Pill Hill area between 1906 and 1916, with a peak of ten funerary establishments in 1943. Like most of the others in the Telegraph group and many mortuaries elsewhere, the Chapel is built in a revivalist style, reflecting both the era when the style was popular and the inclination of funeral homes to project permanence, dignity, and ceremony.

This Chapel of the Oaks operated as a mortuary until 1977, and later as medical offices. When a subsequent owner sought to demolish it, the Chapel was nominated for designation by neighbors and was determined eligible by the Landmarks Board in 2011. At that time the Board recommended Heritage Property designation and the Mills Act program as preservation tools.

RECOMMENDATIONS

1. Receive any testimony from applicants and the public;
2. Review application forms; review staff’s Heritage Property eligibility rating sheets and summaries and revise as appropriate;
3. Determine that the properties are eligible for City of Oakland Heritage Property designation;
4. Approve Heritage Property designation of:
 - LM19-001: **418 Jefferson St.** (APN 1-129-2); City Council District 3
 - LM19-002: **6028 Broadway Terrace** (APN 48A-7124-10-2); City Council District 1
 - LM19-003: **6475 Colby St.** (APN 16-1414-7); City Council District 1
 - LM19-004: **619 Mariposa Av.** (APN 10-816-7); City Council District 2
 - LM19-005: **2600 Best Av.** (APN 36-2463-24-1); City Council District 6
 - LM19-006: **1263 Trestle Glen Rd.** (APN 24-565-57); City Council District 2
 - LM19-007: **678 18th St.** (APN 3-43-30); City Council District 3, Zoning CBD-R
 - LM19-008: **360 Van Buren Av.** (APN 10-782-16); City Council District 3
 - LM19-009: **1000 Sunnyhills Rd.** (APN 11-895-14); City Council District 2
 - LM19-010: **412 Monte Vista Av.** (APN12-927-1-3); City Council District 1
 - LM19-011: **3007 Telegraph Av.** (APN 9-708-4); City Council District 3

Prepared by:

Betty Marvin
Historic Preservation Planner

Approved by:

Catherine Payne
Acting Development Planning Manager

Attachments (in order of Mills Act case number):

- 1: Heritage Property application, LM/MA19-001, **418 Jefferson St.**
- 2: Heritage Property application, LM/MA19-002, **6028 Broadway Terrace**
- 3: Heritage Property application, LM/MA19-003, **6475 Colby St.**
- 4: Heritage Property application, LM19-006/MA19-004, **1263 Trestle Glen Rd.**
- 5: Heritage Property application, LM19-004/MA19-005, **619 Mariposa Av.**
- 6: Heritage Property application, LM19-005/MA19-006, **2600 Best Av.**
- 7: Heritage Property application, LM/MA19-007, **678 18th Street**
- 8: Heritage Property application, LM/MA19-008, **360 Van Buren Av.**
- 9: Heritage Property application, LM/MA19-009, **1000 Sunnyhills Rd**
- 10: Heritage Property application, LM/MA19-010, **412 Monte Vista Av.**
- 11: Heritage Property application, LM/MA19-011, **3007 Telegraph Av.**
- 12: Heritage Property evaluation forms and landmarks evaluation criteria



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

=====
This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone. See instructions in "HOW TO COMPLETE OAKLAND LANDMARK AND S-7 PRESERVATION COMBINING ZONE APPLICATION FORM."

1. IDENTIFICATION

A. Historic Name: William Read House

B. and/or Common Name: _____

2. ADDRESS/LOCATION

Street and number: 418 Jefferson St. Zip Code: 94607

3. CLASSIFICATION

A. Category

- District
- Building(s)
- Structure
- Site
- Object

D. Present Use (P) and Historic Use (H)

- | | |
|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Educational | <input checked="" type="checkbox"/> Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): |

B. Status

- Occupied
- Unoccupied
- Work in progress

E. Number of Resources within Property

- | | |
|--------------|-------------------------------------|
| Contributing | Non-contributing |
| _____ | <input type="checkbox"/> buildings |
| _____ | <input type="checkbox"/> sites |
| _____ | <input type="checkbox"/> structures |
| _____ | <input type="checkbox"/> objects |
| _____ | <input type="checkbox"/> Total |

C. Accessible

- Yes: restricted
- Yes: unrestricted
- No

F. Application for:

- | | |
|---|--|
| <input type="checkbox"/> City Landmark | <input type="checkbox"/> S-7 District |
| <input checked="" type="checkbox"/> Heritage Property | <input type="checkbox"/> S-20 District |

4. OWNER OF PROPERTY

Name: Steven Brummond and Robert Brummond

Street and Number: 418 Jefferson St.

City: Oakland State: CA Zip Code: 94607

Assessor's Parcel Number: 1-129-20

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

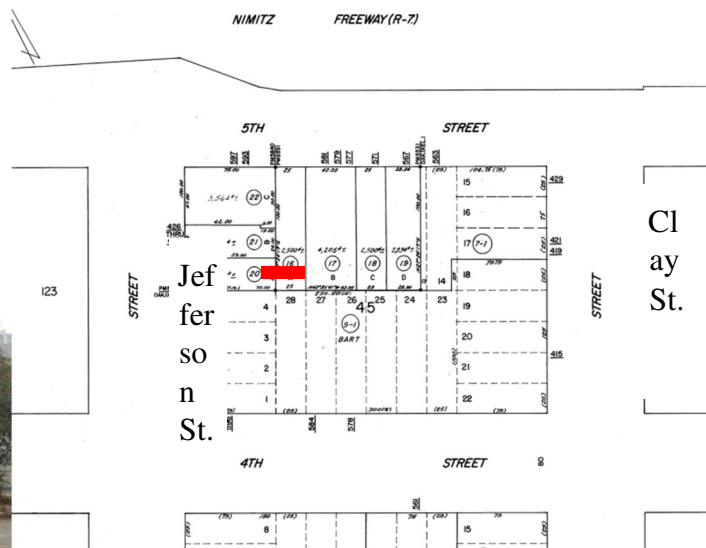
- National Historic Landmark
- Included in National Register of Historic Places
- Determined eligible for inclusion in National Register of Historic Places

B. State

- California Historical Landmark
- California Point of Historic Interest
- State Historical Resources Inventory

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating (if applicable)	Date	Depository
Oakland Cultural Heritage Survey	C+	06/27/1990	City of Oakland Planning



7. DESCRIPTION

A. Condition:	B. Alterations:	C. Site
<input type="checkbox"/> Excellent	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Original Site
<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Moved (Date _____)
<input type="checkbox"/> Fair		House was raised from 1-story to 2-stories. Original siding was replaced partially with T-111 Lower Bay Window was enlarged

Style/Type: Italianate/Vernacular house

D. Describe the present and original (if known) physical appearance: 418 Jefferson St. is a simple, early house on an interior lot; L-shaped plan with front and side gables, and rear addition. It is now 2-stories including the basement, which seems (Sanborn maps) to have been raised to a full story between 1912 and 1935. The unusually high-pitched gables are characteristic of its early date as is the minimal amount of ornament. The front wing has a 2-story slanted bay with tall flat-topped windows, molded panels below, and a narrow molded cornice. The attic window in the gable has a straight molded hood; this and the windows in the side wing have new aluminum casements (1978), and there is a bubble skylight in the side wing roof. The lower bay window was enlarged likely when the lower flat was converted to a commercial space. The porch (at second floor level in the angle of the L, reached by a straight flight of 1959 rebuilt stairs) has square posts with small moldings, and a simple flat roof (a replacement); rectangular transom light, new hollow-core door. The ground floor entrance is on the side, under the porch. Except for the south and west elevations, the house is surfaced with drop siding. Its brown with white, cream, and blue paint scheme matches its two neighbors to the north. The south and west facades of the house have deteriorated T-111 siding that was painted to match the drop siding. The windows on the house were replaced around 2013 with vinyl replacements.

8. SIGNIFICANCE

A. Period:	B. Areas of significance--check and justify below:
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Archeology-prehistoric
<input type="checkbox"/> Pre-1869	<input type="checkbox"/> Archeology-historic
<input checked="" type="checkbox"/> 1869-1906	<input type="checkbox"/> Agriculture
<input checked="" type="checkbox"/> 1906-1945	<input checked="" type="checkbox"/> Architecture
<input type="checkbox"/> Post-1945	<input type="checkbox"/> Art
	<input type="checkbox"/> Commerce
	<input type="checkbox"/> Communications
	<input type="checkbox"/> Community Planning
	<input type="checkbox"/> Conservation
	<input type="checkbox"/> Economics
	<input type="checkbox"/> Education
	<input type="checkbox"/> Engineering
	<input type="checkbox"/> Exploration/settlement
	<input type="checkbox"/> Industry
	<input type="checkbox"/> Invention
	<input type="checkbox"/> Landscape architecture
	<input type="checkbox"/> Law
	<input type="checkbox"/> Literature
	<input type="checkbox"/> Military
	<input type="checkbox"/> Music
	<input type="checkbox"/> Philosophy
	<input type="checkbox"/> Politics/government
	<input type="checkbox"/> Religion
	<input type="checkbox"/> Science
	<input type="checkbox"/> Sculpture
	<input type="checkbox"/> Social/humanitarian
	<input type="checkbox"/> Theater
	<input type="checkbox"/> Transportation
	<input type="checkbox"/> Other (specify)

C. Period of Significance: 1869-70 (construction) **D. Significant dates:** 1960s (BART, Boardwalk)

E. Builder/Architect/Designer: unknown **F. Significant persons:**

F.

G. Statement of Significance (include summary statement of significance as first paragraph):

418 Jefferson street is a Gothic Revival-Italianate cottage in the Bret Harte Boardwalk district of which it is a contributor. The Bret Harte Boardwalk District constitutes the largest and best-preserved residential remnant of Oakland's original town center, which began developing in the 1850's and 1860's and experienced infill development until about 1900. The district provides a rare physical link with Oakland's earliest period. Tax rolls first show an improvement at 418 Jefferson, assessed at \$400, on this lot in 1869-70, which is consistent with the early style of the house. The owner -- conceivably also builder was William D. Read, listed in directories as a millwright and match maker. In 1876 Read sold to lumber and real estate dealer Charles Holt; subsequent owners included Maria Larouche, who also had the three lots to the north; and the Haden & Boone Co. of Berkeley, which undertook the commercial development (c. 1907) of the property at the corner of 5th Street. This house, in the middle of the block, appears to have been raised, extended behind, and turned into flats by 1912 and probably raised again later. By 1912 and into the 1950s there was also a tiny 2-story, 2-flats dwelling behind, illustrating the extreme density of this very old neighborhood. In 1936 residents totaled 9, all on relief or working for the WPA. In 1963, half of the block (south side) was demolished to make way for BART. In 1977 it was converted to offices. Though not as showily restored as the main Boardwalk group on 5th St., the three houses on Jefferson Str. also evoke the early character of the district, and this house in particular is an unusual example of an 1860's high-gabled farmhouse.

-- see also *State Historical Resources Inventory, Bret Harte Boardwalk District, 1985 and 1990 (attached)*



PHOTO OF 418 JEFFERSON IN FEBRUARY 1963. THE HOUSE HAD BEEN RAISED BY THEN AND THE NEIGHBOR BUILDING TO THE SOUTH HAD BEEN DEMOLISHED

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Oakland Cultural Heritage Survey research files

Photographs and vertical files, Oakland History Room, Oakland Public Library

Parsons Brinckerhoff Tudor Bechtel Progress Report to BART of August 1968 (attached)



10. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres): 1934 sf

B. UTM References:

USGS Quadrangle Name: _____ USGS Quadrangle Scale _____

C. Verbal boundary description:

11. FORM PREPARED BY

Name/Title: Steven Brummond

Organization: _____ Date: 04/05/2019

Street and Number: 418 Jefferson St Telephone: 314-852-5435

City/Town: Oakland State: CA Zip Code: 94607

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) Recommended Not recommended for landmark/S-7/S-20 designation

Date: _____ Resolution number: _____

(2) Designated as Heritage Property Date: _____

C. Action by City Planning Commission

Recommended Not recommended for landmark/S-7 designation

Date: _____

D. Action by City Council

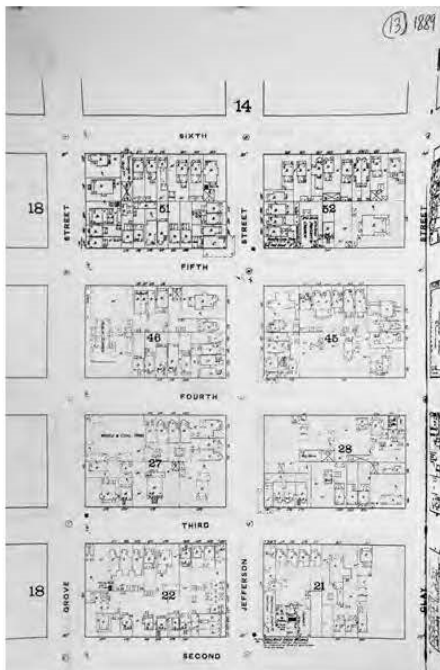
Designated Not Designated

Date: _____ Ordinance No: _____

418 JEFFERSON PRE-BART



1910 PHOTO OF AREA AROUND 418 JEFFERSON ST

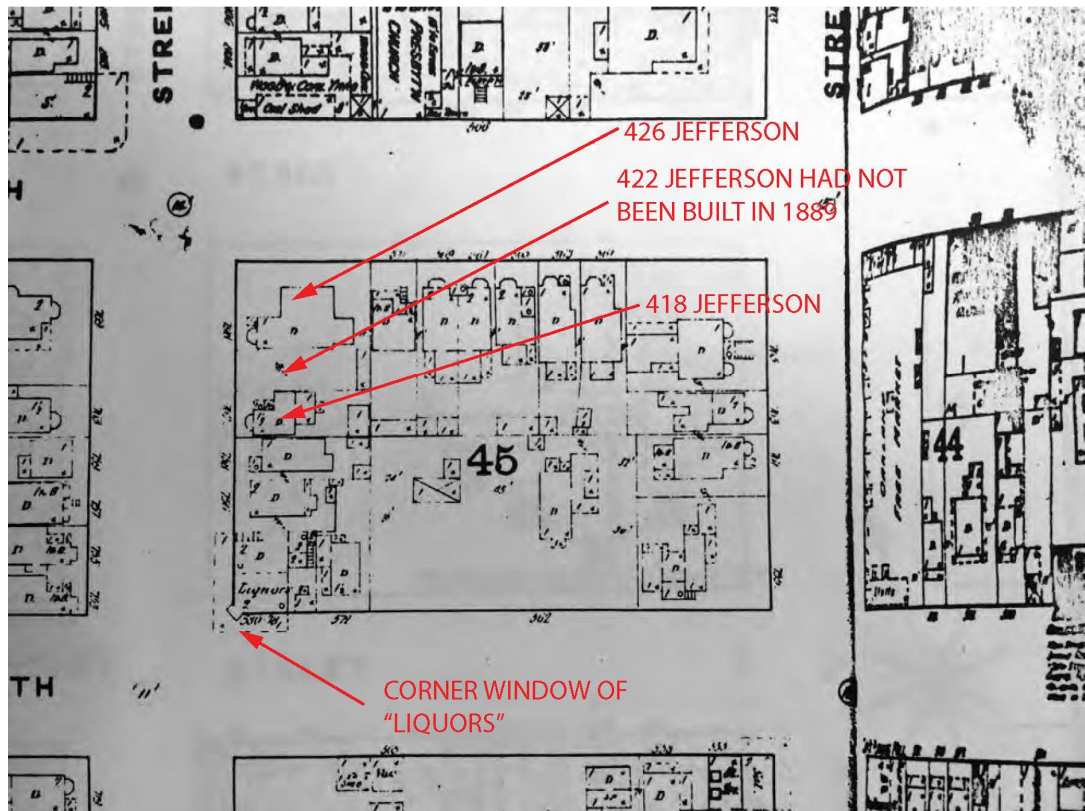
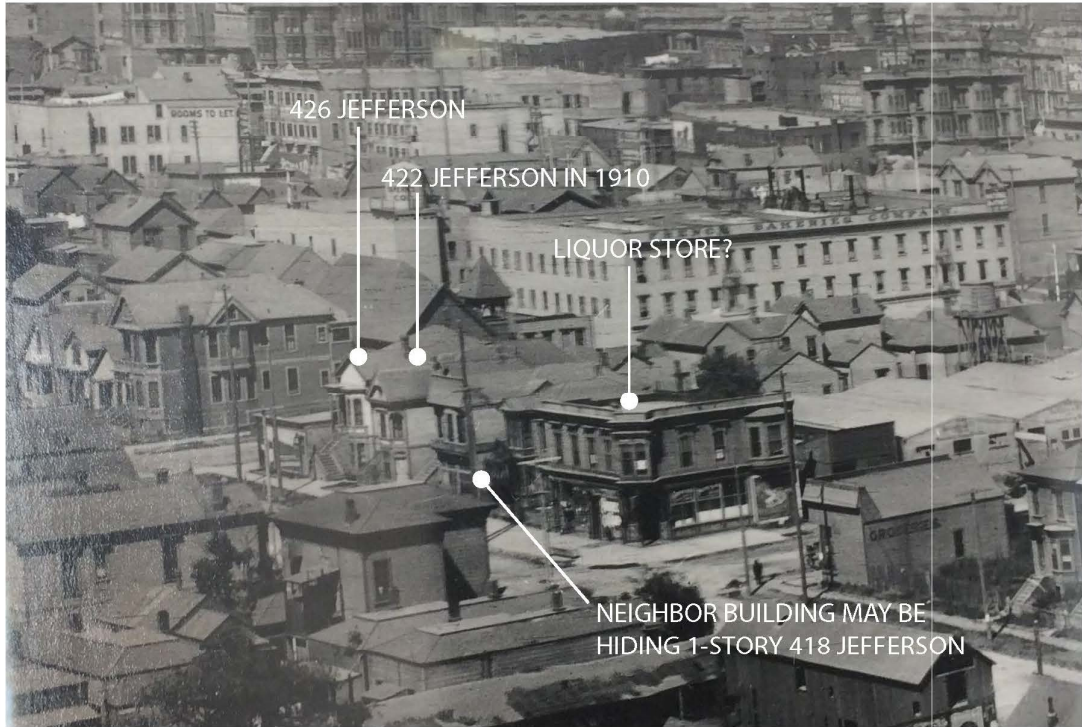


1889 PARCEL MAP OF PHOTO AREA

The photo above was found at the Oakland Library's history room. It shows the old waterfront district in 1910. The parcel map was found at the Oakland planning department and dates to 1889. I used the united ironworks building, which still exists to locate the streets and pinpoint the location of 418 Jefferson. I also used the parcel map from 1889 to get insight into what the buildings around 418 Jefferson were used for and the condition of the house at the time the photo was taken.

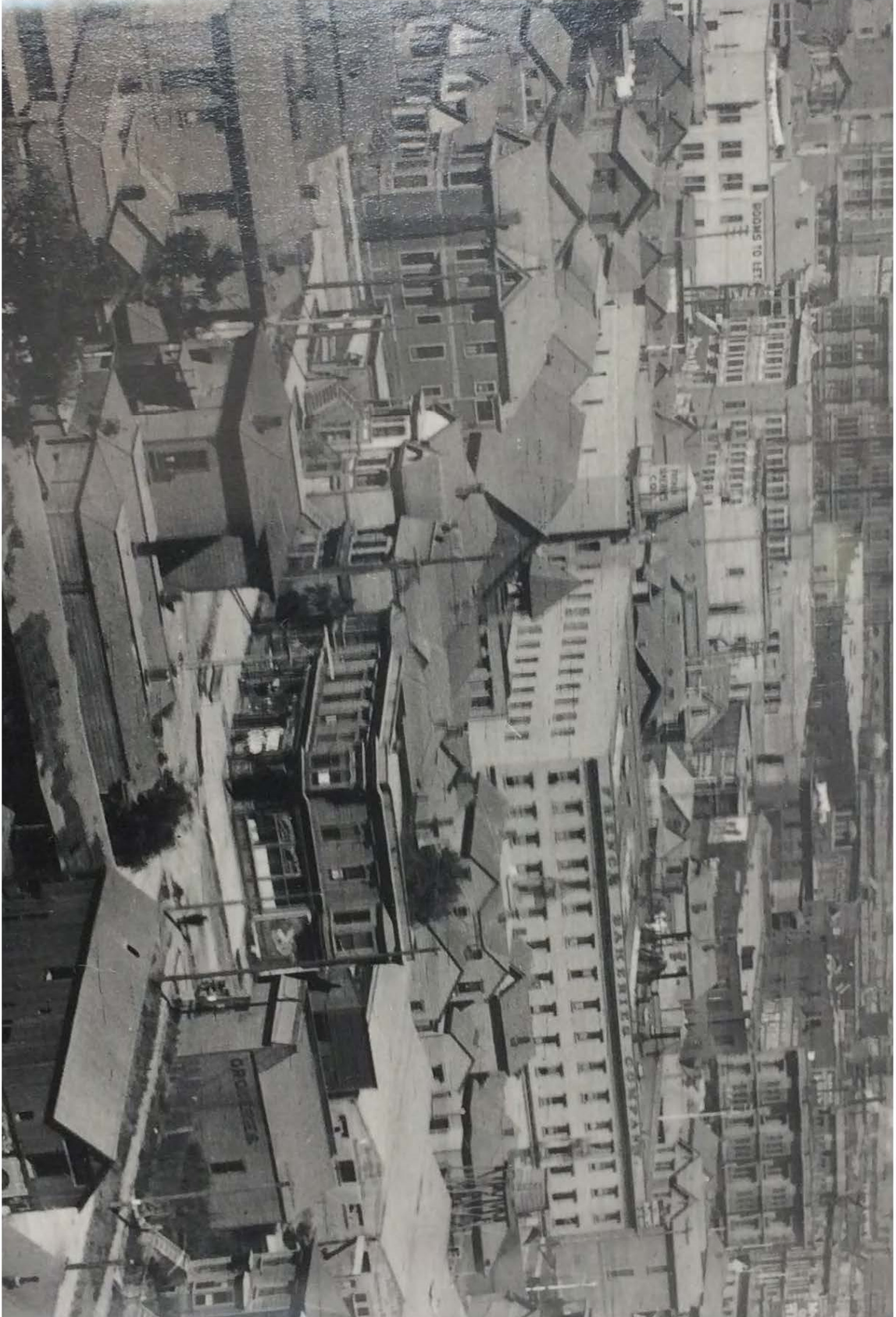
It's not perfectly clear in the photo, but 418 Jefferson appears to be blocked by its neighbor to the south. This makes sense because other documents show that at this time it was only 1-story tall, and had not been raised until around 1930. However, 422 and 426 Jefferson can be clearly identified. The liquor store called out on the parcel map at the corner of 4th and Jefferson can also be identified by the diagonal window at that corner.

418 JEFFERSON PRE-BART

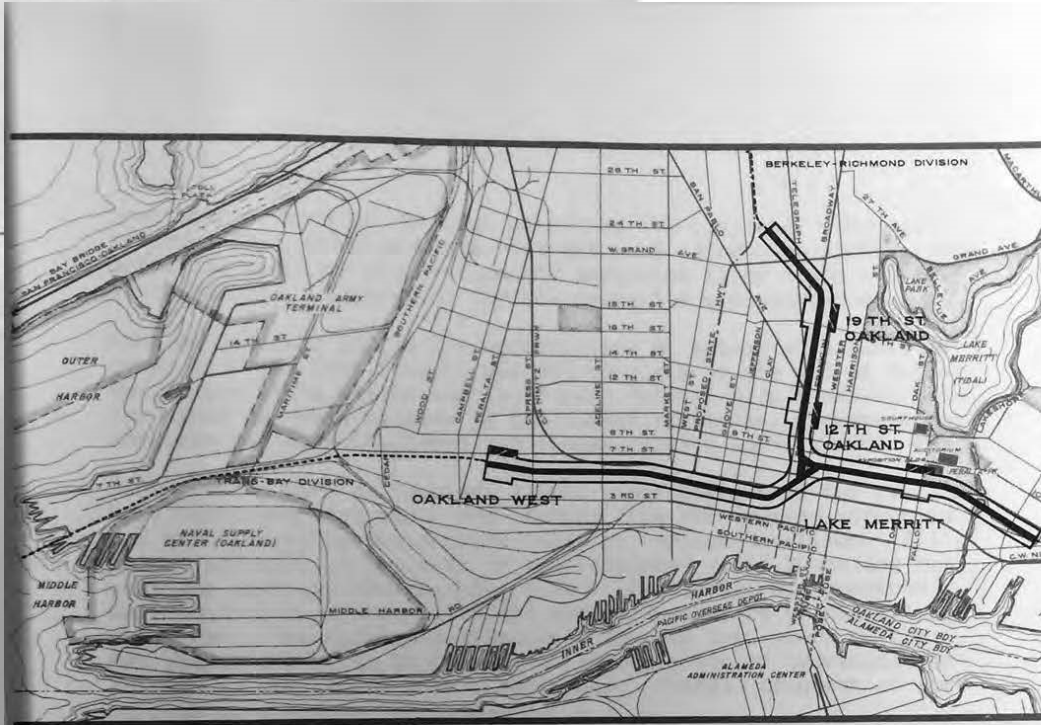


418 JEFFERSON PRE-BART

1910 PHOTO OF AREA AROUND 418 JEFFERSON ST



BART began construction in area the near 418 Jefferson in 1968. Parsons Brinkerhoff was the lead engineer on the project and provided monthly construction progress reports to stakeholders. The Oakland Library History Room has a copy of these reports, and these are selected excerpts that relate to the area around 418 Jefferson.



OAKLAND-DOWNTOWN DIVISION

Work is under way on four line contracts and three subway stations in the Downtown Oakland Division. During the month of August, an average of 1,080 men were employed in this construction and related utility relocation work.

McLean-Grove-Shepherd, the contractor on Contract 1K0014 for construction of 9th Street tunnels and turnouts, continued working this month on final clean-up in both KAR tunnels and both KAL tunnels. Backfilling continued at various locations and street restoration work at the corner of 9th and Webster Streets has been completed. Overall progress of work on this contract is 97% complete.

Perini, Morrison-Knudsen, contractor on Contract 1K0016 for construction of the 12th Street Station and the Broadway Tunnels, continued work in several areas pouring concrete for inverts, walkways, track slabs, subway walls, and mezzanine floors. Erection of the structural steel for the transverse and longitudinal roof girders of the station continued. Overall progress of work on this contract is 79% complete.

Construction of the 19th Street Station and the short line segment

OHR
388.42
SAN
Aug 1968



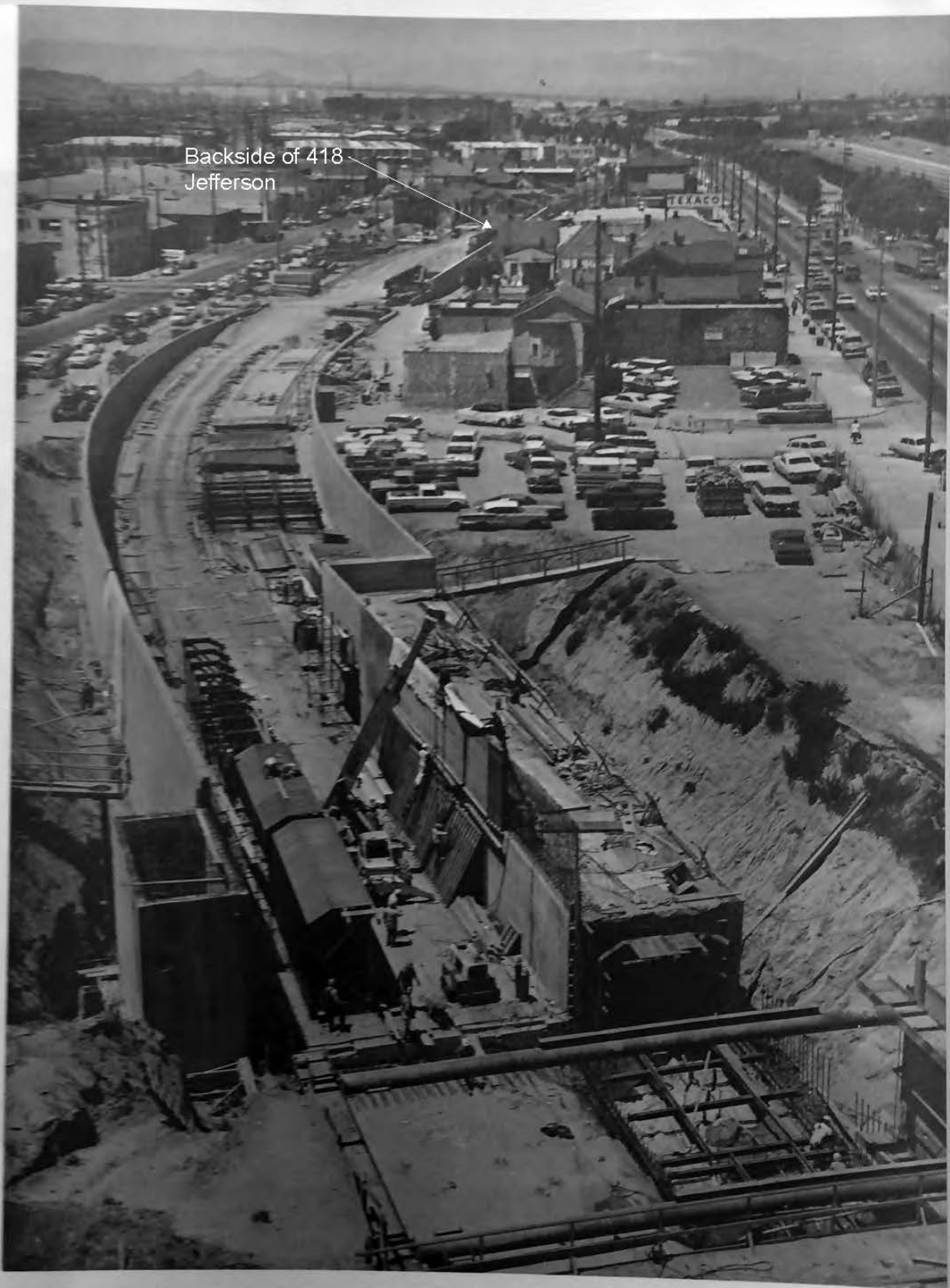
PARSONS BRINCKERHOFF • T
General Engineering Consultants to the San Francisco

this cut-and-cover area. Installation of permanent struts and walers was completed at the lower track base slab and walls. Work on the Lake Merritt Station structure under Contract 1K0071 consisted mainly of placing concrete, following form construction and setting of reinforcing steel and embedded electrical and mechanical materials. In the area between Oak and Madison Streets, concrete was placed in foundation slabs, southerly exterior walls and walls and floor slabs at the platform level. At the westerly end of the station, near Fallon Street, additional concrete roof slabs were constructed. Work on the 12th and 19th Street Oakland Stations is approximately 50 percent complete and is approximately 39 percent complete on the Lake Merritt Station.

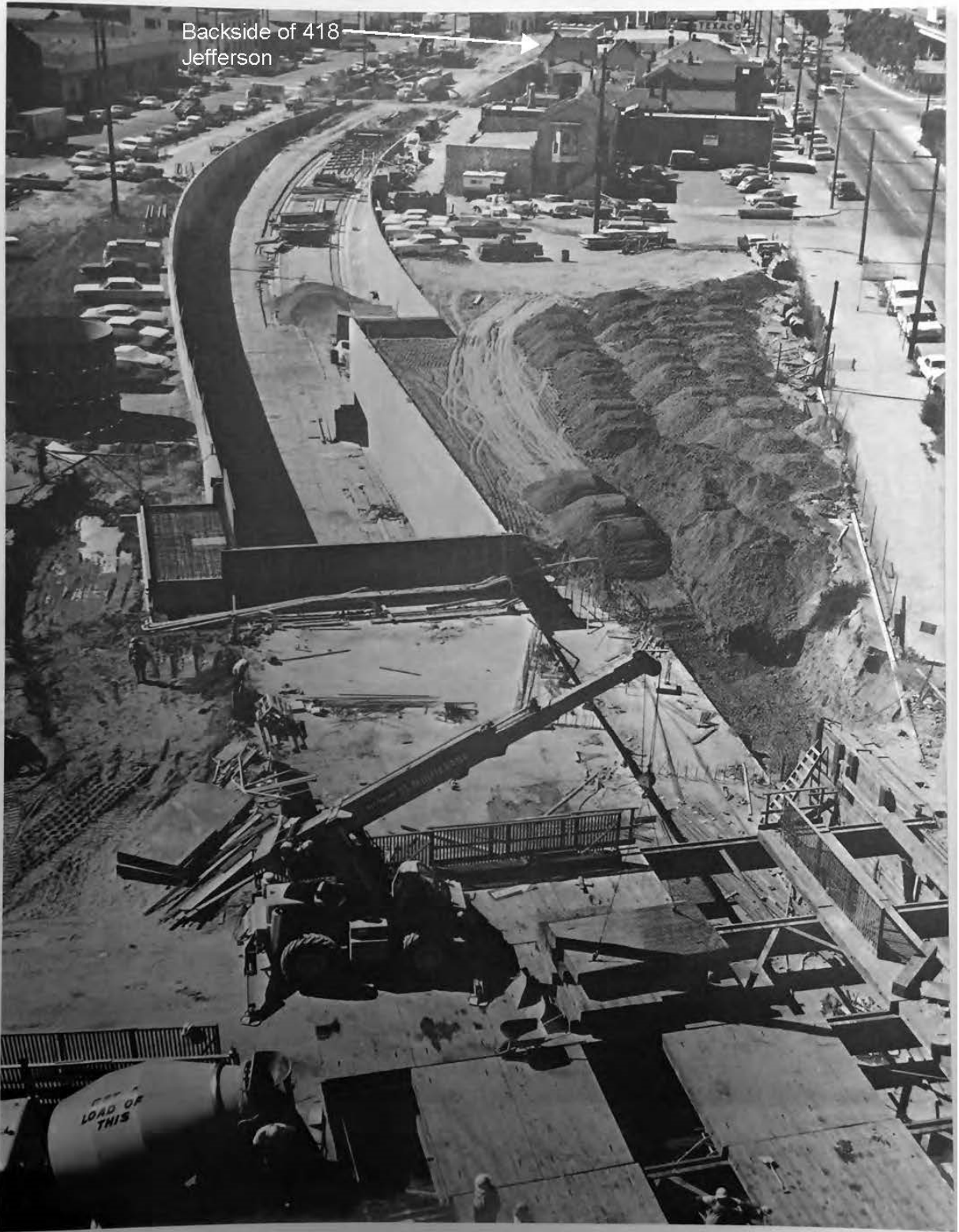
The subway structures between 21st and 24th Streets are approximately 89 percent complete. During February the contractor placed concrete for the roof of the subway structure north of West Grand Avenue, and placed backfill material in the West Grand-Telegraph Avenue intersection area. Further work was accomplished on waterproofing, installation of walkways, electrical duct and panels. Under Contract 1K0014, for construction of the 9th Street tunnels and turnouts, the contractor advanced the east tunneling shield approximately 320 feet making that tunnel approximately 50 percent complete. The west tunneling shield advanced only 60 feet during February. Both shields are operating in free air on a 24 hours per day basis. Concrete was placed in the lower east and west walls of the north turnout structure. Overall progress of the work under this contract is 38 percent complete.

Under Contract 1K0061, for construction of the subway structures in the Oakland Wye, the contractor continued with construction of the soldier pile tremie concrete wall in the Broadway area, and started installation of additional soldier piles. Load tests were conducted on piles preparatory to underpinning work for the Nimitz Freeway structure. Excavation of cut-and-cover sections continued, and concrete was placed in the westerly transition structure between Jefferson and Clay Streets. Work under this contract is approximately 12 percent complete and is proceeding on schedule. Work under Contract 1K0021, for construction of the aerial structures between Chester and Grove Streets, continued to be of a preliminary nature. Demolition and removal of foundation material was conducted during the month. Exploratory probe holes were drilled at the site of various piers in preparation for start of pile driving.

Architectural and engineering design work continued on plans of the four station finish contracts in the Oakland Downtown Division. Additional effort was expended on design coordination of the Maintenance of Way Facility in East Oakland with the landscaping plans for this area. Definitive landscaping plans for the Oakland Wye area and the line segment west to the Oakland West Station were reviewed and recommended revisions made to the definitive plans. The Project Architect completed study of feasible station advertising spaces at the Oakland West Station.



View of portal structure west of Washington Street in Oakland - BART line emerges from Oakland subway onto transition section and continues westerly on aerial structure. Contract 1K0061 - Oakland Wye.



View of portal structure near 5th and Washington Streets in Oakland.
Contract 1K0061 - Oakland Wye.

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

HISTORIC RESOURCES INVENTORY

HABS		HAER		NR 3		SHL		Loc	
UTM: A		N4183480E563545		B		N4183545 E563595			
C		N4183500E563700		D		N4183420 E563680			

IDENTIFICATION

- Common name: Bret Harte Boardwalk District
- Historic name: None
- Street or rural address: Multiple - see continuation pages
City Oakland Zip 94607 County Alameda
- Parcel number: Multiple
- Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private x
- Present Use: Mostly commercial Original use: Mostly residential

DESCRIPTION

- Architectural style: Mostly Italianate and Queen Anne
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Bret Harte Boardwalk occupies the northern half block bounded by 5th, Clay and Jefferson Streets and includes eight contributing buildings, six of which are wood-frame Italianate and Queen Anne houses built between 1869-70 and 1890-92. A seventh contributor is the wood-frame house at 419-21 Clay Street, which appears to date from 1858-59, but experienced major alterations in the 1870's and 1890's so that it now appears as an Italianate with Queen Anne elements. A brick masonry structure at 581 5th Street, built 1923-25, is a contributor mainly due to its common brick surfaces and arched openings, which were characteristic of many 19th century utilitarian buildings once in the area. A slightly later hollow tile masonry building at 563 5th Street, built on the site of an Italianate cottage that probably matched the existing cottage at 569 5th Street, lacks the stylistic character of 583 5th Street and is the group's only noncontributing building. A parking lot is at the southwest corner of 5th and Clay Streets.

Beginning in the early 1960's all the contributors except 419-21 Clay Street were converted to commercial uses as part of the Bret Harte Boardwalk development. The (see continuation page 4)



- Construction date:
Estimated _____ Factual C. 1858-9
to 1923
- Architect Various
- Builder Various
- Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 0.69
- Date(s) of enclosed photograph(s)
1982

209-18A Bret Harte Boardwalk;
5th St. elevation

- 13. Condition: Excellent Good _____ Fair _____ Deteriorated _____ No longer in existence _____
- 14. Alterations: Various
- 15. Surroundings. (Check more than one if necessary): Open land _____ Scattered buildings _____ Densely built-up
Residential _____ Industrial _____ Commercial Other: Nimitz Freeway, Alameda County offices; BART track;
- 16. Threats to site: None known Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
- 17. Is the structure: On its original site? Moved? Unknown? _____
- 18. Related features: None

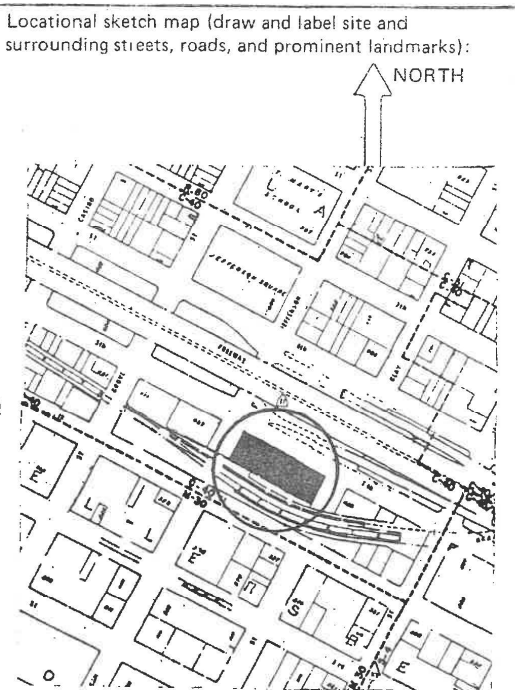
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Bret Harte Boardwalk District constitutes the largest and best-preserved residential remnant of Oakland's original town center, which began developing in the 1850's and 1860's and experienced infill development until about 1900. The district provides a rare physical link with Oakland's earliest period. Most of the buildings are very good examples of their type. The three similarly designed Italianate houses at 567, 571, and 577 5th Street together form an especially fine ensemble, distinguished by their rich ornamentation and the unified effect of their similar setbacks and rhythmically repeated gables and bay windows. The Boardwalk proper is one of Oakland's pioneering examples of adaptive reuse of historic buildings, developed in the early 1960's when nineteenth century architecture in Oakland was generally viewed unfavorably and large numbers of nineteenth century buildings were leveled for redevelopment and code enforcement projects.

The earliest building within the district may date from the 1850's. Five of the remaining seven contributors were built in the early 1870's, and one in the 1890's reflecting the general course of development in the neighborhood. The first significant development in Oakland was the small settlement of Contra Costa, established by squatters Horace W. Carpentier, (see continuation page 4)

- 20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement
Government _____ Military _____
Religion _____ Social/Education _____
- 21. Sources (List books, documents, surveys, personal interviews and their dates). Western Title Insurance Co. Block Books; City Tax Assessment Rolls and Block Books; Map of San Antonio Creek, California, from a trigonometrical survey under the direction of A. D. Bache Superintendent of the Survey of the Coast of the United (below) June 17, 1983
- 22. Date form prepared _____
By (name) Staff & Consultants
Organization Oakland Cultural Heritage Survey
Address: City Planning Dept., City Hall
City Oakland Zip 94612
Phone: (415) 273-3941
© 1985 City of Oakland



21. (continued)
States, 1857; Snow and Roos, /City of Oakland and Vicinity (birds-eye-view), San Francisco, c. 1870-71 (n.d.); Sanborn Map Co., Insurance Map of Oakland, Vol. 1, 1889 revised to (see continuation page 5)

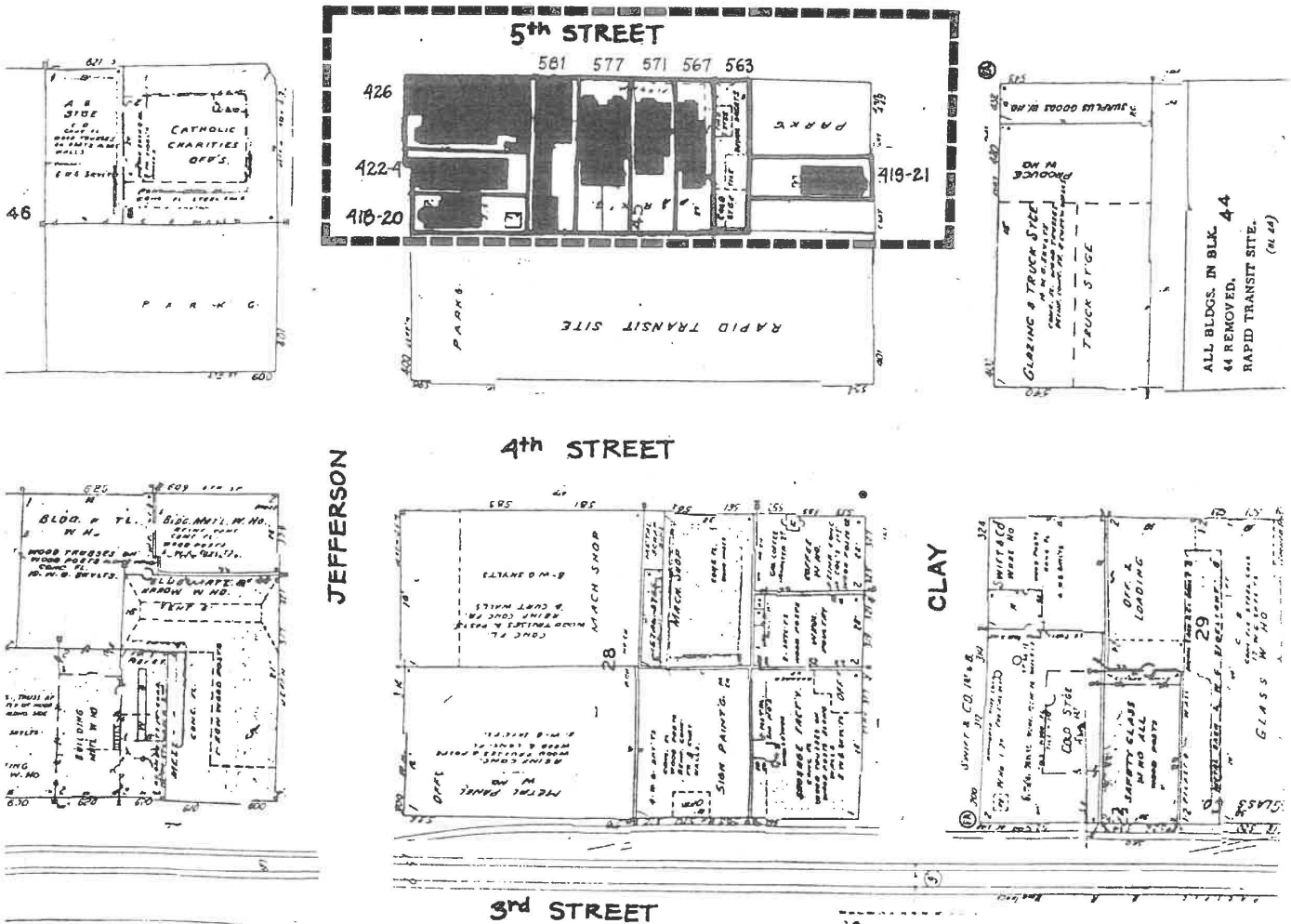
BRET HARTE BOARDWALK DISTRICT

Continuation Page 3 of 24

OFF RAMP

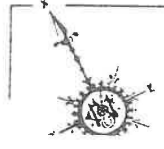
NIMITZ FREEWAY

© 1985 City of Oakland



KEY

- District Contributors
- ★ Primary Resources
- Non Contributors
- Contingency Contributors



110

HISTORIC RESOURCES INVENTORY

Street or rural address: Bret Harte Boardwalk District

7b. Physical Description (continued from page 1)

development included rehabilitation of the structures, many of which had been poorly maintained, and installation of the existing "Boardwalk" in front of 567, 571 and 577 5th Street.

The group is bounded on the South by Bay Area Rapid Transit District's Fremont line. Across 5th Street on the north is the elevated Nimitz Freeway, with Alameda County office buildings to the east and industrial and commercial uses to the south and west.

19. Historical and/or Architectural Importance (continued from page 2)

Edson Adams and A. J. Moon on Vicente Peralta's rancho in 1850-51 at what is now the foot of Broadway. The settlement was incorporated as the town of Oakland in 1852. Initial development was slow but steady. An 1857 map by the U. S. Coastal Survey shows development generally concentrated below 7th Street within the several blocks east and west of Broadway, with Broadway itself as the main commercial street. (Some of early 1850's and 1860's commercial buildings still survive along Broadway. See SHRI forms for 131, 301-5, 311-13, 315-19 and 318-34 Broadway). The residential development appears to have been mostly semirural with mostly small houses on large lots or small farmsteads. Representative of these early residences was the 1858-59 house of J.P.M. Davis, Oakland mayor in 1860 and 1861, built on the quarter block lot at the southwest corner of 5th and Clay Streets. The house appears to be the same as that now at 419-21 Clay Street, after having been remodeled and reoriented on the site in the 1890's. In 1860 Oakland's population was only 1,543, but by 1870 it had reached 10,500. The c. 1870-71 Snow and Roos birds eye view of Oakland shows a development pattern similar to that of 1857, but covering a much wider area.

In 1869, an important event occurred in the selection of Oakland as the western terminus of the Central Pacific's transcontinental railroad. A period of rapid growth followed, with the population tripling to 34,555 by 1880. In the original settlement area below 7th Street, this growth was reflected mainly in resubdivision of the formerly large lots for infill development, such as, within the Boardwalk district the three (originally four) houses at 567, 571 and 577 5th Street built in 1872-3 by Charles J. O'Neil, a later resident of the Davis House, on a portion of the original lot.

The infill development continued into the 1880's and '90's, reflected in the Boardwalk district by the 1890-2 house at 422 Jefferson Street, subdivided from the lot of its 1869-70 neighbor at 418-20 Jefferson Street, and by the further subdivision and development of the Davis House property, accompanied by the apparent remodeling and resiting of the Davis House itself. Industrial and Warehousing activity also began to develop during this period amid the old residential neighborhoods below 7th Street. This process accelerated after the 1909 completion of the Western Pacific Railroad along 3rd Street and the related early development of the Port of Oakland. By the 1960-s, the area was devoted almost entirely to manufacturing and warehousing with only a few small pockets of the original residential development remaining. According to a Sanborn Map, the District was still primarily residential in 1935, but included a tortilla factory, a restaurant, and a mattress sterilizing plant at the 5th and Jefferson St. corner.

HISTORIC RESOURCES INVENTORY

Street or rural address: Bret Harte Boardwalk District

19. Historical and/or Architectural Importance (continued from page 4)

A plaque on 577 5th Street indicates that the Bret Harte Boardwalk was established in 1962, by Paul and Jan Mills. Building permit records indicate that the buildings facing 5th Street were developed first for the Boardwalk complex, followed by those facing Jefferson Street. The Boardwalk was named for Bret Harte, noted author of Gold Rush stories, in recognition of his youthful residency in the house of his stepfather, Colonel Andrew Williams that formerly stood at the northwest corner of 5th and Clay Streets, now occupied by the Nimitz Freeway. Harte lived in the house beginning in 1854 when his mother came to Oakland to marry Williams, who in 1857-8 was Oakland's fourth mayor. Harte left Oakland in the late '50's, using the town under the Spanish translation "Encinal" in his stories "The Devotion of Henriquez" and Chu Chu and using Williams as the model for Colonel Starbottle, one of Harte's favorite characters.

The elaborate cast iron street lights decorating the Boardwalk were originally installed along downtown streets about 1905, remaining in use in some areas until the 1960's.

21. Sources (continued from page 2)

1901, 1902 revised to 1911 and 1912 revised to 1935,

Oakland Public Library; An Oakland Chronology, 1952,

"The Story of the Bret Harte Boardwalk" (brochure), c. 1964; no author shown

Oakland Directories, 1869-1930.



201-30A Bret Harte Boardwalk:
(Jefferson St. elevation)

DREY HARTE BOARDWALK
District Contributor

HABS _____	HAER _____	NR <u>3D</u>	SHL _____	Loc _____
UTM: A _____	B _____		C _____	
C _____	D _____		E _____	

IDENTIFICATION

1. Common name: Unknown
2. Historic name: Read (William) House
3. Street or rural address: 418-20 Jefferson Street
City Oakland Zip 94607 County Alameda
4. Parcel number: 1-129-1 (partial)
5. Present Owner: Protassieff, Nicholas/LCB Associates Address: 80 Grand Avenue, #703
City Oakland Zip 94612 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: House

DESCRIPTION

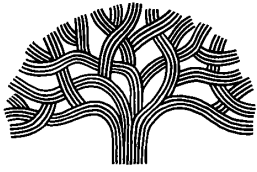
- 7a. Architectural style: Italiante
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Simple, early house on an interior lot; L-shaped plan with front and side gables, and rear addition, now 2½ stories including basement, which seems (Sanborn maps) to have been raised to a full story between 1912 and 1935. The unusually high-pitched gables are characteristic of its early date as is the minimal amount of ornament. The front wing has a 2-story slanted bay with tall flat-topped windows, molded panels below, and a narrow molded cornice. Attic window in the gable has a straight molded hood; this and the windows in the side wing have new aluminum casements (1978), and there is a bubble skylight in the side wing roof. Porch (at second floor level in the angle of the L, reached by a straight flight of 1959 rebuilt stairs) has square posts with small moldings, and a simple flat roof (a replacement); rectangular transom light, new hollow-core door. Ground Floor entrance is on the side, under the porch. Except for a section of vertical boards near this door, the house is surfaced with drop siding. Its brown with white, cream, and blue paint scheme matches its two neighbors to the north.



8. Construction date:
Estimated _____ Factual 1869-70
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 25 Depth 75
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1982

201-29A 418-20 Jefferson St.



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

- A. Historic Name: Goodrich House
- B. and/or Common Name: 6028 Broadway Terrace

2. ADDRESS/LOCATION

Street and number: 6028 Broadway Terrace Zip Code: 94618

3. CLASSIFICATION

A. Category

- District
- Building(s)
- Structure
- Site
- Object

D. Present Use (P) and Historic Use (H)

- | | |
|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Educational | <input checked="" type="checkbox"/> Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): |

B. Status

- Occupied
- Unoccupied
- Work in progress

E. Number of Resources within Property

- | | |
|--------------------------|-------------------------------------|
| Contributing | Non-contributing |
| <u>1</u> | <input type="checkbox"/> buildings |
| <input type="checkbox"/> | <input type="checkbox"/> sites |
| <input type="checkbox"/> | <input type="checkbox"/> structures |
| <input type="checkbox"/> | <input type="checkbox"/> objects |
| <input type="checkbox"/> | <input type="checkbox"/> Total |

C. Accessible

- Yes: restricted
- Yes: unrestricted
- No

F. Application for:

- City Landmark
- Heritage Property
- S-7 District
- S-20 District

4. OWNER OF PROPERTY

Name: Bryan Cheng and April Chen email: bryan.n.cheng@gmail.com

Street and Number: 1 Henry Adams St. Apt S318

City: San Francisco State: California Zip Code: 94103

Assessor's Parcel Number: 48A-7124-10-2

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

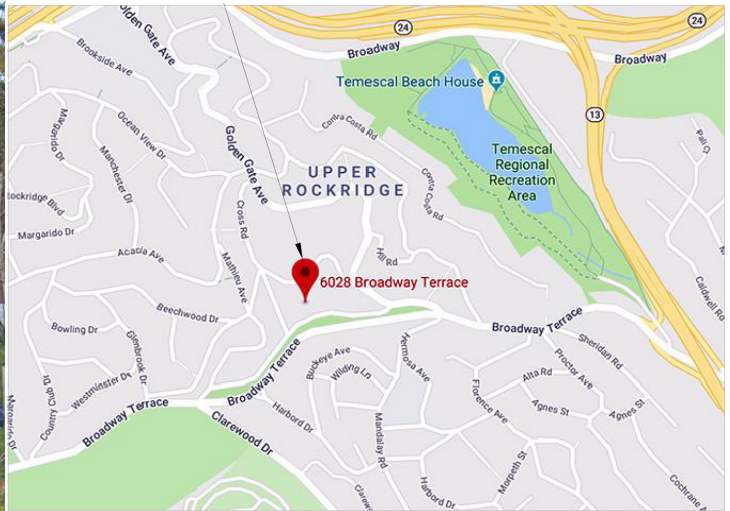
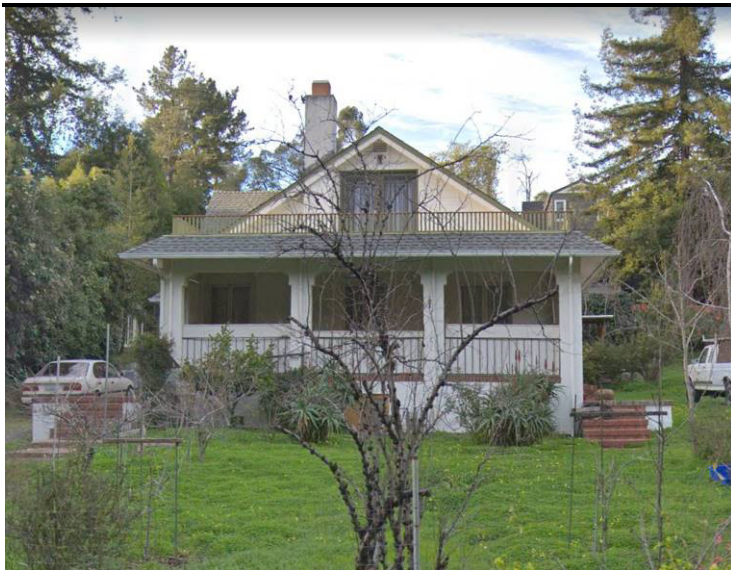
- National Historic Landmark
- Included in National Register of Historic Places
- Determined eligible for inclusion in National Register of Historic Places

B. State

- California Historical Landmark
- California Point of Historic Interest
- State Historical Resources Inventory

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating (if applicable)	Date	Depository
OCHS	C3 (preliminary)	1986	Oakland City Planning



7. DESCRIPTION

A. Condition:

Excellent Deteriorated
 Good Ruins
 Fair Unexposed

B. Alterations: (Check one)

Unaltered
 Altered

C. Site (Check one)

Original Site
 Moved (Date _____)

D. Style/Type: American Folk / Craftsman

E. Describe the present and original (if known) physical appearance:

6028 Broadway Terrace is a 1½ story residential building over a small basement. The building was originally constructed in 1917 and is set far back from the street on a lot on the north side of Broadway Terrace between Cross Rd. and Golden Gate Ave., opposite Ostrander Park. It is part of a group of notable houses along Broadway Terrace that escaped the 1991 fire.

The building's design is a pastiche of American Folk and Craftsman styles. The exterior is clad in cement plaster (stucco) and capped with a shingled, multi-gabled roof with elongated eaves. A brick and cement chimney at the front of the house also feature prominently. A veranda fronts the main floor of the house with four corniced, stucco columns supporting the roof and a second-floor sun deck enclosed by a lightweight railing (added in 1970).

The main entrance is approached by brick steps and a cement walk (with a brick border) along the west side of the house. The walk leads to a corniced entry (matching the front veranda) to a side porch and the main door. The side elevations feature double hung windows and side gables. The rear of the building features double hung windows along the first floor and a shed dormer on the second floor which visually breaks up the roof.

The building appears to have the original doors and windows, but many have been painted or nailed shut. Overall, the building is in fair condition and appears to have undergone few alterations since its original construction. Two new shed dormers have received permit approval and are in-progress. These dormers will be set back from the front of the house and extend from the top of the ridge of the main roof to the East and West. See attached photos.

8. SIGNIFICANCE

A. Period:

Prehistoric
 Pre-1869
 1869-1906
 1906-1945
 Post-1945

B. Areas of significance--check and justify below:

<input type="checkbox"/> Archeology-prehistoric	<input type="checkbox"/> Landscape architecture
<input type="checkbox"/> Archeology-historic	<input type="checkbox"/> Law
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Literature
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Military
<input type="checkbox"/> Art	<input type="checkbox"/> Music
<input type="checkbox"/> Commerce	<input type="checkbox"/> Philosophy
<input type="checkbox"/> Communications	<input checked="" type="checkbox"/> Politics/government
<input type="checkbox"/> Community Planning	<input type="checkbox"/> Religion
<input checked="" type="checkbox"/> Conservation	<input type="checkbox"/> Science
<input type="checkbox"/> Economics	<input type="checkbox"/> Sculpture

- | | |
|----------------------------|-------------------------|
| ___ Education | ___ Social/humanitarian |
| ___ Engineering | ___ Theater |
| ___ Exploration/settlement | ___ Transportation |
| ___ Industry | ___ Other (specify) |
| ___ Invention | |

C. Period of Significance:

D. Significant dates:

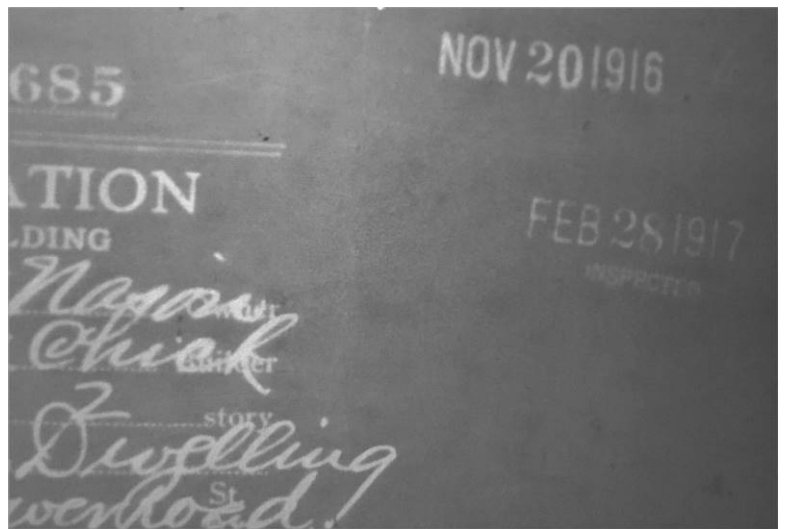
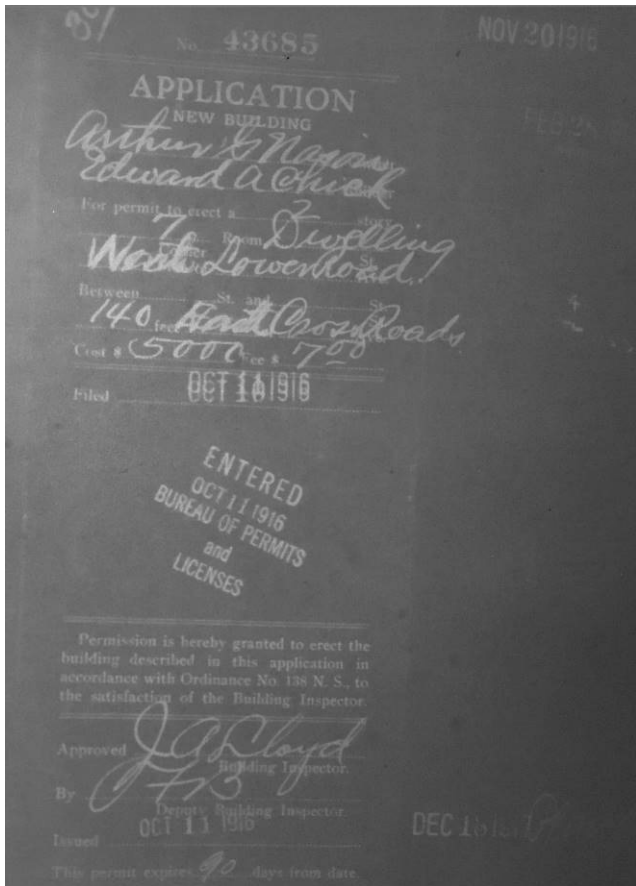
E. Builder/Architect/Designer: Builder: Edward A. Chick / Architect: O. Reed Baxter

F. Significant persons: Leroy R. Goodrich

G. Statement of Significance (include summary statement of significance as first paragraph):

The house at 6028 Broadway Terrace (the Goodrich House) is significant due to its American Folk influenced architecture (atypical for this area), its rustic setting, and as the previous home of Leroy Goodrich – an impactful long-serving civic leader in Oakland and the East Bay.

The Goodrich House was designed by local Oakland architect O. Reed Baxter and built in 1916-1917 for owner Arthur G. Nason, Esq., an attorney and insurance agency business owner. Nason had previously commissioned Louis Christian Mullgardt, renowned First Bay Tradition architect, in 1910 to build 6000 Broadway Terrace (next door) which he maintained as his primary residence.



WRITE IN INK--FILE TWO COPIES
APPLICATION FOR A BUILDING PERMIT
FRAME BUILDING

Application is hereby made to the Building Department of the City of Oakland for permission to build a

2 story 7 room, frame Dwelling
on the west side of Lower Road street 140 feet north of Cross Road street

Entire cost of building (this must include everything necessary for the complete construction of the building), \$ 5000 Building to be occupied as Dwelling
by (No.) One family Size of lot 55 by 110 feet

Size of proposed building 30 ft. by 60 ft. Extreme height of building 22 ft.

Height in clear of basement 6 ft. 8 in. All masonry or concrete foundation shall be laid not

Height in clear of first story 8 ft. 3 in. less than twelve inches below the surface of the earth

Height in clear of second story 8 ft. 0 in. and on solid ground. Material

Height in clear of third story _____ ft. _____ in.

Height in clear of fourth story _____ ft. _____ in.

Height in clear of fifth story _____ ft. _____ in.

Mud sills 2" by 6"

Main sills 2" by 6"

Carders 4" by 6" If Posts are used, give size 4" by 4" in 5 ft. on centers

Size of studs in basement (shall not exceed 24 in. on centers) 2" by 6" inches 16 inches on centers

Size of studs in first story 2" by 6" 4" inches 16" inches on centers

Size of studs in second story 2" by 6" 4" inches 16" inches on centers

Size of studs in third story _____ by _____ inches _____ inches on centers

Size of studs in fourth story _____ by _____ inches _____ inches on centers

Size of studs in fifth story _____ by _____ inches _____ inches on centers

All exterior and light shaft walls must be close boarded.

Exterior wall covering to be Cement Plaster and sheathing & wire lath

Light shaft wall covering to be of _____ and _____

First floor joists 2x8 by 8 inches 16 inches on centers Longest span between supports 12 & 15 ft.

Second floor joists 2 by 8 inches 16 inches on centers Longest span between supports 11 ft.

Third floor joists _____ by _____ inches _____ inches on centers Longest span between supports _____ ft.

Fourth floor joists _____ by _____ inches _____ inches on centers Longest span between supports _____ ft.

Fifth floor joists _____ by _____ inches _____ inches on centers Longest span between supports _____ ft.

Roof joists 2 by 6 inches 16 inches on centers Longest span between supports 15 ft.

Roof trusses _____ by _____ inches _____ inches on centers Longest span between supports 10 ft.

Roof sheathing with Shingles Four inches clear with _____

Roof rafters _____ by _____ inches _____ inches on centers _____

Roof purlins _____ by _____ inches _____ inches on centers _____

Roof bracing _____ by _____ inches _____ inches on centers _____

Roof supports _____ by _____ inches _____ inches on centers _____

Roof girders _____ by _____ inches _____ inches on centers _____

Roof columns _____ by _____ inches _____ inches on centers _____

Roof beams _____ by _____ inches _____ inches on centers _____

Roof posts _____ by _____ inches _____ inches on centers _____

Roof trusses _____ by _____ inches _____ inches on centers _____

Roof joists _____ by _____ inches _____ inches on centers _____

Roof studs _____ by _____ inches _____ inches on centers _____

Roof sheathing _____ by _____ inches _____ inches on centers _____

Number of brick chimneys 2 } Size of flue 8" x 8" with 1
 } Size of flue 8" x 12" with 1
Number of terra cotta chimneys _____ } Size of flue 12" x 17" with 1
 } Size of flue _____ with _____

Gas grate flues to be patent chimney or brick? _____ Is the building to be heated and how? yes

Any openings to basement in sidewalks? no Any elevator (freight or passenger)? no

Any dumb waiters or chutes? no Is building to be plastered? yes

I hereby agree to save, indemnify and keep harmless the City of Oakland against all liabilities, judgments, costs and expenses which may in any wise accrue against the City and County in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk place otherwise by virtue thereof and will in all things strictly comply with the conditions of this permit.

Name of Builder Edward A. Ghick

Address 2624 - 60th Ave.

Name of Architect O. Reed Baxter

Address 3419 - Broadway

By Arthur G. Mason

By Edw. A. Ghick

BLANK SPACES ON BACK MUST BE FILLED BY APPLICANT

Ordinance 138 N. S., Section 285: "When a building is ready for lathing or sheathing in a building, the Building Inspector shall be notified. The rough STUDDING SHALL NOT BE COVERED up with any material from view of inspection has been made and the written approval of the Building Inspector obtained."

Ordinance 119 N. S., Section 7: " * * * it shall be UNLAWFUL TO LATH, or to sheath, or to apply CEILING, or any ELECTRICAL WIRING or other work in a room that has been so approved."

Do not start Lathing, Nailing, or other work until Electrical and Plumbing Inspectors have approved.

Architecturally, the Goodrich House, built toward the tail-end of the First Bay Tradition, is of interest due to its atypical design for the area. While Arts & Crafts and Prairie style homes typified the era (including Nason's own Mullgardt-designed Prairie School style home next door completed 6-7 years prior), this house is distinct in its featuring of American Folk with Craftsman elements and appears more of the rural South than of the Bay Area. The prominent front gable, elongated eaves, and large veranda evoke a "farmhouse" aesthetic while other features such as the rear dormer indicate Craftsman influences.

Details about the architect Onnie Reed Baxter are relatively scarce. A 1919 passport application indicates he was born in San Francisco in 1885. The 1904-1905 University of California Register shows that he was a student at the Mark Hopkins Institute of Art (California School of Design). Census records show that he worked as a draftsman in Sacramento for the State Department of Engineering in 1910, and Oakland city directories suggest he returned to the Bay Area from 1916-1918 as an architect during which time this house was designed and built. After that period, he appears to have lived in Europe until his death in Belgium in 1957.

Note: This blank must be completely filled out. The legal fee of one dollar, must accompany the application.

A woman's application must state whether she is married or not, and a husband's name and state whether he is a native citizen.

The rules should be carefully read before making the application to the Department of State, Bureau of Consular Affairs, Washington, D. C.

[EXEMPT OF 1912]
[FORM FOR NATIVE CITIZEN.] No. _____
Issued _____

UNITED STATES OF AMERICA.

STATE OF California
City & COUNTY OF San Francisco ss:

I, Reed Baxter, a NATIVE AND LOYAL CITIZEN OF THE UNITED STATES, hereby apply to the Department of State, at Washington, for a passport.

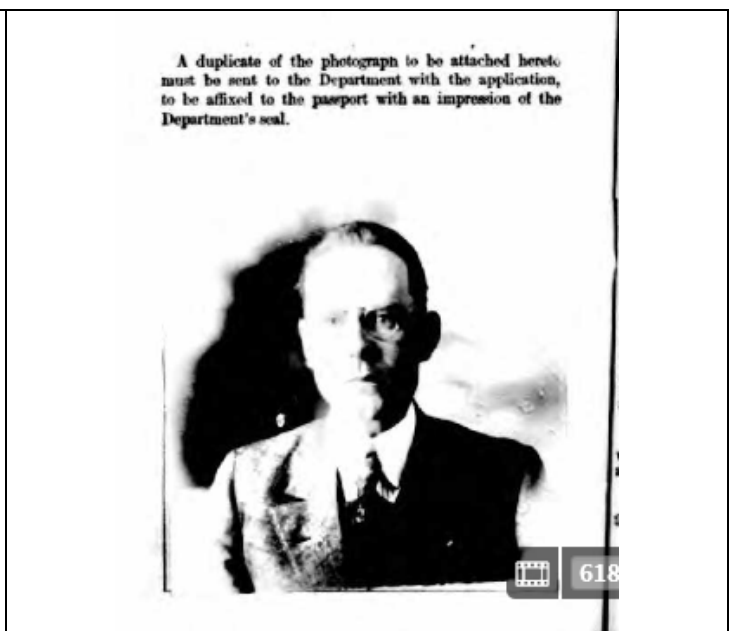
I solemnly swear that I was born at San Francisco, in the State of California, on or about the 19th day of January, 1885; that my [father] Joseph A. Baxter was born in Boston, Mass. and is now residing at not known; that he emigrated to the United States from the port of _____ on or about _____; that he resided _____ years, uninterruptedly, in the United States, from _____ to _____, at _____; that he was naturalized as a citizen of the United States before the _____ Court on _____, I _____, as shown by the accompanying Certificate of Naturalization; that I have resided outside the United States at the following places for the following periods: Mexico trip from 1909 to _____ from _____ to _____ and that I am domiciled in the United States, my permanent residence being at Oakland in the State of California, where I follow the occupation of Conservation Engineer. My last passport was obtained from _____ on _____ and was _____ I am about to go abroad temporarily, and I intend to return to the United States within 6 months with the purpose of residing and performing the duties of citizenship therein; and I desire a passport for use in visiting the countries hereinafter named for the following purpose: British Isles, Norway, Commercial Business. Sweden, Holland, France, Belgium. Italy, Switzerland, and Spain. I intend to leave the United States from the port of Neutral on soon as possible, 1919, sailing on board the _____ on _____.

OATH OF ALLEGIANCE.
Further, I do solemnly swear that I will support and defend the Constitution of the United States against all enemies, foreign and domestic; that I will bear true faith and allegiance to the same; and that I take this obligation freely, without any mental reservation or purpose of evasion. So help me God.

Sworn to before me this 19th day of September, 1919.

Clerk of the _____

66



COLLEGES IN SAN FRANCISCO

MARK HOPKINS INSTITUTE OF ART
(CALIFORNIA SCHOOL OF DESIGN)

NAME.	HOME.
Abadie, Eugenie	San Francisco
Ackerman, Gladys	Oakland
Allen, Aileen	San Francisco
Ames, Elsa	Oakland
Anthony, Helen Virginia	Alameda
Appell, Sadie	San Francisco
Arcieri, Charles Frank	San Francisco
Artal, Carmen	San Francisco
Austin, Henrietta Etta	San Francisco
Babos, Tulieta	San Francisco
Bailey, Steadler	Alameda
Baker, Myrtle Ogratia	San Francisco
Bakewell, Madeline Palmer	Berkeley
Barkan, Otto	San Francisco
Barkley, Bessie Ames	San Francisco
Barr, Harry Grant	Portland, Oregon
Barr, Pauline	Los Angeles
Barsoechinni, Frank	San Francisco
Baxter, Onnie Reed	Oakland
Beck, Alfred Klir	San Francisco
Belasco, David Walter	San Francisco
Bell, Alexander	Alameda

Per the tax assessor's block books, Nason sold 6028 Broadway Terrace to Lina H. Goodrich, wife of Leroy R. Goodrich, by 1919.

Leroy Goodrich was notable in Oakland's history as a publisher, attorney, city councilman (1923, 1925), commissioner of Public Works of Oakland (1925-1927), Port Commissioner (1931-1937), and an original and long-serving Board Director for the East Bay Regional Park District (1934-1963).



Goodrich was also a key figure in the development of the Board of Port Commissioners per an article titled "Thinking Inside the Cargo Box" by W. Graham Claytor in the July 2005 issue of Bay Crossings magazine (excerpted below).

A heated political battle ensued, much like the previous waterfront fights; and it was all about the land.

And no one had a bigger hand in this process than a young attorney, Leroy Goodrich, who was appointed to fill an unexpired term as Commissioner of Public Works. He was thought to be a safe and reliable appointee, diligent and honest. And he was so diligent that he walked along the waterfront, posing as a tourist. In his strolls, he met employees walking aimlessly around carrying tools. When asked why, the employee would explain that there was a new commissioner and they needed to look busy. He inquired why an eight-man dredge had 32 employees and two captains and was told, We do things right, here in Oakland.

Goodrich came away from these experiences convinced that the city needed an independent board, free from political pressures, to manage the port as a business. Here was a politician lobbying to reduce his own influence. He was reviled, accused of ulterior motives and generally slandered. Mayor Davie, who claimed Oakland had a beautiful harbor and plenty of capacity, opposed him. Goodrich replied that the beautiful harbor ran from a cesspool in Brooklyn Basin to a garbage dump in West Oakland and was so overburdened that some cargoes were stored in empty railroad cars. When the dust settled, the voters supported it and in 1927, the Board of Port Commissioners was created and funded.

Following his time as Port Commissioner, Goodrich continued his civic involvement and public service with his election to the Board of the newly created Eastbay Regional Park District in 1934. He served for the next 29 years (one of the longest tenures in that Board's history) including a period as Board President beginning in 1958.

 <p>Leroy Rosengren Goodrich.</p>	<p>Vote for The Eastbay Regional Park District and For All Five Directors</p> <p>PROFESSOR AUGUST VOLLMER, of the University of California, who is nationally known for his work in crime prevention.</p> <p>THOMAS J. ROBERTS, well-known labor official who has devoted much time to the Regional Park Project.</p> <p>LEROY R. GOODRICH, attorney, civic leader, and former city official of Oakland.</p> <p>DR. AURELIA HENRY REINHARDT, President of Mills College and one of America's outstanding women educators.</p> <p>MAJOR CHARLES L. TILDEN, able business executive and civic leader of the City of Alameda. He served as President of the San Francisco Harbor Commission.</p> <p>We Own the Land . . . Won't Cost us Anything . . . Let's Use it for a Park . . . U. S. Government Will Pay For Development Work Will Give Employment to Hundreds of Men</p> <p>Shall an Eastbay Regional Park District Be Created? . . . <input type="checkbox"/> YES <input checked="" type="checkbox"/> X</p>	 <p>Founding directors of the East Bay Regional Park District meet with dignitaries in 1934. Standing, left to right: August Vollmer, Nil Aanonsen (WPA director), Leroy Goodrich, Frank A. Kittridge (NPS director), Roy C. Smith (NPS inspector) and Elbert M. Vail (EBRPD first general manager). Seated, left to right: Thomas J. Roberts, John McLaren (creator of Golden Gate Park), Charles Lee Tilden and Aurelia Reinhardt. Courtesy East Bay Regional Park District Archives.</p>
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Tribune photo

LeROY GOODRICH
Heads Park Board

Eastbay Park Board Elects New President

LeRoy R. Goodrich, Oakland attorney, has been elected president of the Board of Directors of the East Bay Regional Park District, succeeding the late Robert S. Sibley.

Robert Gordon Sproul, former president of the University of California, was elected to serve Sibley's unexpired term on the board. Sibley died last month while on a world tour.

Goodrich has been vice president of the board since it was organized in 1934. He helped form the park district. Sproul has long been active in park preservation work and has been treasurer of the Save the Redwoods League since 1919.

John J. Mulvany, park director from Alameda, was elected vice president. John A. Macdonald of Oakland is secretary.

Lina Goodrich maintained ownership of the house until 1969 when it was sold to Walter T. Giba, an engineer for the Lawrence Berkeley National Laboratory. Walter, and his wife Anna, maintained ownership until 2018.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Oakland Cultural Heritage Survey
 Tax Assessor's Block Books (Oakland Public Library)
 Oakland Department of Planning and Building (microfiche)
 Sanborn maps
Rehab Right
 Polk-Husted Directory
 Ancestry.com
 LocalWiki (Oakland Wiki): Goodrich (https://localwiki.org/oakland/Leroy_R._Goodrich) and City Council (https://localwiki.org/oakland/City_Council_Members_%28historical%29)
 Lee E. Johnson & C. W. Taylor. *Eminent Californians 1953*. Page 182 (<http://sites.rootsweb.com/~npmelton/alam-goo.htm>)
 Register – University of California: [Link](#)
 Bay Crossings magazine (July 2005): <http://www.baycrossings.com/dispnews.php?id=1364>
 Marshall, Amelia Sue. *East Bay Hills: A Brief History*. [Link](#)
 Cooper, Deborah. Oakland Museum of California: http://www.waterfrontaction.org/history/large/72_regains.htm
 Rhomberg, Chris. *No There There: Race, Class, and Political Community in Oakland*. [Link](#)
 Oakland Tribune (August 20, 1958): (<https://newspaperarchive.com/oakland-tribune-aug-20-1958-p-29/>)

10. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres): 9,452 sq. ft.

B. UTM References: *[National Register boilerplate, feel free to ignore]*

USGS Quadrangle Name: _____ USGS Quadrangle Scale _____

A _____ B _____
Zone Easting Northing Zone Easting Northing

C _____ D _____

C. Verbal boundary description (address) / APN: 48A-7124-10-2

11. FORM PREPARED BY

Name/Title: Bryan Cheng

Organization: _____ Date: February 10, 2019

Street and Number: 1 Henry Adams St. Apt S318 Telephone: 917-647-3507

City/Town: San Francisco State: CA Zip Code: 94103 Email bryan.n.cheng@gmail.com

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) _____ Recommended _____ Not recommended for landmark/S-7/S-20 designation

Date: _____ Resolution number: _____

(2) _____ Designated as Heritage Property Date: _____

C. Action by City Planning Commission

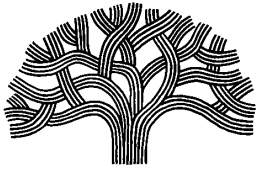
_____ Recommended _____ Not recommended for landmark/S-7 designation

Date: _____

D. Action by City Council

_____ Designated _____ Not Designated

Date: _____ Ordinance No: _____



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

- A. Historic Name: Hummer (Charles and Mary) house
- B. and/or Common Name: 6475 Colby St.

2. ADDRESS/LOCATION

Street and number: 6475 Colby St, Oakland Zip Code: 94618

3. CLASSIFICATION

A. Category

- District
- Building(s)
- Structure
- Site
- Object

D. Present Use (P) and Historic Use (H)

- | | |
|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Educational | <input checked="" type="checkbox"/> Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): |

B. Status

- Occupied
- Unoccupied
- Work in progress

E. Number of Resources within Property

- | | |
|-------------------------------------|-------------------------------------|
| Contributing | Non-contributing |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> buildings |
| <input type="checkbox"/> | <input type="checkbox"/> sites |
| <input type="checkbox"/> | <input type="checkbox"/> structures |
| <input type="checkbox"/> | <input type="checkbox"/> objects |
| <input type="checkbox"/> 1 | <input type="checkbox"/> Total |

C. Accessible

- Yes: restricted
- Yes: unrestricted
- No

F. Application for:

- | | |
|---|--|
| <input type="checkbox"/> City Landmark | <input type="checkbox"/> S-7 District |
| <input checked="" type="checkbox"/> Heritage Property | <input type="checkbox"/> S-20 District |

4. OWNER OF PROPERTY

Name: _ Mark O’Leary and Regina (Gina) Blus _email:_ gina.blus@gmail.com _

Street and Number: __6475 Colby St_

City: _Oakland_ State: __CA__ Zip Code: _94618__

Assessor’s Parcel Number: _016-1414-007_

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

___National Historic Landmark

___Included in National Register of Historic Places

___Determined eligible for inclusion in National Register of Historic Places

B. State

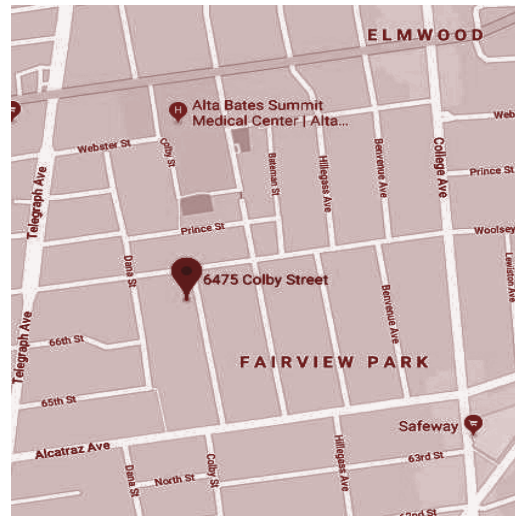
___California Historical Landmark

___California Point of Historic Interest

__x__State Historical Resources Inventory (Fairview Park District, Primary Record 1996)

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating (if applicable)	Date	Depository
Oakland Cultural Heritage Survey	B1+	1986, 1996	Oakland Planning Dept.



7. DESCRIPTION

A. Condition:

Excellent Deteriorated
 Good Ruins
 Fair Unexposed

**B. Alterations:
(Check one)**

Unaltered
 Altered

**C. Site
(Check one)**

Original Site
 Moved (Date _____)

D. Style/Type: 1-1/2 story Craftsman

E. Describe the present and original (if known) physical appearance:

The 1-1/2 story, clinker brick veneered Craftsman home is set back from the sidewalk on a 50 x 150 foot lot on the west side of Colby St. in Fairview Park. Clinkers support the concrete steps and cover the square pillars that frame the front entry; a third brick pillar supports the roof at the southern edge of the porch. Clinkers originally wrapped around the entire first floor, and still cover the first-story facade on the front of the building and halfway around the north and south sides. The 3-foot wide front door is made of quarter-sawn oak and has a bevelled, rectangular safety window in the upper half as well as bevelled sidelights.

Some of the clinker bricks, especially those nearest the door and other easily seen areas, project up to 4 inches past the others; most feature the bubbles and bulges for which clinker bricks are famous. Two small elves glued among the bricks appear to be original. A pattern of openings in the brickwork above the ground level on both sides of the entry is decorative as well as functional. A brick border above the small entry to a crawlspace at the south side of the house is also decorative and shows off the skill of the bricklayer -- who also happened to be the builder and owner.

A front dormer gable extends from the steeply sloping roof, which extends down to cover the porch and the shallow bay window to the right of the entry. The gable, side and rear second story and back of the first story are clad in natural wood shingles.

All exterior (and most interior) light fixtures are in the Craftsman style.

Almost all of this home's windows feature a distinctive 1/2-diamond/diamond/1/2-diamond motif formed by two X-shaped muntins. The repeating motif yields diamonds of very different proportions when used on windows that range from 17" to 54" in width and 16" to 54" in height.

The home's original seven rooms remain, with a small entryway, central staircase, dining room, kitchen, living room, library and three upstairs bedrooms. Like many Craftsman homes, the rooms flow into one another and are connected to the outdoors through large windows and the generous use of wood for wainscoting and trim. The original oak floors on the first floor feature a double ribbon of inlaid walnut and matching rosette in each corner, the same detail found in many homes in the area. The oak stairs and second story floors is also original.

An historically-sensitive 2005 renovation made a few slight changes to the original design. The small library was expanded to create a sunroom facing the yard. A butler's pantry was incorporated into a larger, more functional and modern kitchen. A small laundry area below the kitchen (vintage unknown) and the original, crumbling pillar-and-post brick foundation were replaced with a half-basement of steel-reinforced concrete. On the upper floor, a second fireplace and chimney were removed from the northeast corner because of damage from the Loma Prieta earthquake. Shed dormers were added in the rear bedroom and bath to expand the usable floor space and allow new rear-facing windows. The wide upper hallway was narrowed to create a closet and laundry area. A two-zone central heating system replaced the original turnkey gas units (the key bearing the name of a German manufacturer and a swastika) set into in the living room and dining room floors.

A 2-story barn erected in 1907 is still located at the rear of the lot. [1907-1908 tax assessor's book. See photos below.] Another, smaller structure shown on the assessors' and Sanborn maps in the rear northwest corner is no longer present. Two large Hollywood junipers near the front corners of the house and a 30-foot magnolia tree in the rear are all more than 50 years old, according to ISA Certified Arborist Wesley James Des Roches of Bartlett Tree Experts. Four fruit trees, four ornamental trees, two oaks, nine clinker brick raised beds, a brick path and a brick patio have replaced the long driveway and English ivy that dominated the yard in 2004.



Southeast corner lot line



Across Colby Street



Northeast corner lot line



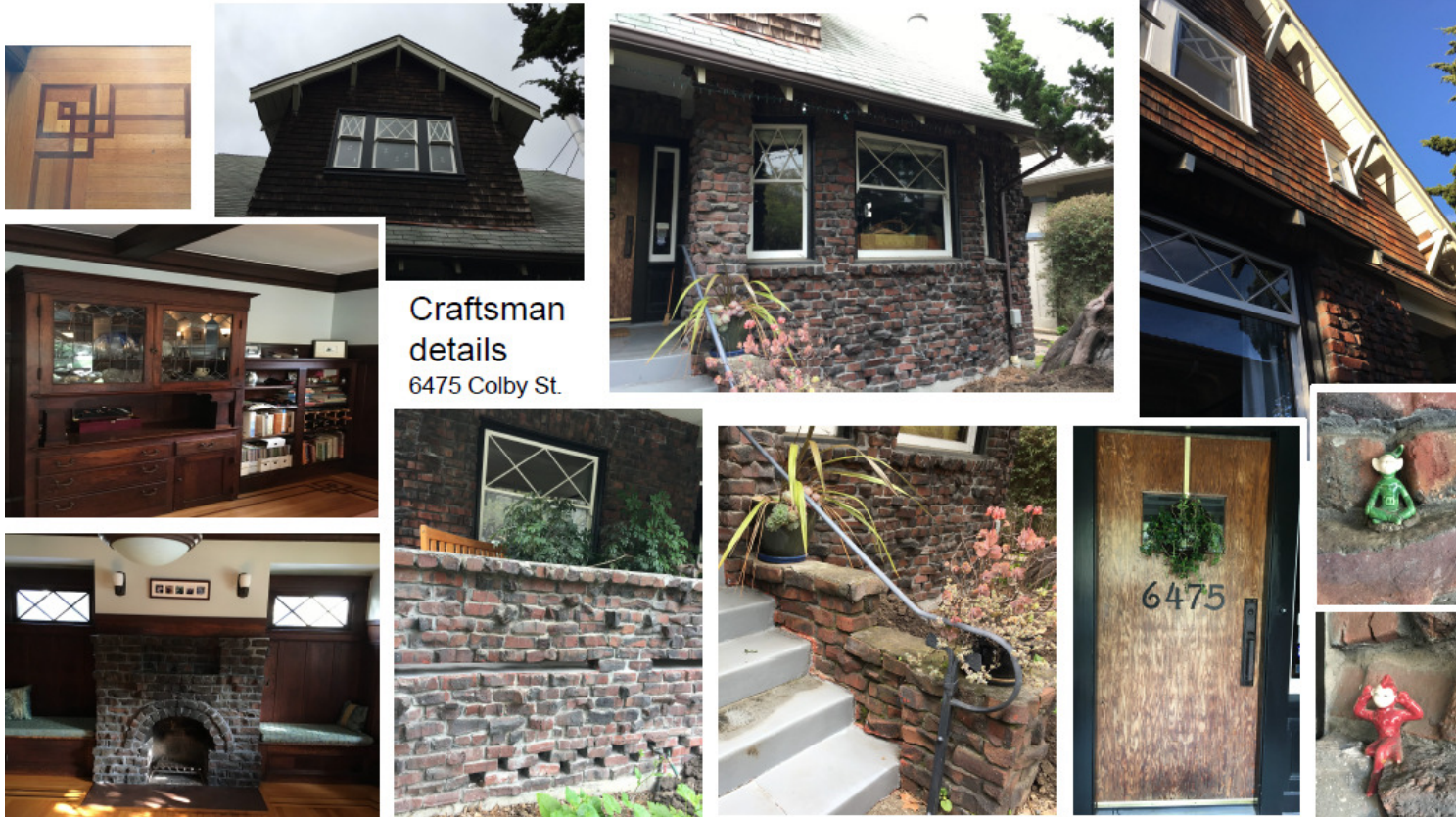
Clinker brick veneer SE corner



Front property line



Rear of property



Craftsman
 details
 6475 Colby St.

8. SIGNIFICANCE

A. Period:

- Prehistoric
- Pre-1869
- 1869-1906
- 1906-1945
- Post-1945

B. Areas of significance--check and justify below:

- | | |
|--|---|
| <input type="checkbox"/> Archeology-prehistoric | <input type="checkbox"/> Landscape architecture |
| <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input type="checkbox"/> Art | <input type="checkbox"/> Music |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/government |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Education | <input type="checkbox"/> Social/humanitarian |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Exploration/settlement | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Invention | |

C. Period of Significance: Craftsman

D. Significant dates: 1907-1908

E. **Builder/Architect/Designer:** Charles M. Hummer

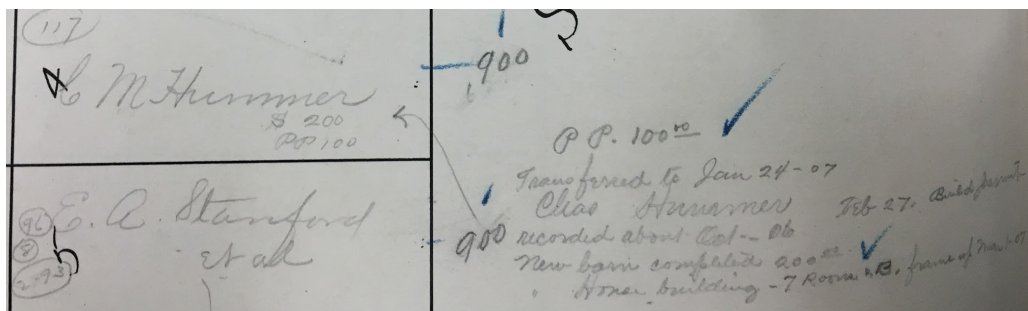
F. **Significant persons:**

The home's builder and original owner, **Charles M. Hummer**, was born in Iowa in 1872 and lived in Los Angeles [1900 Census data] before settling in the East Bay around 1903 [Oakland, Alameda and Berkeley city directories 1903 et seq.].

Hummer and his wife **Mary** may have been minor players in the local real estate boom. They owned a few other properties, including a lot on Russell St. that they sold to Angus and Nellie Matheson [San Francisco Call, vol. 96, no. 10, 10 Jun. 1904].

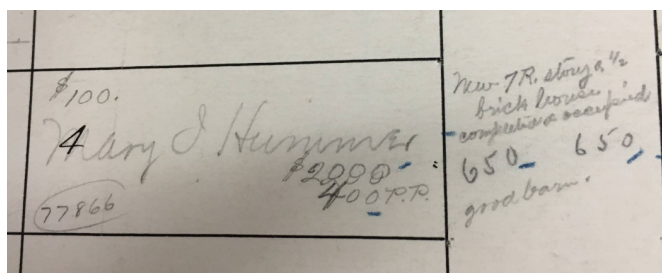
Charles, a contractor and bricklayer who never attended school [1920 Census data] purchased the deed to lot 4, block 5 on Duncan St. from Eugenia and RC Turner in late Jan. 1907, subject to a deed of trust [Oakland Tribune, Jan. 27, 1907, p. 20, col. 7]. Hummer applied for a permit to build a 1-1/2 story, 7-room house one month later. He listed himself as both owner and contractor and the cost as \$4500. [City of Oakland Permit Book, permit 7439, 27 Feb. 1907]

Hummer wasted no time getting started; by the time the tax assessor visited, a barn was built and the home was underway. The assessor's notes for that year read:



“Transferred to Chas. Hummer Jan. 24-07. Feb. 27 Build permit. recorded about Oct. -06. New barn completed \$200.00. Home building - 7 Room & B frame up Mar. 07.” [1907 tax assessor's book]

The house was completed within a year. The next year's assessor's notes said: “New 7 Rm, story & 1/2 brick house completed & occupied. good barn.” [1908 tax assessor's book]



The Hummer's address was 6675 Duncan. [Oakland city directories 1907-1911]. One of the earliest homes on the street, and the first at the northern end of the block [see tax assessor's maps 1907-1910], the house may have been assigned this number because it is located just north of where 66th Street would have been, and where 66th is located today, one block west. Every lot on the street except this one had a number between 6400 and 6500 on the Sanborn Map of 1911. [Insurance Maps of Oakland, Sanborn Company, Volume Three 3, p. 218.]

Sometime in late 1910 or early 1911, the Hummers and their growing family sold the home and moved to 34th Ave. [Oakland city directories, 1911-1928] The new owner listed on the tax rolls for the property -- now known as 6475 Colby Street, thanks to an alignment of the number and a street name change -- for that year was W. Locke-Paddon [1911 tax assessor's book]. **William Locke-Paddon** was a San Francisco-based businessman who ran the Locke-Paddon Company with his brother Charles. The company handled real estate, insurance and loans, with offices in Oakland and downtown San Francisco [San Francisco city directories 1909, 1910, 1917].

The home may have been rented out to one or more individuals, or it may have been run as a boarding house for a few years. John R. Hall listed 6475 Colby St. as his residence in 1912 and 1913, as did William Jones in 1913. Mrs. Margaret Wallace listed it as her business address in 1913. John Smith, a salesman, and Margaret Johnson, profession unknown, both listed the brick home as their residence in 1914. They were either joined or replaced in 1915 by Rasmus Jackson. [Oakland city directories, 1912-1915]

Great Western Syndicate succeeded Locke-Paddon on the assessor's maps in 1913 and 1914. Locke-Paddon's name reappeared in 1915. [1913-1915 tax assessor's books]

The Colby St. property may have been one of several properties controlled by Locke-Paddon that were the subject of a property dispute between him and his estranged wife. Locke-Paddon and his wife separated in September of 1915 because of "divers disputes and unhappy differences." [Locke Paddon v. Locke-Paddon, 194 Cal. 73, 78 (Cal. 1924)] In 1919, the spouses negotiated a settlement under which William agreed to pay his wife \$10,000 and seven years of alimony in exchange for her rights in their community property. When she sued him years later for fraud, she alleged that she had only agreed to the settlement because he claimed that he was bankrupt, he had no money, no community property or separate property, and that he would have to borrow money to pay her. She claimed he also told her that she if she sought legal advice about the agreement, her lawyers would take the money from her. [Id.] Mrs. Locke-Paddon further alleged that William had had no property when they married in 1904, but by 1922 the couple owned community property worth \$200,000. Mrs. Locke-Paddon claimed in her lawsuit that William actually enjoyed a large income from his real estate and land sale businesses, [id., 77] and that he fraudulently concealed the true extent of his wealth by conducting business through corporations, including Great Western Syndicate, the taxpayer of record for this property. [Id., 78]

Mrs. Locke-Paddon ultimately prevailed in her quest to have the settlement agreement set aside because of fraud and to receive a fair portion of the community property. The matter was ultimately decided by the California Supreme Court in 1928. The legal opinion does not cast William Locke-Paddon, one-time owner of this property, in a particularly positive light.

The next owners of the home, **Fred Glazier** and his wife Asabel, had a less-public and more modest lifestyle. In their late 50s and early 60s during their years in the home (from 1917 until 1928), five of their sons lived with them off and on. [Oakland city directories, 1916-1928; 1920 Census; tax assessor's books 1917, 1918, 1923, 1925]. Jack Armstrong, a salesman, lived in the home in 1925 and again in 1928. [Oakland city directories, 1925, 1928] Perhaps Armstrong was a friend of one of the Glazier boys or a boarder. Fred M. Glazier and his wife Sarah lived in the home in 1930. [1930 Census].

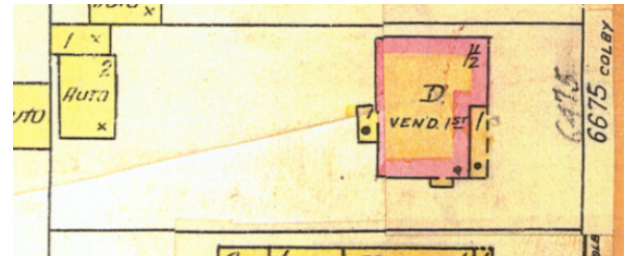
Six years later, the home was occupied by **Sterling P. Dent** [1936 Oakland reverse directory], along with his wife Pleasance, two grown daughters (both stenographers) and a son (a gas station attendant). [1940 Census] Apart from Mrs. Charles Birsinger’s name in the 1949 Oakland city directory, nothing more is known about the home’s other owners until about 1953, when **Harold and Genie E. (Betty) Miramonte** purchased the property. Harold Miramonte was a colorful character in the neighborhood, renowned for his hardy constitution (daily swims in the Bay and a year-round preference for wearing shorts) and litter patrols. Harold sold the home to the current owners in late 2004, a year after Betty’s death and after 51 years in residence. Harold’s friends and neighbors came from far and near came to a “farewell party” in his honor held on the lawn after his death in May 2005.

G. Statement of Significance (include summary statement of significance as first paragraph):

The houses in Fairview Park were almost all built in the quarter of the 20th Century. They are a harmonious mix of 1, 1-½ and 2-story buildings set back from the street on lots with 35- to 50-foot frontages; all but 6475 Colby St. are clad in cedar shingles, clapboard and/or stucco. Most homes retain their early 20th century architectural details and are well-maintained. As a result, Fairview Park offers a glimpse of what the neighborhood may have looked like when it was first developed a century ago. This property combines architectural elements that are unique, such as the extensive use of clinker brick and diamond-patterned windows, with features that are found in many of the district’s homes: exteriors with exposed wooden structural pieces, multi-paned windows and gables, and interiors with inlaid oak floors, wood paneling and trim. The quality of craftsmanship in Fairview Park homes is noteworthy, especially given the rapidity with which the neighborhood developed between 1907 and 1915.

The home

The clinker brick veneer that originally wrapped all the way around the house makes this home unique in the district and rare in the city. [Insurance Maps of Berkeley, Sanborn Company, Volume Two, 1929, p. 218; Mar. 21, 2019 interview with reference librarian Jef Findley, Berkeley Public Library. The pink outline and yellow box indicate a brick veneer on this wooden-framed structure, see photo at right; the few other buildings in pink on the map shown below are denoted as tile or non-residential buildings. A walking survey confirms there are no other homes in Fairview Park with brick walls.] Although several homes in nearby neighborhoods have clinker brick chimneys or retaining walls, no other builder used the misshapen and discolored bricks so extensively. Since the owner-builder and his brother were both bricklayers by trade [Oakland city directories, 1910 and other years], perhaps the pricey building material was used to draw attention to their skills.



Two other architectural elements in the home are unusual: one is the diamond-pattern windows in a variety of sizes (see detailed description above). Most of the homes in the area have small, multi-paned windows in the upper sashes of double hung windows and elsewhere, but almost all use rectangles or squares. In the few other homes in the area with diamond panes, the patterns are more consistent in size and shape.



The other unusual feature is the chest-high clinker brick fireplace in the dining room. The large, slate-grey bricks are formed into a double arch. Oddly, there is no mantel — only an inset area two bricks wide that starts $\frac{3}{4}$ of the way up.

Classic Craftsman details common to the neighborhood are visible both inside and out. The building's exterior features the exposed rafter tails and roof brackets that can be seen on many homes in Fairview Park and nearby neighborhoods. Indoors, the walnut-stained wainscoting and plate rails, built-in buffet and inlaid walnut ribbon and rosette pattern at the

edge of the oak floors are familiar to anyone who has visited homes in the area. These common architectural details are found in homes whose exteriors vary considerably from this home and one another.



The clinker bricks in the half-wall supporting the trellis were removed from the rear of the 6475 Colby St. house. Those on the chimney are presumed to be original.



Other Fairview Park homes

Note the decorative and exposed roof supports, multi-paned windows, rafter tails and natural wood shingles. Right: the Colby St. pillar, one of four pairs on Alcatraz Ave. Far right: Clinker bricks are used on the porch and the retaining walls.

The neighborhood.

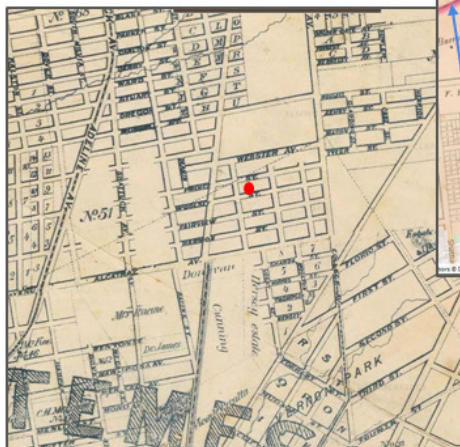
The property is located in Fairview Park, a residential neighborhood situated at the far northern end of the area commonly called Rockridge. The city of Berkeley is immediately to its north. Fairview Park is bounded by Dana St. [shown as Douane in the 1906 tax assessor's book] and Alcatraz Ave. to the south. It is a relatively flat area, with a slight downward slope from the eastern hills toward the Bay.

The blocks due south of the neighborhood are sometimes considered to be part of Fairview Park. This area is bounded by Colby on the west, College on the east, Alcatraz Ave on the north and Claremont Ave. running on a diagonal. That parcel was actually designated as the L. Doe Tract, and developed in 1878 by Luke Doe et al [Quentin Tract List of Northern Alameda County].

Like the rest of the area between San Leandro and Albany, this land was part of the 44,800 acre Rancho San Antonio given to **Luis Maria Peralta** by the King of Spain in 1820. Throughout the middle of the 19th century, large swathes of Peralta land were either sold to pay legal and administrative fees or lost to squatters. [Interview with Jef Findley; Bagwell, Beth. *Oakland: The Story of a City* (Presidio, 1982), p. 10-11] In 1842, Peralta gave his youngest son **Jose Vicente** the original town of Oakland, stretching from Lake Merritt to approximately where Alcatraz Ave. is now located. [Id, p. 11] Facing financial pressure from suing squatters and legal challenges from his sisters, Vicente carved out a 700-acre, diamond-shaped parcel near his home and sold the rest to speculators. [Id., p. 32] The Vicente Peralta Reserve is shown on maps that date from at least 1878 through 1910. [Oakland, vicinity 15, Thompson & West, 1878; Map of Berkeley, California, Patterson, Smith & Co., 1910]

Historical Maps of Fairview Tract, aka Fairview Park

Red dots show the approximate location of 6475 Colby St., originally known as 6675 Duncan Street



[Oakland, Berkeley, Alameda, William J. Dingee, 1884](#)



[Official Historical Atlas Map of Alameda County CA, Oakland Vicinity 15, Thompson & West, 1878](#)

Blue arrow shows the border of Vicente Peralta Reserve boundary



[Map of Berkeley, Patterson, Smith & Co., 1910](#)

All maps accessed from David Rumsey Historical Map Collection, <https://www.davidrumsey.com/>

The Fairview Tract falls in the northeast corner of the Vicente Peralta Reserve. Maps from 1878

show it divided into nine sections, with Fairview and Harmon running east-west and Choate and Bowditch running north-south. [e.g., Oakland vicinity 15, 1878]

When local landowners were asked in 1878 whether Berkeley should incorporate as a city, the owner(s) of Fairview Tract lots apparently did not favor the idea. [Jef Findley interview] All but the front doors and yards on the south side of Woolsey St. are in Oakland, with the northernmost portions of those properties inside the Berkeley line.

But even though the maps suggest the owners planned to sell lots in the tract, there didn't appear to be many -- or at least, not enough -- buyers. Ads for \$200-\$300 Fairview Tract lots with graded streets and city water on the Piedmont cable line were placed by an Oakland land auctioneer in Aug. 1891 [San Francisco Call, vol. 70, No. 63, 2 Aug. 1891]. By the following May, larger ads for the lots proclaimed "special prices! special terms! for 30 days to close up partnership affairs in this tract". The names of the partners names were not disclosed. The ads again touted proximity to the Piedmont Cable line. Although the lots were now priced a bit higher -- \$250-\$500 per lot -- only \$20 cash was required, and it was still the "cheapest property on the cable." According to the ad, 50 lots had been sold, with 45 more available. [San Francisco Call, vol. 71, no. 164, 13 May 1892]. The appeal may have been aimed at speculators as well as potential homeowners.

Four months later, the auctioneer placed an even larger ad, offering smaller lots (now including 25-50-foot frontages, 125-150 feet deep) for higher prices, \$300 to \$800 per lot, "20% less than adjoining property." The partnership closeout driving these "low prices and easy terms" is mentioned again.

MAGNIFICENT LANDSCAPE VIEW OF THE PIEDMONT HILLS....
ONLY 50 MINUTES FROM SAN FRANCISCO.

[San Francisco Call, vol. 72, no. 118, 26 Sept. 1892]

In March 1893, the auctioneer purportedly shared the terms by which the owner, L.H. Whitehouse, authorizing it to sell all the unsold lots in the Fairview Tract for \$125 to \$500 per lot. [San Francisco Call, vol. 73, no. 19 Mar. 1893]

In April, ads promoted a grand credit auction.

Every Lot will Positively Be Sold.
Streets graded and city water.

THE FAIRVIEW TRACT.
Protected from the cold the winds and fogs; one of the most charming locations for a home site, commanding the greatest landscape view along the cable. The terms are unexceptional, and are made easy to close out the remainder of the tract. Partnership affairs in this tract compel the sale of this property.



111,

IF YOU MISS THIS SALE
YOU MISS THE BEST OPPORTUNITY EVER
OFFERED YOU IN THIS DIRECTION.

The property is surrounded by comfortable homes on all sides.
Sale absolute, without limit or reserve.

[San Francisco Call, vol. 73, no. 139, 18 Apr. 1893]

However many lots were sold at the April 1893 auction or through other means, the taxpayer of record for all but 8 of the lots in the Fairview Tract in 1897 was **David Marks**. [Tax assessor book, 1897]. Not only Fairview Park, but several of the areas between Berkeley and Oakland that lay furthest from their downtowns remained sparsely settled through the turn of the century and its early years. [Interview with Jef Findley]



Things changed with the opening of a second cable line and a different approach to marketing the land.

On Sept. 1, 1904, “noted capitalist” named **Jacob Marks** (David’s son or brother?) sold 41 acres of land in the Fairview Tract to realtor **Joseph J. Mason** for \$102,000, on behalf of the **Berkeley Development Company**. [San Francisco Call, vol. 96, no. 94, 2 Sept. 1904] Mason was an enterprising Berkeley realtor and acted quickly to turn the investment into profits. Before the end of the month, the Berkeley Development Company recorded the lots with the County [Quentin Tract List for Northern Alameda County; 6475 Colby St. Deed]. Mason quickly rebranded Fairview Tract as Fairview *Park*, “a beautiful piece of property.... Streets are being graded,

sewered, macadamized and sidewalked.” [San Francisco Call, vol. 96, no. 110, 18 Sept. 1904] “Extraordinary inducements are offered to the first purchasers. This tract far surpasses any other on the market.”

In November, buyers were invited to visit:

FAIRVIEW PARK.

The Prettiest Part of This Beautiful City.

OUR RECORD.

Open for sale October 15, 1904. Sales to date, 52 lots in 30 days.
And the buyers know what they are doing.

Lots 50 feet frontage.

Street work all done at sellers’ expense.

Sidewalks and trees planted.
Electric cars on two sides of property.
Most of lots 3 feet above sidewalk.
Only one-quarter cash, balance one, two and three years.
Take a ride to-day and see the wonderful growth of this section.
Make your selection before prices go up.

[San Francisco Call, vol. 96, no. 166, 13 Nov. 1904]

Another Mason ad in December boasted of Fairview Park's "UNPRECEDENTED RECORD. SALES IN THIS TRACT UNSURPASSED." Potential buyers were invited to get a map and full 50-foot frontage lots for \$900 before prices rose in the new year and warned that "PROCRASTINATION IS THE THIEF OF OPPORTUNITY." [San Francisco Call, vol. 97, no. 11, 11 Dec. 1904]

The addition of the two new north-south streets around this time may have been an important part of Fairview Park's development. Duncan Street -- perhaps named in honor of Duncan McDuffie, Mason's soon-to-be business partner? -- was added between Dana and Choate, and Hillegass Street was added between Choate and Bowditch. The two inner east-west streets that had been shown on maps from 1878 through at least 1899, Fairview and Harmon, did not appear on the tax assessor's books before the turn of the century and may never have been more than dirt roads, if that. [Tax assessor's books 1897, 1898; see Oakland vicinity 15, Thompson & West 1878 and Map of Oakland and vicinity, Showing Real Estate and Electric Railways, H.S. Crocker Company, 1899]

In early 1905, the newly-incorporated **Mason-McDuffie** real estate group took over the development and marketing of Fairview Park and two other "tracts of fine residence property", the others being the Hopkins and Adams tracts. [San Francisco Call, vol. 97, no. 104, 13 Mar. 1905] **Louis Titus**, an attorney who was also a director of the Berkeley Development Company, was one of the original Mason-McDuffie principals; he would soon become the president of the Peoples Water Company and to found the Claremont Hotel. [East Bay Then and Now, Berkeley Daily Planet, 7 Mar. 2008] **Duncan McDuffie** was a sharp young Cal grad recruited by Mason. [Corporate history, Guide to the Mason-McDuffie Co. Records, 1904-1983, The Bancroft Library]



McDuffie is often credited with pioneering the idea of laying out upscale residential neighborhoods that followed the curves and contours of the land. McDuffie's most famous residential parks are the Claremont in Oakland, Northbrae in Berkeley and St. Francisco Wood in San Francisco. [[Duncan McDuffie: Visionary developer created elegant urban 'residential parks'](#), San Francisco Chronicle, 7 Feb. 2004] McDuffie also became known for marking his neighborhood borders with stone pillars. [Id.]

Within a few months, the Mason-McDuffie company started selling the allure of Fairview Park with an eye-catching display ad and a new pitch, emphasizing the convenience and charm of living in Fairview Park.

Note the use of the term “residence park.”

Thirty-five minutes from San Francisco.

Leave the Ferry Building as the clock indicates 5 p.m. and you will enter your gate in Fairview Park when the hands of the University of California clock point to 5:35.

A delightful neighborhood, quick transportation, large lots, street work, sidewalks and trees furnished--these are the advantages of this beautiful residence park. What's more, lots in this area are \$100 to \$300 cheaper than in any tract in this section.

[San Francisco Call, vol. 97, no. 145, 23 April 1905]

The stone pillars at the corners of north-south streets and Alcatraz Avenue may have been erected around this time. The south side of each pillar is inscribed with the street name, Alcatraz Ave., and the words Fairview Park. The north and south sides of the pillars on Benvenue, Hillegass and Regent Streets all include the street name, but the one on Colby does not. It's possible that the pillar was originally inscribed with the name Duncan, but that it was effaced after the name was changed to Colby in 1911. [See street names in tax assessor's books, 1910-1911] The pillars may have been a point of pride for the early residents; they certainly are so more than a century later. [Bergeson, Dylan. [“Fairview Park residents rally to restore stone pillar.”](#) *Oakland North*, 19 Sept. 2011]

In early 1906, 17 lots between Dana and Regent had individual taxpayer/owner names in the assessor's book, mostly near the south end of Regent. The other 54 lots were blank, with a notation at the top of the page that read “Louis Titus [is the taxpayer] unless otherwise noted”. [Tax assessor's book, 1906] But by the following year, most of the lots had sold. [Tax assessor's book, 1907]

What happened in between, of course, was not simply good marketing by Mason-McDuffie, but the San Francisco earthquake and fire. With the largest city in the region in ruins, more than 150,000 fled to Oakland in ferry boats. [Bagwell, p. 175] Thousands decided to stay in the East Bay, even after San Francisco recovered and rebuilt. Oakland's population more than doubled in the first decade of the century, from 67,000 in 1900 to 150,000 in 1910. [Id.] Some of those with resources may have ended up in Fairview Park, where new homes were being built and both empty lots and existing homes were starting to turn over. [See, e.g. real estate ads by Birdsall and Craig, *San Francisco Call*, vol. 101, no. 79, 17 Feb. 1907 and W.J. Mortimer & Co., *San Francisco Call*, vol. 104, no. 147, 25 Oct. 1908]

The neighborhood continued to fill in over the next 10+ years. Although roughly half of homes in Fairview Park are made of wood and typify the brown shingle and Craftsman bungalow styles popular before 1910, there are several examples of the later Prairie School and California bungalow as well. Some other nearby homes on Colby and Woolsey Streets were not built until the early 1920s, according to their owners, and there is one building on Benvenue that appears to be from the mid-20th century.

More than most modern neighborhoods, Fairview Park homes share a sense of time and place and style, with houses set slightly above front yards planted with flowers and homes separated by narrow driveways. The pillars on Alcatraz are a unifying theme, too.

With almost all these homes past or nearing the century mark, all have been updated, and many perhaps expanded, over their lifetimes. Dozens that were once single family homes are now divided into multiple units, and backyard accessory dwelling units are growing in number. The result is an almost invisible urban density amidst the lovely architecture, tree-lined streets and street pillars that have characterized this neighborhood since its beginning. Convenient public transportation and charm were part of Fairview Park's original selling points, and they remain a vital part of its appeal today.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

David Rumsey Historical Map Collection, <https://www.davidrumsey.com/>

[Alameda Co. 1, Thompson & West, 1878](#)

[Oakland, vicinity 15, Thompson & West, 1878](#)

[Oakland, Berkeley, Alameda, William J. Dingee, 1884](#)

[Map of Oakland and vicinity, Showing Real Estate and Electric Railways, H.S. Crocker Company, 1899](#)

[Map of Berkeley, California, Patterson, Smith & Co., 1910](#)

City of Oakland Tax Assessor Books, 1897-1925, Oakland Public Library History Room

Insurance Maps of Oakland, Sanborn Company, Volume Three, 1911, City of Oakland Planning Dept.

Insurance Maps of Berkeley, Sanborn Company, Volume Two, p. 218, 1911 and 1929, Berkeley Public Library History Room

San Francisco Call newspaper advertisements and articles, retrieved from the California Digital Newspaper Archives, www.cdrc.ucr.edu

Oakland, Alameda and Berkeley City Directories, physical copies when available at the Oakland Public Library History Room; others accessed online from www.Ancestry.com

Bagwell, Beth. *Oakland: The Story of a City* (Presidio, 1982)

City of Oakland Permits - Feb. 1907 permit #7439 (no others of interest)

10. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres): 6500 sq ft (50' x 150')

A. UTM References: *[National Register boilerplate, feel free to ignore]*

C. Verbal boundary description (address): 6475 Colby St., Oakland CA, 150' south of Woolsey St.

11. FORM PREPARED BY

Name/Title: ___ Gina Blus, co-owner

Organization: ___N/A___ Date: ___April 12, 2019___

Street and Number: ___6475 Colby St.____ Telephone: ___510-962-1061_

City/Town: _Oakland___ State: CA_ Zip Code: _94618_ Email ___gina.blus@gmail.com_

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) ___Recommended ___Not recommended for landmark/S-7/S-20 designation

Date: _____ Resolution number: _____

(2) ___Designated as Heritage Property Date:_____

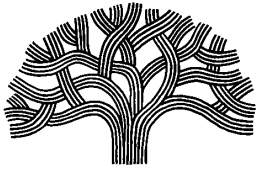
C. Action by City Planning Commission

___Recommended ___Not recommended for landmark/S-7 designation Date: _____

D. Action by City Council

___Designated ___Not Designated

Date: _____ Ordinance No: _____



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

A. Historic Name: Sloane House model home

B. and/or Common Name: 1263 Trestle Glen Road (formerly Cavanagh Road) Oakland

2. ADDRESS/LOCATION

Street and number: 1263 Trestle Glen Road, Oakland, CA Zip Code: 94610

3. CLASSIFICATION

A. Category

- District
- Building(s)
- Structure
- Site
- Object

D. Present Use (P) and Historic Use (H)

- | | |
|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Educational | <input checked="" type="checkbox"/> P/H Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation |

B. Status

- Occupied
- Unoccupied
- Work in progress

Military Other (Specify):

C. Accessible

- Yes: restricted
- Yes: unrestricted
- No

E. Number of Resources within Property

- | | |
|--------------|-------------------------------------|
| Contributing | Non-contributing |
| <u> 1 </u> | <input type="checkbox"/> buildings |
| <u> </u> | <input type="checkbox"/> sites |
| <u> </u> | <input type="checkbox"/> structures |
| <u> </u> | <input type="checkbox"/> objects |
| <u> </u> | <input type="checkbox"/> Total |

F. Application for:

- | | |
|---|--|
| <input type="checkbox"/> City Landmark | <input type="checkbox"/> S-7 District |
| <input checked="" type="checkbox"/> Heritage Property | <input type="checkbox"/> S-20 District |

4. OWNER OF PROPERTY

Name: Annemarie Meike email: meike@ art-fusion.org

Street and Number: 1263 Trestle Glen Road

City: Oakland State: CA Zip Code: 94610

Assessor's Parcel Number: APN 24-565-57

5. EXISTING FEDERAL/STATE DESIGNATIONS (none)

A. Federal

- National Historic Landmark
- Included in National Register of Historic Places
- Determined eligible for inclusion in National Register of Historic Places

B. State

- California Historical Landmark
- California Point of Historic Interest
- State Historical Resources Inventory

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating	Date	Depository
Oakland Cultural Heritage Survey (Preliminary)	C2+	1985-86	Oakland City Planning Dept.



Street view



Location

right side and rear of the house. Above the arched doors of the side and rear, the upper story windows are ornamented with square double columns (Fig. 3b). In front, on the right hand one story side, the roof is framed with clay roof tile trim. The turned wood of the 1st floor maid's room window grating (Fig. 3c) is original, as depicted in the model home advertisements.



Figure. 3. a. (above) Front door with original fixtures and vaulted entryway. 3b. (above right) Right side and rear of the house. Arched loggia and other double doors are asymmetrically placed on the first floor. Three double windows on the second floor have a view to the garden. Also pictured is the right side enclosed “lantern” chimney. c. (below right) Original turned wood window grating. (See Fig. 1.)



Inside, the floor plan and many features are in their original state. Space flows easily between the living room (Fig. 4a), dining room and loggia (Fig. 4b), on the lower floor through glass paned double doors with original hardware, extending the living space into the garden, and adding natural light to the interior. A built-in bookshelf can be found in the living room, and two diagonal built-in corner cabinets with leaded glass windows in the dining room. All doors and windows are framed with large moldings. Many original features include light fixtures and switches, bath fixtures, buttons on the dining room wall intended to ring the maid, and the electrical outlet in the middle of the dining room floor intended for electrical soup tureen and other electrified dining table serving dishes are intact.

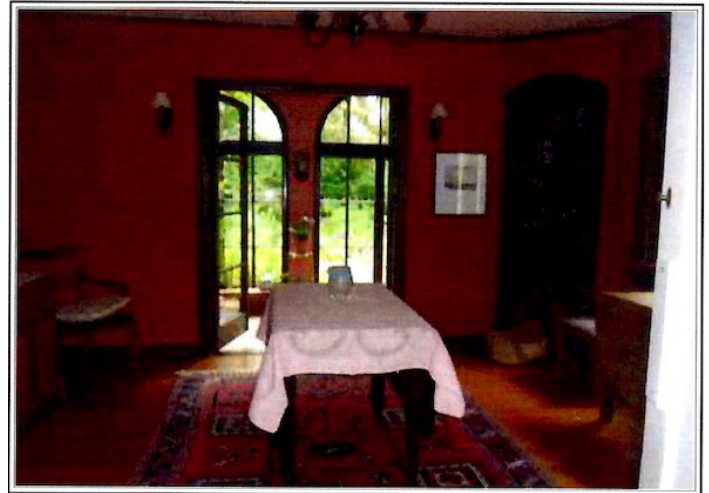


Figure 4. a. (left) living room b. (right) dining room, glass inner doors to loggia and garden.

Although a redwood hoosier similar to that advertised in Home Designer Magazine², pulled from the kitchen, is currently in the garage, much of the rest of the kitchen and breakfast nook cabinetry are intact, including the tin lined bread drawer and a California Cooler built on an exterior wall. The original cast iron water heater is no longer in use but still resides in the basement. The stairway to the second floor has two landings. Two large double windows opening onto the roof at the top of the stairs provide natural light (Fig. 5a). The turned rail bannister in the 2nd floor hall is open to the window and stairway (Fig 5b) continuing the open flow theme into the upper story. The rear bedroom has three large double windows looking out to the garden below.

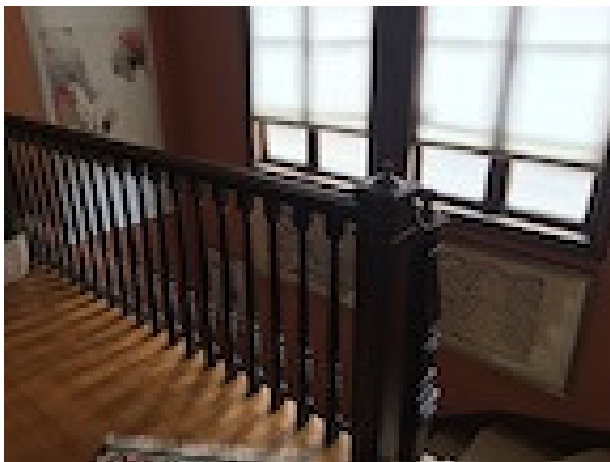
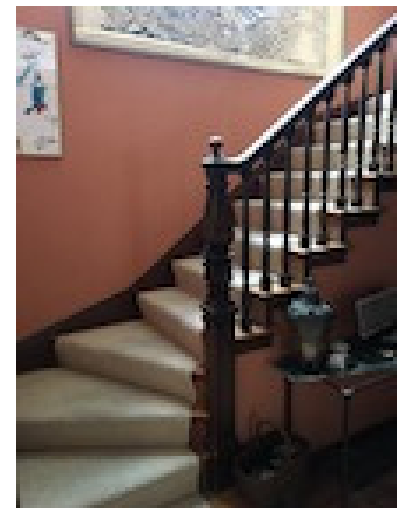


Figure 5. a. (left) Two long double windows at the top of the stairs and upper hall. b. (right) Staircase lower level open to front hall and light from above.



The original garage (Fig. 8 a) is built on the slope to the creek, and has two stories at the creek side. The original and period push down/pull up on-off switch for the garage exterior light still functions. The lower level of the garages still houses the original 4ft. tall water pump (Fig. 8b) that supplied water from the creek to the garden. Other evidence of the original model home irrigation can be found in the rear garden, including the fountain in the center of the garden (Fig. 9), submerged metal pipes with sprinkler fittings, and several valves and hose bibs.



Figure 8. a (left) The original garage viewed from the house. b. (right) original landscape irrigation pump in the lower level of the garage.

Although the news magazine of East Bay Water Co., *Bubbles*³, notes that its most ornate water feature, the “Water Temple” was behind the one of the Bruener (furniture) model homes, the article also mentions the Sloane home (1263 Trestle Glen) and that other educational water features had been installed at other locations. The garage water pump, garden fountain, tiles reminiscent of advertised “Dickey Hollow Structural Tile” (Attachment A) and vestiges of irrigation at 1263 Trestle Glen Rd. may be traces of East Bay Water Co.’s other educational water features.

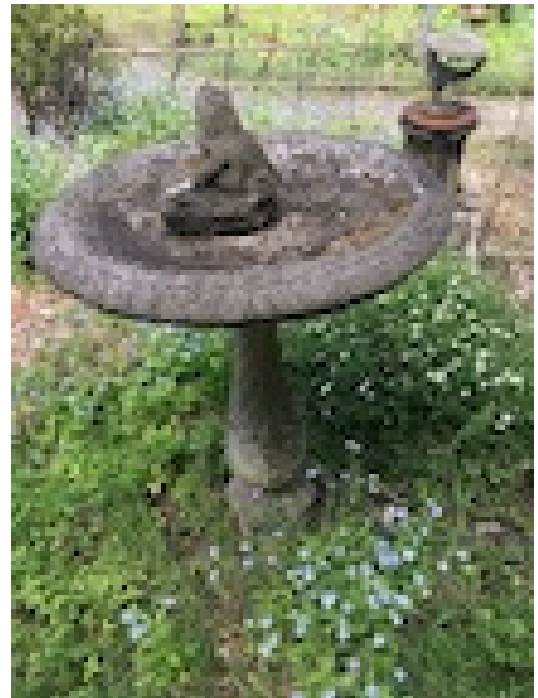


Figure 9. (right) Garden fountain similar to the depiction in *The Home Designer*⁴ (Attachment A).

The bridge over Trestle Glen Creek is surprisingly robust and large (Fig. 11 a), leading to a period brick terrace and concrete seating area (Fig. 11 b) continuing with brick steps adjacent to the garage up to the main garden level. The scale of the bridge and its location leading to the period landing and steps to the model home and its garden is a conundrum. It is not a residential scale feature, suggesting that it preceded or was installed for the exposition. The slope from the creek to the main garden level is terraced. Of the original landscaping by MacRorie and McLaren Co., original plantings include two camelias at either side of the front door, three huge climbing Cecil Bruner roses, several redwoods and a line of trees (once a boundary hedge) between the home and the yard of the neighboring yard. The rear of the property has multiple redwoods and a large bay that date back to Sather Park. Trestle Glen Creek, once open in several neighboring yards, is now only open in the rear of 1263 Trestle Glen Rd.



Figure 11. a. (left) bridge over Trestle Glen Creek (Indian Creek) which remains open at this property. b. (right) Brick terrace and seating area at the bridge level.

7. SIGNIFICANCE

A. Period:

B. Areas of significance--check and justify below:

- | | | |
|---|--|--|
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Archeology-prehistoric | <input checked="" type="checkbox"/> Landscape architecture |
| <input type="checkbox"/> Pre-1869 | <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law |
| <input type="checkbox"/> 1869-1906 | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input checked="" type="checkbox"/> 1906-1945 | <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input type="checkbox"/> Post-1945 | <input type="checkbox"/> Art | <input type="checkbox"/> Music |
| | <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| | <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/government |
| | <input checked="" type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| | <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| | <input type="checkbox"/> Education | <input type="checkbox"/> Social/humanitarian |
| | <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| | <input type="checkbox"/> Exploration/settlement | <input checked="" type="checkbox"/> Transportation |
| | <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |

C. **Period of Significance:** Oakland Early Residential Development and Transportation Planning

D. **Significant dates:**

- 1918 Block book shows Lakeshore Highlands (1255 Trestle Glen Rd Application.
- 1919 Block book Map 557: Mathews Road (Grosvenor) but not Cavanagh
- January-February 1922. Four consecutive permits, 66951-66954 were issued to the same owner (W.H. Leimert Co), architect (Reed & Corlett) and builder (A. Cederborg) as part of the planned model homes for the Lakeshore Homes Exposition.¹
- 2/15/1922 W. H. Leimert Co. Filed Building Permit # 66953 for 1263 Cavanagh Rd. W.H. Leimert Co. owner, A. Cederborg builder, Reed & Corlett architects, 2 story 7 room dwelling, \$9000.¹
- September 28 through October 22, 1922, Complete Homes Exposition.
- 7 Oct, 1922, “50,000 Visit Highland Homes Exhibit”, San Francisco Examiner, p. 10.
- 10 November 1922, Model Homes offered for sale with furniture. San Francisco Examiner, p. 8.
- 1923 Key Map and Tract Index of the Thomas Bros. Block Book of Oakland shows Cavanagh Road and Mathews (later Trestle Glen Rd and Grosvenor).
- 1928 Sanborn Map 413 shows Trestle Glen Road (no longer Cavanagh Road)
- A combination of Lakeshore Homes Assn. records and Directories from the Oakland Public Library History room allow us to reconstruct the following ownership of this home:
 - 1922 Lakeshore Homes Co (Bill #723) W.H. Leimert & Co.
 - 1923 Lakeshore Homes Co (Bill # 842 & 843) transfer to Hazel Pettigrew
 - Hazel and Elgin Pettigrew were the first occupants 1263 Cavanagh (Trestle Glen) Road in 1923 and 1924 (Bill# 858). Lakeshore Homes 1923 assessment leger “transfer to [illegible]”.
 - Lloyd and Frances Breck 1929-32 (Bill #905)
 - John D and Vgene MacDonald 1934 – 1969 (Bill #905)
 - Ralph and Monica Johnson 1970 – 1988
 - James and Maggie Cara 1989-1997
 - Current owner 1997-present

E. **Builder:** Axel (Alex) Cederborg

F. **Architect/Designer:** Reed & Corlett

G. **Significant persons:** Developer, Walter H. Leimert Co.: Walter Leimert, Landscaper: Donald MacLaren.

H. **Statement of Significance (include summary statement of significance as first paragraph):**

I. *Summary Statement.* The “Sloane House” was designed by architects Reed and Corlett, and built in 1922 by A. Cederborg for W.H. Leimert Co. as a model home for the 1922 “Complete Homes Exposition. It is pictured in multiple advertisements and referenced in Home Design Magazine, Bubbles Magazine and newspaper articles. Other Heritage/Mills Act nominations have documented the importance of public transportation development in this area (818, 851, 856 and 1255 Trestle Glen Rd). and the fact that the well known Indian Gulch Park with its famous trestle became what is now the tract of beautiful houses within the Lakeshore Homes Association The current nomination for 1263 Trestle Glen Rd., adds to this history the story of a savvy, elaborate and novel marketing campaign, which was aimed at not only selling houses on this tract of land, but a bid for peoples hearts. The model home at 1263 Trestle Glen Rd (originally Cavanagh Rd.) was called the “Sloane House”, based on the furnishings that were provided during the exposition by W. & J. Sloane Co., San Francisco. The furniture was not simply staging as is commonly practiced today. It was offered for sale with the house. The “Complete Homes Exposition “ was lauded on its face as the first of its kind. It was a sophisticated campaign that identified and leveraged the interests of many stakeholders to create a momentous and successful buzz. All of this was conducted under the dark cloud of the loss, first of a local park and then a significant grove of very old oak trees³.

Statement of Significance. In the early 1920's, Oakland was experiencing a building boom. Prominent architects such as Walter Reed and Will Corlett, William Schirmer and Chester Miller and Carl Warnecke were busy building public and private structures. According to the East Bay Water Company, *Bubbles*⁴, a chatty internally oriented news magazine of both serious water planning news and employee gossip, there had been serious water shortages and a recognition that massive sources of water were needed for the future. The quality of water had been flagged as an issue, possibly because so much fresh water was being drawn from the wells that salty water of the bay was intruding into aquifers. An editorial details the pros and cons of the potential new reservoirs as well as serious discussions with the city of San Francisco about sharing water from a new source, the Hetch Hetchy Reservoir.

As the city grew, green space dwindled. However a tract remained, owned by Jane Sather, but open to the public. This "Sather Park", was also referred to as Indian Gulch, harking back to the original Native American settlement that existed there. The train trestle that was built to bring people to this "wild area" is the source of the name, Trestle Glen. When Mrs. Sather passed away, a struggle began for the property. There were public requests to the city of Oakland to maintain the parkland. The city demurred and W. H. Leimert Co. bought the tract for development. Those who would have had the park attempted one last stand to preserve a grove of giant oak trees, a favorite picnic spot. The city again remained indecisive until Leimert. made it for them by cutting the trees down.

It is unclear how much of the local and extended population mourned the loss of Indian Gulch, but W.H. Leimert Co. undertook to create a vision of the new development of Lakeshore Hills (situated on Sather Park) that would not only appease that loss, but also generate excitement, focusing on new technology, education and visions of splendor as a much needed public relations campaign. Leimert Co. transitioned common attitude from public to private space by employing words like "park-like setting", even though it had swallowed up the last bit of park in the area, and employing well known landscapers and architects that recalled major parks and expositions. Excitement was built around the sale of the new homes by giving it expositional touches: not only the name "Complete Homes Exposition" but also the decidedly educational branding. The *Home Designer Magazine*⁵ shows images of the Sloane House under construction and described the Exposition as an "unusual exhibition" and "a novel project in the history of American real estate" of pre-built homes.

"A score or more of model home structures of approved architectural design and skillfully directed construction, completely furnished and equipped according to modern standards of artistic thought and domestic requirement placed in a picturesque setting and embellished by attractive landscape gardening" (See Attachment A).

The Sloane House's designers, the Reed & Corlett team, is known for designing such buildings as Chabot Elementary School (1926), the Safeway Stores Office & Warehouse Building on International Boulevard (1927), the Financial Center Building (1928), and several in 1922: the 18-story tower constructed for the Oakland Bank of Savings, and the Asian Resource Center (formerly the Hebern Electric Co.) on Harrison Street (1922) commissioned by Edward Hebern to manufacture a code machine similar to Arthur Scherbius's Enigma code machine, made famous in WWII. No stranger to the Italian motif, Walter Reed had designed the Lake Merritt pergola and Colonnade, which was built in 1913. William H. Corlett (1856 – October 7, 1937)⁶, was an American architect and contractor active in the Bay Area. A number of his works are listed on the National Register of Historic Places. A promising builder named Axel Cederborg was just getting his start, but was already known for the quality of his craft.

W. H. Leimert Co. obtained the services of the Olmsted Brothers to lay out the streets of the tract. The Brothers were well known in their own right in the Bay Area, but also their father had designed Central Park in New York City. In addition, the company employed MacRorie and McLaren⁷. The McLaren partner of this pair was Donald McLaren, the only son of John McLaren, who served for 53 years as supervisor of Golden Gate Park and was the Chief of Landscape for the San Francisco World’s Fair in 1915.

The Leimert Co. showed 10-12 model homes, each representative of a different classical style house. The Sloane House was designed in a style reminiscent of a Tuscan Villa, from the asymmetrical façade intended for porches on the second level to the hipped tiled roof with lantern chimneys, the proportions of the first and second story windows and a “loggia”. The asymmetrical groupings of doors and windows and interior openness are also reminiscent of the classic Tuscan villa, designed to increase interior-garden circulation.^{8,9} (Attachment A Home Designer Articles)

Leimert Co. engaged and motivated multiple stakeholders to demonstrate their wares, recognizing the benefit of an educational context to expose the public to new technologies and modern appliances. Leimert Co. benefitted from their expertise, and quite possibly from donated materials, by creating the vision and venue, and only investing in a subset of it. Excitement in the trades was clear. The *Brick and Clay Record*¹⁰ noted:



“The model homes [at the Complete Homes Exposition] offered the public an opportunity to actually inspect the practical use to which the building materials are put... The practical value of an exposition of this nature probably far eclipses that of the Own Your Home Expositions which have come to be an annual feature in many of the Middle Western and Eastern states. The advantage of exhibiting equipment and materials in actual use lies in the fact that it is much easier for the layman to decide as to the beauty and practicability of the materials that he is interested in.”

American Lumberman had similar observations¹¹. The journal, *Electrical West*¹², in its article about the exposition, which shows a drawing of 1263 Trestle Glen Rd labeled “The Sloane House”, noted:

“Approximately 42,000 interested home owners or prospective home builders were shown what electricity can do to lighten the housework in a modern home. While the electric house was used for the purpose of demonstrating, the conveniences and comforts attainable through the proper use of appliances, each of the ten homes was completely wired and almost any one of them might have been used for the same purpose.”

Also advertising at the Exposition and donating their wares to it were the East Bay Water Co, Dickey Tile, lumber companies, Breuner Furniture Company, W. & J Sloane Co., and a wicker furniture company.

Advertisement from the San Francisco Chronicle¹³ calls out “San Franciscans! --the home of your dreams” and lists the attractions: “The Electrical House”, “The Wicker House”, “The Redwood House”, “The Dickey Master Tile House”, and “Completely Furnished Homes fitted to the last detail by leading furniture and household goods concerns of the Bay District: Lachman’s and Sloane’s of San Francisco...” Some advertisements appealed to fantasy, one advertisement urges locals to “Build Your Home in Oakland NOW —As if ALADDIN Rubbed his Lamp”¹⁴ Another article in the San Francisco Chronicle¹⁵ states “Elaborate Plan to educate Public in the Best in Housing”, “Exhibits are Unique”, and “‘Palaces’ to be Dwellings Possibly Suggesting Old Proverb”. Although suggesting luxury, fantasy and high tech, marketing was directed at the middle class. Some ads and articles noted the ease of the commute to San Francisco¹⁶. Other efforts reached inland. There was a special day devoted to speeches by official representatives from Sacramento, Fresno, San Jose including the Mayor of Stockton¹⁷. Other articles, such as the *Oakland Tribune* article about the young couple who ended up in a marriage proposal over the demonstration of a waffle iron, simply plucked at heart strings¹⁹.

The advertising campaign was successful. According to the *Chronicle*, 50,000 people attended¹⁸, others quoted 42,000. Whatever the number it was very well attended. Several articles from the time show crowds in front of the model homes. The *San Francisco Chronicle*²⁰ shows crowds on the sidewalk in front of the Sloane House. After a month of frenetic activity from the end of September through October, the model homes were placed on sale, on November 11th. 1922²¹. The model homes could be purchased completely furnished with electrical appliances intact. The Sloane House was sold to Hazel Pettigrew for \$9000. Although all of the furniture was offered for sale with each of the model homes, it is not clear whether that price included the furniture. The first residents, according to the city directory, were Hazel and Elgin Pettigrew.

7. MAJOR BIBLIOGRAPHICAL REFERENCES

- ¹ A. Cederborg collection donated to the Lakeshore Homes Association by his granddaughter, Debbie Jewell. Later annotation reads 1263 Trestle Glen, Oakland – W.H. Leimert Co. – Reed and Corlett Architects, 1922.
- ² “*The Sloane House*”, 1922 Home Designer Magazine v. 2-3 (September) p.150, describes 1263 Cavanaugh p.154. describes water features at the exposition. (Attachment A)
- ³ “*Trestle Glen Transformed: Lakeshore Highlands Marks 75 Years*”, Oakland Heritage Alliance News, v. 11, No.4, Spring 1992
- ⁴ Bubbles, (1922) East Bay Water Co. Oct, 1922 pp.59-62.
- ⁵ “California Complete Homes Exhibit”, Home Designer Magazine 1922 v.1 pp. 100, 108. (Attachment A)
- ⁶ “W.H. Corlett”, The Architect & Engineer. **132**: 135. November 1937.
- ⁷ San Francisco Chronical 12 Jun.,1922 p. 6, states that landscaping was by MacRorie and McLaren.
- ⁸ http://www.sohosandiego.org/main/larchitectural_styles.pdf Italian Renaissance Revival– Italian Villa style
- ⁹ McAlester, Virginia S., (2015) A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture Paperback – November 10, 2015.
- ¹⁰ “*‘Better Homes’ Idea Made Real*”, Brick and Clay Record, Oct 1922 v. 61. No.8, p.
- ¹¹ “*Showing the Public Real Homes*”, American Lumberman 1 Jul. 1922, p. 40.
- ¹² “*Better Homes Exposition Features Electric Home: Visitors to the Number of 42,000 Are Told Story of Electrical Conveniences at Oakland Calif., Exhibition*”, Electrical West (Journal of Electricity and Western Industry) 15 Dec., 1922, v. 49 No. 2. P. 458.
- ¹³ Complete Homes Exposition advertisement, San Francisco Chronicle, 6 Oct., 1922, p. 6.
- ¹⁴ Aladdin Advertisement, San Francisco Examiner, 28 Sept., 1922, p. 11
- ¹⁵ “*Oakland to be Scene of Novel Event*”, San Francisco Chronicle, 23 Sept. p.9.
- ¹⁶ “*Lake Region Lots, Homes in Demand*”. San Francisco Examiner 27 May 1922, p. 13.
- ¹⁷ “*Complete Homes Exposition Will Welcome Visitors: People of Interior Towns and Cities to Be Guests Today*” San Francisco Chronicle, 22 Oct. 1922, p. 3.

¹⁸ "50,000 Visit Homes Exhibit in Highlands," San Francisco Examiner, 7 Oct. 1922, p. 10.

¹⁹ "Waffle Iron's Romantic Lure Unites Couple", Oakland Tribune, 10 Oct., 1922, p. 10.

²⁰ "Crowds Attend Oakland Exposition" San Francisco Chronicle, 14 Oct., 1922, p. 11.

²¹ "Model Homes in Lakeshore Up For Sale", San Francisco Examiner, 11 Nov., 1922, p. 9.

- Oakland Street Directories, Oakland Public Library, Oakland History Room and Maps Division.
- Oakland Sanborn Fire Ins. Maps (1919, 1921, 1925), Oakland Public Library, Oakland History Room.
- EastBayHillsProject.org website maintained by Stewart Swiedler.

8. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres): 11,921 sf

B. UTM References: *[National Register boilerplate, feel free to ignore]* None.

C. **Verbal boundary description (address):** 1263 Trestle Glen Rd (formerly Cavanaugh Rd.)
Assessor's Property Number: APN: 024-0565-057 (see Attachment B: Grant Deed, Property Description, Parcel Map)

11. FORM PREPARED BY

Name/Title: Annemarie Meike

Organization: home owner Date: April 29, 2019

Street and Number: 1263 Trestle Glen Rd Telephone: (510) 272-9848

City/Town: Oakland State: CA Zip Code: 94610 Email meike@art-fusion.org

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) Recommended Not recommended for landmark/S-7/S-20 designation
Date: _____ Resolution number: _____

(2) Designated as Heritage Property Date: _____

C. Action by City Planning Commission

Recommended Not recommended for landmark/S-7 designation Date: _____

D. Action by City Council

Designated Not Designated
Date: _____ Ordinance No: _____

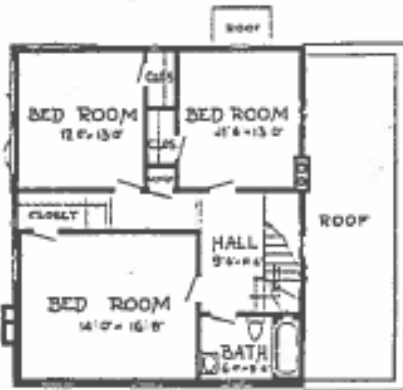
Home Designer 1922 v.2-3 p150 Sept issue



A. Gederborg, Builder
A dignified dwelling designed in the Northern Italian type of architecture. The plain stuccoed walls, pierced by well balanced opening and an ornate entrance, makes this home very attractive. The roof is of bright colored tile



FIRST FLOOR PLAN
There are four rooms and a breakfast nook on the first floor



SECOND FLOOR PLAN

THE SLOANE HOUSE

A well designed home after the Italian type of architecture

THIS home has been designed along the lines that bespeak of dignity and character. Homes designed along these lines are always in good taste and style and never grow old, as those designed along the lines of some new fadish type that is always coming and going. The walls are of stucco tinted in a warm color—while the roof in tiles contrasts nicely with the side-walls.

A generous entrance hall greets the visitor, opening into a charming large living room. Both the living room and dining room open onto an enclosed Loggia which extends a constant invitation to live in the sunshine and open air as glass doors open directly onto the lawn without.

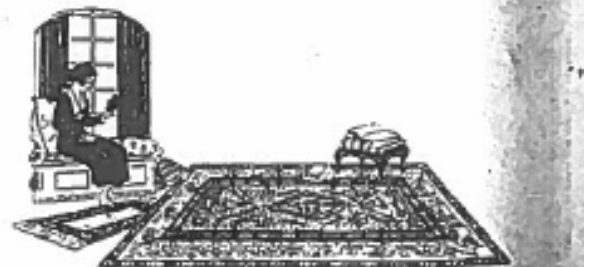
The kitchen department, somewhat segregated from the other rooms on the ground floor, is very complete, consisting of kitchen, breakfast room, laundry, and maid's room. A large basement is reached from the kitchen.

Upstairs, we find three generous bedrooms, each having a double exposure. The tiled bathroom is complete with recessed tub and shower. All rooms are provided with adequate closet space.

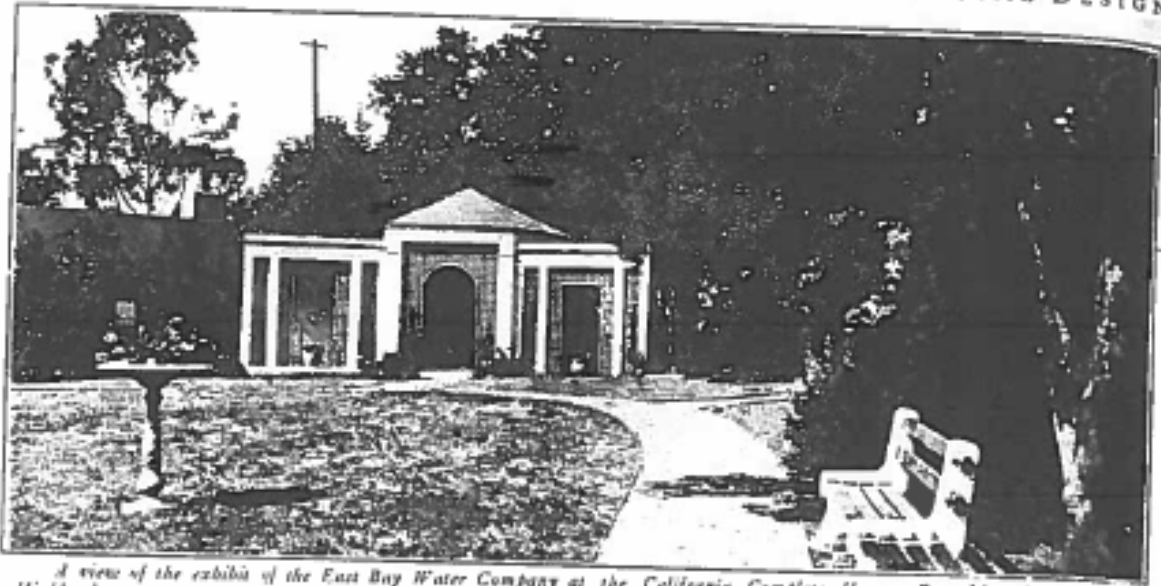
The idea of combining breakfast nook and pass pantry into one room, has been worked out in this plan. At one end of the room and near the window is located the nook and on the opposite and against the wall are cases, the lower parts of which are divided into lockers, drawers and flour bins; above these is a counter or work shelf; there is an open space about eighteen inches high between the counter and the shelves above; the shelves are enclosed with glass sliding doors.

There is an inside entrance to the basement from the kitchen and a coal chute has been installed on the outside wall. An ideal method for heating a house of this size would be a hot air furnace, with the plant located in the basement and tin ducts from the furnace direct to each room including entrance hall, bath and breakfast nook.

There are now on the market, furnaces of this kind using gas for heat and in many ways, this kind of fuel is superior to coal or wood as the furnace is supplied with controllers whereby three distinct grades of heat can be obtained, for instance, if the weather is cold, one can secure an intense heat, or if not too cold, there is a medium heat burner, while if it is only chilly a low heat is used; all three heats are controlled from the main rooms by means of push buttons, operating an electrical control.



A NEW HOME DESIGN



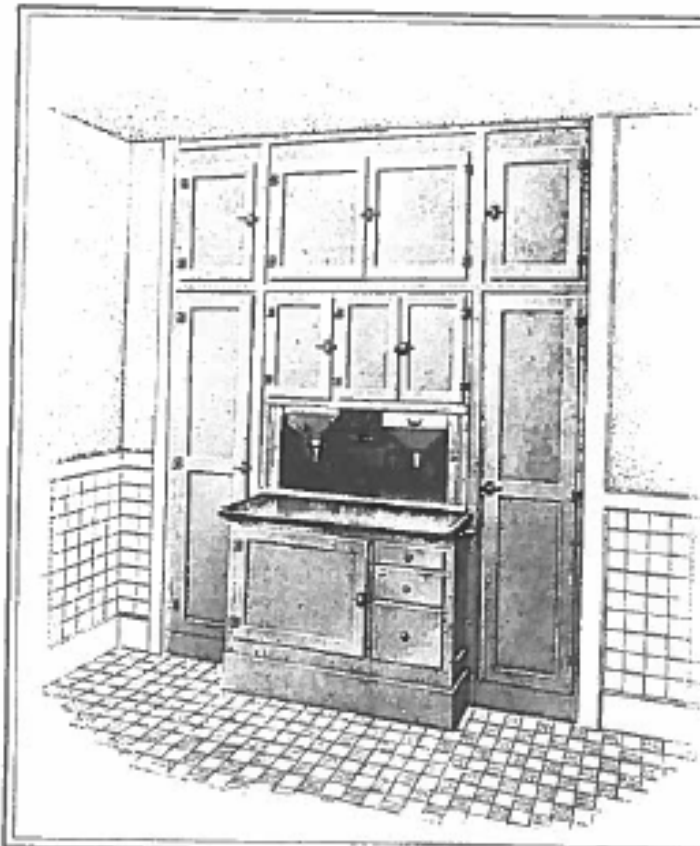
A view of the exhibit of the East Bay Water Company at the California Complete Homes Exposition in Lakeshore Highlands.

HOME beautification is being taught to home owners of the East Bay cities at the exhibit of the East Bay Water Company, installed as part of the California Complete Homes Exposition in Lakeshore Highlands.

The proper use of water in the planting and growing of a lawn is the theme of instruction offered by the company. Home owners are told when and how to plant a lawn and the most efficient manner in which to use water.

A garden temple forms the central motif for the exhibit. It is surrounded by natural trees, one being a great live oak under which benches have been installed for the use of the public. An exhibit of lawn sprinklers have been installed by various manufacturers and retailers of Oakland.

The garden temple was designed and erected under the direction of Thomas Murray, architect for the water company.



Peerless-Hoosier Kitchen Assembly

COMPLETE convenience in your kitchen. Peerless Built-in Units make every inch of space do double or triple duty. They save many steps.

Each unit is separate and you can put into your kitchen any combination that you wish.

The units illustrated here are combined with the handy Hoosier cabinet, thus providing the housewife with the very best product of the most skillful home designers.

See this and other Peerless Built-in units in the "Redwood House" and the "Dickey Martortile Home" at the California Complete Homes Exposition.

Study the wonderful cupboard and drawer space that this set provides. Comes complete with Hoosier cabinet and equipment just as illustrated, or combined to suit your needs.

Manufactured by

BUILT-IN FIXTURE CO.

1911 San Pablo Ave., Berkeley, Calif.

THE HOOSIER STORE

Distributor

Pacific Building, San Francisco

Branch 1424 Franklin St., Oakland

Factory Exhibit 1911 San Pablo Ave., Berkeley

P. 100

CALIFORNIA COMPLETE HOMES EXHIBIT

A Project Unique in the Annals of American Real Estate—A Score or More Model Homes Completely Equipped and Furnished to be Presented for Public Inspection—A Real Education in Home Building

FROM THE NATIONAL REAL ESTATE JOURNAL

FRANK Flint Porter, president of the Realty Board of Oakland, addressing President-Elect L. F. Epich, of the National Association of Real Estate Boards, in his letter of "greetings and pledge of cooperation," sent by ambassador extraordinary, Earl B. Leonard, of the Oakland Board of the Denver Board, said:

"To all of us the work of the Denver Board is a beacon set upon a hill guiding us onward to civic accomplishment holding ever before us the challenge to make Oakland also a 'Most Beautiful of World Cities' and a city of service to mankind."

A MOST UNUSUAL EXPOSITION

Words without action are like the wind. We hear them and they are gone. Ideas brought into manifestation build nations. Oakland will bring into realization in September "The California Complete Homes Exposition," an undertaking in many ways unique in the history of Home Shows. It is "a novel project in the history of American real estate," says the San Francisco Journal.

The "California Complete Homes Exposition," which is being augmented by an "Own Your Own Home" campaign of the Oakland Board, will present to the public for inspection a score or more of model home structures of approved architectural design and skillfully directed construction, completely furnished

and equipped according to modern standards of artistic thought and domestic requirement, placed in a carefully selected and picturesque setting and embellished by attractive landscape gardening.

The exposition will be staged in Lakeshore Highlands, one of America's most charming residential parks. The site is one of unusual natural beauty in a surrounding of eucalyptus, acacia, live-oak and laurel trees, and is located but a few minutes from Oakland's business district and but 45 minutes from San Francisco with direct transportation.

The chief purpose of "The California Complete Homes Exposition" is to provide visible illustration of various types of homes and home furnishings at standard schedules of cost and in a manner so practical as to prove a sound and dependable guide to the prospective home owner. All this will be presented in a manner so attractive as to inspire the desire for home ownership and on a basis which must convince all visitors of the financial possibility of home ownership.

The program for the exposition will embrace every detail of home making, from architectural design to the final touches of finishing and furnishing. There will be shown the merits of better types of construction, the structural qualities of various building ma-

(Continued on Page 108)



Two of the Exposition Homes in course of construction

[103]

CALIFORNIA COMPLETE HOMES EXHIBIT

(Continued from Page 100)

materials, and a demonstration of the latest fixtures and appliances for the home. The visitor will be afforded the opportunity to examine and see in practical application the many interesting new features of the up-to-the-minute home and to see it under pleasing conditions; conditions similar to those encountered

THE HOME DESIGNED

National Association of Real Estate Boards to promote by every practical means the desire for and facility for home ownership to the fullest possible extent in this community and to conduct in this community a campaign of advertising and publicity in support of home ownership during the present year.

"The California Complete Homes Exposition, as proposed, presents for such a campaign a basis of greater magnitude and importance than has ever before been attempted in any American city, and insures



Homes designed in all types of architecture are under construction at Lakeshore Highlands, where the Exposition is to be held

Here one may see the humble cottage, the Colonial homes, homes after the Italian, Spanish, English types, in fact all are designed along the lines so much in vogue today



in a well appointed private home.

Conceived in the spirit of the "Own Your Own Home" movement, now nation-wide in scope, the "California Complete Homes Exposition" will stimulate the improvement of the family welfare and environment, advance the interest in more and better home building and greatly aid the promotion of home ownership. The show will bring home people face to face with the actual building of a home, the methods and materials of construction—"the how and why of it"—plumbing, lighting, heating, decoration, furnishing; all featuring the economy, convenience comfort and beauty of the American home.

RAISING THE HOME STANDARD

In reference to the exposition the Oakland Real Estate Board says in its resolution endorsing the enterprise:

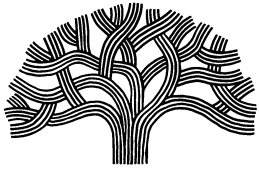
"The Oakland Real Estate Board is pledged to the

an appeal to the public certain to prove of immeasurable value in the stimulation of home ownership, and in consequent benefit to the standard of citizenship in this community.

"The Oakland Real Estate Board extends its most sincere endorsement to this enterprise and its approval of its purpose and of the methods proposed to be employed in its presentation."

ENDORSED BY LEADING CIVIC ORGANIZATION

The sponsors of the exposition besides the Oakland Real Estate Board are the California Real Estate Association, the Merchants' Exchange of Oakland, the Builders' Exchange, the Building Trades Council, the Central Labor Council; and it will also be endorsed by the Oakland Chamber of Commerce. Leading citizens representing all lines of business, civic and social endeavor are represented on the Exposition's Advisory Board.



OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

A. Historic Name: Lewis E. Chapin and Henry C. Morris Spec. Home

B. and/or Common Name: 619 Mariposa Avenue

2. ADDRESS/LOCATION

Street and number: 619 Mariposa Avenue Zip Code: 94610

3. CLASSIFICATION

A. Category

- District
X Building(s)
Structure
Site
Object

D. Present Use (P) and Historic Use (H)

- Agriculture
Commercial
Educational
Entertainment
Government
Industrial
Military
Museum
Park
P/H Private Residence
Religious
Scientific
Transportation
Other (Specify):

B. Status

- X Occupied
Unoccupied
Work in progress

E. Number of Resources within Property

- Contributing: 1
Non-contributing: 1 buildings (Garage), sites, structures, objects
Total: 1

C. Accessible

- Yes: restricted
X Yes: unrestricted
No

F. Application for:

- City Landmark
X Heritage Property
S-7 District
S-20 District

4. OWNER OF PROPERTY

Name: David Tomas Salazar Trust, MonikaEwaGromek Trust email:dtsalazar@gmail.com

Street and Number: 619 Mariposa Avenue

City: Oakland State: CA Zip Code: 94610

Assessor's Parcel Number: 10-816-7

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

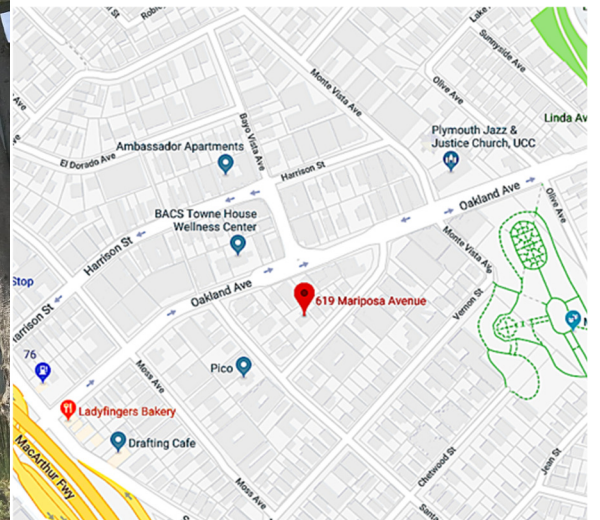
- National Historic Landmark
- Included in National Register of Historic Places
- Determined eligible for inclusion in National Register of Historic Places

B. State

- California Historical Landmark
- California Point of Historic Interest
- State Historical Resources Inventory

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Rating (if applicable)	Date	Depository
OCHS Citywide Preliminary (Reconnaissance) Survey	Dc2+	1986	Oakland City Planning



7. DESCRIPTION

A. Condition:	B. Alterations: (Check one)	C. Site (Check one)
<input type="checkbox"/> Excellent	<input type="checkbox"/> Deteriorated	<input checked="" type="checkbox"/> Original Site
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input type="checkbox"/> Moved (Date _____)
<input type="checkbox"/> Fair	<input type="checkbox"/> Unexposed	

D. Style/Type: Early Tudor Revival

E. Describe the present and original (if known) physical appearance:

619 Mariposa Avenue is an early Tudor Revival home on a sloping lot near the summit of Linda Vista Terrace in the Morcom Rose Garden neighborhood. The home is two-and-one-half-stories-over-a-partially-exposed-basement and pedestal base clad in clinker brick. The facade is clad in stucco with an elegant appointment of wood details and architectural banding. The building is anchored by a capped with a steeply pitched roof with dormers facing the North and South and two clinker brick chimneys. The property is currently a double lot, but originally consisted of a larger parcel assembly. The building is elevated nearly 30' from the street, and set back approximately 25'. There are French Casement windows with leaded divided lights in the upper fifth of each on the main portion of the house, and simplified casements on the Southern Sunroom. Upper stories have a mix of double hung windows and additional French leaded Casements. The building is generally great condition, but naturally requires a robust maintenance program on the exterior to tend to rotting trim and some of the Casements among other things. The building has undergone minor exterior alterations since its construction in 1908.

(Excerpts: 1997 Annual House Tour – Oakland Heritage Alliance. Steven Lavoie)

A concrete garage facing Mariposa Street, built in 1951, was the first major alteration to the property, shortening a long driveway that once brought carriages and cars around the back of the house. A former carriage entrance was the converted into a utility area.

On the exterior, the heavy geometry of classic Tudor design is softened by modern flourishes. The house's large Viking-inspired roof brackets are dramatically curved, in a distinct move away from the hard lines of the earliest Craftsman-style houses.

Throughout, the house exemplifies transition between Art Nouveau and the Art Deco styles of the 1920s with rooms opening out onto verandas on both stories, recalling the Japanese designs shown at the 1894 California Midwinter Exposition that inspired architects Bernard Maybeck and Charles and Henry Greene to develop a new standard for residential architecture here in California. The house at 619 Mariposa shows how that standard began to evolve, incorporating technology-inspired decorative trends that had emerged in Europe at the beginning of the twentieth century.

8. SIGNIFICANCE

A. Period: B. Areas of significance--check and justify below:

- | | | |
|---|--|---|
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Archeology-prehistoric | <input type="checkbox"/> Landscape architecture |
| <input type="checkbox"/> Pre-1869 | <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law |
| <input type="checkbox"/> 1869-1906 | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input checked="" type="checkbox"/> 1906-1945 | <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input type="checkbox"/> Post-1945 | <input type="checkbox"/> Art | <input type="checkbox"/> Music |
| | <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| | <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/government |
| | <input checked="" type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| | <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| | <input type="checkbox"/> Education | <input type="checkbox"/> Social/humanitarian |
| | <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| | <input type="checkbox"/> Exploration/settlement | <input type="checkbox"/> Transportation |
| | <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |
| | <input type="checkbox"/> Invention | |

C. Period of Significance: 1908 D. Significant dates: 1908 (Construction)

E. Builder/Architect/Designer: Chapin & Morris, Milwain Bros.

F. Significant persons: Chapin & Morris

G. Statement of Significance (include summary statement of significance as first paragraph):

The house at 619 Mariposa Ave. completed in 1908 is an example of the Tudor Revival style which was popular during the period of its construction, and can be seen in some other houses in the neighborhood. It is one of the few double lots in its area, significant due to the re-zoning of the neighborhood in 1949 which led to the demolition of some of the area's larger historic homes.

(Excerpts: Steven Lavoie, 1997 Annual House Tour – Oakland Heritage Alliance)

Only minor changes have been made to the home since its construction by two prolific real estate development partners in 1908, at the height of the East Bay land boom that followed the great San Francisco earthquake and fire two years before. The partnership of Lewis E. Chapin, an East Oakland builder-architect, and Henry C. Morris, an Oakland real estate broker developed this home, capitalized on a mass-exodus across the Bay following the 1906 disaster by offering brand new homes, built in the latest architectural styles, in Oakland's most desirable neighborhoods.

Between 1906 and 1912, Chapin and Morris built numerous well-appointed houses in the Colonial, Prairie, and Tudor styles fashionable during the period...

Although Chapin was often the architect during his work with Morris, for 619 Mariposa the partnership used plans by another prolific Oakland firm, the Milwain Brothers, sons of San Francisco architect Alexander Milwain. Alexander Jr. apprenticed with William Mooser, who designed much of San Francisco's Financial District before it was destroyed in 1906, while his brother William was trained in the offices of Walter J. Mathews, another architect's son and the brother of California Decorativist painter Arthur Mathews...

By 1933, the former Bulkley house was owned by yet another engineer, George A. Sutherland (who would lose his job during the Great Depression, according to the 1936 WPA housing survey). More recent owners include pharmacologist John M. Hanley, now of Lake Oswego, Oregon, and then the family of Emmett Eiland, who owns an oriental carpet shop in Berkeley.

(Excerpts: JoAnne Hausler, 1997 Annual House Tour – Oakland Heritage Alliance)

Located between two neighborhood business districts, Piedmont Avenue and Grand Avenue, and hugging the Piedmont city line, the Rose Garden Neighborhood is home to a variety of architectural styles – Victorian, Queen Anne, Craftsman, Bungalow, Prairie School, and the gamut of Revival Styles. Among these distinctive homes were such notable architects as Julia Morgan, the Newsoms, and Albert Farr. The majority of homes were generally constructed between the late 1800s and the 1930s. During the 1920s a number of interesting apartment buildings were also built in keeping with the architectural styles of that era and the residential character of the neighborhood, which blended in with the adjoining single family homes.

The area began to develop soon after the Consolidated Piedmont Cable Car line established service up Oakland Avenue in 1890.

It was the Linda Vista Terrace Tract which helped build the Rose Garden neighborhood.

Touted as being one of the most desirable areas for home sites in the City of Oakland, the Terrace had good soil and “fine views” of the Piedmont hills and the harbor. “Linda Vista Terrace and its environs will certainly maintain its lead as the choice residence section of Oakland,” predicted an advertisement by the developers Heron & Holcomb.

...in 1949, the Rose Garden neighborhood was rezoned to R-70, high density residential. Many of the stately old homes became victims of the wrecking ball and were replaced with large apartment and condominium complexes. The larger homes were the first to go...

Linda Vista Terrace was developed by Heron & Holcomb of 1050 Broadway. Their 1896 brochure boasts of “convenience of transportation” (the Piedmont and Mountain View electric railway) and the natural advantages its elevation affords: “fine drainage... and a dryness of the atmosphere.” At the time of the brochure thirty-four houses had been built.

Oakland Heritage Alliance presents
THE 1997 ANNUAL HOUSE TOUR
The
Rose Garden Neighborhood
Picturesque Homes at their Best





Exterior: South Front and West Side View – Google Maps, 2019



Exterior: North Rear and East Side View – Google Maps, 2019

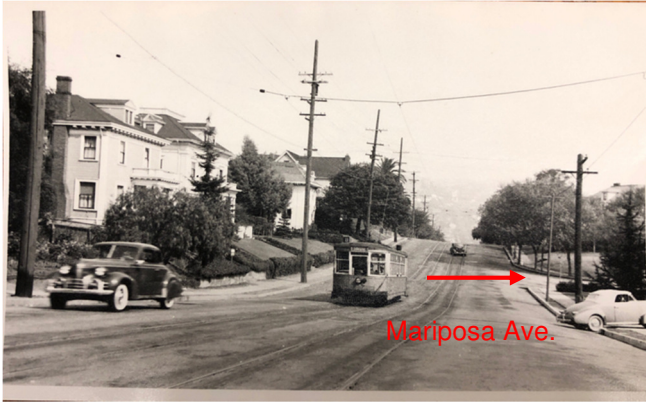


Photo of Oakland Ave. with streetcar – Oakland History Room

VALUABLE HOMES MANY IN HILLSIDE REGION

New Construction Shows Big Increases in Residence Building Activities

Six homes representing a total investment of \$150,000, are now in course of erection between the head of Lake Merritt and Upper Piedmont, in the district served by Mandana boulevard. Four of these new and beautiful homes which will soon be counted among the show places of the bay cities, are depicted on this page.

Occupying a wonderful hilltop in Crocker Oaks, the home of Dr. A. S. Larkey, now almost complete, can be seen from nearly every part of Oakland. The view from the residence is magnificent, including the whole sweep of the bay from Tamalpais to the southerly extremity of the Santa Cruz range. The architects of the Larkey mansion were Milvain Bros., and the house, with its long low lines and red tile roof, is beautifully adapted to its superb site.

The residence of Richard Ayer, of Bates, Borland & Ayer, which is being built on Sea View avenue, a couple of blocks from Mandana boulevard, is from designs by Julia Morgan, and is in the attractive English style of architecture. It commands a view not only of the hills, but overlooks the city and bay and will be, when completed, one of the most beautiful of the series of stately homes along Sea View avenue.

Directly adjoining, Mrs. T. L. Barker will build very shortly. Architect Clinton Day already has the plans of her home under way, and it is expected that ground will be broken within a few weeks.

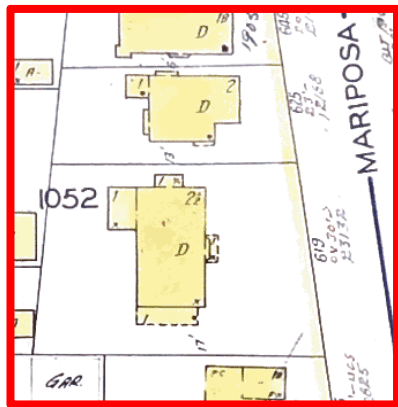
Nearer the lake the residences of J. J. Donovan and H. E. Jackson are in course of erection, while a few hundred yards distant the beautiful \$10,000 house erected by Wickham Havens Incorporated, from plans by Walter H. Ratchliffe Jr., is now entirely finished. The Havens house with its background of eucalyptus trees commands a wonderful view over Oakland and San Francisco bay.

Just north of Mandana boulevard, finishing touches are being placed on a residence being erected by Dr. and Mrs. F. W. Shores, which represents an investment of \$20,000. This residence of twelve rooms, from designs by Hutchinson Bros., is distinguished by many notable features. The living room is in solid mahogany and the dining room is finished in old ivory. Specially designed papers have been used throughout.

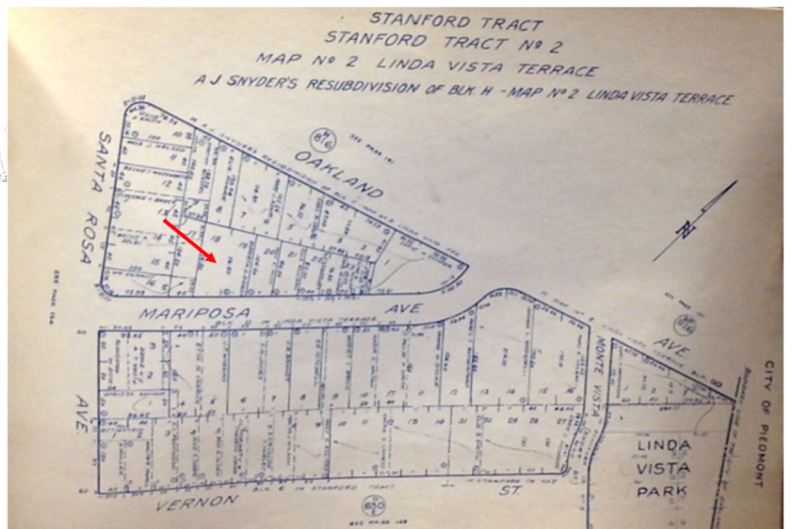
It is stated that nowhere on the east side of the bay is there such a wonderful array of costly new homes as within a few blocks of upper Mandana boulevard in Crocker Tract and Crocker Highlands.

Article on construction in Oakland Piedmont area.

Oakland Tribune, Oct 25, 1914, pg. 10 – Oakland History Room



Map of block and close-up of property – Oakland Building Department



Block book – Synders Sub of Block 4, Map No. 2. Linda Vista Terrace - 816. Blocks 746 878 - 1914. –

Oakland History Room



Map, 1912-1913 – Realty-Bonds and Finance Co. – Oakland History Room



Close-up of Mariposa Ave. block

Aerial photographic mapping, 1958 – Geo S. Young – Oakland History Room



HISTORIC RESOURCES INVENTORY

CP

City or rural address: 354-56 Euclid Avenue

19. Historical and/or Architectural Importance (continued from page 2)

intention for the neighborhood, these early houses were by distinguished architects, including C.W. Dickey (see 399 Bellevue, in the district) and Julia Morgan (365 Euclid, demolished) as well as Milwain Bros. The Milwains have at least 10 buildings in Adams Point, dating from 1907 to 1924, mostly largish houses from around 1910; 230 and 290 Grand are described in the Lake Merritt District, and 396 Euclid in the Bellevue-Euclid District. The Winchester house is particularly distinguished for its manipulation of scale and asymmetry, with the split-level windows and cornices in graduated sizes, the sort of mannerism often associated with the work of Ernest Coxhead.

Milwain Bros. are listed as a partnership at least 1908-1918, and individually as architects in Oakland into the 1930s. They were apparently sons of Alexander Milwain who is listed as a builder in Oakland in the 1890s. Alexander M. Milwain, the son, worked as a draftsman in William Mooser's San Francisco office around 1900 and was Mooser's partner in a great deal of post-1906 rebuilding, as Mooser & Milwain. Around 1921 Milwain worked for the construction department of the Oakland Public Schools; he appears to have died around 1942. William E. Milwain was a draftsman in Walter J. Mathews' office (J.C. Mathews and Son) as early as 1889, and still listed as an architect, living in Piedmont, in 1943.

Milwain Brothers file. Historical Resources Inventory- Oakland Building Department

Record of Applications for Permits

No.	DATE FILED	DATE ISSUED	OWNER	CONTRACTOR	ARCHITECT	NATURE OF APPLICATION	WARD	Number of lots of street
12166	APR 7 1908	APR - 9 1908	McClellan's W. G. Clark	F. F. Kristman	C. E.	2 1/2 7B Donly	7	E Lakeside ave
12167		APR - 9 1908	Dean W. E.	C. M. MacGregor		2B additional	6	622 El Dorado St
12168		APR - 9 1908	Youngs L.	J. C. Conner		alterations	2	721 Leavelle
12169		APR - 9 1908	Leif M. R.			do	5	1923 Kensington
12170		JUN 25 1908	Paulsen L.			do	2	829 Washington
12171		APR - 9 1908	Thomas C. Christy	W. M. Thompson		1 1/2 4B Donly	2	191 Leavelle
12172		APR - 9 1908	W. Capland O. A.	C. M. MacGregor		1 1/2 Garage	2	567 32nd
12173		APR - 9 1908	King C. H.	F. A. Mansbratt		alterations	5	310 12th
12174		APR - 9 1908	Stratton L. L. R.	W. A. Whigham	Stone & Smith	2 1/2 13B Donly	1	182 Kensington ave
12175	APR - 8 1908	APR - 9 1908	Martinez School	C. M. MacGregor		2 1/2 8B do	5	182 Van Ness
12176		APR - 9 1908	Johnson B. A.	C. P. W. Conner		2 1/2 11B lots	2	182 32nd St
12177		APR - 9 1908	Eccleston J. H.	C. M. MacGregor		Common floor (basement)	1	412 34th
12178		APR - 9 1908	Langley C. E.	Conner	G. H. W. W. W. W.	1 1/2 6B Donly	1	702 Alameda Ave
12179		APR 11 1908	W. H. Nickel Co. Inc.	do		1B additional	1	194 E. W. W. W.
12180		APR - 9 1908	W. H. Vance O. W.	do		1 1/2 4B Cottage	1	6 Grove St
12181		APR - 9 1908	Young R. L.	Brain & Merrill		Water tank tower	3	1015 Chestnut
12182		APR 9 1908	Douglas J. B.	J. F. Quinn		1 1/2 6B Donly	1	702 Commercial
12183		APR 14 1908	Baker Sarah J.	W. M. Dixon	A. W. Smith	2 1/2 11B lots	7	6 1st ave
12184		APR - 9 1908	Wilson O. W.	E. A. Young		alterations	4	695 27th St
12185		APR - 9 1908	Leavelle W. H.	D. L. Jones		alterations	3	971 Broadway
12186		APR 13 1908	Youngs & C. R. M.	Conner		1 1/2 5B Donly	1	182 52nd
12187		APR - 9 1908	Johnson Carl	do		1 1/2 6B Cottage	1	182 Alameda
12188		APR - 9 1908	Morris H. C.	L. E. Chapin	Milwain Bros.	2 1/2 9B Donly	1	181 Mariposa
12189		APR 11 1908	Knickerbocker E. R.	D. E. Allen		2 1/2 11B do	3	6 Lee

1 1/2 Donly	1	✓	182	52nd	290' E of Market St.	2000	4-	INSPECTED B
1 1/2 Cottage	1	✓	182	Alameda	805 Alameda	1975	4-	INSPECTED B
3 Donly	1	✓	181	Mariposa	200' W of Santa Rosa St.	7000	12-	INSPECTED B
1 1/2 do	5	✓	6	Lee	60' S of Adams	7000	12-	INSPECTED B
3 apartments	1	✓	181	Mariposa	33rd & W of Adams	34450-	29-	INSPECTED B
1 1/2 do	1	✓	181	Mariposa	33rd & W of Adams	4500-	4-	INSPECTED B

Record of Application for Permits 1908 - Oakland Building Department

Tribune
January, 1914

TRIBUNE

MORRIS AND MILLER BUILDING
N.W. CORNER FOURTEENTH AND
JEFFERSON

43?
45?
(291 345)

check out

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AN

p 15

3

Tribune Mar. 23, 1943

**Hotel Sold
In Court Here**

Tribune MAR 23 '43

The Hotel Sutter, 14th and Jefferson Streets, Oakland, owned by the estate of Mrs. H. C. Morris, was sold on a bid of \$162,000 today in the court of Superior Judge John D. Murphy. The buyers are H. J. Armund and Raymond Wootten, local hotel operators.

An original bid of \$85,000 had been received by the court from Harry D. Marshall, but the property went to Armund and Wootten when they boosted the bid \$1000 at a time in court.

Mrs. Morris, widow of H. C. Morris, Oakland financier and real estate operator who died here about five years ago, died May 18, 1942. Attorney George Clark of Berkeley, who is handling the estate, said today that a complete inventory of the estate holdings should total more than \$1,000,000.

The estate is still in probate, but sale of the hotel property was approved by the court. Armund and Wootten handled the purchase negotiations through F. Bruce Maiden & Co here.

Morris came to Oakland some 20 years ago from the East, investing a private fortune in real estate and building ventures. Mrs. Morris, formerly her husband's secretary, was a lawyer and later handled the property left when her husband died. The family home was at MacArthur Boulevard and Vernon Street in Oakland.

201-05 Mac Arthur
or
448 Vernon

Oakland Tribune, March 23, 1943. Chapin and Morris file – Oakland Cultural Heritage Survey.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

- "The Rose Garden Neighborhood, Picturesque Homes at their Best." Oakland Heritage Alliance, 1997 Annual House Tour, September 14, 1997. Cover page, Anchor Home.
- Assessors Map 10, 816. DRN.8-66 R.H.S. Rev. 9-23-75 W.M. 11-09-10 LL / Rev. 5-22-73 RM 7-9-79 PB 80-2
- Block book, Synders Sub of Block 4, Map No2. Linda Vista Terrace - 816. Blocks 746 878 - 1914.
- Maps – Google Maps 2019.
- Aerial photography, 1958. Geo S. Young
- Oakland Tribune, March 23rd, 1943 –Hotel Sold in Court Here. Re: Chapin & Morris.
- Oakland Tribune, Oct 25, 1914 – Valuable Homes, Many in Hillside Regions.
- Milwain Brothers file. Department of Parks and Recreation, Historic Resources Inventory.
- Record of Application for Permits 1908.

10. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres):
9,360 sq. ft. _____

B. UTM References: *[National Register boilerplate, feel free to ignore]*

C. Verbal boundary description (address):

619 Mariposa Avenue, Oakland, APN 010-0816-007, Parcels One, Two and Three.

11. FORM PREPARED BY

Name/Title:
David Salazar _____

Organization: n/a _____ Date: 4/30/2018 _____

Street and Number: 619 Mariposa Avenue _____ Telephone: (415) 812-8756 _____

City/Town: Oakland _____ State: CA _____ Zip Code: 94610 _____ Email dtsalazar@gmail.com _____

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) _____ Recommended _____ Not recommended for landmark/S-7/S-20 designation

Date: _____ Resolution number: _____

(2) _____ Designated as Heritage Property Date: _____

C. Action by City Planning Commission

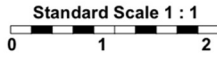
_____ Recommended _____ Not recommended for landmark/S-7 designation

Date: _____

D. Action by City Council

_____ Designated _____ Not Designated

Date: _____ Ordinance No: _____



LEGEND

- Parcel One (Fee, Property in Question)
- Parcel Two (Fee, Property in Question)
- Parcel Three (Easement)

Old Republic Title Company
 6201 Antioch Street, Ste. 300
 Oakland, CA 94611
 (510) 339-2020 Fax: (510) 339-8959

Title Order No. 1116021799, Preliminary Report Dated as of May 28, 2014	Drawing Date: 06/13/2014
Reference :	Data :
Property: 619 Mariposa Avenue, Oakland, CA 94610	Assessor's Parcel Nos. : 010-0816-007

"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

Plat Showing the land referred to in this Report is situated in the County of Alameda, City of Oakland, State of California.

NOTE: Easements depicted hereon are provided as a courtesy only and no representation is made as to the accuracy or completeness thereof. The Company assumes no liability for any loss occurring by reason of reliance thereon. It is recommended that a survey be obtained from a licensed professional to determine actual locations.

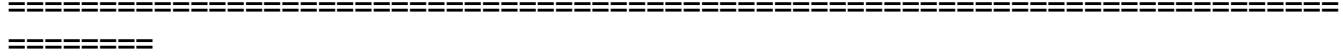
Sheet
1
of
1

Archive #



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM



This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

A. Historic Name: **Charles and Coral Quayle house**

B. and/or Common Name: name) _____

2. ADDRESS/LOCATION

Street and number: **2600 Best Avenue, Oakland CA**

Zip Code: **94619**

3. CLASSIFICATION

A. Category

- District
- Building(s)
- Structure
- Site
- Object

D. Present Use (P) and Historic Use (H)

- | | |
|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Educational | <input checked="" type="checkbox"/> Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): |

B. Status

- Occupied
- Unoccupied
- Work in progress

E. Number of Resources within Property

- | | |
|--------------|-------------------------------------|
| Contributing | Non-contributing |
| <u>1</u> | <input type="checkbox"/> buildings |
| _____ | <input type="checkbox"/> sites |
| _____ | <input type="checkbox"/> structures |
| _____ | <input type="checkbox"/> objects |
| <u>1</u> | <input type="checkbox"/> Total |

C. Accessible

- Yes: restricted
- Yes: unrestricted
- No

F. Application for:

- | | |
|---|--|
| <input type="checkbox"/> City Landmark | <input type="checkbox"/> S-7 District |
| <input checked="" type="checkbox"/> Heritage Property | <input type="checkbox"/> S-20 District |

4. OWNER OF PROPERTY

Name: The Robert and Kalla Rokoff Family Trust [Robert and Kalla Rokoff]

Street and Number: 2600 Best Avenue

City: Oakland State: California Zip Code: 94619

Assessor's Parcel Number: 36-2463-24-1

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

- National Historic Landmark
- Included in National Register of Historic Places
- Determined eligible for inclusion in National Register of Historic Places

B. State

- California Historical Landmark
- California Point of Historic Interest
- State Historical Resources Inventory (*primary record only, 1998*)

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey: Oakland Citywide Preliminary Survey
Depository: Oakland City Planning

Survey Date: 1996
Rating (if applicable): C3B+



7. DESCRIPTION

A. Condition:

B. Alterations:
(Check one)

C. Site
(Check one)

Excellent

Deteriorated

Unaltered

Original Site

Good

Ruins

Altered

Moved

(Date _____)

Fair

Unexposed

D. Style/Type: Colonial Revival or Dutch Colonial

E. Describe the present and original (if known) physical appearance:

2600 Best Avenue is a large, wood frame gambrel-roofed house in the Maxwell Park neighborhood of East Oakland. It has two stories of living space, a basement, and sits on a corner lot. Architecturally, 2600 Best Avenue was cited in a 1998 State Resources Agency Department of Parks and Recreation report (see attachment) to be of interest as an “unusual and prominently sited Dutch Colonial home.” Cited from the report: “it has a full-width glazed front porch with paired square columns and a two-story angled bay and a cross-gambrel with many windows on the downhill side. Exterior walls are shingled on the upper story and clapboard on the ground floor. A shallow pent roof with a molded edge separates the two floors.”

Done in the Dutch Colonial style popular in the 1920’s, the house’s gambrel style embodies the uniquely American interpretation of classic Dutch and English architecture. Typical to that style, the house entrance is notable and grand. The full porch has large tall windows between four columns. The front door is located inside the porch.



In the northwest corner, on the gambrel style side of the house and where Best Avenue meets Brookdale, there are two stories of bay windows curving outward in a large tower or column-like shape. From upstairs, there is a clear view across the Oakland downtown skyline to the Bay Bridge and San Francisco skyline down to the Oakland airport and Coliseum.



Photo of Quayle family in front of 2600 Best Avenue. Year unknown. Photo obtained by listing agent from unknown Quayle family member.

Both upstairs and downstairs, the house is lined with windows done in the Colonial style. Greatly enhancing the home's unique architecture, 37 of its 42 windows are original double-hung, single-pane, rope and pulley. The windows are single lite on the lower sash, and each upper lite is divided into eight true sections with in a rectangle and square pattern. The two small accent Marquis pattern windows that frame the chimney and face Brookdale Avenue are intact with original lead and leaded glass.

The large brick fireplace hearth, originally visible from the street, is now behind a fence. The large chimney still features prominently. A previous owner added a second fireplace upstairs and chimney upstairs on the south side of the house. The home's original and largest chimney was made from brick fired by the Richmond Pressed Brick Co.. It was painted white by a previous owner. Restoration in 2017 was done with great care to keep to its original appearance and wood-burning capability. The roof was also replaced in 2017, and approximately 90% of the original redwood internal framing was left intact.[see Permits: DRX171315, RB1703411, RM1701752, R1700608].

Looking at the house from the rear, the most noticeable features are the gambrel roof and a large and prominent old Deodar Cedar tree in the backyard (visible from Maxwell Park and beyond). Estimated to be 80-90 years old by a local arborist, it can be seen in some early photographs. It was in great need of care and is now thriving after long overdue arborist maintenance.

The original garage structure still stands onsite, and was in very poor condition. Designed to mimic the style of the house, it also was built with a gambrel style roof and colonial style windows. When recently purchased, the garage door was sealed shut, mice and skunks inhabited the structure, and the roof was giving way. It is currently undergoing restoration, and foundation, walls, and roof have all been repaired, all while maintaining much of the original redwood framing. Additionally, the new garage door was chosen to match the original door as closely as possible. [see Permits: ZW1800548, RB1802384].



Garage and family dog, Topper. Year 1939. Photo acquired by listing agent from unknown Quayle family member. On right, garage undergoing restoration. Door and restoration was selected to resemble original.

8. SIGNIFICANCE

A. Period:

- Prehistoric
- Pre-1869
- 1869-1906
- 1906-1945
- Post-1945

B. Areas of significance--check and justify below:

- | | |
|--|---|
| <input type="checkbox"/> Archeology-prehistoric | <input type="checkbox"/> Landscape architecture |
| <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input type="checkbox"/> Art | <input type="checkbox"/> Music |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/government |
| <input checked="" type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Education | <input checked="" type="checkbox"/> Social/humanitarian |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Exploration/settlement | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Invention | |

C. Period of Significance: 1920-present

D. Significant dates: July 12, 1922, owner

Charles L. Quayle, builder Burritt & Shealey, 1 story garage & 2 story 9 room dwelling, east side Best 40' N of Brookdale ("2600" written in), \$400 + \$7600, Permit #70516-17,

- E. **Architect:** Slocombe & Field, **Contractor:** Burritt&Shealey
- F. **Significant persons:**Charles and Coral Quayle
- G. **Statement of Significance (include summary statement of significance as first paragraph):**

The house at 2600 Best Avenue is significant because of its architects, developers, original owners, and its architectural uniqueness in a prominent site in Maxwell Park. This would be the first home in Maxwell Park to receive landmark status.

Significance of Maxwell Park

Maxwell Park is a neighborhood in the foothills of East Oakland, California. It is just west of Mills College, below Highway 580, and near Brookdale Park and the Fairfax neighborhood, and Laurel and Dimond districts. The community was created in 1921 and is one of the most architecturally diverse neighborhoods in Oakland. Advertised as “the high-type development work...Maxwell Park might well be termed a veritable “little Piedmont.” Its architecture is a charming mix of period bungalows and single-family homes with vibrant and assorted designs in craftsman, Mediterranean, Spanish, Tudor, Italian Renaissance, and other styles. The wide mix of architectural styles can be credited to developer John Maxwell’s mandate that the new homes “must bear the stamp of artistic individuality.” Additionally, thanks to the rolling hills, many of the homes also have beautiful views of the bay.

Merchant John Maxwell, “one of Oakland’s best known business men” and the owner of downtown Oakland hardware firm C. L. Maxwell & Son, was the original owner of the land that would become 477 lots and Maxwell Park. He called it, “Oakland’s Addition Beautiful,” and it was an extremely popular development. Builders Burritt & Shealey (also responsible for the nearby enclave of Piedmont Pines) were reportedly building one home every two days by May 1922, and one a day by 1923. The lots originally sold for \$6,950, with down payments advertised as little as \$1. At that time, the Southern Pacific electric lines were located nearby, and he arranged for the 55th Avenue streetcar line to extend to Maxwell Park in order to boost sales. Easy transportation to San Francisco and great weather soon became its major selling points.

In addition to promoting very low down payments, the promotional materials for Maxwell Park included “water mains now to every lot...very rich soil will grow flowers, trees, and vegetables...the property is restricted to Orientals, Asiatics and Africans.” Like many communities built in that era, the charter excluded potential buyers and residents because of their race or national origin.

Over the decades, Maxwell Park began to diversify and today, its people are as diverse as its architecture. One of Maxwell Park’s most famous residents is “Oriental, Asiatic” martial arts superstar Bruce Lee, who made Maxwell Park home in the 1960s. He lived on Monticello Avenue with his family and ran a martial arts school he developed the style that made him famous. The neighborhood also changed as cars became ubiquitous. AC Transit buses replaced streetcars in 1960. During the 1980s and the “white flight” to the suburbs, many homes become rentals and fell into neglect.

Today, among the hottest real estate markets in Oakland, most homes have been lovingly restored and few sit neglected. Asian-Americans, African-Americans, Native-Americans, Caucasians, Latinos all come together to form a very motivated and organized community, and the Maxwell Park Neighborhood Council. The group organizes beautification projects, neighborhood walks, the annual Day in the Park

Festival. The city park with playground and bathrooms, once neglected and covered in graffiti, became the starting point in the mosaic artwork trend visible on trashcans throughout Oakland. In that mural, you will find a representation of an Oakland streetcar that once clattered along the same route.



Significance of house architects

Francis Harvey Slocombe practiced from the 1920s to the 1940s, alone and in various partnerships, including (Slocombe & [Ephraim] Field, Slocombe & Tuttle). He is best known for Period Revival houses and (later) Moderne commercial buildings. Some other Slocombe & Field houses identified by the Cultural Heritage Survey are 320 Adams (1921), 251 Perkins (1922), and 1037 Ardmore (1921). Later flashy Mother Goose Slocombe houses are in Berkeley are 611 Arlington (1930) and what was Little Chapel of the Flowers, 3049 Adeline (1928).

DWELLING
 (2977) LOTS 1 AND 2 BLK "D" Map
 Maxwell Park, Oakland. All work
 for one and one-half-story 9-room
 dwelling and garage.
 Owner—Charles Quayle, 2188 Rosedale
 St., Oakland.
 Architect—Slocombe & Field, 1st Svgs.
 Bank Bldg., Oakland.
 Contractor — Burritt & Shealey, 2757
 Post Ave., Oakland.
 Filed July 5, '22. Dated June 28, '22.
 Frame up ¼
 Brown coated ¼
 Completed and accepted..... ¼
 Usual 25 days..... ¼
TOTAL COST, \$7600
 Bond, none. Limit, 80 days after July
 1. Forfeited, none. Plans and specifica-
 tions filed.

Building and Engineering News, *Contracts Awarded*, July 8, 1922.

Significance of house's first family, Charles and Coral Quayle

Charles and Coral Quayle purchased two lots with a large two-story home with a detached garage for \$7,600. Architects Slocombe & Field designed the house. Today, it continues to set itself apart from the others in the neighborhood because of its large size, prominent position atop a hill at the corners of Best Ave and Brookdale Ave, and its unique architectural style.

Mr. and Mrs. Charles Quayle were a "well-known Oakland family." Mr. Quayle, a local attorney, had an excellent reputation and was regularly mentioned in the Oakland Tribune and other publications in the 1920s and 1930s. He was among the local leaders who helped establish the Fairfax business district, originally called the Eastlake District. He was a Master, or president, of the local fraternal Mason organization, and preside over the Oakland Lodge of Masons beginning in 1919. During his tenure, he started to allow women to participate in Lodge activities by starting Ladies Night in 1919. His prominence was leveraged in a number of Maxwell Park ads to sell the neighborhood (see attachment). But, it was his wife Coral Quayle who had the most significant impact in Oakland.

Born in 1884 in California, Mrs. Quayle typified the civic activism of the first generation of women voters of influential status. She was active both locally and statewide. As the junior president of the California Federation of Women's Clubs, she regularly opened her home for the meetings of The General Federation of Women's Clubs. Founded in 1890 in a time when women's rights were limited, the a federation of over 3,000 women's clubs in the United States promoted civic improvements through volunteer service.

Also President of the Fruitvale Women's Club, she hosted a "informal luncheon will precede the study hour of the American citizenship and international relations sections." The question posed for group discussion, "What it is to be an American." (article excerpt attached) Until the right to vote was granted, these women's clubs were the best outlets for women to be heard and taken seriously. After the 19th Amendment was ratified, women like Coral Quayle continued their activism and leadership in many areas of social importance. Mrs. Quayle created a fund and held a benefit to raise money for equipment needed for the new Maxwell Park school. The home also hosted musical events for the local children, to political meetings, including with the mayor of Oakland.

The mother of six children, Mrs. Quayle was particularly passionate about child welfare and education. Before moving to Maxwell Park, she became the first elected woman to the Alameda County Board of Library Directors. Once she moved to the neighborhood she got started on helping build the local schools. She helped found the Maxwell Park Parent Teachers Association and was elected its first president. A charter member, Mrs. Quayle helped write the constitution and by-laws, which were adopted and signed at an event at 2600 Best Avenue. She was mentioned in the newspaper as a speaker of honor at the new school's opening.

She did not just serve locally in Oakland. She was the chairman of the sixteenth district of the California Parent Teachers Association, and served as State Chairman of Recreation of the California Congress of Parents and Teachers. She traveled to Modesto to participate in a statewide conference to develop parent-teacher courses and curriculum for implementing physical education courses.

In her work, she promoted outdoor family play as "a panacea for all child problems and

delinquency,”and was a tireless advocate in her beliefs. She determinedly promoted her “new movement” espousing the importance of child outdoor play, by offering a prize for the best backyard playground build in Maxwell Park. A full front-page feature of the Quayle family in their backyard was published in the Oakland Tribune, including a picture of Mr. Quayle boxing with his son showing all of Oakland that their home was “where theories of recreation are practiced as advocated.” (See attachment)

Considering the gender limits imposed upon her at the time, she was quite a force for the community. Mrs. Quayle used her voice and her status in Oakland to be an activist in the community. Opening her home at 2600 Best Avenue for fundraising and events, both social and political, happened regularly. Because of Coral Quayle’s civic-minded generosity, that home, 2600 Best Avenue, served as a meaningful place in Maxwell Park and Oakland history.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

- Oakland Tribune, *Maxwell Park is Shortly to be Marketed*, April 24, 1921
- Oakland Tribune, *Duplicating Piedmont – Maxwell Park*, advertisement page 4, May 21, 1921.
- Oakland Tribune, *Families Ready To Occupy New Homes*, Development Section, July 30, 1922. (Attached)
- Oakland Tribune, *Candidates Discuss Local Issues; Meetings Held in Many Sections*, April 11, 1923.
- Oakland Tribune, *Homes by the Hundred are Being Built*, April 15, 1923.
- Oakland Tribune, *Fairfax Puts Itself On The Eastlake Map*, August 26 1923.
- Oakland Tribune, *News of the East Bay Musical World*, page 81, May 4, 1924.
- Oakland Tribune, *Fruitvale Women's Club, Mrs. Charles S Quayle Newly Elected President*, June 14, 1925.
- Oakland Tribune, *Tuesday Evening News*, page 26, October 6, 1925.
- Oakland Tribune, *Society Happenings*, Tuesday Evening News, Section D, November 24, 1925. (Attached)
- Oakland Tribune, *Maxwell Park School Opened*, Section C, page 13, January 21, 1926. (Attached)
- Oakland Tribune, *Betrothal Told*, January 29, 1927.
- Oakland Tribune, *Back to Backyard Playground is a P.T.A Slogan*, October 30, 1927.(Attached)
- Oakland Tribune, *Reception and Luncheon Will Open Club Year*, page 33, August 12, 1928.
- Oakland Tribune, *Parent-Teacher Association News*, page 13, October 12, 1928. (Attached)
- Building and Engineering News, *Contracts Awarded*, July 8, 1922. (Attached above on page 7)
- News Notes of California Libraries, October 1921
- Oakland’s Neighborhoods*, compiled by Erika Mailman for the City of Oakland Cultural Heritage Survey
- Conner and Milner promotional flyer, *Plat of Maxwell Park; Facts About Maxwell Park, 1921*. (Attached)
- A Centennial History, 1868-1969, Oakland Lodge No. 188 F. & A.M.*, pages 30, 299.

Websites

Lawton Associates Real Estate Brokerage: Lawtonassociates.com/neighborhoods/#Maxwell_Park

Wikipedia:Maxwell Park, https://en.wikipedia.org/wiki/Maxwell_Park,_Oakland,_California; General Federation of Women's Clubs: wikipedia.org/wiki/General_Federation_of_Women%27s_Clubs

LocalWiki: localwiki.org/oakland/Maxwell_Park

10. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres): **7,138 square feet**

B. UTM References: **USGS 7.5**

USGS Quadrangle Name: **Oakland East** USGS Quadrangle Scale _____

A _____ B _____
Zone Easting Northing Zone Easting Northing

C _____ D _____

C. **Verbal boundary description:** 2600 Best Avenue is on the corner of Best Avenue and Brookdale Avenue in the Maxwell Park neighborhood in East Oakland.

11. FORM PREPARED BY

Name/Title: Kalla& Robert Rokoff, homeowners

Organization: _____ Date: May 14, 2019

Street and Number: 2600 Best Avenue Telephone: 619-723-3992

City/Town: Oakland State: CA Zip Code: 94619 Email KALLANROB@gmail.com

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) _____Recommended _____Not recommended for landmark/S-7/S-20 designation

Date: _____ Resolution number: _____

(2) _____Designated as Heritage Property Date:_____

C. Action by City Planning Commission

_____Recommended _____Not recommended for landmark/S-7 designation

Date: _____

D. Action by City Council

_____Designated _____Not Designated

Date: _____ Ordinance No: _____

Property from front (north), looking across Best Avenue (all photos take in 2016 at time of sale)



Property from side (west), looking across Brookdale Avenue



Property from side (east) property line



Property from rear (south) property line



The original Maxwell Park neighborhood marker located at the corner of Monticello Avenue and Brookdale Ave, with 2600 Best Avenue visible in the background.



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 1

Page P1 of 1

Other Listings OPB Prelim. C3B+?
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): 2600 BEST AV
b. Other Identifier:

*P2. Location: a. County Alameda

*b. Address 2600 BEST AV/E COR BROOKDALE
City Oakland, CA

Zip _____
Zone: _____ mE / _____ mN

*c. UTM: USGS 7.5' Quad Oakland East Date 1959 (1980)
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 036 2463 024 01

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

2600 BEST AV is a big wood frame gambrel-roofed Colonial Revival or Dutch Colonial house in the Maxwell Park neighborhood of central East Oakland. It is two stories and basement, rectangular plan, on a large corner lot. It has a full-width glazed front porch with paired square columns, a two-story angled bay and a cross-gambrel with many windows on the downhill side, and a one-story bay and shed dormer on the utilitarian uphill side. Exterior walls are shingled on the upper story, clapboard below. A shallow pent roof with a molded edge separates the 2 floors. There is leaded glass in each of the upper sash; half moon louvers are in the gables. Present use is single family residence.

The building is in good condition; its integrity is good. Its preliminary rating of C3B+? reflects its interest as an unusual and prominently sited Dutch Colonial Revival house.

b. Resource attributes: HP02--house

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



*P5. b. Photo number: 758-22
Photo date: 02/28/98

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

*P7. Owner and Address:
JACKSON ROSETTA S
2600 BEST AV
OAKLAND CALIF 94619

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

*P9. Date Recorded: 09/30/98

*P10. Type of Survey: Intensive
 Reconnaissance Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-97-12005, 9/30/98 (Citywide)

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

Pict

Substitute DPR 523A (ochsp1.frm, rev 9/11/96)

ured

above, the Quayle family modeling the outdoor play and exercise advocated for by Mrs. Coral Quayle in her volunteer service work.

Maxwell Park Is Shortly to Be Marketed

Views in Maxwell Park where streets and sidewalks are being built, and many new homes are under construction, even before the property is offered for sale



LUMBERMEN TO HOLD IMPORTANT BUSINESS MEET

Retailers Begin Gathering At Fresno and End Up in Yosemite.

"Come On Along!"
"Together!"
The two slogans blend well. One is the slogan of the 1921 convention of Western Retail Lumbermen's Association; the other is the war cry of the Northern California loggers. The first is a result of the second.
The selection of Fresno for this year's convention of the Western Retail Lumbermen's Association, April 25 to 27, comes as a reward of the efforts of lumbermen who are

The Last Big Close-in Tract Is Now to Be Cut Up Into Lots and Offered for Sale to the Public

The last close-in piece of acreage property in Oakland, containing about 700 acres, is fast being turned into a beautiful residence park and

PESSIMISM HAS NO PLACE IN BUSINESS TODAY

Eastern Electrical Men Hold Conference in Oakland on Wednesday.

Pessimism has no place in modern progressive business. The public must be attracted by good service, good advertising and good merchandising. Haying should increase. Trade is at a turning point and should be stimulated.
A series of lectures representing the joint activity of nine electrical and appliance manufacturers come to Oakland next Wednesday to tell local merchants some trade-getting facts. This troupe is on a tour of the

LOCATION OF MAXWELL PARK

Marked on the side of the beautiful hills in East Oakland at 55th Ave. just two blocks from the Fourth Boulevard, two blocks from the Southern Pacific Electric line and at present two blocks from the end of the 55th Ave. or the market. Also only two blocks from the Lakeview.

THE VIEW FROM MAXWELL PARK.

Looking to the southeast there is a most wonderful view of San Francisco Bay, the city of Alameda, the Bay Harbor and the East Oakland Shipyard, while to the north is a view of the Lawrence Bay and the fertile fields surrounding it. To the east it overlooks the hills of East Oakland and the city of Berkeley, while to the west is a very remarkable panoramic view of the whole east range of hills.

HOW TO REACH MAXWELL PARK.

Take 55th Ave. car number 7 to the end of the line, then walk northwest two short blocks on Kingsland Ave. The line is being extended four blocks to the intersection of Kingsland, Flaming and Rawson Aves. as early as \$2000 for the extension of Maxwell Park roadway.

From San Francisco take Southern Pacific Midway electric train to Park Station, then walk northeast four short blocks.

To Drive by auto go on Fourth Boulevard to 55th Ave. and turn north two blocks, or drive east East 14th Street to 55th Ave. on 55th Ave. to Bookdale and north two blocks to the property.

PLAT OF MAXWELL PARK

Owned and Recorded by JOHN F. MAXWELL

Proposed by all who have seen it, in the Address Booked! with its wonderful climate and its beautiful view of San Francisco Bay, San Leandro Bay, San Lorenzo Bay, the hills of magnificent hills and overlooking the whole of East Oakland.

Maxwell Park is to have every improvement put in complete water main, sanitary and storm sewers, electrically connected and gas and every street paved. Every lot is from 30 ft. by 100 ft. and fully mortgaged.

The 55th Ave. Car Line number 7 is to be extended to the intersection of Kingsland and Flaming Avenues at an expense of \$20,000, giving car service to within two blocks of any lot in Maxwell Park.

CONNER and MILNER

Being Agents
Office on the grounds at Kingsland and Bookdale Avenues.

FACTS ABOUT MAXWELL PARK

THAT Maxwell Park is the only new addition to be put on the market this year that will have all the improvements to be made in hand.

THAT the sanitary and storm sewers are now in the whole addition.

THAT the water mains are now in the whole lot.

THAT the contract has already been let for all of the sidewalks and the paving, with cement curb and gutters over every street in the entire addition.

THAT the street car line will be extended at once to the intersection of Kingsland, Flaming and Rawson Avenues.

THAT every lot has enough convenience to insure the addition being one of the finest home districts in Oakland.

THAT the property adjoining this addition is laid up with beautiful water frontages.

THAT there are good grade and high schools close to the addition.

THAT the climate of Maxwell Park is always warm. No wind or fog.

THAT the view from Maxwell Park is a most wonderful view of San Francisco Bay, the city of Alameda, the Bay Harbor and the East Oakland Shipyard, while to the north is a view of the Lawrence Bay and the fertile fields surrounding it. To the east it overlooks the hills of East Oakland and the city of Berkeley, while to the west is a very remarkable panoramic view of the whole east range of hills.

THAT every lot is at least 30x100 feet in size.

THAT the property is situated on the Lawrence, Alameda and Alameda.

THAT you will never again have such an opportunity to buy fully improved building lots in a high class new addition, on the remarkable selling plan which we have planned for Maxwell Park.

THAT the price of lots are from \$800 to \$1400, with all improvements paid for in full.





Oakland Tribune

OAKLAND, CALIFORNIA, SUNDAY, OCTOBER 29, 1927

BACK TO BACKYARD PLAYGROUND IS P.-T. A. SLOGAN

Mrs. Charles C. Quayle, recreation chairman for the Sixteenth District, California Congress of Parents and Teachers, believes she has found a passport for all child problems and juvenile delinquency. "Build backyard playgrounds and make these lonely affairs," she urges. "Here are a few of her disciples who believe in family recreation. Top row, left to right: JAMES ASHLEY, with one of the world's smallest boys he makes with his dad in their spare time; CORAL QUAYLE, her six brothers in play with and a dog, but she's rather fond of "Winnie"; DOROTHY (standing)

and ALLETA WHITE have most of their good times in their backyard school, with their brother and mother and dad, they practice fancy tricks on the trapeze and swing. Lower left, Anthony CHARLES QUAYLE and his son BERNAL, seen out for a match or two to make up for a game of tennis. Lower right, a typical tea party at the playground of the Attorney A. G. Goodrich's home, showing DORIS GOODRICH, MARY SUSAN BRADY, MADELINE GOODRICH and CORAL QUAYLE. (DOROTHY, photo)



Scouts to Aid In Armistice Fete

AN EARLY start, 11 o'clock, of the 100 Boy Scout tractors in the city will be for the Armistice Fete. The tractors will be in the city from 11 to 12 and the Armistice Fete will be in the city from 12 to 1. The tractors will be in the city from 11 to 12 and the Armistice Fete will be in the city from 12 to 1. The tractors will be in the city from 11 to 12 and the Armistice Fete will be in the city from 12 to 1.

UPSTAIRS—
What's good real
Here's a C
Real Quality

Backyard Playgrounds Keep Children in Good Company

"Put 'em up there, Dad!"
"Say, son, who told you you could mox. Now I'll show you a wrinkle or two!"

"Ah, Ma, come on and never mind the dishes. Let's finish this game of tennis!"

Through the brish autumn air of a Sunday morning anyone passing might hear such cheery commands coming from the backyard of at least one East Oakland home where those theories of recreation are practised as advocated by Mrs. Charles Quayle, recreation chairman for the 16th district, California Congress of Parents and Teachers. They have been practised in that home at 2600 Best avenue for some years now, while the Quayle family of six sons and one daughter has sprinted up from babyhood.

"Back to the backyard playgrounds," is Mrs. Quayle's slogan, now adopted by all parent-teachers

the ten homes in the vicinity of the recreation chairman's residence, has revealed the power of imitation. Six of these homes have playgrounds already or in the building.

BACKYARD LANDSCAPE.

In the backyard of the modest little cottage of the Franklin Ashley's at 2500 Francis street there's a small garden hidden by green hedges that would rival the miniature landscape gardening of Japan. James Ashley Jr. and his father have worked together over a period of many months to perfect that garden, the pride of which is the gold fish pond. Using one end of the garage as their foundation they built an irregular rock waterfall, planting miniature shrubbery in the rock crevices to be reflected in the pond below where thousands of every kind of gold fish swim.

In his spare time of an eve-

"Back to the backyard playgrounds," is Mrs. Quayle's slogan, now adopted by all parent-teachers of the district who heard her report at the October meeting held Thursday in the Y. W. C. A. To give stimulus to the new movement Mrs. Quayle is offering a prize at the end of the season for the best backyard playground built and equipped by parents and children.

"Everywhere there's talk of the incorrigible youth of today," says Mrs. Quayle. "But very few parents have thought of the very simple solution of the problem 'how to keep children at home!'"

"Growing boys and girls need recreation. They like to play and if there's some one to play and something to play in, they'd rather do it at home than go elsewhere. It is the child's natural inclination to remain where the fun is already insured.

MUSTN'T GROW OLD.

"A real father and mother never grow old. They can't afford to if they want to keep their children where they can understand them. They should learn all the latest curves of baseball and if there's a tennis court near, play the game hard enough to demand the respect of growing sons and daughters. Mothers, too, should be taking their games seriously and play hard with their girls.

"Before-the school term closes

if there's some one to play and something to play in, they'd rather do it at home than go elsewhere. It is the child's natural inclination to remain where the fun is already insured.

MUSTN'T GROW OLD.

"A real father and mother never grow old. They can't afford to if they want to keep their children where they can understand them. They should learn all the latest curves of baseball and if there's a tennis court near, play the game hard enough to demand the respect of growing sons and daughters. Mothers, too, should be taking their games seriously and play hard with their girls.

"Before-the school term closes there'll be many a dad feeling his muscle, until now so many moons wasted; the important business man will patiently learn to wield a hammer and saw and give up his Sunday game of golf to make equipment for the ideal playground; there'll be developed a strong sports rivalry in the entire family," is Mrs. Quayle's claim.

Oakland Tribune, *Back to Backyard Playground is a P.T.A Slogan*, October 30, 1927.

Families Ready to Occupy New Homes

Thirty-three new families are already scheduled to move into the Burritt and Shealey homes in Maxwell Park during the next month, according to the builders.

August 1 will be "moving day" for six of these newcomers to the Park, August 15 for 18 more and September 1 for the remaining 9.

Meantime, while these homes are being put in readiness for their new occupants, another group of 23 homes are being rushed to completion. It is anticipated that the next few weeks will see the sale of this new series.

Among those for whom homes are being built in Maxwell Park are Charles L. Quayle, C. B. West of San Francisco, S. R. Van Duyne of San Francisco, and T. W. Kerrick, who was a moving spirit in the Chamber of Commerce drive.

The constitution and by-laws of the newly organized Maxwell Park Parent-Teacher Association will be adopted tomorrow at a meeting called at the home of Mrs. Charles Quayle, 2600 Best avenue. The roster of charter members will be completed at this time.

An organization meeting was held last month when Mrs. Quayle was elected president by the 34 charter members present. Other officers named were Mrs. J. E. Hood, secretary; Mrs. R. S. Manhard, treasurer. The committee on constitution and by-laws was appointed as follows: Mrs. George

Oakland Tribune, *Families Ready To Occupy New Homes*, Development Section, July 30, 1922.
 Oakland Tribune, *Parent-Teacher Association News*, page 13, October 12, 1928.

An informal luncheon at the home of Mrs. Charles Quayle, president of Fruitvale Women's Club, will precede the study hour of the American Citizenship and International Relations sections, Thursday, December 3. Mrs. Maude Graham, chairman of American Citizenship, Alameda County Federation of Women's Clubs, and president of the Foothill Boulevard Community Women's Club, will be the guest of honor.

The question, "What it is to be an American," will be answered by Mrs. Dow C. Golden, at the opening of the 8 o'clock program.

MAXWELL PARK SCHOOL OPENED

The new Maxwell school at Fiftieth avenue and Fleming street was dedicated last night at ceremonies attended by school officials, teachers and parents.

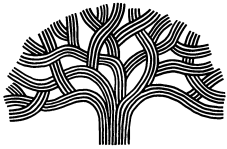
The school will accommodate six classes. It cost \$50,000. Formerly it was administered as a part of the Horace Mann school.

Speakers at the ceremony last night included John J. Allen, chairman of the board of education; Fred M. Hunter, superintendent of schools; Mrs. Charles S. Quayle, president of the Parent-Teacher Association; W. E. Adams of the Maxwell Park Improvement Club, and Miss Sue H. Dunbar, principal of the school.

Oakland Tribune, *Society Happenings*, Tuesday Evening News, Section D, November 24, 1925.
 Oakland Tribune, *Maxwell Park School Opened*, Section C, page 13, January 21, 1926.



Coral and Charles Quayle with their children. From left to right, Donald, Melvin, Bernal, and Harold. Elmer and Coral not yet born. Picture given to realtor by unknown Quayle family member.



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

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This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

- A. Historic Name: Bradley (Prof. Rev. Cornelius) House
- B. and/or Common Name: _____

2. ADDRESS/LOCATION

Street and number: 678 18th Street Zip Code: 94612

3. CLASSIFICATION

A. Category

- District
- Building(s)
- Structure
- Site
- Object

D. Present Use (P) and Historic Use (H)

- | | |
|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Educational | <input checked="" type="checkbox"/> Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): |

B. Status

- Occupied
- Unoccupied
- Work in progress

C. Accessible

- Yes: restricted
- Yes: unrestricted
- No

E. Number of Resources within Property

- | | |
|--------------|-------------------------------------|
| Contributing | Non-contributing |
| <u>1</u> | <input type="checkbox"/> buildings |
| _____ | <input type="checkbox"/> sites |
| _____ | <input type="checkbox"/> structures |
| _____ | <input type="checkbox"/> objects |
| _____ | <input type="checkbox"/> Total |

F. Application for:

- City Landmark
- Heritage Property
- S-7 District
- S-20 District

4. OWNER OF PROPERTY

Name: _Harsh Shah and James Liu on behalf of Koan Capital 1, LLC_____ email: _harshjshah@gmail.com

Street and Number: _5835 Occidental Street_____

City: _Oakland_____ State: _CA_____ Zip Code: _94608_____

Assessor's Parcel Number: ____3-43-30_(678 18th Street)_____

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

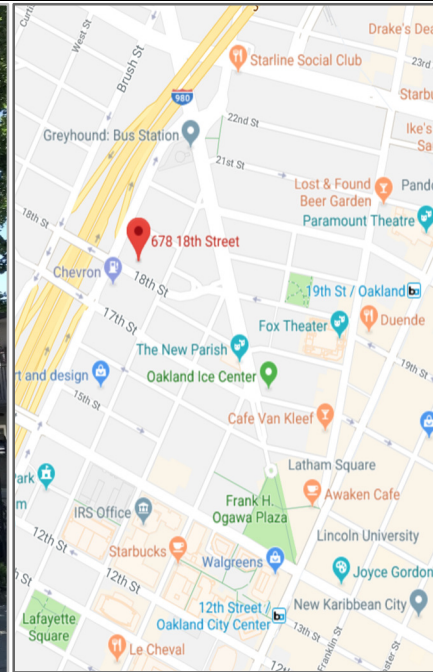
- National Historic Landmark
- Included in National Register of Historic Places
- Determined eligible for inclusion in National Register of Historic Places

B. State

- California Historical Landmark
- California Point of Historic Interest
- State Historical Resources Inventory (1985, Grove Castro 19th Street District)

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating (if applicable)	Date	Depository
Oakland Cultural Heritage Survey	B+1+	1985	Oakland City Planning



7. DESCRIPTION

A. Condition:

Excellent Deteriorated
 Good Ruins
 Fair Unexposed

B. Alterations:
(Check one)

Unaltered
 Altered

C. Site
(Check one)

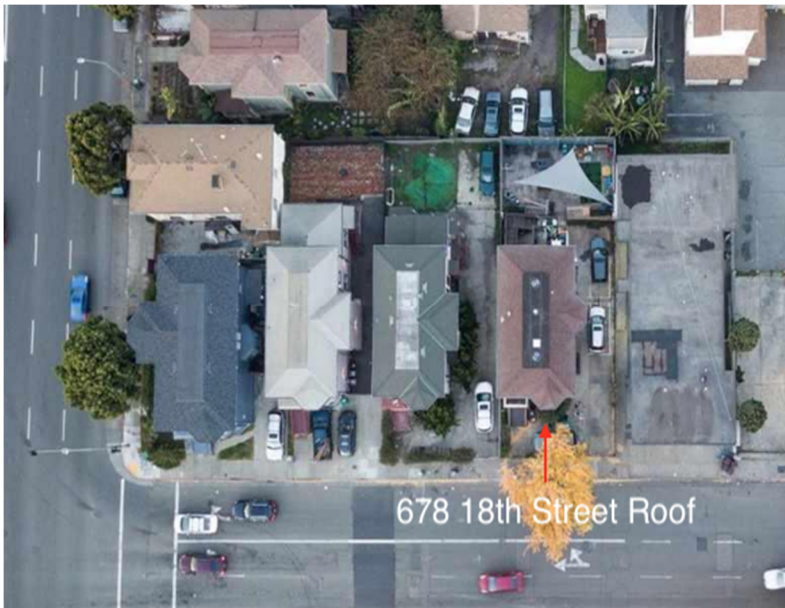
Original Site
 Moved (Date _____)

D. Style/Type: Italianate house (now flats)

E. Describe the present and original (if known) physical appearance:

The following description is based on State Historic Resources Inventory forms, Oakland City Planning Department, 1983-85, but has been verified to be current.

A detached two-story, wood-frame house on an interior lot with raised base, truncated composition shingle hip roof, roughly rectangular plan, and wide V-grove drop siding.



The front has a two-story polygonal hip-roofed bay window on the right and a one story entry portico on the left below a second floor window.

Another polygonal hip-roofed bay is on the right (east) side. The left side has a pothole window halfway up, on the stairwell. A molded, bracketed cornice extends across the top, wrapping around the bay windows, above a frieze consisting of ornamented, rectangular panels between the brackets. Each window in the projected bay is framed by slender colonnettes with modified Tuscan capitals and tall bases.

4FORM LPAB4



The two bay levels are separated by a molded belt cornice below a metal pulvinated, subsidiary roof, and above a frieze bracketed at the bay corners with intervening modillions. The first floor windows are rounded at the top corners and have incised, canted keystones and paneled aprons above. The second floor windows are segmentally arched with molded surrounds and similar, but larger keystones.



Other windows on the front and right sides are similar to those in the second floor bays, but the surrounds are shouldered at the top and bottoms. Windows on the left side have plain surrounds.

The entry portico has a frieze and cornice, and a roof aligned with and similar to the bay window treatment. It is supported by slender square columns and modified Tuscan capitals.



5FORM LPAB4

The original entry stairs have been replaced with new concrete steps and wrought iron railings.



The recessed, transomed entry has a multi-paneled frame surrounding it.



A wall was built next to the stairwell at some point to subdivide the home into two units.



A description of the “18th Street and Castro” block in *Rehab Right* provides an overview of the four homes on

6FORM LPAB4

the block that share a similar Italianate architecture (Page 11, *Rehab Right*). The block is notable as one of several fragments of the old residential neighborhoods of what is now downtown Oakland.

Since the Italianate buildings date from as early as the 1860's, they have succumbed to many repair problems associated with old age. Prime victims of modernization, these once elegant Italianates are demeaningly concealed under pastel stucco or asbestos siding, mercilessly stripped of their brackets, colonettes and keystones, and thoroughly divested of their original character.

A striking example is found at the corner of 18th Street and Castro, where each in a row of five Italianate houses has a radically different appearance. The first and fourth have been left substantially intact, testimonials to their successive owners. The second has been modernized, or as some people say, "barbarized." Not only have the double-hung windows been ousted by sliding aluminum frames, but the window openings which were too tall for the conventional metal module have been reduced to suitable size by inserting a plywood flap. A once bold front door has been replaced by meek hollow core, and the handsome drop siding has been sheathed in salmon-colored asbestos shingles.

The third house has been mysteriously transformed from an Italianate row house into a Spanish villa. With the whimsy of Walt Disney, some carefree remodeler trowelled the house with white stucco, roofed it with red tile and planted thorny triton cactus right in front. The fifth Victorian house is, alas, just a memory. It was demolished in favor of the drab concrete box built in its place.

A photo from May 2019 is also included below of the four homes on the block together. Another house in the group faces Martin Luther King Jr. Way (Grove St.); it is now being rehabbed.



8. SIGNIFICANCE

A. Period:

- Prehistoric
- Pre-1869
- 1869-1906
- 1906-1945
- Post-1945

B. Areas of significance--check and justify below:

- | | |
|--|---|
| <input type="checkbox"/> Archeology-prehistoric | <input type="checkbox"/> Landscape architecture |
| <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input type="checkbox"/> Art | <input type="checkbox"/> Music |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/government |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| <input checked="" type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Education | <input type="checkbox"/> Social/humanitarian |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Exploration/settlement | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Invention | |

C. Period of Significance:

D. Significant dates: Construction Date (1877-1878)

E. Builder/Architect/Designer: Galen M. Fisher (possible developer - 1985 Cultural Heritage Survey)

F. Significant persons: Reverend Cornelius B. Bradley (Professor of English at UC Berkeley and an incorporator of the Sierra Club)

G. Statement of Significance (include summary statement of significance as first paragraph):

The following text is based on State Historic Resources Inventory forms, Oakland City Planning, 1983-85.

SUMMARY

This house is of historic interest as part of the “19th, Grove, Castro Streets Residential District”, a surviving fragment of the late 19th century residential neighborhoods in downtown Oakland constructed during the “Railroad Boom”. The house was also the residence for Reverend Cornelius B. Bradley, a Professor of English at UC Berkeley and an incorporator of the Sierra Club.

DETAILS FROM INVENTORY FORM

THE DISTRICT

In the mid-1870’s Oakland began experiencing a tremendous increase in population and construction activity, driven by the creation of the Western Terminus of the Central Pacific Railroad’s transcontinental line in West Oakland in 1869. With the creation of major service facilities for the railroad and the need to house its workforce, there was dramatic residential growth near downtown Oakland. This growth overlapped with the development of many of the homes in the “19th, Grove, Castro Streets Residential District”, located to the north and west of Oakland City Hall.

9FORM LPAB4

soon resold them with improvements to the individuals owner-occupants. Although Fisher is not shown in the block books as an owner of Bradley's parcel, he may have owned the property for a brief period between the 1876 and 1877 setting of the tax assessment rolls, selling the lot to Bradley along with a house "to be built to order", a common practice in those days.

CORNELIUS BRADLEY (THE FIRST OWNER-OCCUPANT)



*Cornelius Bradley and his granddaughter, Mary Cornelia Bradley.
Source: 1915 Mary Cornelia Bradley Society*

Bradley (1843-1946), the son of a Congregationalist missionary, was born in Thailand and obtained degrees from Oberlin College and Yale (Sierra Club Bulletin). He returned to Thailand in 1871 as a missionary and stayed several years. His name first appears in the 1875 Oakland directory as a vice-principal of Oakland High School and Irving Grammar School with residence on 15th Street between Clay and Jefferson Streets. In 1882, after moving into the 18th Street house, he became an instructor of English at UC Berkeley (Bancroftiana, P.71). By 1889, he is listed in the directories as a professor and is still living in the house. His name disappears from the Oakland directories after 1889, when he may have moved to Berkeley. In 1895, he built a house on Durant Avenue in Berkeley which is currently occupied by Theta Xi, an engineering fraternity at UC Berkeley.

Bradley, an avid outdoorsman, was one of the 27 incorporators of the Sierra Club, founded in 1892. He served as editor of the Sierra Club Bulletin from 1895 to 1898 and wrote numerous articles for this and other outdoor publications until at least 1918. He retired from the University as a professor emeritus in 1911. His academic interests included English grammar, literature, criticism and rhetoric and he also published articles on the alphabet, phonetics and vocabulary of the Thai language.

AFTER BRADLEY

After Bradley, other owners and their corresponding tax assessments included:

Year	Owner	Notes	Real Estate Assessment
1899	Sarah B. Cheek (owner-occupier)	Two members of her family were listed as students	\$1,400
1908	John Mole	Profession unlisted	\$1,400

10FORM LPAB4

1925	Catherine Brensel	Profession unlisted	\$1,200
------	-------------------	---------------------	---------

Other notes:

- In 1908, George McElwain, a 19-year old street car conductor and tenant of 680 18th Street was reported to have accidentally shot himself on the property per the Oakland Tribune.
- In 1927, Henry Phonsen, a 40-year old bricklayer occupied 678 18th Street.
- In 1935, George Clough who lived at 678 18th Street was struck by a car at 11th and Franklin and passed away due to injuries sustained in the accident.
- In 1965, both units, five rooms upstairs and five rooms downstairs with one bath on each floor was listed as being for rent in the Oakland Tribune. The ad says it can be rented as a 10 room home or as separate flats.
- In 1966, the lower unit (678) was listed in the Oakland Tribune as being for rent as a 5-room flat for \$87.50.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. Historic Resources Inventory, Oakland Cultural Heritage Survey, 1985;
 - a. 19th, Grove, Castro Street Residential District;
 - b. 678 18th Street;
 - c. 670 18th Street;
 - d. 684 18th Street;
2. Rehab Right, City of Oakland, 1978; ([Link](#))
3. University of California: In Memoriam, 1935-1936; ([Link](#))
4. "Bradley Diaries", Bancroftiana, February 1972, 7; ([Link](#))
5. Berkeley Architectural Heritage Association 2009; ([Link](#))
6. Mary Cornelia Bradley Society, University of Wisconsin, 1915; ([Link](#))
7. Tax Assessor's Block Books, Oakland History Room, Oakland Library
 - a. 1883;
 - b. 1899;
 - c. 1908;
 - d. 1925;
8. Polk's Oakland Berkeley Alameda Directory, 1925;
9. Husted's Oakland, Alameda and Berkeley directory, 1907;
10. Oakland Tribune
 - a. June 12th 1908;
 - b. August 29th 1927;
 - c. December 13th, 1935;
 - d. July 8th 1966;
 - e. September 22th 1965;

10. GEOGRAPHICAL DATA

11FORM LPAB4

A. Land area of property (square feet or acres): 4000 sq ft

B. UTM References: *[National Register boilerplate, feel free to ignore]*

USGS Quadrangle Name: _____ USGS Quadrangle Scale _____

A _____ **B** _____
Zone Easting Northing Zone Easting Northing

C _____ **D** _____

C. Verbal boundary description (address):

11. FORM PREPARED BY

Name/Title: Harsh Shah

Organization: Owner Date: 8 May 2019

Street and Number: 5835 Occidental Street Telephone: 415.669.4617

City/Town: Oakland State: CA Zip Code: 94608 Email harshjshah@gmail.com

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) _____ Recommended _____ Not recommended for landmark/S-7/S-20 designation

Date: _____ Resolution number: _____

(2) _____ Designated as Heritage Property Date: _____

C. Action by City Planning Commission

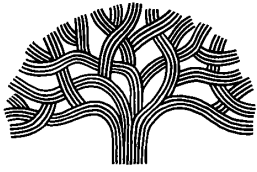
_____ Recommended _____ Not recommended for landmark/S-7 designation

Date: _____

D. Action _____ by _____ City _____ Council

_____ Designated _____ Not Designated

Date: _____ Ordinance No: _____



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

=====
This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

A. Historic Name: Hall (Sherman W.) House

B. and/or Common Name: _____

2. ADDRESS/LOCATION

Street and number: 360 Van Buren Avenue

Zip Code: 94610

3. CLASSIFICATION

A. Category

- District
- Building(s)
- Structure
- Site
- Object

D. Present Use (P) and Historic Use (H)

- | | |
|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Educational | PH Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): |

B. Status

- Occupied
- Unoccupied
- Work in progress

E. Number of Resources within Property

- | | |
|--------------------------|-------------------------------------|
| Contributing | Non-contributing |
| <u> 1 </u> | <input type="checkbox"/> buildings |
| <input type="checkbox"/> | <input type="checkbox"/> sites |
| <input type="checkbox"/> | <input type="checkbox"/> structures |
| <input type="checkbox"/> | <input type="checkbox"/> objects |
| <input type="checkbox"/> | <input type="checkbox"/> Total |

C. Accessible

- Yes: restricted
- Yes: unrestricted
- No

F. Application for:

- | | |
|---|--|
| <input type="checkbox"/> City Landmark | <input type="checkbox"/> S-7 District |
| <input checked="" type="checkbox"/> Heritage Property | <input type="checkbox"/> S-20 District |

4. OWNER OF PROPERTY

Name: Elan Emanuel and Sarah London
email: elan.emanuel@gmail.com

Street and Number 360 Van Buren Avenue

City: Oakland State: CA Zip Code: 94610

Assessor's Parcel Number: 10-782-16

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

- National Historic Landmark
- Included in National Register of Historic Places
- Determined eligible for inclusion in National Register of Historic Places

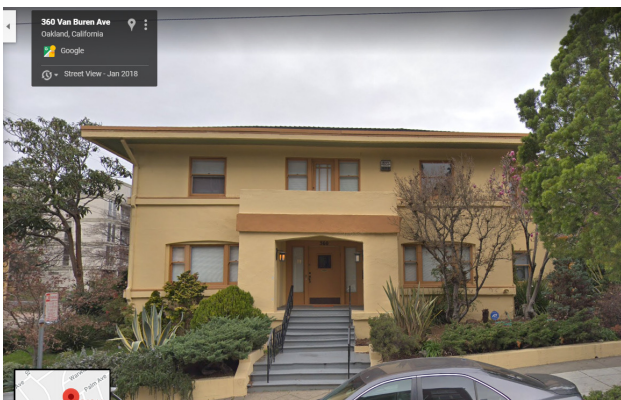
B. State

- California Historical Landmark
- California Point of Historic Interest
- State Historical Resources Inventory

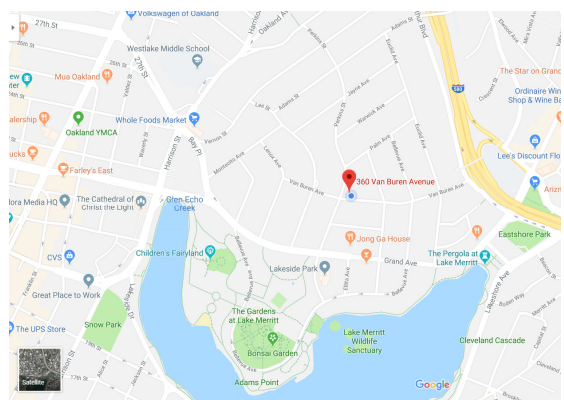
6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating (if applicable)	Date	Depository
Oakland Cultural Heritage Survey (Adams Point Neighborhood Survey)	C	1986	Oakland Planning Dept.

(Photo)



(Location Map)



7. DESCRIPTION

A. Condition:

<input type="checkbox"/> Excellent	<input type="checkbox"/> Deteriorated
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins
<input type="checkbox"/> Fair	<input type="checkbox"/> Unexposed

**B. Alterations:
(Check one)**

Unaltered
 Altered

**C. Site
(Check one)**

Original Site
 Moved (Date _____)

D. Style/Type: Prairie

E. Describe the present and original (if known) physical appearance:

360 Van Buren (also known as the “Hall House”) is a detached 2-story plus basement frame residence on a sloping corner lot located on the North East corner of Perkins Street and Van Buren Avenue in the Adams Point neighborhood. The single-family residence is located in a high density neighborhood with large, surrounding condo and apartment buildings, and few other single-family residences. Overall, the house is in average condition, which can rise to above-average with necessary improvements to maintain its architectural integrity and beauty.

Built in 1913, the large yellow house features many characteristics typical of Prairie style architecture, including a low-pitched hip roof, widely overhanging eaves, and a symmetrical façade emphasizing horizontal lines. Also prominent are large horizontal bands below the window sills on both stories of the house, wrapping all the way around the house. In addition to this uniquely beautiful feature, the house contains a great deal of original detailing, in-lay hardwood flooring, natural double-hung windows, molding, wainscoting, and built-ins.

Perhaps the most prominent feature of the Hall House is the large, centrally positioned, entry porch facing Van Buren Avenue. The porch, which is square in shape, contains massive square porch supports on both sides, has a peaked opening, and a small balcony above which is accessible on the second story. The porch provides the entry point for the home via an extremely wide front door (the original of which is still intact), with two long skinny windows on either side. Two flights of extremely wide stairs bordered by low concrete walls lead from the street to the entry porch.

Also consistent with Prairie-style architecture, the Hall House contains several horizontal rows of windows. The Van Buren Avenue side of the home features a horizontal row of three windows along the living room to the left of the front entry porch, as well as an additional horizontal row of three windows along the dining room to the right of the front entry porch. An additional horizontal row of three windows (the middle of which is a glass door) runs above the front entry porch along the entrance to the second floor balcony. There are also several large individual windows facing Van Buren Avenue: two on the far right of the house on the ground floor, as well as six on the second story. All windows maintain their original dog-eared style.

As a corner house, the Perkins Street side is also symmetrical and fully detailed, with three part windows centered on both stories, and the same low peak over the first-floor windows as is seen on the Van Buren Avenue windows and porch. The back of the home contains an additional set of four large horizontal windows which look out onto Perkins Street, and similarly contain a horizontal band below the window sill. Four additional windows face the

garden from the back of the house, including one stain-glass window in the bathroom.

Additional components of the residence include: a below ground basement, with a very small horizontal window looking onto Perkins Street; a detached one-car garage on the Van Buren side of the property, with space for one additional car in the driveway; a detached storage shed/garage located at the rear of the yard facing Perkins Street; a rear yard landscaped with planting, patio, and rock walls; and a covered tile patio off of the kitchen which is fairly private due to well positioned trees and other landscaping.



Front of House (View from Van Buren Avenue)



Side of House (View from Perkins Street)



Back of House (View from Backyard)



Front Entry Porch & Balcony Above With Set of Horizontal Windows



One of many sets of three horizontal windows with a large horizontal band under the window sill.

SIGNIFICANCE

- A. **Period:**
 Prehistoric
 Pre-1869
 1869-1906
 1906-1945
 Post-1945
- B. **Areas of significance--check and justify below:**

<input type="checkbox"/> Archeology-prehistoric	<input type="checkbox"/> Landscape architecture
<input type="checkbox"/> Archeology-historic	<input type="checkbox"/> Law
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Literature
<input checked="" type="checkbox"/> Architecture (<i>Prairie-Style</i>)	<input type="checkbox"/> Military
<input checked="" type="checkbox"/> Art (<i>Theater</i>)	<input type="checkbox"/> Music
<input checked="" type="checkbox"/> Commerce (<i>Insurance</i>)	<input type="checkbox"/> Philosophy
<input type="checkbox"/> Communications	<input type="checkbox"/> Politics/government
<input checked="" type="checkbox"/> Community Planning (<i>Adams Point Development</i>)	
<input type="checkbox"/> Religion	
<input type="checkbox"/> Conservation	<input type="checkbox"/> Science
<input type="checkbox"/> Economics	<input type="checkbox"/> Sculpture
<input type="checkbox"/> Education	<input type="checkbox"/> Social/humanitarian
<input type="checkbox"/> Engineering	<input type="checkbox"/> Theater
<input type="checkbox"/> Exploration/settlement	<input type="checkbox"/> Transportation
<input type="checkbox"/> Industry	<input type="checkbox"/> Other (specify)
<input type="checkbox"/> Invention	

C. **Period of Significance:** 1910 - 1920 D. **Significant dates:** 1913

E. **Builder/Architect/Designer:** S. McGill (Builder), AW. Smith (architect)

F. **Significant persons:** Sherman W. Hall

G. **Statement of Significance (include summary statement of significance as first paragraph):**

Summary Statement:

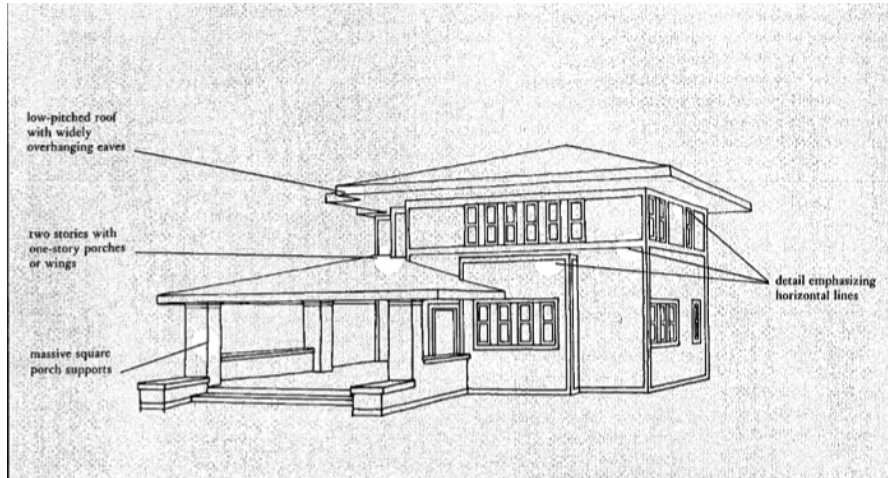
Built in 1913, the Hall House touches many significant aspects of Oakland’s history, from its Prairie-style architecture utilized by prominent local architects in the 1910s-1920s, to its lineage of owners, many of whom played a vital role in Oakland’s business and civic community. Located in Adams Point, an early 20th century residential neighborhood at the north end of Lake Merritt, the Hall House is emblematic of a tract of high-quality, architecturally distinguished homes built by prosperous business people and professionals following the 1906 earthquake. The most intact and concentrated cluster of these homes is known as the “Bellevue-Euclid Residential District”, which today survives in Adams Point just a few blocks away from the Hall House.

Large single family residences similar to those in the Bellevue-Euclid Residential District made up the vast majority of Adams Point until the middle of the 20th Century, at which point the majority of residences were demolished and replaced by high density apartments and condominiums. Consequently, the Hall House is now one of the few original, single family residences remaining in the neighborhood, and as such, plays a key role in showcasing the neighborhood’s history. That the home is special is abundantly clear: according to Skip and Marie Hamilton, neighbors who have lived in their home at 382 Perkins for four decades, in the late 1990’s neighborhood protests shut down a developer’s efforts to destroy the Hall House in favor of a large apartment complex. The house was instead sold to Shirley and Brian Oliver, who in 2017, intentionally sold the residence to the current owners (me and my wife), a large family with young kids, to ensure that the home remains a part of Oakland lore for years to come.

Architectural Significance:

As stated above, the Hall House shares many characteristics with the Bellevue-Euclid Residential District, which sits only a few streets away in the southeast-central part of Adams Point, and is considered eligible for the National Register at the local level of significance as the best and most intact surviving fragment of the post-earthquake upper-middle class development of Adams Point. The Bellevue-Euclid Residential District is a historically significant concentration of distinguished houses built between 1907 and 1922 in the prevailing craftsman, classical, prairie, and revival styles of the day by locally prominent architects. Like the Hall House, the vast majority of these houses were built to order for individual occupants, and they predominantly contain concrete foundations, stucco exterior walls, large windows in the stairwells, and are two stories. While the architect of the Hall House, if any, has not yet been identified, it is worth noting that the Hall House is very similar in appearance to two 19111 Prairie style homes in the area: 405 Van Buren Avenue by A.W. Smith, and 280 Euclid Avenue by Deuel & Wright.

According to the *Field Guide to American Houses*, Prairie style architecture is one of the few truly indigenous American styles of architecture, with famed architect Frank Lloyd Wright as the style's acknowledged master. It is one of the most short-lived American architectural styles, having grown, flourished, and declined in its pure form between 1910 and 1925. As the period of Prairie style houses only began around 1910, the Hall House is locally on the cutting edge of Prairie architectural style.



Field Guide to American Houses – “Prairie House”

The house was built in 1913 (permit #31046) by contractor S. McGill, a carpenter, for Sherman W. Hall, resident at least 1914-1918. The architect is identified as A.W. Smith by a published contract notice in *Building & Industrial News*, 4/1/1913. A.W. Smith (1864-1933) attended Oakland High School, began work as a carpenter, and designed hundreds of highly individual buildings in a 40-year career, most notably mannered and exuberant Craftsman, Shingle and Prairie houses and decorative brick commercial buildings.

Historical Significance of Residents:

At the time of construction, Sherman Hall was president of the Oakland Homes Corporation, which in 1914 sold stock in order to finance construction of several other homes in Oakland, including Redwood Court (“the Bungalow City”). According to the 1986 Oakland Cultural Heritage Survey, Mr. Hall may also have been connected with the construction of two other residences in the area: 353 Bellevue and 366 Palm (1908).

APPLICATION FOR STOCK

Oakland Homes Corporation

First National Bank Building, Oakland, Cal.

.....191.....

I hereby subscribe for.....shares of stock of the OAKLAND HOMES CORPORATION of Oakland, California, a corporation, and agree to pay for same \$....., payable \$..... cash herewith, and remaining \$..... at the rate of five per cent (5%) per month.

Name.....

Address

Send check, draft or money order payable to OAKLAND HOMES CORPORATION with application.

Advertisement for Stock Offering - Oakland Homes Corporation, Observer, February 1914

Described in his obituary as a “pioneer Oakland resident”, Mr. Hall served as the Great Commander of the Knights of the Maccabees for the State of California, as well as the national secretary and treasurer. Though a secular fraternal organization, the Knights of the Maccabees based their name and ceremonies on a famous group of Jewish partisans who demonstrated great strength and bravery in rebelling against the Seleucid Empire. As noted by Professor David Beito, many fraternal organizations in the United States originally formed in order to provide a mutual benefit to their members – and the Knights of the Maccabees were no different. The fraternal aspects of the Knights of the Maccabees were secondary to its primary purpose – to provide low-cost life insurance to its members. Once described by the Los Angeles Herald in a 1909 article as “one of the leading fraternal associations in the state,” the Knights of the Maccabees had over 330,000 members nationwide at the time of the construction of the Hall House, demonstrating Mr. Hall’s prominence.



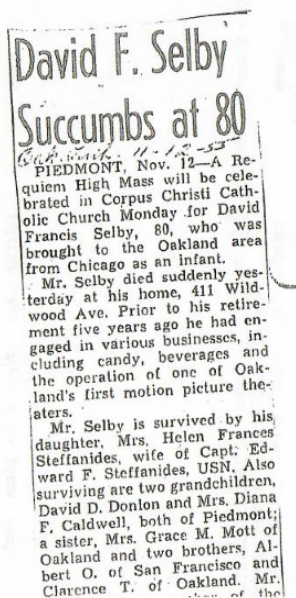
Sherman W. Hall (from LA Herald, 1909)



Emblem, Knights of the Maccabees

In 1921, the Hall House was sold to David F. Selby, whose family played an influential role in the Oakland business community for many years. According to his obituary, David was active in many local businesses, including candy

and beverages. Most notable was David's involvement as proprietor of the National Amusement Co., which ran one of Oakland's first motion picture theaters -- the Marlowe theater located at 1101 Broadway. The Marlowe billed itself as "exhibiting to its patrons the highest class of motion pictures obtainable in Europe and the East" and that it has been "fitted up regardless of expense." Despite this boasting, a 1911 Oakland Tribune article revealed that the Marlowe theater had significant defects. The theater was eventually renamed the Imperial theater in 1916, and became the Rex Theater in 1934. The Rex was destroyed in 1962 and the Oakland Marriott is now on the site.



David F. Selby Obituary (1955)



Rex Theater (likely 1950s)

It also worth noting that David's father, Louis Silvey, an immigrant, was also active in the Oakland business community. Louis (who changed his last name to Selby when he immigrated from Portugal), managed the Brown Phosphate Company, a local non-alcoholic beverage firm, with his two brothers, as well as confectioneries at 1057 Washington Street and 52 San Pablo Avenue. Louis was also an Oakland resident, having built a group of houses at 1905 West Street designed by notable architect A.W. Smith in 1905.

The next owners of the Hall House, Hill and Alva Goldwater, were also local business people. The Goldwaters took ownership in 1936 at which time Hill owned a pawn shop located at 933 Broadway. The Goldwaters resided in the Hall House until 1977.

As noted above, the Hall House has played an integral role in Oakland history, not only through its architecture, but its occupants who are a part of the fabric of Oakland. This legacy carried into the 21st century, as the previous owner, Brian Oliver, served as a local policeman. As noted previously, Brian and his wife Shirley bought the home in 1998 once local residents strongly objected to a developer's attempt to destroy the house in favor of a large apartment complex. That the house remains in good condition and unaltered from its original prairie style shows the value and significance that each owner placed on this beautiful home. As current owners, we wish to do the same.

8. MAJOR BIBLIOGRAPHICAL REFERENCES

- Oakland Cultural Heritage Survey, Oakland City Planning Department, 1986. See sections entitled:
 - “Adams Point Neighborhood Survey”
 - “Bellevue-Euclid Residential District”
 - “360 Van Buren Evaluation Sheet”
- County of Alameda Assessor’s Office, Property History, Parcel 10-782-16
- A Field Guide to American Houses, Virginia and Lee McAlester, “Prairie”, pgs. 439-444
- “Marlowe Theater Opening Announcement”, Oakland Tribune, February 1, 1908
- “Great Knights of Maccabee Order”, Los Angeles Herald, December 26, 1909
- “Marlow Theater Defects”, Oakland Tribune, September 13, 1911
- “Valuable Properties Will Be Sold”, Oakland Tribune, April 6, 1913
(www.newspapers.com/image/78469557)
- Building & Industrial News, 4/1/1913 (www.archive.org)
- “Sherman W. Hall Obituary”, Oakland Tribune, April 28, 1948
- “David F. Selby Obituary”, Oakland Tribune, November 12, 1955
- “Knights of the Maccabees”, Wikipedia (https://en.wikipedia.org/wiki/Knights_of_the_Maccabees)
- Garrett Murphy, “History of Marlowe-Imperial-Rex Theater”, cinematreasures.org
- Beito, David T. (2000), From Mutual Aid to the Welfare State: Fraternal Societies and Social Services, 1890-1967, University of North Carolina Press, ISBN 978-0807825310

9. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres): 7,052 sq ft

B. UTM References: *[National Register boilerplate, feel free to ignore]*

USGS Quadrangle Name: _____ USGS Quadrangle Scale _____

A _____ **B** _____
Zone Easting Northing Zone Easting Northing

C _____ **D** _____

C. Verbal boundary description (address): 360 Van Buren Avenue (NE Corner of Perkins St and Van Buren Ave.)

11. FORM PREPARED BY

Name/Title: Elan Emanuel

Organization: Home Owner

Date: _____

Street and Number: 360 Van Buren Avenue

Telephone: (415) 847-7916

City/Town: Oakland State: CA Zip Code: 94610 Email: elan.emmanuel@gmail.com

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) _____ Recommended _____ Not recommended for landmark/S-7/S-20 designation

Date: _____ Resolution number: _____

(2) _____ Designated as Heritage Property Date: _____

C. Action by City Planning Commission

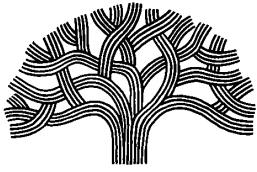
_____ Recommended _____ Not recommended for landmark/S-7 designation

Date: _____

D. Action by City Council

_____ Designated _____ Not Designated

Date: _____ Ordinance No: _____



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

- A. Historic Name: None known
- B. and/or Common Name: 1000 Sunnyhills Road

2. ADDRESS/LOCATION

Street and number: 1000 Sunnyhills Rd. Zip Code: 94610

3. CLASSIFICATION

- | | | | | | | | | | | | | | | | |
|---|--|--------------------------------------|---------------------------------|-------------------------------------|---|--------------------------------------|---|--|--|-------------------------------------|-------------------------------------|-------------------------------------|---|-----------------------------------|---|
| <p>A. Category</p> <p><input type="checkbox"/> District</p> <p><input checked="" type="checkbox"/> Building(s)</p> <p><input type="checkbox"/> Structure</p> <p><input type="checkbox"/> Site</p> <p><input type="checkbox"/> Object</p> | <p>D. Present Use (P) and Historic Use (H)</p> <table border="0"> <tr> <td><input type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Museum</td> </tr> <tr> <td><input type="checkbox"/> Commercial</td> <td><input type="checkbox"/> Park</td> </tr> <tr> <td><input type="checkbox"/> Educational</td> <td><input checked="" type="checkbox"/> Private Residence</td> </tr> <tr> <td><input type="checkbox"/> Entertainment</td> <td><input type="checkbox"/> Religious</td> </tr> <tr> <td><input type="checkbox"/> Government</td> <td><input type="checkbox"/> Scientific</td> </tr> <tr> <td><input type="checkbox"/> Industrial</td> <td><input type="checkbox"/> Transportation</td> </tr> <tr> <td><input type="checkbox"/> Military</td> <td><input type="checkbox"/> Other (Specify):</td> </tr> </table> | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum | <input type="checkbox"/> Commercial | <input type="checkbox"/> Park | <input type="checkbox"/> Educational | <input checked="" type="checkbox"/> Private Residence | <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious | <input type="checkbox"/> Government | <input type="checkbox"/> Scientific | <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation | <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum | | | | | | | | | | | | | | |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Park | | | | | | | | | | | | | | |
| <input type="checkbox"/> Educational | <input checked="" type="checkbox"/> Private Residence | | | | | | | | | | | | | | |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious | | | | | | | | | | | | | | |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific | | | | | | | | | | | | | | |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation | | | | | | | | | | | | | | |
| <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): | | | | | | | | | | | | | | |
| <p>B. Status</p> <p><input checked="" type="checkbox"/> Occupied</p> <p><input type="checkbox"/> Unoccupied</p> <p><input type="checkbox"/> Work in progress</p> | <p>E. Number of Resources within Property</p> <table border="0"> <tr> <td>Contributing</td> <td>Non-contributing</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/> buildings</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/> sites</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/> structures</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> objects</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Total</td> </tr> </table> | Contributing | Non-contributing | <input type="checkbox"/> | <input checked="" type="checkbox"/> buildings | <input type="checkbox"/> | <input checked="" type="checkbox"/> sites | <input type="checkbox"/> | <input checked="" type="checkbox"/> structures | <input type="checkbox"/> | <input type="checkbox"/> objects | <input type="checkbox"/> | <input type="checkbox"/> Total | | |
| Contributing | Non-contributing | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> buildings | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> sites | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> structures | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> objects | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> Total | | | | | | | | | | | | | | |
| <p>C. Accessible</p> <p><input type="checkbox"/> Yes: restricted</p> <p><input type="checkbox"/> Yes: unrestricted</p> <p><input checked="" type="checkbox"/> No</p> | | | | | | | | | | | | | | | |
| <p>F. Application for:</p> <p><input type="checkbox"/> City Landmark</p> <p><input checked="" type="checkbox"/> Heritage Property</p> | <p><input type="checkbox"/> S-7 District</p> <p><input type="checkbox"/> S-20 District</p> | | | | | | | | | | | | | | |

4. OWNER OF PROPERTY

Name: Alison Finlay email:alisonfinlay@sbcglobal.net

Street and Number: 1000 Sunnyhills Road

City: Oakland State: CA Zip Code: 94610

Assessor's Parcel Number: 11-895-14

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

National Historic Landmark

Included in National Register of Historic Places

Determined eligible for inclusion in National Register of Historic Places

B. State

California Historical Landmark

California Point of Historic Interest

State Historical Resources Inventory – Primary Record, 9/30/96

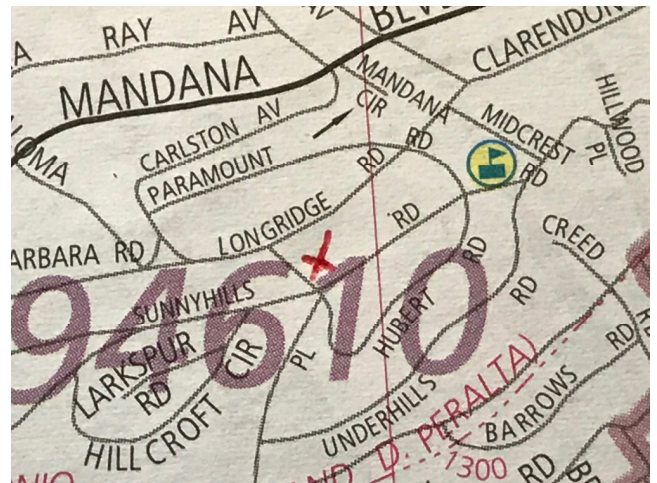
6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey: CHS Reconnaissance Survey Date 9/30/96

Depository: Cultural Heritage Survey files Rating (if applicable) OPB Prelim. B-2+



(Photo)



7. DESCRIPTION

A. Condition:

- Excellent
- Good
- Fair
- Deteriorated
- Ruins
- Unexposed

B. Alterations:
(Check one)

- Unaltered
- Altered

C. Site
(Check one)

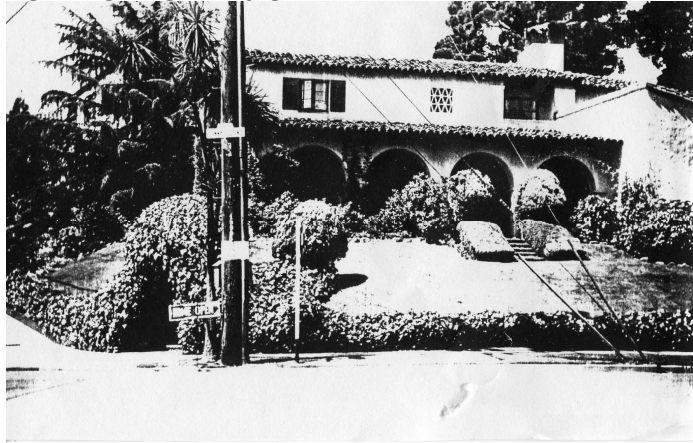
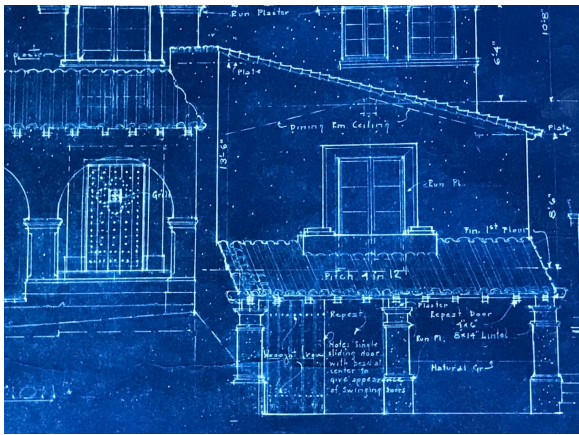
- Original Site
- Moved (Date _____)

D. Style/Type: Mediterranean/Spanish Revival

E. Describe the present and original (if known) physical appearance: SEE PHOTOS pp. 11-14

F.
G. The only significant change to the exterior is the removal (at an unknown date) of the center column at the garage entrance. This created a wider unencumbered opening.

Left below: The architect's drawing shows the original garage configuration.



Right Above: A photograph of the house as it looked in the mid-1940s.

On corner lots, at key intersections, certain houses serve as especially prominent visual anchors. 1000 Sunnyhills Rd. at the corner of Grosvenor Place. is one such house. Grosvenor is the most heavily travelled artery into the interior between Park Blvd and Longridge Rd. Traffic coming uphill on this street emerges from beneath a canopy of trees onto a flat open area where a five-way intersection serves as a distribution hub. 1000 Sunnyhills overlooks this spot, sitting high up on the hilly lot directly ahead. Reversing the normal arrangement, the house is sited near the rear of the lot to maximize its elevation from the street. (Most neighboring houses are set farther forward on their lots to provide more sizeable backyards.) With its rough exterior and prominent arcade, the first impression is of a building more influenced by California missions than the Spanish Colonial Revival styles often seen in the neighborhood Its long horizontal axis stretches parallel to the street, the main forms establishing a bold, simple rhythm. Principle materials are white stucco and red clay roof tiles. Large-scale arches beneath a generously overhanging roof make the wide loggia seem inviting. The entry is directly beyond the right-most of the four arched openings. It is a two-story house with basement. At the north end a variety of smaller building forms emerge, almost perpendicular to the main

section. These seem as if meant to appear to be later additions, suggesting alterations to an old building over time. In fact, this wing was built exactly as shown on the original drawings. It terminates with an automobile garage in the section that projects closest to the street. The garage emerges from the basement level but due to the elevation change its doorway is at ground level.



Above: South elevation, facing Sunnyhills Rd. The largest volume of the house - the section behind the archway - contains the grand entry hall and living room on the first floor. Directly above are sleeping quarters with baths, and a hallway that curves around a dramatic rotunda. Jutting forward to the right is the wing which houses the breakfast room and dining room, with laundry room and garage one level below. In the same alignment as this wing the kitchen, library, and maid's room extend the house deeply into the rear yard on the east side.

Overall, architect William Schirmer, established calming and consistent rhythms and then added interesting dynamic elements. The main volumes of the house reflect this duality. The largest portion seems solid and predictable, but the apparent “annex” section is asymmetrical and full of unexpected angles. (The short leg of the “L” attaches to the house at about 106 degrees instead of 90, which helps align the overall footprint to the obtuse angle of the street intersection. That also breaks up the rectilinear connection of forms, and thus the strict formality of the plan.)

In his finish details Schirmer established soothing rhythms in his use of both embossed and indented trim features. Because these relief elements are rendered in white stucco, they are highlighted by shadow lines. Consistency is found particularly in the use of moldings which appear in various guises. Their form seems borrowed from crown moldings, but they are used more as belt courses. When applied to columns and pilasters they form quasi-capitals but are never located at the very top where a capital would normally be found. These moldings articulate the main forms and carry through with geometric consistency. Windows are quite another story. Their placement is asymmetrical and practically no two are alike. On the Sunnyhills frontage we see a window with wood shutters, another covered by a concrete grille with a decorative diamond-pattern, one in which a symbolic pair of small French doors open onto a miniature balcony, another which is uniquely recessed into the wall, surrounded by stepped indented moldings. The Boy's Bedroom windows are cut deeply into the exterior wall without any framing element, though they interrupt a stucco molding which runs horizontally in line with their top edge.

Lower down is the small deep-set dining room window which is fully framed top and bottom with a projecting stucco hood and sloping sill, and on the sides with modest pilasters with simple capitals. Just above ground level is a window opening into the garage which consists of twelve small rectangular openings, each 9" x 8", arranged in a block three lites high and four lites wide. Cut deeply into the wall the openings cast dramatic shadows. Most all windows are casement type, and the secondary doorways onto the loggia appear as if they are versions of these same windows, just extended in height sufficiently to become doors.

The loggia is a center of interest. It provides an "outdoor room", offering both privacy and openness. The view from this location is framed in the foreground by the arches which are prominently seen from the street. Moldings play a special role here, wrapping the four sides of each square column at the place where the arch springs from the lower section. The moldings delineate that transition point. At the base of each column is a plinth. The four vertical corners above have chamfered cuts which flare back to square near the very top and bottom. Schirmer gives great attention to such details which lend a special sense of refinement to the archways.

The enclosed space of the loggia measures 9' by 36', of which the right-hand section climbs three steps to a 9' x 9' landing that serves as an entry porch at the front door. Overhead the open work of the trusses and beams allows a look at the bottom side of the overlapping rows of clay roof tiles. The architect has allowed the simplicity and beauty of these structural elements to be on display here. On the west side a large opening features deep bevels in the thick wall, framing the view onto Grosvenor. This draws the eye, and though this is the only place that detail appears, it seems natural and consistent to the house. The loggia is paved with terra cotta tiles which relate well to the red roof tiles. Nominal 4"x4", 4"x9" and 9"x9" tiles are set with wide joints in a random pattern that establishes an informal earthy ground.

There is a one-of-a-kind highly decorative feature on the exterior of the end wall of the loggia. A lovely shell-and-scroll bas relief emerges from the top of the opening. That location makes it a "hidden treasure" as it is visible only from upper Grosvenor but not from the major vantage point of Sunnyhills. On the upper floors the interior opens to the exterior by way of three small balconies and one generously proportioned deck.

The rear of the house cannot be seen from the street, but it is as fully articulated and finished as the front and sides. That indicates a substantial budget and commitment from both owner and architect. Similarly, the interior here is entirely custom-designed and displays excellent craftsmanship. (In many period revival houses of this era neither the rear elevations nor interior manage to live up to the "promise" made by a charming front façade.)

The stone retaining walls, stairs and walkways are all original as is the wrought iron archway at the bottom of the stairs. The concrete sidewalk and stairs around the east side and rear are original.

- | | | |
|---|---|---|
| A. Period: | B. Areas of significance--check and justify below: | |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Archeology-prehistoric | <input type="checkbox"/> Landscape architecture |
| <input type="checkbox"/> Pre-1869 | <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law |
| <input type="checkbox"/> 1869-1906 | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input checked="" type="checkbox"/> 1906-1945 | <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input type="checkbox"/> Post-1945 | <input type="checkbox"/> Art | <input type="checkbox"/> Music |

- | | |
|---|--|
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/government |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Education | <input type="checkbox"/> Social/humanitarian |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Exploration/settlement | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Invention | |

C. **Period of Significance: 1920 – 1940** D. **Significant dates: 1931 design and construction**

E. **Builder/Architect/Designer:**

F. **Architect: William Edward Schirmer**

G. **Builder: C.H. Thram**

Permit number A47625 was issued on August 12, 1931 for the lot at 1000 Sunnyhills, with W.E. Schirmer as the listed architect.

William Schirmer was a well-regarded Bay Area architect. He studied at the Mark Hopkins Institute and then worked in the office of Willis Polk. He partnered with Arthur S. Bugbee from 1915 to 1926. Together they designed a variety of commercial buildings, as well as several Lakeshore Highlands homes. Through the late '20s and into the '30s Schirmer became well known for his beautiful Period Revival houses. These include a handful of very high-end mansions of French or Italian character in Oakland and Piedmont.

Summaries describing Schirmer's work note that his houses frequently include arches and loggias, wrought iron work including over the windows, multipaneled wood doors with hammered ironwork hardware.

Common interior features include exposed ceiling beams and trusses, arched doorways, niches and distinctive staircases. All these features are incorporated into the design at 1000 Sunnyhills Rd.

Though no copy of the building permit for the house survives, the architect's original blueprints and specification book remain with the house. Certain spec book entries seem to corroborate the idea that Schirmer wanted to create the appearance of a venerable, truly old building.

-His specifications for the roofing material include these instructions: "**All T.C. tile sloping roofs where marked shall be covered with Thomas hand made Mission Tiles from the factory at Decoto, Calif. All tiles to be hard burned with surfaces burned to give an aged and weathered appearance.**"

-Under the heading Wrought Iron Work he specified: "**All railings and door straps and nail heads to be wrought iron, galvanized, to be hand beaten as directed by Architect...**"

-Regarding the stucco finish, he only writes "**...to be textured as directed by Architect.**" Apparently he directed the stucco crew to produce a finish texture that suggested adobe or stone walls beneath.

The builder was C.H. Thrams who is listed as having worked on projects designed by several prominent architects, including repeat projects for Ray Keefer who designed many period homes in the 1920s. (Keefer had earlier worked in the office of Frederick Reimers, another East Bay architect highly regarded for his period designs.)

Joe Yoshe, landscape engineer and designer, drew a plan in 1931 for the placement of all plants on the property. His blueprint remains with the house, as does his itemized bill of Dec. 14, 1931 for \$507 for supplying labor and all plants (including trees). His contract was directly with the homeowners.

JOE Y. YOSHE
LANDSCAPE ENGINEER AND DESIGNER
842 FIFTH AVENUE
TELEPHONE TEMPLEBAR 5844



OAKLAND, CALIFORNIA
December 14th, 1931.

Mr. D. Goldman
2755 Park View Terrace
Oakland, California

Dear sir:

The following is our estimation covering the complete landscape work on your new home. Our work will be a complete and first class job in every respect and will meet all requirement. It is agreed that our layout will be changed upon your request.

Below are our list of material and labor required for our layout plan.

1 Oak Tree		\$ 35.00	—
8 Junipers	€ 3.00	24.00	
1 Wisteria		2.50	
1 Palm Tree		6.00	
1 New Zealand Flax		1.50	
4 Pampas Grass	1.50	6.00	
3 Flowering Tree	2.50	7.50	—
1 Bamboo		4.00	
1 Palm		5.50	
6 Creeping Cotoneaster	1.50	9.00	
3 Golden Arbor Vitae	2.00	6.00	
50 Assorted Shrubs	1.00	50.00	
300 Assorted Ivy	.02	6.00	—
Moss		12.00	—
Rock Plants		25.00	—
10 Box Bedding Plant	1.50	15.00	
Lawn Seeds		15.00	
6 Sacks Fertilizer	2.00	12.00	
Loam		40.00	
Wall (Back)		50.00	—
Labor General		175.00	
Total		\$507.00	

Term of payment will be \$407.00 after completion of job and balance of \$100.00 after one cutting of grass.

Respectfully submitted
Joe Y. Yoshe
Joe Y. Yoshe

H. Significant persons:

I. Below is a roster of known residents, though none are truly famous:

J. Schirmer's commission appears to have been with David and Rose Goldman. The fact that the house has only two bedrooms (besides a bedroom and bath for the maid) apparently reflects the fact that the house was custom designed for this family of three. Son Walton was 13 years old when the Goldmans moved in, early in 1932. Schirmer's plans label the two upstairs bedrooms as "Master Bedroom" and "Boy's Bedroom".

- L. The Goldmans lived here from 1932 to 1943. David was an insurance broker with his office in San Francisco's Hobart Building. A 1938 newspaper article identified him as being first vice-chairman of the grand lodge of B'nai B'rith, and noted that his father had served as president, treasurer, and trustee of the Congregation Beth Jacob. (David's parents had immigrated from Poland soon after their wedding in 1878.)
- M. Beginning in 1938 Walton began work as a salesman in his father's firm. In 1941 they became partners and the business was renamed David & W.I. Goldman. (Apparently father and son remained business partners for the remainder of David's life. In 1967 – at age 82 – he was listed as partners in the firm Walton Goldman & Associates at 506 15th St. in Oakland, whose business was listed as "Manufacturers' Reps". David died in 1972.
- N. No information on owners or residents from 1943 to 1950 has been found.
- O. The house was listed for sale in an October 1943 newspaper ad. The text praised its fine design and craftsmanship and ended with the statement "This is a very special house for a small family desiring the best." Consistent with that, the next two known long-term residents seem to have been married couples without children.
- P. William D. Bowser and his wife Zelma lived here from 1950 to 1966. They didn't have kids. Mr. Bowser was a lawyer. In 1950 he was with the firm Hayne, Bowser, & Bennington, with an office in the Latham Sq. Building. By 1959 the firm's name had changed to Hayne, Bowser, & Brunn. By the time he moved from Sunnyhills in 1966 the firm had become Bowser, Brunn & Deal, still at 508 16th St. (In subsequent years the firm's name changed more than once and relocated three times to other addresses in downtown Oakland.)
- Q. Joseph J. Connors lived here with his wife Betty Jane from 1967 to 1987. They also had no children. Mr. Connors was listed in 1967 as working for EBMUD though it is not known in what capacity.
- R. Bill Fairbairn bought the house in 1988 and he lived here with Wilbur Allsbrook for at least two years. Then they rented out the house during some or all the years 1990 to 1994. One of these renters was Thomas Gonda, a medical doctor and accomplished musician, who had been burned out in the 1991 Oakland Hills fire. He lived here while his house was being rebuilt.
- S. Alison Finlay has owned the house and lived here from 1994 to the present. She and her husband, pseudonymously known as Arnold Snyder, lost their home in the '91 firestorm. They bought the house after an interim of living in rented spaces in Oakland. "Arnold" wrote books and published a quarterly about blackjack. He was among the first group inducted into the Blackjack Hall of Fame. Not surprisingly he now lives in the Las Vegas area. Alison served as president of Oakland Heritage Alliance for five years from 2013 to 2018. At 25 years and counting, she has lived in the house longer than any of the previous owners. She now shares her home with Riley Doty, tile setter, tile historian, and longtime member of Artistic License which is a Bay Area guild of period craftspeople.

T. Statement of Significance (include summary statement of significance as first paragraph):

1000 Sunnyhills Rd., built 1931, is an integral part of the Lakeshore Highlands tract. It is a visually prominent house in a prime location, designed by a prestigious architect. With its strong presence it does more than its share to raise the overall level of quality which characterizes Lakeshore Highlands.

Walter Leimert was the master developer of the entire community of 1,054 homes, all of which were and are required to follow the dictates of the Lakeshore Homes Association. Mr. Leimert established that HOA in

1917, before he commenced selling the building lots. He was following a philosophy much in vogue when he set out to create a Residential Park. The underlying concept represents the suburban manifestation of the "City Beautiful Movement". Pitched to well off business and professional people it offered what was considered an ideal family setting. Integration with nature was expressed by laying out curvilinear roads which followed the contours of the hills. Leimert hired the Olmsted Brothers to lay out the streets and plat the lot lines for this tract. (The sons of Frederick Law Olmsted, they were nationally known proponents of exactly the kind of development being planned here.) Shade trees were planted and maintained, and small parks dotted the tract, punctuating an overall sense of wholesome and nurturing greenery. Houses were set back on front and sides yards to create a relaxing, genteel ambience.

Oak and Bay Laurel wildlands in this hilly terrain were transformed into a fully populated community during the economic boom years of the 1920s. Development managed to reach critical mass before the onset of the Great Depression and most of the few remaining empty lots were built out during the 1930s.

Most homeowners bought a single lot and contracted with an architect and/or builder. Many of the homes were designed by prominent architects, and Leimert proudly listed their names in his promotional materials. To keep sales sufficiently brisk he also sold multiple lots to a few sub-developers who designed and built houses for resale, but these too followed the dictates of the HOA. The accepted style was Eurocentric Period Revival. Some houses were historically rigorous in design and others looser and more eclectic. They ranged from elaborate custom homes with exquisite details to ones that were more simplified but with at least a few period elements included. Many of the less pricey homes were quite charming, including some of those designed by the builder rather than an architect. In assessing Lakeshore Highlands today, the preponderance of faux period designs may seem a bit contrived. At the same time there is a factor which shines a very positive light on the architecture here. A diversity of designers is represented. After the developer put in all the infrastructure and sold improved lots, the buyers then generally contracted independently with their chosen architect or design-builder. This stands in contrast with the post-WWII template whereby the master developer usually designed and built the houses. 1000 Sunnyhills exemplifies a level of quality and character which probably could not have been achieved in the hands of corporate designers of a tract of high-end homes. Here Schirmer produced a unique home with dramatic siting, solid presence and delightful details. He channeled his love and understanding of an earlier body of work to create an outstanding house.

8. MAJOR BIBLIOGRAPHICAL REFERENCES

William Schirmer's architectural drawings of June, 1931.

Schirmer's specifications book of June, 1931

Petaluma Argus-Courier, 10/24/38 p.2

Oakland Tribune, 10/24/43, p. 33

Lakeshore Homes Association commemorates its 80th anniversary (1997 booklet)

Lakeshore Homes Association website

Sappers, Vernon J., Key System Streetcars. 2007, Bay Area Electric Railroad Association

Cultural Heritage Survey files (numerous!)

"William Schirmer: Curves and detailing mark the houses of East Bay architect, David Weinstein, San Francisco Chronicle, Aug. 2, 2008.

11. FORM PREPARED BY

Name/Title: Riley Doty, resident at 1000 Sunnyhills Rd.

Organization: _____ Date: May 23, 2019

Street and Number: 1000 Sunnyhills Rd. Telephone: 510-610-6859

City/Town: Oakland State: CA Zip Code: 94610 Email dotytile@gmail.com

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) _____ Recommended _____ Not recommended for landmark/S-7/S-20 designation

Date: _____ Resolution number: _____

(2) _____ Designated as Heritage Property Date: _____

C. Action by City Planning Commission

_____ Recommended _____ Not recommended for landmark/S-7 designation

Date: _____

D. Action by City Council

_____ Designated _____ Not Designated Date: _____



1000 Sunnyhills, looking north from the five-way intersection (Hubert, Grosvenor & Sunnyhills)



View onto Grosvenor through beveled opening on west wall of loggia .



View onto loggia.



Exposed undersides of clay roof tiles on roof overhanging loggia. Wooden structural elements visible. Trusses appear to be decorative rather than functional.



View from loggia onto five-way intersection.



Master bedroom window, with shutters. Master bath window is hidden behind latticework which is cleverly constructed using common bricks set vertically on edge.



Grouping of windows in bedroom 2.



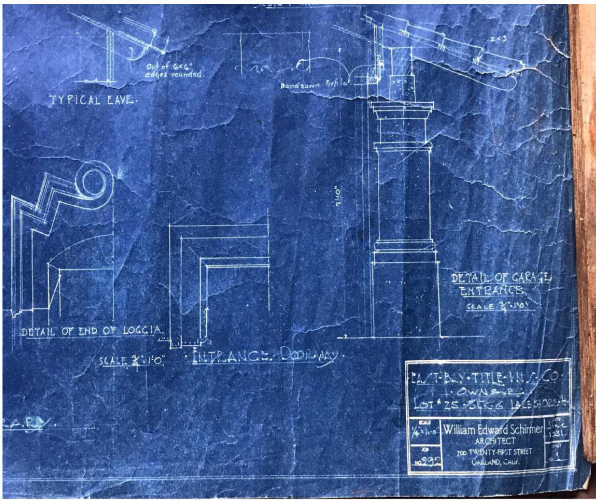
Rough textured stucco walls are trimmed out with more smoothly run cement-plaster moldings. Schirmer makes ample use of moldings to articulate features of the house and lend a sense of refinement.



Dining room window



Garage window facing east



Schirmers's 1931 drawing of stucco details:
Front doorway, Garage pillar, Scrollwork



Garage entrance: Molding at top of plinth has been simplified vis a vis Schirmer's drawing.



Left hand scroll (as drawn) is obscured by bougainvillea



Detail of stud heads in entrance door.



Molding surrounding entrance doorway.

The rear elevations of the house are finished in a style and level of workmanship that is consistent with the portions visible from the street.



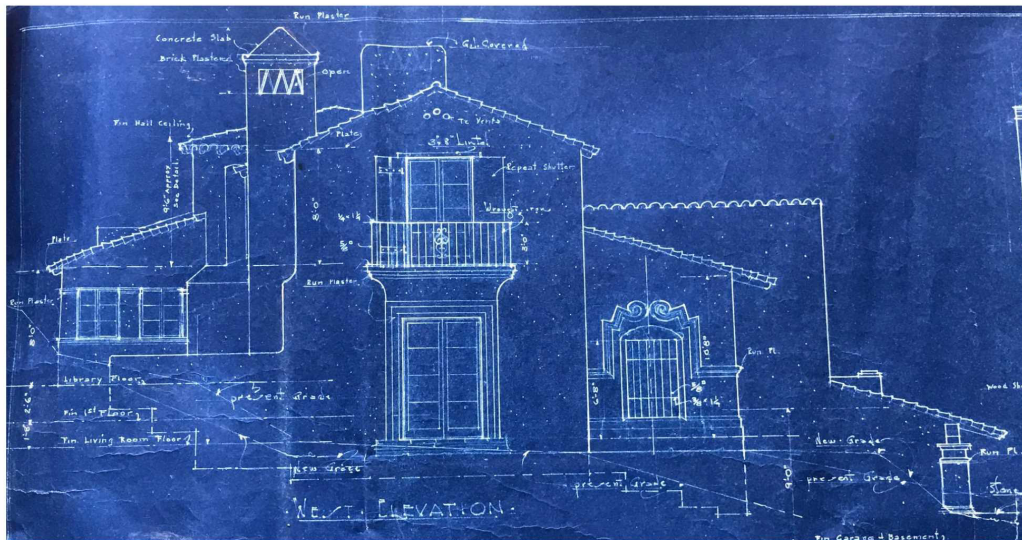
Bedroom porch occupies the visible notch on the roofline at left.



Doorway to rear courtyard, surrounded by a complexity of shapes.



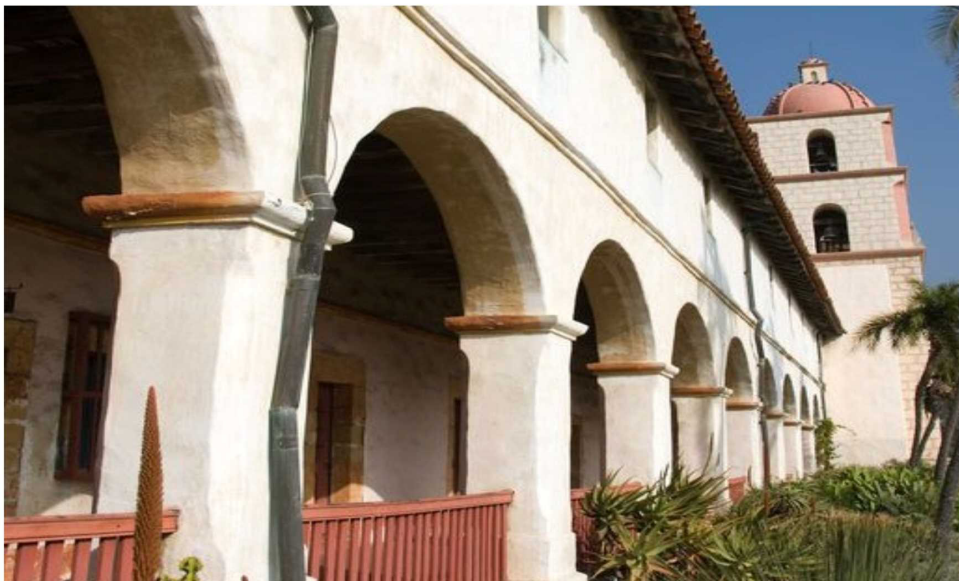
Porch of Bedroom 2 , looking west.



West elevation in Schirmer's 1931 drawing. (Rear sections are on left.) One feature shown was a pyramidal cap to the chimney above a ventilation opening with some sort of bold diagonal strips. The chimney we see today terminates with a simple flat cap. Whether the chimney top was ever built as drawn is not known.

California mission prototypes:

Schirmer's design for the arches at 1000 Sunnyhills appears closely patterned after details at Santa Barbara Mission - which even include chamfers and a belt course molding above. (bottom photo). The upper photo is of San Juan Bautista Mission which shows a more rudimentary treatment. Variations of these details can be found in Spain and elsewhere and are rooted in ancient Roman architecture. However the connotation in the minds of Schirmer's audience was surely that of the California missions which had been the subject of much publicity and romanticism throughout the early 20th century.



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

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

Page P1 of 1

Other Listings OPB Prelim. B-2+
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. B1281
b. Other Identifier:

*P2. Location: a. County Alameda
*b. Address 1000 SUNNYHILLS RD/1000 GROSVENOR
City Oakland, CA Zip _____
*c. UTM: USGS 7.5' Quad _____ Date _____ Zone: _____ mE / _____ mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTM, etc.)
Parcel no.: 011 0895 014 00

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

1000 SUNNYHILLS RD is a Spanish Colonial house in the Trestle Glen-Lakeshore district. It is two stories, stepped-back plan, on a corner lot. It has a low gable roof with exposed rafters, shed-roofed wing on the right, and wide porch arcade. Exterior walls are heavily textured stucco. Roof is tile. Foundation is concrete. Structure is wood frame. The building has stucco ornament on the chimney top, window surrounds, vents, and small corbeled balcony off the master bedroom. Present use is single family residence. Surroundings are densely built up, residential.

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

b. Resource attributes: HP02--house

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

*P5. a. Photograph or Drawing



P5. b. Photo number: 718-4
Photo date: 06/16/96

*P6. Date Constructed/Age, and Source:
 Prehistoric Historic Both
1935 E
assessor/other

*P7. Owner and Address:
HOVER THOMAS A & ALISON N
1000 SUNNYHILLS RD
OAKLAND CA 94610

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

*P9. Date Recorded: 09/30/96

*P10. Type of Survey: Intensive
 Reconnaissance Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-95-10104, 9/30/96 (Citywide)

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



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

=====
This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

- A. Historic Name: ___ Towne House/Johnson (Florence) House
- B. and/or Common Name: 412 Monte Vista

2. ADDRESS/LOCATION

Street and number: _____ 412 Monte Vista _____ Zip Code: __94111

3. CLASSIFICATION

A. Category

- ___ District
- Building(s)
- ___ Structure
- ___ Site
- ___ Object

D. Present Use (P) and Historic Use (H)

- | | |
|-------------------|---|
| ___ Agriculture | ___ Museum |
| ___ Commercial | ___ Park |
| ___ Educational | <input checked="" type="checkbox"/> Private Residence |
| ___ Entertainment | ___ Religious |
| ___ Government | ___ Scientific |
| ___ Industrial | ___ Transportation |
| ___ Military | ___ Other (Specify): |

B. Status

- Occupied
- ___ Unoccupied
- ___ Work in progress

E. Number of Resources within Property

- | | |
|--------------|------------------|
| Contributing | Non-contributing |
| ___ | ___ buildings |
| ___ | ___ sites |
| ___ | ___ structures |
| ___ | ___ objects |
| ___ | ___ Total |

C. Accessible

- ___ Yes: restricted
- Yes: unrestricted
- ___ No

F. Application for:

- | | |
|---|-------------------|
| ___ City Landmark | ___ S-7 District |
| <input checked="" type="checkbox"/> Heritage Property | ___ S-20 District |

4. OWNER OF PROPERTY

Name: _____ Jeff Martin _____ email: __mmgrealestate@gmail.com _____

Street and Number_412 Monte Vista_____

City: _____ Oakland _____ State: _____ CA _____ Zip Code: _____ 94611 _____

Assessor's Parcel Number: _____ 12-927-001-03 _____

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

- ____ National Historic Landmark
- ____ Included in National Register of Historic Places
- ____ Determined eligible for inclusion in National Register of Historic Places

B. State

- ____ California Historical Landmark
- ____ California Point of Historic Interest
- X State Historical Resources Inventory: Primary records 1996

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating (if applicable)	Date	Depository
Oakland Cultural Heritage Survey	B+3	1996	Oakland City Planning Dept



7. DESCRIPTION

A. Condition:

- Excellent
- Good
- Fair
- Deteriorated
- Ruins
- Unexposed

**B. Alterations:
(Check one)**

- Unaltered
- Altered

**C. Site
(Check one)**

- Original Site
- Moved (Date _____)

D. Style/Type: Colonial Revival

E. Describe the present and original (if known) physical appearance:

Summary

412 Monte Vista Ave. is a large Colonial/ Revival house. The subject building consists of three floors and a large basement as well as a garden. According to the Oakland Cultural Heritage Survey, the building was built in the 1908s and designed by the distinguished Oakland architect Walter J. Mathews, who had a hand in designing many of Oakland’s public buildings constructed between 1886 until 1940, including the First Unitarian Church. The 412 Monte Vista mansion was built as one of the two “sister mansions.” William Pierce Johnson built 412 Monte Vista and 424 Monte Vista (1903, Walter Mathews) for his two daughters Arline and Josephine. 412 Monte Vista originally contained 17 rooms and was carefully repurposed by BuildZig into 14 apartments, in 2013 while keeping the historic elements of the property intact including the porte cochere.



The property is located on Monte Vista Avenue, between Harrison Street and Oakland Avenue. The site is in the Lower Hills area of Oakland, and lies adjacent to the City of Piedmont. The site is bordered, on the south, by Plymouth Church; on the north, by 3-story apartment building; on the west by Monte Vista Avenue and across the street, by two additional apartment buildings; and on the east, in the City of Piedmont, by the church parking lot.

This building was one of the few remaining mansions in the area once known as “Millionaire Hill” due to the numerous grand mansions that were located in the area. Now, the immediate area is mostly apartment buildings that replaced the mansions making 412 a rare survivor.

The building occupies the center of the site, with appendages into each of its four yards, and a detached garage structure in the north corner. The building site is raised above the street level, with an additional 1/2-story high, terraced bank rising across the front of the house. The front yard is ascended by a central set of concrete steps from the Monte Vista Avenue sidewalk. A more gradual driveway ascends at the west. A second set of concrete steps ascends to the front porch, where several marble steps rise to the level of the entry porch. Recently an ADA ramp was added to access the main entrance and to increase access to the apartments.

The building is a large cube capped by a hip roof with deep eave lines all around. Outside the box are four, original, single-story appendages, one at each elevation, including an open, columnated and roofed entry porch and a porte cochere at the center of its front (south) and western side, respectively; a columnated, enclosed solarium at its eastern side.

412 Monte Vista is a Classical or Greek Revival-style residence, although the roof has a more colonial style. The appendages provide major architectural interest. The front porch is the most prominent and, architecturally, the most important, given its formal and architectural treatment and frontal orientation, and with its status reinforced by marble steps and flooring. With its front corner columns, its variety of appendages and its over-windows frieze with classical decoration, including ornamental strip, this building has a real architectural interest. The surrounding garden was revitalized in 2013 by BuildZig based on the designs provided by the botanical curator of the UC Botanical Gardens and intended to mimic the feel that would have been present during its grandeur at the turn of the 20th Century. It has been maintained to give the property a majestic feeling.



The front of the house consists of two vertical parts, and the sides and the back basement is partially above ground level - in three parts, with a shallow base, at the top of which high body, surmounted by a deep frieze on the third floor, capped in turn by the deep roof.

At the rear and sides, the building base is a concrete wall with stucco finish. Above the base, the structure and exterior siding, doors and windows, columns and trim are all wood.



East side solarium; rear exterior stairs; west side garage



In addition to the residence, there is an associated, detached, single-story garage structure at the north corner of the site, accessed via the driveway from Monte Vista Avenue, that passes through the porte cochere. The date of its construction is not known; it appears on Sanborn maps between 1912 (p.399) and 1929 (p.810). Moreover, its traditional design and detailing suggest a garage of the early-20th century.

Landscape

The revitalized landscaping includes plants that were used in the era in which the mansion was built, and was designed by Eric Schultz, the same landscape architect responsible for the UC Berkeley Botanical Gardens.



Regarding the Assessors Residential Building Record it appears that building has undergone the following:

- fire repairs in 1966 (“fire to roof & 3rd floor ceiling”),
- add exterior stairway in 1976,
- rebuilt an earthquake damaged chimney in 1990,
- works for tenant improvements and handicap access projects in the 1990s,
- in 2013 the building was refurbished and converted into 14 apartments, keeping his historic elements.

SIGNIFICANCE

A. Period:

- Prehistoric
- Pre-1869
- 1869-1906
- 1906-1945
- Post-1945

B. Areas of significance--check and justify below:

- | | |
|--|---|
| <input type="checkbox"/> Archeology-prehistoric | <input type="checkbox"/> Landscape architecture |
| <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input type="checkbox"/> Art | <input type="checkbox"/> Music |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/government |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Education | <input type="checkbox"/> Social/humanitarian |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Exploration/settlement | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Invention | |

C. Period of Significance: 1908 ff

D. Significant dates: 1908 (const)

Statement of Significance (include summary statement of significance as first paragraph):

The subject property represents a historically significant era of residential development in Oakland. This residence is part of the Linda Vista Terrace, neighborhood home of a variety of architectural styles.

The 412 Monte Vista mansion was designed by the prominent Oakland architect Walter J. Mathews and originally owned by industrial William Pierce Johnson. The building is a shining example of early Twentieth-Century design and elegance. The name Towne House is for the daughter of Pierce Johnson, Arline Towne, who lived in the home for over 40 years. The mansion has survived for well over a century.

According to the information about 412 Monte Vista held in the records of the Oakland Cultural Heritage Survey (OCHS), the original permit for development of the proposed project site, was formerly 146 Monte Vista. The house was built under permit #14100, dated 10/13/1908, the owner was Florence L Johnson, builder A.L. Whitney, and architect Walter J. Mathews. Construction cost: \$20,000.

The eclectic neighborhood known as Linda Vista Terrace is located between two neighborhood business districts, Piedmont Avenue and Grand Avenue, and hugging the Piedmont City line. The neighborhood was home to a variety of architectural styles – Victorian, Queen Anne, Craftsman, Bungalow, Prairie school and the gamut of Revival styles. Among those creating these distinctive homes were such notable architects as Julia Morgan, Leo L. Nichols. The majority of single family in the area were generally constructed between the late 1800s and the 1930s. During 1920s a number of interesting apartments buildings were also built in keeping with the architectural styles of that era and the residential character of the neighborhood, which blended in with the adjoining single-family homes. The Terrace had good soil and good views of the Piedmont hills and the harbor. “Linda Vista Terrace and its environs will certainly maintain its lead as the choice residence section of Oakland”, predicted an advertisement by the developers Heron and Holcomb in 1896. The property’s setting has changed, from that of a 19th and early-20th century residential neighborhood of stately homes, to a neighborhood of mid-20th century multi-unit residential buildings, since the mansion was originally built.

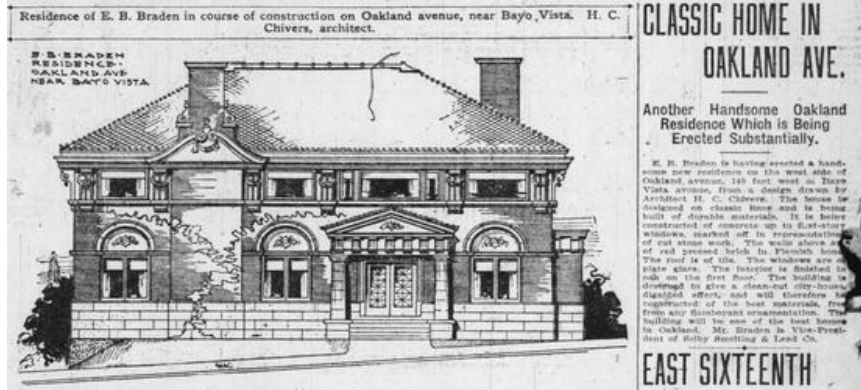
The Plymouth Church

The second sister mansion was for many years the home of the pioneer Oakland Soule family. The house was a three-story, 20-room house, which had two walk-in safes in the basement, a gymnasium in the attic. The sister mansion was demolished for the new church (1958), but 412 Monte Vista was saved and used by the church for their Sunday school and youth programs.



The neighborhood of distinguished buildings

629 Oakland Avenue is a large, brick home near the top of the hill on Oakland Avenue. It is home to Plymouth Church's Towne House Creative Living Center (CLC). The CLC began operations in the nearby 412 Monte Vista Towne House in 1969, but moved to its current location in 1992. The home was designed by Herbert C. Chivers and Co., Architects, for E. B. Braden in 1910.



564 El Dorado, Leo L. Nichols House, Single/Craftsman, and 53 El Dorado, Heron & Holcomb spec house, both 1900. Leo L. Nichols, architect.

Architect

Extensive references from Alameda County Biographies, Walter J. Mathews, transcribed by Kathy Sedler.

Walter J. Mathews (2 May 1850 – 20 November 1947) was an American architect based in Oakland, California. He was a native of Markesan, Wisconsin. He is best known for designing the First Unitarian Church of Oakland and the Oakland mansion of Frank M. "Borax" Smith.

His father, Julius C. Mathews, was also an architect. The family moved from Wisconsin in 1866, and Walter and his brothers trained in the office of their father. He joined his father's office in 1874-75, then spent a few years in Los Angeles, where he became a partner with architect Ezra F. Kysor in the firm Kysor & Mathews. Among the Los Angeles projects he collaborated on with Kysor were the Cathedral of Saint Vibiana and Childs' Grand Opera House, which was later to become the first Los Angeles venue of the Orpheum vaudeville circuit.



Walter J. Mathews in 1889 (Source: Oakland History Room)

Mathews returned to Oakland in 1877, becoming a partner in his father's firm until establishing his own practice in Oakland in 1886. In the 1890s he served as Oakland city architect. His projects were typical of the late nineteenth and early twentieth centuries, including office buildings, hotels, theaters, clubs, commercial buildings, churches, and houses. He remained in practice in Oakland until at least 1940. Walter Mathews' younger brother Arthur Frank Mathews became a prominent San Francisco artist and furniture designer. The third son of Julius Mathews, Edgar, also became a well known Bay Area architect.



above: Oak Hall mansion, on Borax Smith estate



365 Hillside Avenue, Piedmont, CA: Piedmont mansion designed in 1901 by architect Walter J. Mathews

below: The Central Building, Oakland



First Unitarian Church of Oakland



Architectural style: Greek Revival, Colonial Revival

Drawing inspiration from ancient Greece, the style found popularity during the mid-1800s. Greek Revival homes often feature columns or pilasters, symmetrical proportions, and white-painted exteriors.

Colonial Revival sought to follow American colonial architecture of the period around the Revolutionary War, which drew strongly from Georgian architecture of Great Britain.

Structures are typically two stories with the ridge pole running parallel to the street, have a symmetrical front facade with an accented doorway, and evenly spaced windows on either side of it.

Features borrowed from colonial period houses of the early 19th century include elaborate front doors, often with decorative crown pediments, fanlights, and sidelights, symmetrical windows flanking the front entrance, often in pairs or threes, and columned porches.

Owners history/significant persons:

The following information is from the following sources: *Block Book (1906- 1925 Oakland History Room), Reverse City Directory - Oakland Cultural Heritage Survey*

Date	Owner/Resident name	Use of the property	History of the ownership
1908	Florence L. Johnson Wife of William P. Johnson	Residential	The former residence at 146 Monte Vista was built for William Pierce and Florence L. Johnson . William P. Johnson was one of the founders of the Claremont Country Club, and he also was on the board of directors for seven different companies, including the Bank of California, Bowers Rubber Works, Bowers Water Company, The California Wine Association, Crowne Willamette Paper Co., and the Hayward water company. In June of 1908, Florence L. Johnson , wife of William P. Johnson, gained title to the site that, as of yet, was without a structure or address, but which would become their residence at 146/412 Monte Vista Avenue.
1924	Arline Johnson Towne (owner) Josephine	Residential	In November of 1927, Arline Johnson Towne become the owner. It appears that Arline was one of the five child of Florence – Arline, Lindsay, William, Josephine, and Helen – Arline held joint ownership until March of 1956, when the “descendants of Arline Stark Towne” transferred title to George Stark Towne, their father.
1958	George Stark Towne (owner & resident)	Residential	N/A
1963	Plymouth Church (owner)	Used by the church for Sunday school and youth programs	This latter transaction began the shift of the subject property’s ownership toward the Plymouth Church, who by then owned and occupied the adjoining parcel, where they were in the

			process of planning their new church building. In October of 1958, George Stark Towne deeded the 412 Monte Vista property to Plymouth Church, while Towne retained a life estate. Finally, with his passing, the subject property transferred in full to Plymouth Church in August of 1963.
2009	Pacific Boys choir	Unused	The building was sold to the Pacific Boys Choir in 2009 to become a middle school, but the plans were abandoned, and the building sat empty and unused.
2012	BuildZig (Real estate development company) (owner)	Converted in 14 apartments	Buildzig transformed the mansion to 14 apartments. The building has had a full renovation while still maintaining its original charm and luxurious finishes
2014	David Schwartz	Residential	N/A
2016	Jeff Martin (owner & resident	Residential	N/A

Conclusion: The property at 412 Monte Vista possesses a real architectural merit, its colonial revival style including the front corner columns, its variety of appendices and its ornately decorated window friezes. Further significance is due to its being the work of important local architect Walter J. Mathews. This house is worth preserving for the exceptional architectural style and history of ownership.

8. MAJOR BIBLIOGRAPHICAL REFERENCES

- OCHS Building Evaluation Records
- Sanborn Fire Insurance Maps, 1903,1912 and 1951 (OCHS)
- DPR Form 523 A
- Oakland Address Directory (History Room)
- Alameda County Biographies, Walter J. Mathews, Transcribed by Kathy Sedler: Past & Present of Alameda County, California Vol II, S. J. Clarke Publ. Co., 1914, p. 457
<http://www.rootsweb.ancestry.com/~cagha/index.htm>.
- Assessor’s maps. Alameda County Assesor’s Office
- Residential Building Records for 412 Monte Vista Avenue (County of Alameda Assessors Office)
- City of Oakland, Historic Preservation, An Element of the Oakland General Plan, March 8, 1994.
- Preservation Architecture, “412 monte Vista Avenue, Historic Architectural Evaluation”, by Mark Hulbert, July 2007

9. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres): _____ 4 acres _____

B. UTM References: *[National Register boilerplate, feel free to ignore]*

USGS Quadrangle Name: _____ USGS Quadrangle Scale _____

A _____	_____	_____	B _____	_____	_____
Zone	Easting	Northing	Zone	Easting	Northing

C _____	_____	_____	D _____	_____	_____
----------------	-------	-------	----------------	-------	-------

C. Verbal boundary description (address):

11. FORM PREPARED BY

Name/Title: Josephine Lefebvre, Project Manager

Organization: _____ Buildzig _____ Date: _____ 10/16/208 _____

Street and Number: _____ 3007 Telegraph Avenue _____ Telephone: _____

City/Town: _____ Oakland _____ State: _____ Zip Code: _____ Email _____ jlefebvre@buildzig.com _____

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) _____ Recommended _____ Not recommended for landmark/S-7/S-20 designation

Date: _____ Resolution number: _____

(2) _____ Designated as Heritage Property Date: _____

C. Action by City Planning Commission

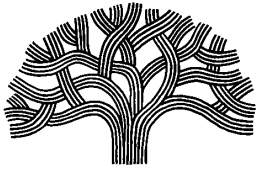
_____ Recommended _____ Not recommended for landmark/S-7 designation

Date: _____

D. Action by City Council

_____ Designated _____ Not Designated

Date: _____ Ordinance No: _____



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

=====
This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

- A. Historic Name: Chapel of the Oaks
- B. and/or Common Name: Telegraph Hill Medical Plaza

2. ADDRESS/LOCATION

Street and number: 3003-3007 Telegraph Ave Zip Code: 94609

3. CLASSIFICATION

A. Category

- District
- Building(s)
- Structure
- Site
- Object

B. Status

- Occupied
- Unoccupied
- Work in progress

C. Accessible

- Yes: restricted
- Yes: unrestricted
- No

D. Present Use (P) and Historic Use (H)

- | | |
|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Educational | <input type="checkbox"/> Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): |

E. Number of Resources within Property

- | | |
|--------------------------|-------------------------------------|
| Contributing | Non-contributing |
| <input type="checkbox"/> | <input type="checkbox"/> buildings |
| <input type="checkbox"/> | <input type="checkbox"/> sites |
| <input type="checkbox"/> | <input type="checkbox"/> structures |
| <input type="checkbox"/> | <input type="checkbox"/> objects |
| <input type="checkbox"/> | <input type="checkbox"/> Total |

F. Application for:

- | | |
|---|--|
| <input type="checkbox"/> City Landmark | <input type="checkbox"/> S-7 District |
| <input checked="" type="checkbox"/> Heritage Property | <input type="checkbox"/> S-20 District |

4. OWNER OF PROPERTY

Name: 3007 Telegraph, LLC email: representative: lblair@buildzig.com

Street and Number: 3007 Telegraph Ave

City: Oakland State: CA Zip Code:94609

Assessor's Parcel Number: 009070800400

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

- National Historic Landmark
- Included in National Register of Historic Places
- Determined eligible for inclusion in National Register of Historic Places

B. State

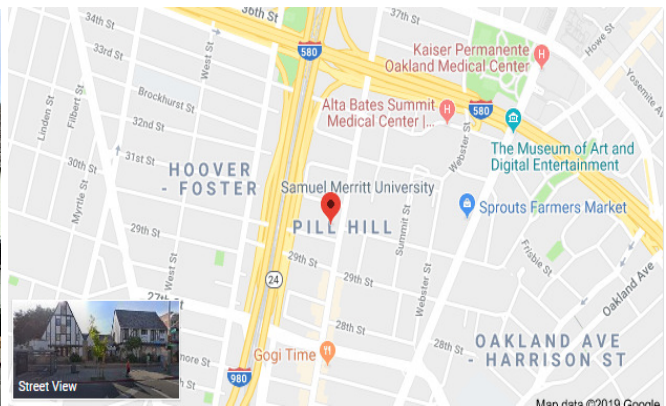
- California Historical Landmark
- California Point of Historic Interest
- State Historical Resources Inventory

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating (if applicable)	Date	Depository
Oakland Cultural Heritage Survey	B+3	9/30/96	Oakland Planning Dep



Photo



Location

7. DESCRIPTION

A. Condition:

<input type="checkbox"/> Excellent	<input type="checkbox"/> Deteriorated
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins
<input type="checkbox"/> Fair	<input type="checkbox"/> Unexposed

**B. Alterations:
(Check one)**

Unaltered
 Altered

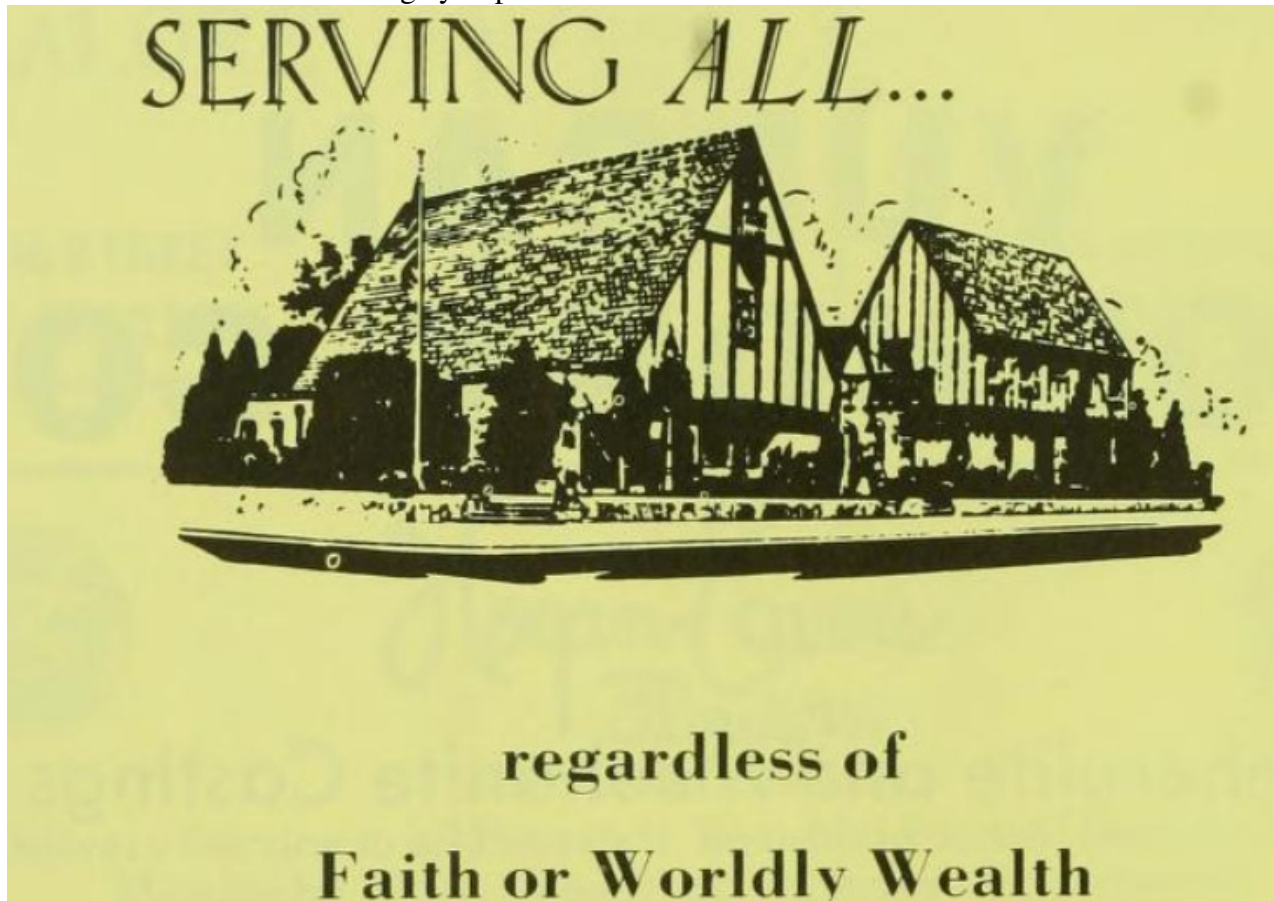
**C. Site
(Check one)**

Original Site
 Moved (Date _____)

D. Style/Type: period revival or pre-Tudor funerary building

E. Describe the present and original (if known) physical appearance:

3007-3003 Telegraph Avenue was built circa 1920, 1925 and 1931. Raymond F. DeSanno (1931) and Schirmer-Bugbee Co. (1925) were the principal architects. The original use was the Chapel of the Oaks Mortuary. The style of the structure is eclectic. It is two and a half stories on a corner lot. Exterior walls are stucco and stone and the roof is slate. Sanborn maps describe it as wood frame veneered or clad with stone. The exterior decorative elements remain largely in place.



Above: rendering of the Chapel of the Oaks, time period unknown



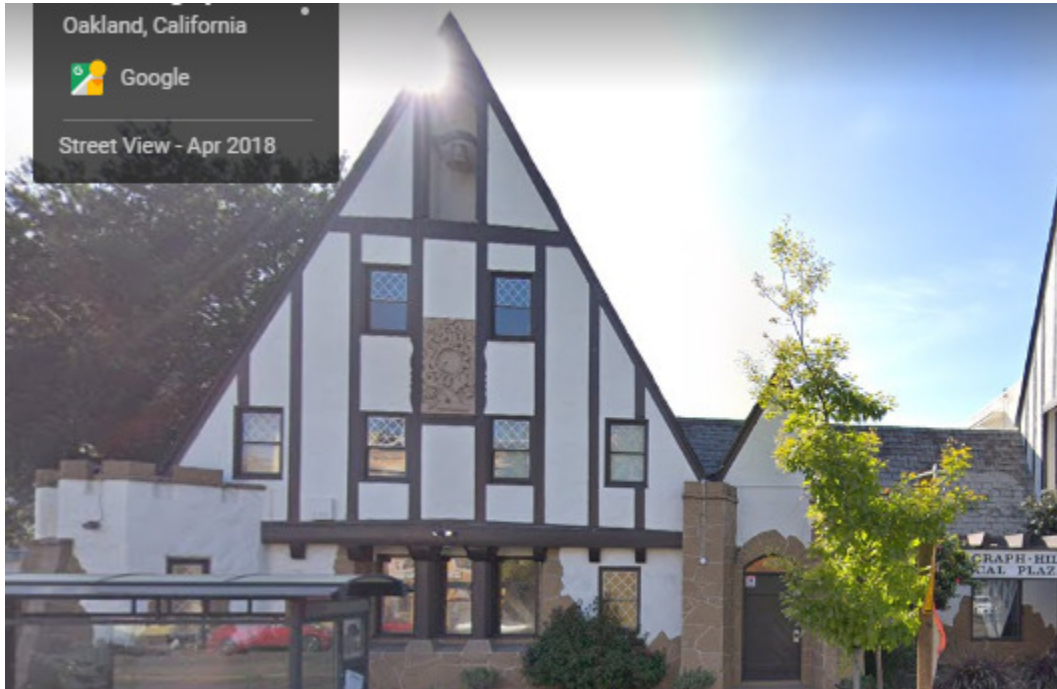
The corner of the building on **29th and Telegraph** is Tudor Revival. Distinguishing Tudor Revival features include the half-timber verticals and diagonals, steep sloped slate roof, and steeper gable, and decorative features such as the clock panel with molded decoration. (The clock is in need of repair.)

An oak tree motif, echoing the Oak tree adjacent to that corner, is repeated around the clock on the front of the building on Telegraph and surrounds and frames the leaded glass on the side of the chapel.



Above photos: left: oak tree motif surrounding leaded glass; right: former iteration of the clock with oak tree relief

The slate roof of the Tudor section of the building included a belfry, directly above the clock and the oak tree relief.



Above photo: façade of Tudor-inspired pitched roof, featuring Oak tree relief, recessed bell and crenelated entrance.

The corner entrance on Telegraph and 29th has a small, crenelated parapet. The Oaks Chapel opening (below) announcement advertises the architecture as being “in the manner of Haddon Hall,” a famous medieval structure in England. The wall and turreted entrance mimic the medieval style of Haddon Hall and were probably added in the 1931 construction, which included Yosemite stone as a material.



The other section of the building is loosely Swiss Chalet style with exposed beams, gabled slate roof, regular window spacing:



Artist's rendering featured in the Oakland Tribune November 27, 1931 highlighting the \$125,000 investment in the new Chapel of the Oaks. The article says of the building: "Built of enduring stone of the Sierra, quarried near Yosemite, with the long sloping slate roof, the chapel of the Oaks presents all the charm and beauty of the old world architecture both in its exterior and in its interior design, equipment and furnishings. Exquisite workmanship and design is a dominant note of this picturesque and friendly structure. LIKE HADDON HALL Great oaken beams, after the manner of the famous Haddon hall in Surrey, support the superstructure of the chapel. Here, too, is found a unique and charming lighting effect produced by lamps, fashioned after the ancient oil lamps with tall chimneys and set in hand-hammered copper and bronze fixtures."

Recent visible alterations include the addition of signage advertising recent and current users as well as a security guard shack adjacent to the parking lot.

SIGNIFICANCE

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|---|--|------------------------------|--------------------------------------|-------------------------------------|--|-----------------------------------|------------------------------|--------------------------------|-----------------------------------|-------------------------------------|---|--|---|-----------------------------------|---------------------------------------|----------------------------------|------------------------------------|------------------------------------|------------------------------------|--|--------------------------------------|----------------------------------|---|---|-----------------------------------|--|------------------------------------|--|
| <p>A. Period:</p> <p><input type="checkbox"/> Prehistoric</p> <p><input type="checkbox"/> Pre-1869</p> <p><input type="checkbox"/> 1869-1906</p> <p><input checked="" type="checkbox"/> 1906-1945</p> <p><input type="checkbox"/> Post-1945</p> | <p>B. Areas of significance--check and justify below:</p> <table border="0"> <tr> <td><input type="checkbox"/> Archeology-prehistoric</td> <td><input type="checkbox"/> Landscape architecture</td> </tr> <tr> <td><input type="checkbox"/> Archeology-historic</td> <td><input type="checkbox"/> Law</td> </tr> <tr> <td><input type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Literature</td> </tr> <tr> <td><input checked="" type="checkbox"/> Architecture</td> <td><input type="checkbox"/> Military</td> </tr> <tr> <td><input type="checkbox"/> Art</td> <td><input type="checkbox"/> Music</td> </tr> <tr> <td><input type="checkbox"/> Commerce</td> <td><input type="checkbox"/> Philosophy</td> </tr> <tr> <td><input type="checkbox"/> Communications</td> <td><input type="checkbox"/> Politics/government</td> </tr> <tr> <td><input type="checkbox"/> Community Planning</td> <td><input type="checkbox"/> Religion</td> </tr> <tr> <td><input type="checkbox"/> Conservation</td> <td><input type="checkbox"/> Science</td> </tr> <tr> <td><input type="checkbox"/> Economics</td> <td><input type="checkbox"/> Sculpture</td> </tr> <tr> <td><input type="checkbox"/> Education</td> <td><input type="checkbox"/> Social/humanitarian</td> </tr> <tr> <td><input type="checkbox"/> Engineering</td> <td><input type="checkbox"/> Theater</td> </tr> <tr> <td><input type="checkbox"/> Exploration/settlement</td> <td><input type="checkbox"/> Transportation</td> </tr> <tr> <td><input type="checkbox"/> Industry</td> <td><input type="checkbox"/> Other (specify)</td> </tr> <tr> <td><input type="checkbox"/> Invention</td> <td></td> </tr> </table> | <input type="checkbox"/> Archeology-prehistoric | <input type="checkbox"/> Landscape architecture | <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature | <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military | <input type="checkbox"/> Art | <input type="checkbox"/> Music | <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy | <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/government | <input type="checkbox"/> Community Planning | <input type="checkbox"/> Religion | <input type="checkbox"/> Conservation | <input type="checkbox"/> Science | <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture | <input type="checkbox"/> Education | <input type="checkbox"/> Social/humanitarian | <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater | <input type="checkbox"/> Exploration/settlement | <input type="checkbox"/> Transportation | <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) | <input type="checkbox"/> Invention | |
| <input type="checkbox"/> Archeology-prehistoric | <input type="checkbox"/> Landscape architecture | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Art | <input type="checkbox"/> Music | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/government | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Religion | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Science | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Education | <input type="checkbox"/> Social/humanitarian | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Exploration/settlement | <input type="checkbox"/> Transportation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Invention | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

C. Period of Significance: 1925, 1931 (construction phases)

C. Significant dates: Frank Youell opened the Oakland Undertaking Company at 3479 Piedmont Avenue in 1921. He moved to this location in 1925. The expansion in 1931 coincided with an expansion in business to include weddings as well as funerals. This building operated as a mortuary from 1921 to 1977.

E. Builder/Architect/Designer: Raymond DeSanno, architect (1931); Schirmer-Bugbee Co. architect (1925)

F. Significant persons: Frank Youell, operator/developer

G. Statement of Significance (include summary statement of significance as first paragraph):

based on "Historic Mortuaries around Pill Hill" by Muller & Caulfield Architects (author Emily Thurston), <http://www.mullercaulfield.com/mca/assets/PDF/081109Historic%20Mortuaries%20Pill%20Hill-email.pdf>

The Chapel of the Oaks operated as a mortuary from 1921 to 1977, allowing Oaklanders to say good bye to their loved ones for more than 50 years. The Chapel is significant in its revivalist style, its connection to Pill Hill, the other remaining historic cemeteries on Telegraph and Mountain View Cemetery from 1978 until around 2007. It is unoccupied as of spring 2009.

Funeral homes as a business. Funeral homes emerged in the United States during the late 1800s. Prior to this the family of the deceased prepared the body for burial, with undertakers acting as assistants. The modern practice of

embalming with chemicals was invented in Europe in the 1830s in order to preserve bodies for medical use. During the Civil War, a handful of embalmers stayed busy preserving the bodies of soldiers so that they could be returned to their families for burial. After the end of the Civil War, the embalmers stayed employed by finding customers amongst the general population. Embalming was popular with undertakers because it gave them more time to prepare for elaborate funerals. The public embraced it as well, seeing embalming as a hygienic measure and a way to preserve the deceased for eternity. The rise of the hospital system also contributed to a growing reliance on the funeral industry by causing an “environmental shift from death in the home to death in the hospital.... (Laderman, *Rest in Peace: A Cultural History of Death and the Funeral Home in Twentieth-Century America*, 2003).

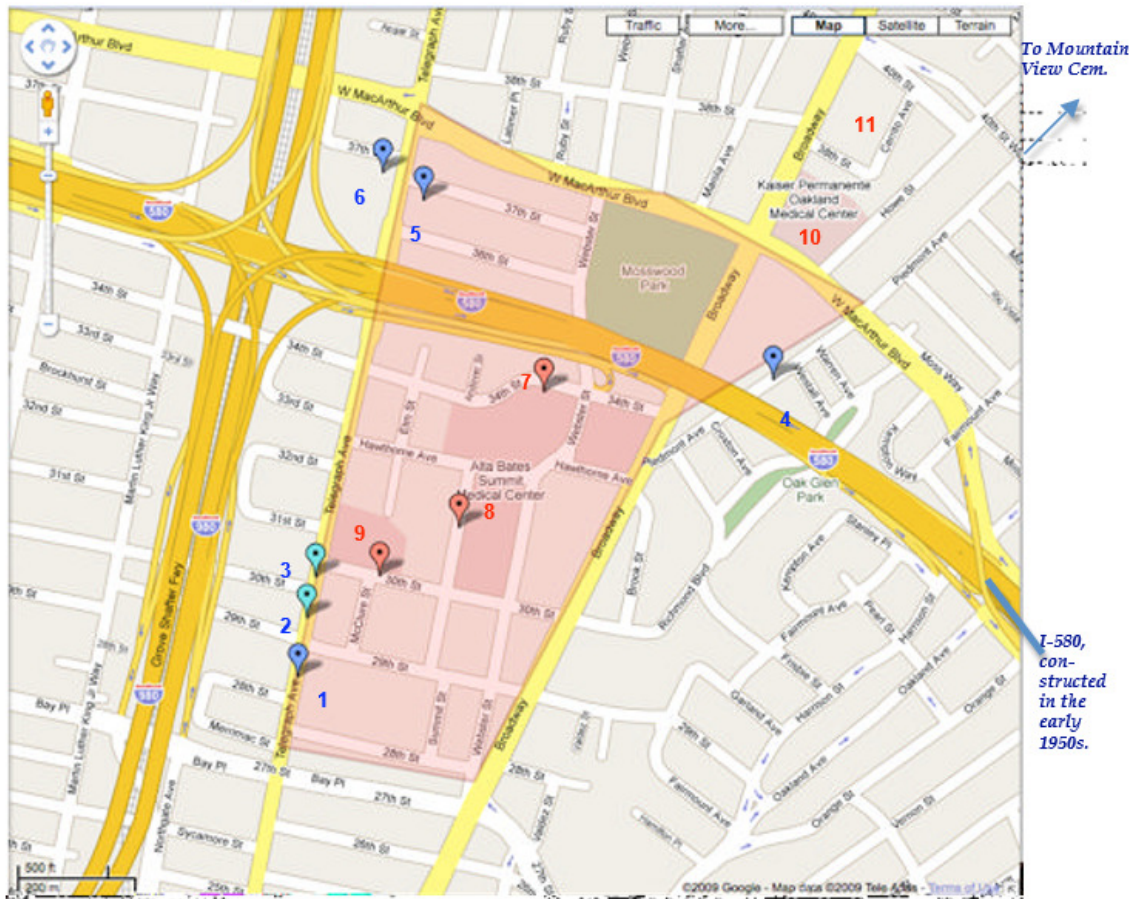
Revivalism in Mortuary Architecture. Like cemetery architecture in general, mortuary architecture frequently adopts revivalist styles. Revivalism was also very popular in American from 1893-1920, when Chapel of the Oaks was first conceived. Douglas Keister, *Going Out in Style*, writes “The revival styles [forged] a critical link in this chain of taste and dignity binding past and present.... Revivalist architecture resonates with the theme that the deceased will not be forgotten, and the hope for eternal survival in the afterlife that is so important to the philosophy behind strong coffins and embalming techniques.

Mortuaries in Pill Hill. The neighborhood known as “Pill Hill” gets its name from the hospitals located on top of a ridge along Summit between 29th and 32nd Streets, including Peralta Hospital, Providence Hospital, and Merritt Hospital. This area is still a complex of medical facilities, although many of the historic medical buildings have been replaced.

Pill Hill is just over a mile from Mountain View Cemetery. The cemetery was established in 1863. In the earliest days of the Cemetery, if there was a delay between death and burial the body was sometimes kept in a neighboring mausoleum or the cemetery’s receiving tomb. The first five undertakers moved into the Pill Hill area between 1906 and 1916. Pill Hill was the ideal location for undertakers, located close to hospitals and the cemetery. Between 1916 and 1943 these businesses increased, with a peak of ten funerary establishments in 1943. Four of these had closed by 1957. Between 1971 and 1983, three Pill Hill mortuaries closed, bringing the total down from seven to four.

Chapel of the Oaks is built in the revivalist style, reflecting both the time period in which the style was popular and the inclination of funeral homes to reflect a more grandiose style to honor the deceased and also reference historic periods to give a sense of permanence to the deceased as a comfort to the living.

Pill Hill Area Map



Key:

Mortuaries:

1. Grant Miller Mortuary, 2850 Telegraph Avenue. Constructed 1896 with major expansion/ remodel in 1931. Tudor Revival.
2. Truman Mortuary, 2935 Telegraph Avenue. Constructed c. 1899 with major expansion/ remodel in 1946. Colonial Revival.
3. Oaks Chapel, 3003-27 Telegraph Avenue. Constructed 1920, 1925, and 1932. Swiss Chalet and Tudor Revival.
4. Albert Brown Mortuary, 3476 Piedmont Avenue. Constructed 1927. Exotic "Byzantine" Revival.
5. Mosswood Chapel/ Albert Engel Funeral Home, 3630 Telegraph Avenue. Constructed 1932. Spanish Revival.
6. Fouché's Hudson Funeral Home, 3665 Telegraph Avenue. Constructed 1966. A-Frame Architecture.

Hospitals:

7. Merritt Pavilion – Alta Bates Summit Medical Center
8. Providence Pavilion – Alta Bates Summit Medical Center
9. Peralta Pavilion – Alta Bates Summit Medical Center
10. Kaiser Permanente Oakland Medical Center – Main Hospital
11. Kaiser Permanente – Historic King's Daughters Home

8. MAJOR BIBLIOGRAPHICAL REFERENCES

- “Historic Mortuaries around Pill Hill” by Muller & Caulfield Architects
<http://www.mullercaulfield.com/mca/assets/PDF/081109Historic%20Mortuaries%20Pill%20Hill-email.pdf>
- Douglas Keister, Going Out in Style
- Laderman, Rest in Peace: A Cultural History of Death and the Funeral Home in Twentieth-Century America, 2003
- OCHS Completion Report, CLG Project #06-95-10104, 9/30/96
- Oakland Tribune, November 27, 1931
- Original photographs

9. GEOGRAPHICAL DATA

- A. Land area of property (square feet or acres): 27,252 square feet
- B. UTM References: *[National Register boilerplate, feel free to ignore]*
- C. Verbal boundary description (address): 3007 Telegraph Avenue, Oakland CA

11. FORM PREPARED BY

Name/Title: Laura Blair_____

Organization: BuildZig_____ Date 5.16.19

Street and Number: 3007 Telegraph_____ Telephone: 510-333-8407

City/Town: Oakland State: CA Zip Code: 96409 Email lblair@buildzig.com

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) _____Recommended _____Not recommended for landmark/S-7/S-20 designation
Date: _____ Resolution number: _____

(2) _____Designated as Heritage Property Date: _____

C. Action by City Planning Commission

_____Recommended _____Not recommended for landmark/S-7 designation Date: _____

D. Action by City Council

_____Designated _____Not Designated
Date: _____ Ordinance No: _____

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 418 Jefferson St.
Name: Read (William) house

A. ARCHITECTURE

- 1. Exterior/Design: steep gable roof, angled bay, raised basement - typical E VG G FP
- 2. Interior: _____ E VG G FP
- 3. Construction: wood frame residential, typical 19th c. E VG G FP
- 4. Designer/Builder: unknown E VG G FP
- 5. Style/Type: rare simple 1860s-type minimal Gothic/Italianate house E VG G FP

B. HISTORY

- 6. Person/Organization: Wm. Read, orig. owner, "millwright" - typical E VG G FP
- 7. Event: BART construction, Boardwalk reuse, 1960s E VG G FP
- 8. Patterns: early ^{water front} neighborhood dev't, Railroad Boom E VG G FP
- 9. Age: 1860-70, bay added early E VG G FP
- 10. Site: original location E VG G FP

C. CONTEXT

- 11. Continuity: Bret Harte Boardwalk API, contrib. E VG G FP
- 12. Familiarity: side street in district, dead ends at BART E VG G FP

D. INTEGRITY

- 13. Condition: general wear E G F P
- 14. Exterior Alterations: vinyl windows & T-1-1; early alt (historic) raised basement, 2-story bay E G F P

Evaluated by: Betty Marvin Date: 6/11/19
Chris Buckley 5/18/83, OCHS Central District survey

STATUS
Rating:

City Landmark Eligibility: Eligible Not eligible

National Register Status: Listed In process

Determined eligible Appears eligible

Appears ineligible

Site of Opportunity

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of _____ (Date)

Attest: _____
Secretary

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY

Address: 418 Jefferson St

Name: _____

12	6 3	0		1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCHITECTURE TOTAL (max. 26)	10
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	17
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	2
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					29 ←
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
				D. INTEGRITY	-4 to be restored
ADJUSTED TOTAL (Preliminary total minus Integrity)					25

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 6028 Broadway Terrace
Name: Goodrich (Leroy) house

A. ARCHITECTURE

- | | | | | |
|---|--------------|-------------------------------------|------------------------------------|-------------------------------------|
| 1. Exterior/Design: <u>wide gable & veranda, rustic setting</u> | E | <input checked="" type="radio"/> VG | G | FP |
| 2. Interior: _____ | E | VG | G | FP |
| 3. Construction: <u>Frame & stucco, typical</u> | E | VG | <input checked="" type="radio"/> G | FP |
| 4. Designer/Builder: <u>O. Reed Baxter, arch.</u> | E | VG | G | <input checked="" type="radio"/> FP |
| 5. Style/Type: <u>Crafts/American Folk house - unusual</u> | E | <input checked="" type="radio"/> VG | G | FP |

B. HISTORY

- | | | | | |
|--|------------------------------------|-------------------------------------|------------------------------------|-------------------------------------|
| 6. Person/Organization: <u>Arthur Nason, orig. owner; Leroy Goodrich, resident/</u> ^{SIC} | E | <input checked="" type="radio"/> VG | G | FP |
| 7. Event: _____
<u>owner 1919-1969, Port commissioner etc.</u> | E | VG | G | <input checked="" type="radio"/> FP |
| 8. Patterns: <u>North Hills suburban dev't, early 20th c.; 1920s civic institutions</u> | E | VG | <input checked="" type="radio"/> G | FP |
| 9. Age: <u>1916 1917</u> | E | VG | <input checked="" type="radio"/> G | FP |
| 10. Site: <u>original location</u> | <input checked="" type="radio"/> E | VG | G | FP |

C. CONTEXT

- | | | | | |
|--|---|----|---|-------------------------------------|
| 11. Continuity: <u>in group of notable houses that survived 1991 fire - no ID'd district</u> | E | VG | G | <input checked="" type="radio"/> FP |
| 12. Familiarity: _____ | E | VG | G | <input checked="" type="radio"/> FP |

D. INTEGRITY

- | | | | | |
|---|------------------------------------|------------------------------------|---|---|
| 13. Condition: <u>general wear</u> | E | <input checked="" type="radio"/> G | F | P |
| 14. Exterior Alterations: <u>none obvious; dormer expansion planned</u> | <input checked="" type="radio"/> E | <input checked="" type="radio"/> G | F | P |

Evaluated by: Beth Marvin Date: 6/12/19

STATUS

Rating:

- | | |
|--|---|
| City Landmark Eligibility: <input type="checkbox"/> Eligible | <input type="checkbox"/> Not eligible |
| National Register Status: <input type="checkbox"/> Listed | <input type="checkbox"/> In process |
| <input type="checkbox"/> Determined eligible | <input type="checkbox"/> Appears eligible |
| <input type="checkbox"/> Appears ineligible | |

Site of Opportunity

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of _____

(Date)

Attest: _____
Secretary

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY

Address: 6028 Broadway Terrace

Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
A. ARCHITECTURE TOTAL (max. 26)					11
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
B. HISTORY TOTAL (max. 60)					26
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
C. CONTEXT TOTAL (max. 14)					10
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					37 ←
-0	25%	-5%	-10%	13. Condition (From A, B, and C total)	
-0	12% - 25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
D. INTEGRITY					5
ADJUSTED TOTAL (Preliminary total minus Integrity)					32

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 6475 Colby St.
Name: Hummer (Charles & Mary) house

A. ARCHITECTURE

- | | | | | |
|---|--------------|---------------|--------------|---------------|
| 1. Exterior/Design: <u>Field B: wide gables, deep porch, decorative sash, brick</u> | <u>E</u> | <u>VG</u> | G | FP |
| 2. Interior: _____ | E | VG | G | FP |
| 3. Construction: <u>wood with extensive clinker brick</u> | E | <u>VG</u> | G | FP |
| 4. Designer/Builder: <u>Charles Hummer (brick mason) o/b</u> | E | VG | G | <u>FP</u> |
| 5. Style/Type: <u>Craftsman house, fine example</u> | E | <u>VG</u> | G | FP |

B. HISTORY

- | | | | | |
|---|--------------|---------------|--------------|---------------|
| 6. Person/Organization: <u>Charles Hummer, o/b</u> | E | VG | G | <u>FP</u> |
| 7. Event: _____ | E | VG | G | FP |
| 8. Patterns: <u>post-earthquake suburban development S-LC</u> | E | VG | <u>G</u> | FP |
| 9. Age: <u>1907</u> | E | VG | <u>G</u> | FP |
| 10. Site: <u>Original location</u> | <u>E</u> | VG | G | FP |

C. CONTEXT

- | | | | | |
|--|---|-----------|---|-----------|
| 11. Continuity: <u>Fairview Park API contributor</u> | E | <u>VG</u> | G | FP |
| 12. Familiarity: _____ | E | VG | G | <u>FP</u> |

D. INTEGRITY

- | | | | | |
|---|----------|----------|---|---|
| 13. Condition: <u>no obvious problems</u> | <u>E</u> | G | F | P |
| 14. Exterior Alterations: <u>brick veneer removed at rear</u> | <u>E</u> | <u>G</u> | F | P |

Evaluated by: _____ Date: _____

STATUS	
Rating:	
City Landmark Eligibility: <input checked="" type="checkbox"/> Eligible	<input type="checkbox"/> Not eligible
National Register Status: <input type="checkbox"/> Listed	<input type="checkbox"/> In process
<input type="checkbox"/> Determined eligible	<input type="checkbox"/> Appears eligible
<input type="checkbox"/> Appears ineligible	
Site of Opportunity <input type="checkbox"/>	

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of _____ (Date)

Attest: _____
Secretary

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY

Address: 6475 Colby St.
Name: _____

12 4 6	3	0		1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCHITECTURE TOTAL (max. 26)	15
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	11
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	2
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					28 ←
0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
0 2 25%		-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
				D. INTEGRITY	-3
ADJUSTED TOTAL (Preliminary total minus Integrity)					25

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

City of Oakland - Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 1263 Trestle Glen Rd.
Name: Sloane House model home

A. ARCHITECTURE

- | | | | | | |
|----------------------|--|------------------------------------|---------------|------------------------------------|---------------|
| 1. Exterior/Design: | <u>Italian villa: hip roof, off-symmetrical design-field</u> | E | VG | <input checked="" type="radio"/> G | FP |
| 2. Interior: | | E | VG | G | FP |
| 3. Construction: | <u>frame & stucco, tile roof, many "period" details</u> | E | VG | G | FP |
| 4. Designer/Builder: | <u>Reed & Corlett</u> | <input checked="" type="radio"/> E | VG | G | FP |
| 5. Style/Type: | <u>period revival house, fairly representative</u> | E | VG | <input checked="" type="radio"/> G | FP |

B. HISTORY

- | | | | | | |
|-------------------------|--|------------------------------------|----|------------------------------------|----|
| 6. Person/Organization: | <u>W. H. Lemert Co. - S-LC</u> | E | VG | <input checked="" type="radio"/> G | FP |
| 7. Event: | <u>Complete Homes Exposition, 1922 - innovative marketing - model home</u> | E | VG | <input checked="" type="radio"/> G | FP |
| 8. Patterns: | <u>1920s tract development, garden suburb</u> | E | VG | <input checked="" type="radio"/> G | FP |
| 9. Age: | <u>1922</u> | E | VG | <input checked="" type="radio"/> G | FP |
| 10. Site: | <u>Original location</u> | <input checked="" type="radio"/> E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|------------------|---|---|----|------------------------------------|-------------------------------------|
| 11. Continuity: | <u>contrib. to Lakeshore-Trestle Glen ASI</u> | E | VG | <input checked="" type="radio"/> G | FP |
| 12. Familiarity: | <u>not visually prominent without the backstory</u> | E | VG | G | <input checked="" type="radio"/> FP |

D. INTEGRITY

- | | | | | | |
|---------------------------|--|------------------------------------|---|---|---|
| 13. Condition: | | <input checked="" type="radio"/> E | G | F | P |
| 14. Exterior Alterations: | | <input checked="" type="radio"/> E | G | F | P |

Evaluated by: Beth Marva Date: 6/16/19

STATUS	
Rating:	
City Landmark Eligibility: <input checked="" type="checkbox"/> Eligible	<input type="checkbox"/> Not eligible
National Register Status: <input type="checkbox"/> Listed	<input type="checkbox"/> In process
<input type="checkbox"/> Determined eligible	<input type="checkbox"/> Appears eligible
<input type="checkbox"/> Appears ineligible	
Site of Opportunity <input type="checkbox"/>	

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of _____ (Date)

Attest: _____ Secretary

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY

Address: 1263 Trestle Glen Rd.

Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
A. ARCHITECTURE TOTAL (max. 26)					12
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
B. HISTORY TOTAL (max. 60)					27
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
C. CONTEXT TOTAL (max. 14)					1
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					40
0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
D. INTEGRITY					40
ADJUSTED TOTAL (Preliminary total minus Integrity)					

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 619 Mariposa Av.
Name: Chapin + Morris spec. house

A. ARCHITECTURE

- | | | | | | |
|----|---|---|-----------|----------|----|
| 1. | Exterior/Design: <u>symmetrical facade, center porch + bay with half-timber</u> | E | <u>VG</u> | G | FP |
| 2. | Interior: <u>+ exaggerated curved brackets</u> | E | <u>VG</u> | G | FP |
| 3. | Construction: <u>wood frame, stucco - typical</u> | E | VG | <u>G</u> | FP |
| 4. | Designer/Builder: <u>Milwan Bros. arch.; Chapin + Morris, bldr./dev.</u> | E | <u>VG</u> | G | FP |
| 5. | Style/Type: <u>Crafts/Tudor Revival house</u> | E | VG | <u>G</u> | FP |

B. HISTORY

- | | | | | | |
|-----|--|----------|----|----------|-----------|
| 6. | Person/Organization: <u>Chapin + Morris dev.; owners Milton Bulkeley, Roy Elliott,</u> | E | VG | G | <u>FP</u> |
| 7. | Event: <u>George Sutherland - series of engineers</u> | E | VG | G | <u>FP</u> |
| 8. | Patterns: <u>early 20thc. dev't of lower hills/northern resid. neighborhoods</u> | E | VG | <u>G</u> | FP |
| 9. | Age: <u>1908</u> | E | VG | <u>G</u> | FP |
| 10. | Site: <u>original location</u> | <u>E</u> | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|---|----|----------|-----------|
| 11. | Continuity: <u>contrib. to small Mariposa Av ASI</u> | E | VG | <u>G</u> | FP |
| 12. | Familiarity: <u>elevated plans cover illustration for 1997 house tour</u> | E | VG | G | <u>FP</u> |

D. INTEGRITY

- | | | | | | |
|-----|---|----------|---|---|---|
| 13. | Condition: <u>no obvious wear</u> | <u>E</u> | G | F | P |
| 14. | Exterior Alterations: <u>none obvious</u> | <u>E</u> | G | F | P |

Evaluated by: Beth Marvin Date: 6/12/19

STATUS	
Rating:	
City Landmark Eligibility: <input checked="" type="checkbox"/> Eligible	<input type="checkbox"/> Not eligible
National Register Status: <input type="checkbox"/> Listed	<input type="checkbox"/> In process
<input type="checkbox"/> Determined eligible	<input type="checkbox"/> Appears eligible
<input type="checkbox"/> Appears ineligible	
Site of Opportunity <input type="checkbox"/>	

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of _____

(Date)

Attest: _____
Secretary

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY

Address: 619 Mariposa Av.
Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
A. ARCHITECTURE TOTAL (max. 26)					12
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
B. HISTORY TOTAL (max. 60)					11
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
C. CONTEXT TOTAL (max. 14)					1
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					24
0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
D. INTEGRITY					-0
ADJUSTED TOTAL (Preliminary total minus Integrity)					24

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

City of Oakland – Landmarks Preservation Advisory Board
 EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 2600 Best Av
 Name: Quayle (Charles + Coral) house

A. ARCHITECTURE

- | | | | | | |
|----|--|---|-----------|----------|----|
| 1. | Exterior/Design: <u>cross-gambrel roof with bay dormers, & sun porch</u> | E | <u>VG</u> | G | FP |
| 2. | Interior: <u>prominent on large corner lot</u> | E | <u>VG</u> | G | FP |
| 3. | Construction: <u>wood frame, fairly generic - complex roof framing</u> | E | VG | <u>G</u> | FP |
| 4. | Designer/Builder: <u>Storobent Field, arch; Burritt + Shealey, bldr</u> | E | VG | <u>G</u> | FP |
| 5. | Style/Type: <u>Dutch Colonial house, somewhat rare</u> | E | <u>VG</u> | G | FP |

B. HISTORY

- | | | | | | |
|-----|---|----------|----|----------|-----------|
| 6. | Person/Organization: <u>Coral Quayle, activist for education + child welfare</u> ^{TIC} | E | VG | <u>G</u> | FP |
| 7. | Event: <u>✓</u> | E | VG | G | <u>FP</u> |
| 8. | Patterns: <u>East Oakland tract dev't - Maxwell Park</u> | E | VG | <u>G</u> | FP |
| 9. | Age: <u>1922</u> | E | VG | <u>G</u> | FP |
| 10. | Site: <u>original location</u> | <u>E</u> | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|---|----|----------|-----------|
| 11. | Continuity: <u>not in an identified district</u> | E | VG | G | <u>FP</u> |
| 12. | Familiarity: <u>prominent site in Maxwell Park</u> | E | VG | <u>G</u> | <u>FP</u> |

D. INTEGRITY

- | | | | | | |
|-----|--|----------|---|---|---|
| 13. | Condition: <u>minimal visible wear</u> | <u>E</u> | G | F | P |
| 14. | Exterior Alterations: <u>minimal</u> | <u>E</u> | G | F | P |

Evaluated by: Beth Mann Date: 6/12/19

19
2
33

STATUS	
Rating:	
City Landmark Eligibility: <input checked="" type="checkbox"/> Eligible	<input type="checkbox"/> Not eligible
National Register Status: <input type="checkbox"/> Listed	<input type="checkbox"/> In process
<input type="checkbox"/> Determined eligible	<input type="checkbox"/> Appears eligible
<input type="checkbox"/> Appears ineligible	
Site of Opportunity <input type="checkbox"/>	

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of _____

(Date)

Attest: _____
 Secretary

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY

Address: 2600 Best Av.
Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
A. ARCHITECTURE TOTAL (max. 26)					12
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
B. HISTORY TOTAL (max. 60)					19
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
C. CONTEXT TOTAL (max. 14)					2
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					33
0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
D. INTEGRITY					
ADJUSTED TOTAL (Preliminary total minus Integrity)					33

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

City of Oakland - Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 678 18th St.
Name: Bradley (Cornelius Beach) house

A. ARCHITECTURE

- | | | | | |
|--|---|----|---|----|
| 1. Exterior/Design: <u>boxy shape, 2-story angled bays, low hip roof, classical ornament</u> | E | VG | G | FP |
| 2. Interior: _____ | E | VG | G | FP |
| 3. Construction: <u>19th c wood frame, probably balloon frame; typical millwork</u> | E | VG | G | FP |
| 4. Designer/Builder: <u>unknown - poss. developer Galen Fisher</u> | E | VG | G | FP |
| 5. Style/Type: <u>Italianate house, classic example</u> | E | VG | G | FP |

B. HISTORY

- | | | | | |
|--|---|----|---|----|
| 6. Person/Organization: <u>Cornelius Beach Bradley, educator + Sierra Club ^{T-IC} founder</u> | E | VG | G | FP |
| 7. Event: _____ | E | VG | G | FP |
| 8. Patterns: <u>Railroad boom; resid. dev't in NW corner of Original Town</u> | E | VG | G | FP |
| 9. Age: <u>1877-78</u> | E | VG | G | FP |
| 10. Site: <u>Original location</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | |
|---|---|----|---|----|
| 11. Continuity: <u>row of matching Italianates in Grove, Castro, 19th St. API</u> | E | VG | G | FP |
| 12. Familiarity: <u>viewed by thousands on 18th St. approach to freeway; discussed in "Rehab Right"</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | |
|--|---|---|---|---|
| 13. Condition: <u>deferred maintenance</u> | E | G | F | P |
| 14. Exterior Alterations: <u>vinyl windows, steps & railings</u> | E | G | F | P |

Evaluated by: Beth Marvin Date: 6/12/19
Chris Buckley, 1/14/83, OCHS Central District survey

STATUS	
Rating:	
City Landmark Eligibility: <input checked="" type="checkbox"/> Eligible	<input type="checkbox"/> Not eligible
National Register Status: <input type="checkbox"/> Listed	<input type="checkbox"/> In process
<input type="checkbox"/> Determined eligible	<input type="checkbox"/> Appears eligible
<input type="checkbox"/> Appears ineligible	
Site of Opportunity <input type="checkbox"/>	

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of _____ (Date)

Attest: _____
Secretary

7

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY

Address: 678 18th St.

Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
A. ARCHITECTURE TOTAL (max. 26)					9
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
B. HISTORY TOTAL (max. 60)					21
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
C. CONTEXT TOTAL (max. 14)					6
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					36
-0	3%	-5%	-10%	13. Condition (From A, B, and C total)	-1
-0	25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	-9
D. INTEGRITY					26
ADJUSTED TOTAL (Preliminary total minus Integrity)					

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

City of Oakland - Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 360 Van Buren Av.
Name: Hall (Sherman W.) house

A. ARCHITECTURE

- 1. Exterior/Design: bay shape, low hip roof with wide eaves, horiz. emphasis E VG G FP
- 2. Interior: shapely stucco porch + window openings E VG G FP
- 3. Construction: Frame + stucco, typical E VG G FP
- 4. Designer/Builder: A.W. Smith, arch. E VG G FP
- 5. Style/Type: Prairie house, fine but not flashy example E VG G FP

B. HISTORY

- 6. Person/Organization: Sherman Hall (ins.+finance), David Selby (contractor) Hill E VG G FP
- 7. Event: Goldwater (Old Oak. pawnshop) E VG G FP
- 8. Patterns: Adams Point wh. dev't after 1906 ER E VG G FP
- 9. Age: 1913 E VG G FP
- 10. Site: original location E VG G FP

C. CONTEXT

- 11. Continuity: typical of surviving Adams Pt. dev't. but not in D'd district E VG G FP
- 12. Familiarity: prominent corner site E VG G FP

D. INTEGRITY

- 13. Condition: minimal visible wear E G F P
- 14. Exterior Alterations: E G F P

Evaluated by: Betty Marvin Date: 6/12/19
Adams Point survey, Betty Marvin 8/23/85

STATUS
Rating:

City Landmark Eligibility: Eligible Not eligible

National Register Status: Listed In process

Determined eligible Appears eligible

Appears ineligible

Site of Opportunity

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of _____ (Date)

Attest: _____ Secretary

**City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY**

Address: 360 Van Buren Av.
 Name: Hall (Sherman W.) house

12	(6)	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	(2)	0	3. Construction	
4	(2)	1	0	4. Designer/Builder	
6	3	(2)	0	5. Style/Type	
A. ARCHITECTURE TOTAL (max. 26)					12
30	15	(8)	(4) 0	6. Person/Organization	
30	15	8	(0)	7. Event	
18	9	(5)	0	8. Patterns	
8	4	(2)	0	9. Age	
(4)	2	1	0	10. Site	
B. HISTORY TOTAL (max. 60)					#15
4	2	1	(0)	11. Continuity	
14	7	4	(0)	12. Familiarity	
C. CONTEXT TOTAL (max. 14)					0
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					27
(0)	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
(0)	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
D. INTEGRITY					-0
ADJUSTED TOTAL (Preliminary total minus Integrity)					27

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 1000 Sunnyside Rd.
Name: Goldman (David and Rose) house

A. ARCHITECTURE

1. Exterior/Design: Field B: irregular plan for 1 corner lot - arcade, varied roofs, strong period atmosphere (E) VG G FP
2. Interior: period atmosphere E VG G FP
3. Construction: rarely specified materials & workmanship for period effect E (VG) G FP
4. Designer/Builder: W.E. Schirmer fine/many = VG E (VG) G FP
5. Style/Type: Mediterranean-revival house, fine example E (VG) G FP

B. HISTORY

6. Person/Organization: dev. Morris + Lena Isaacson, owner/resid. David + Rose Goldman E VG G (FP)
7. Event: Goldman E VG G (FP)
8. Patterns: late dev't in upper Lakeshore tracts E VG (G) FP
9. Age: 1931 E VG (G) FP
10. Site: original location (E) VG G FP

C. CONTEXT

11. Continuity: contributor to Lakeshore-Trestle Glen ASI E VG (G) FP
12. Familiarity: prominent location at key intersection E VG (G) FP

D. INTEGRITY

13. Condition: general wear (E) G F P
14. Exterior Alterations: none obvious (E) G F P

Evaluated by: _____ Date: _____

STATUS
Rating:

City Landmark Eligibility: Eligible Not eligible

National Register Status: Listed In process

Determined eligible Appears eligible

Appears ineligible

Site of Opportunity

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of _____ (Date)

Attest: _____
Secretary

**City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY**

Address: 1000 Sunnyhills Rd.

Name: _____

(12)	-	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	(3)	2	0	3. Construction	
4	(2)	1	0	4. Designer/Builder	
6	(3)	2	0	5. Style/Type	
A. ARCHITECTURE TOTAL (max. 26)					20
30	15	8	(0)	6. Person/Organization	
30	15	8	(0)	7. Event	
18	9	(5)	0	8. Patterns	
8	4	(2)	0	9. Age	
4	(2)	1	0	10. Site	
B. HISTORY TOTAL (max. 60)					9
4	2	(1)	0	11. Continuity	
14	7	(4)	0	12. Familiarity	
C. CONTEXT TOTAL (max. 14)					5
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					34
(-0)	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
(-0)	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
D. INTEGRITY					34
ADJUSTED TOTAL (Preliminary total minus Integrity)					

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 412 Monte Vista Av.
Name: _____

A. ARCHITECTURE

- 1. Exterior/Design: Field B/C classical design, 3 stories in 2-story volume, grand entries E VG G FP
- 2. Interior: _____ E ~~VG~~ G ~~FP~~
- 3. Construction: matched board siding, elaborate window + porch trim, massive concrete basement E VG G FP
- 4. Designer/Builder: Walter J. Mathews E VG G FP
- 5. Style/Type: Colonial Revival house - large + fine example E VG G FP

B. HISTORY

- 6. Person/Organization: Wm. P. Johnson + family; later Plymouth Church E VG G FP
- 7. Event: _____ E VG G FP
- 8. Patterns: 1890s-1900s Linda Vista development on transit line; EB boom; later redev't of blk with apartments E VG G FP
- 9. Age: 1908 E VG G FP
- 10. Site: original location E VG G FP

C. CONTEXT

- 11. Continuity: isolated among modern apt. bldgs E VG G FP
- 12. Familiarity: prominent for site, contrast to neighbors, past preservation battles E VG G FP

D. INTEGRITY

- 13. Condition: recently rehabbed E G F P
- 14. Exterior Alterations: converted to apts, little exterior change E G F P

Evaluated by: Beth Marvin Date: 6/16/19
Beth Marvin, 2007-08, OCHS

STATUS	
Rating:	
City Landmark Eligibility: <input checked="" type="checkbox"/> Eligible	<input type="checkbox"/> Not eligible
National Register Status: <input type="checkbox"/> Listed	<input type="checkbox"/> In process
<input type="checkbox"/> Determined eligible	<input type="checkbox"/> Appears eligible
<input type="checkbox"/> Appears ineligible	
Site of Opportunity <input type="checkbox"/>	

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of _____ (Date)

Attest: _____ Secretary

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY

Address: 412 Monte Vista Av

Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
A. ARCHITECTURE TOTAL (max. 26)					16
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
B. HISTORY TOTAL (max. 60)					11
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
C. CONTEXT TOTAL (max. 14)					4
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					31
0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
D. INTEGRITY					-0
ADJUSTED TOTAL (Preliminary total minus Integrity)					31

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY

Address: 3007 Telegraph Av.
Name: _____

12 7 6	3	0		1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCHITECTURE TOTAL (max. 26)	17
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	11
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	6
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					34
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
				D. INTEGRITY	-10
ADJUSTED TOTAL (Preliminary total minus Integrity)					24

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

CITY OF OAKLAND—LANDMARKS PRESERVATION ADVISORY BOARD
EVALUATION CRITERIA AND RATINGS
FOR LANDMARK ELIGIBILITY

GENERAL NOTE: IF A PROPERTY HAS EXPERIENCED KNOWN LOSSES OF INTEGRITY (CRITERIA GROUP D), CRITERIA GROUPS A, B AND C SHOULD NORMALLY BE APPLIED TO THE PROPERTY AS IT EXISTED BEFORE THOSE LOSSES WERE SUSTAINED. CRITERIA GROUP D SHOULD THEN BE APPLIED TO THE PROPERTY.

CRITERION

RATINGS

COMMENTS AND GUIDELINES

A. ARCHITECTURE

1. EXTERIOR/DESIGN

QUALITY OF FORM, COMPOSITION, DETAILING, AND ORNAMENT MEASURED IN PART ON ORIGINALITY, ARTISTIC MERIT, CRAFTSMANSHIP, SENSITIVITY TO SURROUNDINGS AND OVERALL VISUAL QUALITY.

E EXCELLENT
VG VERY GOOD
G GOOD
FP UNDISTINGUISHED

APPLIES TO NATURAL FEATURES AS WELL AS TO MAN-MADE FEATURES.

A "G" RATING IS APPROPRIATE FOR PROPERTIES WHICH HAVE ANY CLEARLY IDENTIFIABLE VISUAL OR DESIGN VALUE.

AN "E" RATING IS APPROPRIATE FOR PROPERTIES WHICH BASED ON EXTERIOR VISUAL QUALITY ALONE APPEAR ELIGIBLE FOR OAKLAND LANDMARK DESIGNATIONS.

2. INTERIOR

DESIGN QUALITY OF INTERIOR ARRANGEMENT, FINISH, CRAFTSMANSHIP AND/OR DETAIL OR ASSOCIATION WITH A PERSON, GROUP, ORGANIZATION OR INSTITUTION USING THE

E EXCELLENT
VG VERY GOOD
G GOOD
FP UNDISTINGUISHED

IN MOST USES, THIS CRITERION WILL BE APPLIED ONLY TO INTERIORS WHICH ARE ACCESSIBLE TO THE PUBLIC.

UNLIKE THE CASE OF EXTERIORS, THIS CRITERION SHOULD BE APPLIED TO INTERIORS AS THEY PRESENTLY EXIST, REGARDLESS OF ALTERATIONS.

3. CONSTRUCTION

SIGNIFICANCE AS EXAMPLE OF A PARTICULAR STRUCTURAL MATERIAL, SURFACE MATERIAL OR METHOD OF CONSTRUCTION.

E ESPECIALLY FINE OR VERY EARLY EXAMPLE IF FEW SURVIVE
VG ESPECIALLY FINE OR VERY EARLY EXAMPLE IF MANY SURVIVE;
G GOOD EXAMPLE IF FEW SURVIVE.

EXAMPLES OF "ESPECIALLY FINE" CONSTRUCTION METHODS OR STRUCTURAL MATERIALS INCLUDE THOSE WHICH SUCCESSFULLY ADDRESS CHALLENGING STRUCTURAL PROBLEMS, OR WHICH ARE TREATED AS VISIBLE DESIGN ELEMENTS THAT CONTRIBUTE SIGNIFICANTLY TO THE FEATURE'S OVERALL DESIGN QUALITY, OR WHICH EXHIBIT FINE CRAFTSMANSHIP.

G GOOD EXAMPLE IF MANY SURVIVE OF ANY MATERIAL OR METHOD NOT GENERALLY IN CURRENT USE (SUCH AS BRICK MASONRY OR BALLOOM FRAMING) OR OF A HIGHLY DURABLE METHOD OF CONSTRUCTION DURABLE METHOD OF CONSTRUCTION (STEEL FRAME, REINFORCED CONCRETE, ETC.)
FP OF NO PARTICULAR INTEREST.

SURFACE MATERIALS SHOULD BE TREATED UNDER THIS CRITERION ONLY ACCORDING TO THEIR TYPE AND ACCORDING TO THE LEVEL OF CRAFTSMANSHIP WHICH THEY REPRESENT. THE CONTRIBUTION OF SURFACE MATERIALS TO A FEATURE'S DESIGN QUALITY SHOULD BE TREATED IN CRITERION 1. (EXTERIOR/DESIGN)

EXAMPLES OF "ESPECIALLY FINE" SURFACE MATERIALS INCLUDE STONE (GRANITE, MARBLE) AND POLYCHROME TERRA COTTA.

ORIGIN

RATINGS

COMMENTS AND GUIDELINES

4. DESIGNER/BUILDER
DESIGNED OR BUILT BY AN ARCHITECT,
ENGINEER, BUILDER, ARTIST, OR OTHER DE-
SIGNER WHO HAS MADE A SIGNIFICANT CONTRI-
BUTION TO THE COMMUNITY, STATE, OR NATION.

E DESIGNER OF PRIMARY IMPORTANCE.
VG DESIGNER OF SECONDARY IMPORTANCE.
G DESIGNER OF TERTIARY IMPORTANCE.
FP DESIGNER UNKNOWN OR OF NO PAR-
TICULAR INTEREST.

NORMALLY, AN ESPECIALLY ACTIVE DESIGNER WILL BE
RATED AT LEAST "G".

5. STYLE/TYPE
SIGNIFICANCE AS AN EXAMPLE OF A PARTICULAR
TYPE, STYLE OR CONVENTION.

E ESPECIALLY FINE OR VERY EARLY EX-
AMPLE IF FEW SURVIVE.
VG ESPECIALLY FINE OR VERY EARLY
EXAMPLE IF MANY SURVIVE; GOOD EX-
AMPLE IF FEW SURVIVE.
G GOOD EXAMPLE OF ANY TYPE, STYLE OR
RENT USE.
FP OF NO PARTICULAR INTEREST.

A "GOOD EXAMPLE" SHOULD GENERALLY EXHIBIT MOST OF
THE ARCHETYPICAL CHARACTERISTICS OF THE TYPE, STYLE
OR CONVENTION THE EXAMPLE IS INTENDED TO REPRESENT.

HISTORY/ASSOCIATION

6. PERSON/ORGANIZATION
ASSOCIATED WITH THE LIFE OR ACTIVITIES OF A
PERSON, GROUP, ORGANIZATION, OR INSTITUTION
THAT HAS MADE A SIGNIFICANT CONTRIBUTION TO
THE COMMUNITY, STATE OR NATION.

E PERSON/ORGANIZATION OF PRIMARY IM-
PORTANCE INTIMATELY CONNECTED WITH
THE PROPERTY.
VG PERSON/ORGANIZATION OF PRIMARY IM-
PORTANCE LOOSELY CONNECTED, OR PERSON/
ORGANIZATION OF SECONDARY IMPORTANCE
INTIMATELY CONNECTED.
G PERSON/ORGANIZATION OF SECONDARY IMPOR-
TANCE LOOSELY CONNECTED, OR PERSON/
ORGANIZATION OF TERTIARY IMPORTANCE
INTIMATELY CONNECTED.
FP PERSON/ORGANIZATION OF TERTIARY
IMPORTANCE LOOSELY CONNECTED OR
NO CONNECTION WITH PERSON/ORGANIZA-
TION OF IMPORTANCE.

THE SIGNIFICANCE OF THE PERSON, GROUP, ORGANIZATION
OR INSTITUTION MUST ITSELF BE ESTABLISHED BEFORE
THIS CRITERION IS APPLIED. SUCH SIGNIFICANCE MAY
BE AT EITHER THE LOCAL, STATE OR NATIONAL/INTERNA-
TIONAL LEVELS.

"INTIMATELY CONNECTED" WILL OFTEN MEAN THAT THE
FEATURE WAS INTIMATELY ASSOCIATED WITH AN IMPOR-
TANT PERIOD IN THE LIFE OR ACTIVITIES OF THE PERSON,
GROUP, ORGANIZATION OR INSTITUTION.

A PERSON/ORGANIZATION OF PRIMARY IMPORTANCE AT THE
LOCAL LEVEL WILL HAVE PLAYED A DECISIVE AND FAR
REACHING ROLE IN THE DEVELOPMENT OF OAKLAND AS A
COMMUNITY (EXAMPLES: MAYOR FRANK MOTT, CENTRAL
PACIFIC RAILROAD.) A PERSON/ORGANIZATION OF SEC-
ONDARY IMPORTANCE AT THE LOCAL LEVEL WILL HAVE
PLAYED A MAJOR OR LEADING (BUT NOT DECISIVE) ROLE
IN THE DEVELOPMENT OF OAKLAND AS A COMMUNITY OR A
DECISIVE ROLE IN THE DEVELOPMENT OF A PARTICULAR
NEIGHBORHOOD OR OF A PARTICULAR ETHNIC GROUP OR SEG-
MENT OF THE COMMUNITY (EXAMPLES: H.C. CAPWELL,
JAMES LARJE, LEW HING, REALTY SYNDICATE). A PERSON/
ORGANIZATION OF TERTIARY IMPORTANCE AT THE LOCAL
LEVEL WILL HAVE PLAYED A PROMINENT ROLE (BUT NOT A
REAL LEADERSHIP ROLE) IN THE DEVELOPMENT OF A PAR-
TICULAR NEIGHBORHOOD OR OF A PARTICULAR ETHNIC GROUP
OR SEGMENT OF THE COMMUNITY (EXAMPLES: JOHN NICHOLL
CHARLES HESSEMAN). THE STATE AND NATIONAL/INTERNA-
TIONAL LEVELS ARE TREATED SIMILARLY.

IF THE PROPERTY HAS BEEN SIGNIFICANTLY ALTERED SINCE
THE TIME OF ITS ASSOCIATION WITH THE PERSON/ORGANI-
ZATION AND IF SUCH ALTERATION IS NOT REFLECTED IN
CRITERIA GROUP D, THEN THE PERSON/ORGANIZATION WILL
BE CONSIDERED TO BE ONLY "LOOSELY CONNECTED" WITH
THE PROPERTY.

CRITERION

RATINGS

COMMENTS AND GUIDELINES

7. EVENT ASSOCIATED WITH AN EVENT THAT HAS MADE A SIGNIFICANT CONTRIBUTION TO THE COMMUNITY, STATE OR NATION.

- E EVENT OF PRIMARY IMPORTANCE INTIMATELY CONNECTED WITH THE PROPERTY.
- VG EVENT OF PRIMARY IMPORTANCE LOOSELY CONNECTED, OR EVENT OF SECONDARY IMPORTANCE INTIMATELY CONNECTED.
- G EVENT OF SECONDARY IMPORTANCE LOOSELY CONNECTED, OR EVENT OF TERTIARY IMPORTANCE INTIMATELY CONNECTED.
- FP EVENT OF TERTIARY IMPORTANCE LOOSELY CONNECTED OR NO CONNECTIONS WITH EVENT OF IMPORTANCE.

SEE COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).

8. PATTERNS ASSOCIATED WITH AND EFFECTIVELY ILLUSTRATIVE OF BROAD PATTERNS OF CULTURAL, SOCIAL, POLITICAL, ECONOMIC, OR INDUSTRIAL HISTORY, OR OF THE DEVELOPMENT OF THE CITY, OR OF DISTINCT GEOGRAPHIC REGIONS OR ETHNIC GROUPS, OR OF A PARTICULAR WELL-DEFINED ERA.

- E PATTERNS OF PRIMARY IMPORTANCE INTIMATELY CONNECTED WITH THE PROPERTY.
- VG PATTERNS OF PRIMARY IMPORTANCE LOOSELY CONNECTED, OR PATTERNS OF SECONDARY IMPORTANCE INTIMATELY CONNECTED.
- G PATTERNS OF SECONDARY IMPORTANCE LOOSELY CONNECTED, OR PATTERNS OF TERTIARY IMPORTANCE INTIMATELY CONNECTED.
- FP PATTERNS OF TERTIARY IMPORTANCE LOOSELY CONNECTED OR NO CONNECTION WITH PATTERNS OF IMPORTANCE.

A HELPFUL MEASURE OF THIS CRITERION IS TO CONSIDER HOW USEFUL THE PROPERTY WOULD BE FOR THE TEACHING OF CULTURAL HISTORY.

A PROPERTY IS NORMALLY "INTIMATELY CONNECTED" WITH A PATTERN IF THE PROPERTY EXHIBITS THE ESSENCE OF THE PATTERN. A PROPERTY IS NORMALLY "LOOSELY CONNECTED" WITH A PATTERN IF THE PROPERTY ONLY EXHIBITS THE INFLUENCE OF THE PATTERN. A PATTERN WILL NORMALLY BE CONSIDERED "INTIMATELY CONNECTED" WITH THE PROPERTY IF ONLY A FEW EXAMPLES ASSOCIATED WITH THE PATTERN SURVIVE.

9. AGE COMPARATIVELY OLD IN RELATION TO DEVELOPMENT OF THE CITY.

- E ESTABLISHED PRIOR TO 1869.
- VG ESTABLISHED BETWEEN 1869 AND APRIL 1906.
- G ESTABLISHED BETWEEN MAY 1906 AND 1945.
- FP ESTABLISHED SINCE 1945.

"INTIMATE" AND "LOOSE" CONNECTIONS FOR SIGNIFICANTLY ALTERED PROPERTIES ARE TREATED THE SAME WAY AS FOR CRITERION 6 (PERSON/ORGANIZATION).

SEE ALSO OTHER COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).

THE WESTERN TERMINUS OF THE TRANSCONTINENTAL RAILROAD WAS COMPLETED IN OAKLAND IN 1869, INAUGURATING AN IMPORTANT PERIOD OF RAPID URBAN DEVELOPMENT.

THE 1906 EARTHQUAKE HELPED STIMULATE ANOTHER IMPORTANT PERIOD OF RAPID DEVELOPMENT IN OAKLAND.

AT THE END OF WORLD WAR II, URBAN DEVELOPMENT BEGAN TO SHIFT FROM CENTRAL CITIES LIKE OAKLAND TO THE SUBURBS.

IF THE PROPERTY HAS BEEN SIGNIFICANTLY ALTERED SINCE THE TIME OF ITS ORIGINAL CONSTRUCTION OR ESTABLISHMENT, USE THE ORIGINAL DATE IF THE NATURE OF THE ORIGINAL DESIGN IS STILL RECOGNIZABLE (E.G. ROOF SHAPE OR AT LEAST SOME ELEMENTS OF THE ORIGINAL FACADE COMPOSITION); USE THE DATE OF THE ALTERATION IF THE NATURE OF THE ORIGINAL DESIGN IS NOT RECOGNIZABLE.

CRITERION
 14. EXTERIOR ALTERATIONS
 DEGREE OF ALTERATION TO IMPORTANT EXTERIOR
 MATERIALS AND DESIGN FEATURES.

- E NO CHANGES OR VERY MINOR ALTERATIONS WHICH DO NOT CHANGE THE OVERALL CHARACTER.
- G MINOR CHANGES TO OVERALL CHARACTER.
- F MAJOR CHANGES TO OVERALL CHARACTER.
- P FEATURE HAS BEEN REMOVED OR DEMOLISHED.

APPENDIX 3: GUIDELINES FOR DETERMINATION OF ELIGIBILITY FOR LANDMARK DESIGNATION

These guidelines are for the purpose of interpreting the landmark eligibility criteria at Section 2002(p) of the Zoning Regulations. The guidelines are expressed as the attached Evaluation Criteria and Ratings for Landmark Eligibility and the accompanying Evaluation Sheet and Evaluation Tally Sheet.

F-111 REEVALUATE.CB

AUGUST 6, 1987

In order to determine whether a property is eligible as a landmark, the property is rated on the Evaluation Sheet for each of the fourteen evaluation criteria shown on the Sheet and defined in the Evaluation Criteria and Ratings.

The Evaluation Sheet ratings are next converted to numerical scores on the Evaluation Tally Sheet and added together for a total score. The total scores are then converted into an overall rating -- A, B, C, or D.

Properties receiving A or B ratings are considered eligible as landmarks.