

APPENDIX A: DEFINITIONS

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The following terms are capitalized in the Historic Preservation Element and have the following meanings:

Area of Primary Importance (API). A historically or visually cohesive area or property group identified by the Reconnaissance or Intensive Surveys which usually contains a high proportion of individual properties with ratings of "C" or higher. At least two-thirds of the properties within an API must be contributory to the API, i.e. they reflect the API's principal historical or architectural themes.

Properties which do not contribute to the API because of alterations, but which would contribute if restored are considered noncontributors for purposes of the two-thirds threshold.

APIs appear eligible for the National Register of Historic Places either as districts or as historically-related complexes.

Area of Secondary Importance (ASI). Similar to Area of Primary Importance except that (1) an ASI does not appear eligible for the National Register of Historic Places and (2) altered properties which do not now contribute to the ASI but would if restored are counted as contributors for purposes of the two-thirds threshold.

Character Defining Element. Those features of design, materials, workmanship, setting, location, and association that identify a property as a representative of its period and contribute to its visual distinction or historical significance.

Designated Historic Properties. Defined in Policy 1.3 as Landmarks, contributors or potential contributors to Preservation Districts, or Heritage Properties.

Guidelines for Determination of Landmark Eligibility. These guidelines are already adopted by the Landmarks Preservation Advisory Board. Under Policy 2.2 properties receiving "A" or "B" Guidelines ratings are eligible as Landmarks.

Guidelines for Determination of Preservation District Eligibility. These guidelines do not presently exist, but will be developed and adopted under Action 2.2.1 for identifying areas and property groups eligible for Preservation District designation. Areas which have been identified as Areas of Primary or Secondary Importance by the Intensive Survey will be automatically considered eligible for Preservation District designation under the Guidelines.

Heritage Properties. Properties which under Policy 2.5 (Table 4-4) appear potentially eligible for Landmark or Preservation District designation because they either (1) have received an existing or contingency rating of "A" (Highest Importance), "B" (Major Importance), or "C" (Secondary Importance) from the Intensive Survey; (2) have received an existing or contingency rating of "A" or "B" from the Reconnaissance Survey; or (3) contribute or potentially contribute to any area potentially eligible for Preservation District designation.

Heritage Properties are designated by either the Landmarks Preservation Advisory Board or City Planning Commission, or provisionally by the Planning Director.

Under policy 2.5 (Table 4-5), demolition and removals of Heritage Properties and Specified Major Alterations may be postponed for up to 60 days by the Planning Director, with a possible 60-day extension.

Historical and Architectural Inventory. Defined in Policy 1.1 as an inventory of all properties and areas in Oakland evaluated in accordance with the rating

system in Table 3.1. The inventory consists of both the Reconnaissance Survey and the Intensive Survey.

Intensive Survey. Same as Oakland Cultural Heritage Survey.

Landmark. A property which has been designated as a Landmark by the City Council pursuant to the Rezoning and Law Change Procedure at Section 9500 of the Zoning Regulations. In order to be eligible as a Landmark, a property must receive an "A" or "B" rating under the Guidelines for Determination of Landmark Eligibility.

Policy 2.2 provides three classes of Landmarks. Class 1 Landmarks are rated "A" under the Guidelines and are on, are eligible for, or, as determined by the Intensive Survey methodology, appear eligible for the National Register of Historic Places. Class 2 Landmarks are either (1) rated "B" under the Guidelines and on or, as determined by the Intensive Survey methodology, appear eligible for the National Register, or (2) rated "A" under the Guidelines and not on nor, as determined by the Intensive Survey methodology, appear eligible for the National Register. Class 3 Landmarks are rated "B" under the Guidelines and are not on nor, as determined by the Intensive Survey methodology, appear eligible for the National Register.

Policy 2.4 and Table 4-1 do not permit demolition, removal, alterations or New Construction involving Class 1 or Class 2 Landmarks unless certain findings are made. For Class 3 Landmarks, demolition or removal may be postponed for up to 240 days and Major Alterations and New Construction are not permitted unless certain findings are made.

Landmarks are eligible for various preservation incentives listed in Policy 2.6.

Landmark Eligibility Guidelines. Same as Guidelines for Determination of Landmark Eligibility.

Local Register of Historical Resources. Defined in Policy 3.8 as all Designated Historic Properties and those Potential Designated Historic Properties that have an existing rating of "A" or "B" or contribute or potentially contribute to an Area of Primary

Importance. Until completion of Action 2.1.2 (Redesignation), the Local Register of Historical Resources also includes the following designated properties: Oakland Landmarks, S-7 Preservation Combining Zone properties, and Preservation Study List properties.

Major Alterations. Defined in Policy 2.3 (Table 4-2) as all alterations except Minor Alterations.

Minor alterations. Defined in Policy 2.3 (Table 4-2) as the following: (i) frequently changing elements such as signs, awnings, or paint colors which do not have any special historic, architectural, or other interest or do not obscure any existing Character-Defining Elements; (ii) nonhistoric site features such as nonhistoric fences and landscaping; and (iii) alterations and New Construction which are not part of a principal facade, not visible from street(s) fronting the property or from other public areas, and not part of a specially-designated interior. All other alterations are Major Alterations.

New Construction. Defined in Policy 2.3 (Table 4-2) as additions to existing facilities, and construction or establishment of any new facility on any Landmark or Preservation District vacant or developed parcel.

Oakland Cultural Heritage Survey. A comprehensive historical and architectural survey conducted by the City Planning Department since 1979. The Element refers to the Cultural Heritage Survey as the "Intensive Survey".

The Survey identifies and evaluates properties and areas dating from 1945 or earlier, plus selected post-1945 properties having obvious historical or architectural value. Detailed research is performed for all surveyed properties. After all data is collected, each property is evaluated using special Evaluation Sheets according to a five level (A-B-C-D-E) rating scale, and is assessed for National Register of Historic Places eligibility.

Areas, neighborhoods, or property groups which appear eligible for the National Register as districts or as historically related complexes are identified as Areas of Primary Importance (APIs). Areas, neighborhoods or property groups which do not

qualify as APIs, but which appear eligible for local Preservation District designation are identified as Areas of Secondary Importance.

Properties which appear eligible for the National Register either individually or as part of districts receive State Historic Resources Inventory Forms.

The Survey has completed several small selected areas throughout the City and all of the Central District, Adams Point and West Oakland.

Policy 1.2 uses the Survey as a basis for identifying properties which may warrant City-sponsored preservation efforts. Policy 2.5 (Table 4-4) uses the Survey as a basis for determining Heritage Property eligibility.

See Technical Report, Chapter 4, Section F.5.a.

Potential Designated Historic Properties. Properties which may be eligible as Designated Historic Properties because they have received either (1) an existing or contingency rating of "A", "B" or "C" from the Reconnaissance or Intensive Surveys or (2) have been determined by the Surveys to contribute or potentially contribute to an Area of Primary or Secondary Importance.

Preliminary Citywide Historical and Architectural Inventory. This is a reconnaissance or "windshield" historical and architectural survey conducted by the City Planning Department in 1986. The Element refers to the Inventory as the "Reconnaissance Survey".

The Preliminary Inventory covers most of Oakland excluding those areas which had already been included in the Oakland Cultural Heritage Survey. The Inventory was primarily intended to quickly provide a database similar to that of the Cultural Heritage Survey which could be used on an interim basis until the Survey was completed. Like the Survey, the Preliminary Inventory focuses on pre-1946 properties, preliminarily rates individual properties according to the Survey's A-B-C-D-E rating system and preliminarily identifies Areas of Primary or Secondary Importance. The Preliminary Inventory's findings are later confirmed or modified by the Survey.

Policy 1.2 uses the Preliminary Inventory as a basis for identifying properties which may warrant City-sponsored preservation efforts. Policy 2.5 (Table 4-4) uses the Inventory as a basis for determining Heritage Property eligibility.

See Technical Report, Chapter 4, Section F.5.b.

Preservation District. An area or group of properties which has been included in the City's S-7 Preservation Combining Zone pursuant to Section 6400 of the Zoning Regulations and the Rezoning and Law Change Procedure at Section 9500.

In order to be eligible as a Preservation District, an area or property group must meet the Guidelines for Determination of Preservation District Eligibility.

Policy 2.2 provides two classes of Preservation Districts. Class 1 Districts are equivalent to Areas of Primary Importance; Class 2 Districts are equivalent to Areas of Secondary Importance.

Policy 2.4 (Tables 4-1 and 4-2) and Policy 2.6 provide development regulations and preservation incentives for Preservation Districts similar to those for Landmarks.

Preservation District Eligibility Guidelines. Same as Guidelines for Determination of Preservation District Eligibility.

Reconnaissance Survey. Same as Preliminary Citywide Historical and Architectural Inventory.

Specified Major Alterations. Defined in Policy 2.5 (Table 4-5) to include but not necessarily be limited to:

- (i) Major changes to surface materials, such as covering or replacing one kind of siding with another;
- (ii) Removal of structural elements such as bay windows or porches or of architectural detailing;
- (iii) Changes to the shapes and locations of windows or other openings; or

(iv) Structural additions.

Specified Major Alterations to Heritage Properties not requiring any Design Review approvals (including Special Residential Design Review approvals or exemptions) may be postponed for up to 60 days by the Planning Director with a possible 60-day extension in the same manner as for demolition or removal of Heritage Properties.