

Proposal:	Heritage Property Nominations by owner applicants, associated with Mills Act contract applications.
Case File Number /Location/ City Council District/ Zoning:	1) LM20-001: 676 Longridge Rd. (APN 11-883-45); City Council District 2, Zoning RD-1 2) LM20-002: 322 (318-334) Broadway (APN 1-139-14); City Council District 3, Zoning C-45/S-4 3) LM20-003: 1186 Trestle Glen Rd. (APN 23-437-3-1); City Council District 2, Zoning RD-1 4) LM20-004: 926 Rosemount Rd. (APN 11-891-15); City Council District 2, Zoning RD-1 5) LM20-005: 2804 Adeline St. (APN 5-456-23); City Council District 3, Zoning RM-2 6) LM20-006: 724 Campbell St. (APN 6-3-24); City Council District 3, Zoning RM-2 7) LM20-007: 326-28 Henry St. (APN 4-103-26); City Council District 3, Zoning RM-2 8) LM20-008: 5738 Picardy Dr. (APN 38-3171-22); City Council District 6, Zoning RD-1 9) LM20-009: 669-71 24th St./674 23rd St. (APNs 8-663-17, 8-663-6); City Council District 3, Zoning RU-1, RU-5 10) LM20-010: 369 MacArthur Bl. (APN10-785-21-2); City Council District 3, Zoning RU-2/S-12
Applicant/Owner:	Multiple, see individual applications attached
Environmental Determination:	Categorically Exempt per CEQA Guidelines Sections: 15301 (Existing Facilities); 15305 (Minor Alterations in Land Use Limitations); 15306 (Information Collection); 15308 (Actions by Regulatory Agencies for Protection of the Environment); 15331 (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

Ten 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 all been submitted in conjunction with applications for Mills Act tax incentive contracts. All ten properties are PDHPs (Potential Designated Historic Properties) by virtue of preliminary or intensive survey ratings, and therefore appear eligible for Heritage designation. The complete applications and evaluations attached to this report provide more detailed documentation of their significance and eligibility.

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, Demolition Findings, 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 preliminary (field) survey; or
3. contributes or potentially contributes to any area potentially eligible for Preservation District designation (Area of Primary or Secondary Importance – API or ASI).

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, Oakland's procedure requires formal Landmarks Board designation. All ten applicants this year are seeking Heritage Property designation concurrently with their Mills Act applications.

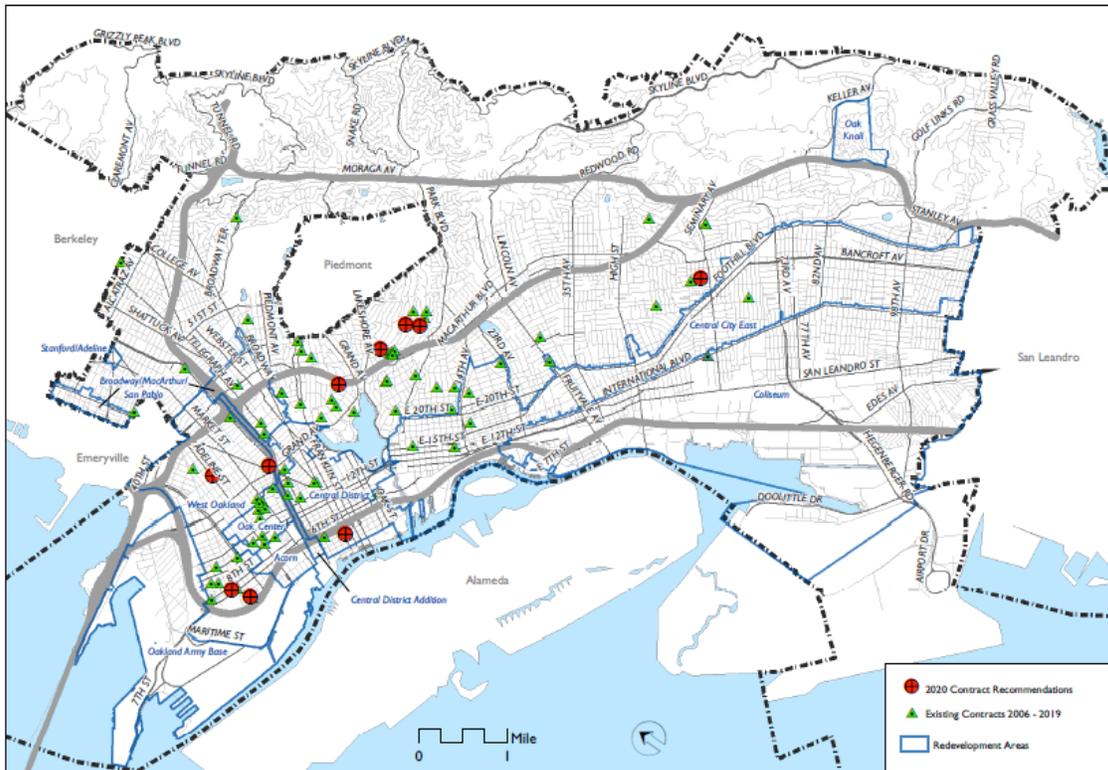
Designation process: Under the Preservation Element, Heritage Properties may be designated by the Landmarks Board or the City Planning Commission after owner notification and acceptance, or by the Planning Director on an emergency or temporary basis. Landmarks Board actions on Heritage Property designations 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 Cultural Heritage Survey. Evaluation criteria and evaluation and tally sheets for Heritage Property eligibility, prepared by staff for Board review and adoption, are attached as Attachment 11 at the end of this report following the ten full applications. Because the Mills Act program exists precisely to promote restoration and reversal of alterations, LPAB evaluations do not generally disqualify properties for reversible losses of integrity. Nominated properties all appear eligible and all ten are recommended by staff for Heritage Property designation.

The 2020 properties represent a good range of geography and building type. Three are houses in West Oakland, three are houses in the Lakeshore-Trestle Glen neighborhood, and one is a house on Picardy Drive in East Oakland. Three large projects involve adaptive reuse of essentially derelict buildings in the Central District, West Oakland, and Adams Point, fulfilling direction from Landmarks Board and staff to pursue Mills Act contracts as a preservation tool. They will combine historic restoration and new additions. Several applications are based on research begun in the 1980s in the Cultural Heritage Survey’s early Neighborhoods, Central District, West Oakland, and Adams Point surveys, though only three of those properties are already on the Local Register by virtue of Survey ratings or Landmarks Board action. The applications are all 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. One-page summaries for each property follow, and the full applications accompany this report as Attachments 1 through 10.



**Mills Act Contracts and Contract Recommendations
and Heritage Property Nominations, 2020**

Planning & Building Department
June 2020

LM20-001: **676 Longridge Road** (APN 11-883-4) (see Att. 1)

Applicants: Alison and Stephen Sanger, owners/residents; application written by Stacy Farr



OCHS Rating: C2+ (prelim., 1986), secondary importance or superior example; contributor to Lakeshore – Trestle Glen Area of Secondary Importance (10th application in district).

Landmark/Heritage Property Eligibility Rating: B (32 points)

Original permit #60608, 3/29/1921, owner Mrs. James Gartland, builder Fred N. Strang, \$12,000

This two-story Georgian Colonial Revival house is located in the Olmsted Brothers-designed Lakeshore Highlands subdivision, launched by Wickham Havens and Walter Leimert in 1917 as an exclusive residential suburb aimed at San Francisco commuters (after the City declined to acquire the area as a park). The naturalistic street plan in a sylvan setting reflects national trends. Most houses in the tract are two-story single-family residences in a mix-and-match of fashionable European-revival styles of the era. 676 Longridge's brick veneered lower story, symmetrical façade, and arcade of French windows mark it as a highly detailed example of the type. Builder of this \$12,000 house was Fred N. Strang, a prolific builder in Oakland and Alameda in the 1900s-20s, individually and as part of Strang Brothers. Fred Strang was described in 1920 as "in charge" of the building in Lakeshore Highlands. He was the builder of record for at least a score of homes in the tract, most of them constructed for the Lakeshore Highlands development company and sold in turn to private buyers. Architects for most of Strang's houses are not named, and he likely designed or adapted them from pattern books.

Some who purchased lots in Lakeshore Highlands and other subdivisions contracted directly with architects or builders to design their new homes, though it was more common for houses to be built on spec by builders. At 676 Longridge, the original clients, owners, and residents were James and Anna Gartland, both described as in the business of stocks and bonds. In 1940-43 the house was the residence of John Francis Hassler, during his term as Oakland City Manager.

676 Longridge Road exemplifies how aesthetic trends, transportation advances, and new methods of real estate development combined to create a distinctive and well-preserved neighborhood. To this day exterior remodel projects are subject to review by the Lakeshore Homes Association, which endeavors to maintain the historic character of the neighborhood.

LM20-002: **322 (318-334) Broadway** (APN 1-139-14), Buswell Block (Att. 2)

Applicant: Chris Porto, 322 Broadway LLC, owner



OCHS Rating: Ba2+ (Central District intensive, 1981ff): major to highest importance (dual rating reflects 20th c. alterations), contributor to Lower Broadway Area of Secondary Importance
 Landmark/Heritage Property Eligibility Rating: A (38 points, acknowledges upper addition)

Construction date: 1861-62 (318 & 322 Broadway), 1868-69 (334), 3 buildings combined 1887

The Buswell Block, now one building, was originally three, today's 318, 322, and 334 Broadway. All three date from the 1860s, among Oakland's first brick buildings from the original Lower Broadway business district. With three other very early brick buildings across the street, they form a fragmentary but very important Lower Broadway historic district. The three sections of the Buswell Block, like other buildings in the district, are Italianate in style, characterized by tall, narrow, segmental-arched windows on the upper floor and a variety of glazed storefronts and tall, narrow doors and windows on the ground floor. Original exterior wall surfaces were almost certainly plaster over common brick, scored to simulate stone, with a bracketed cornice around the top, and a variety of plasterwork classical ornament around the door and window openings.

The 1860s developers of the three buildings were merchant and B'nai B'rith president Samuel Hirshberg (318), judge Samuel Bell McKee (322), and saloon keeper Patrick Hayes (334, replacing his earlier wood-frame saloon and residence at the same corner). Eldridge Buswell purchased the buildings in 1887 and remodeled them into one connected block, where he sold paints, oils, wallpaper, and window glass (the saloon likely stayed). The Buswell Co. advertised in 1911 that their paint was "used in almost every structure in Oakland of importance," including the "new city hall." The Buswell factory was then in East Oakland at the foot of 11th Avenue.

The *Oakland Enquirer* 1888 Special Edition noted that 4th and Broadway, opposite the County Courthouse and Hall of Records, was the "oldest and best-known corner in Oakland," where "the first survey monument was established at this corner and from this all the official surveys were made." However, by 1888 business had already moved north from the waterfront district, which "on account of the prejudice occasioned by the Seventh street local train, has been allowed to run down." The author hoped improvements like Buswell's and a new 1st Street Southern Pacific depot would revitalize commerce in the area – a forerunner of many periodic rises and falls. For much of the 20th century Lower Broadway was a district of bars, restaurants, and entertainment: the Buswell Block housed the saloon, Fior D'Italia Restaurant, and a long series of nightclubs. Around 2002 a broker-owner began a series of requests to demolish the building, which the Planning Director forestalled by placing it on the Preservation Study List on an emergency basis.

LM20-003: **1186 Trestle Glen Rd.** (APN 23-437-3-1); Hoffschneider house (see Att. 3)
 Applicants: Rhonda and Scott Sibley, owners/residents



OCHS Rating: D2+ (Preliminary survey, 1986): minor importance, ASI contributor, Lakeshore – Trestle Glen Area of Secondary Importance (11th application in district).

Landmark/Heritage Property Eligibility Rating: B (27 points)

Original permit: #A25769-25770 (house & garage), 4/7/1927, owner Bert Hoffschneider, builder Better Homes Corporation, 1 story 6 room dwelling & 1 story garage, \$5500 (house)+ \$250 (gar.)

1186 Trestle Glen Rd. is a 1920s single-story California bungalow with Normandy-revival features, a popular type in the 1920s as the natural Craftsman bungalow met the taste for English and French Provincial architecture after World War I. Design elements include an asymmetrical pair of front-facing gables, rough-textured stucco walls, an arched and recessed center front entry with a paneled front door and antiqued hardware. At the street, massive stuccoed and brick-topped pillars lead to two short flights of steps that angle up to the front door. By 1927 the detached garage – often with its own separate permit - was a standard feature.

At 1259 square feet, 1186 Trestle Glen is smaller as well as less flamboyantly high-style Period Revival than the usual image of the Lakeshore-Trestle Glen district. Yet these smaller, less pretentious houses are well represented in the district, especially along the north side of Trestle Glen in the 1000 through 1200 blocks, in both the 1917 Lakeshore Highlands and 1922 Lakeshore Oaks tracts. Their presence broadens our understanding of this planned “residence park.”

Better Homes Corporation, a design-build firm in Oakland headed by James Fennelly and located in Fruitvale at High Street and East 14th, constructed homes in the Lakeshore neighborhood during the latter half of the 1920s. The company specialized in small homes and was known for offering design-build and architectural services at an affordable cost with the same attention to detail that a larger home would receive. In 1927, Bert and Vernie Hoffschneider hired Better Homes Corporation to build the home at 1186 Trestle Glen Road, and it was pictured in a Better Homes promotional article in the *Oakland Tribune* on October 23, 1927. Bert and Vernie Hoffschneider lived here for 30 years, until 1957. Bert worked as a salesman with Hoffschneider Brothers, an electro-typesetting business owned by his father and uncles. The business was located in the Advertisers Building at 324 13th Street near Webster in downtown Oakland.

LM20-004: **926 Rosemount Rd.** (APN 11-891-15), B.S. Hanson spec house (see Att. 4)
 Applicants: Alexis and Edward Bayley, owners/residents



OCHS Rating: C2+ (preliminary/field, 1986): secondary importance, ASI contributor, Lakeshore-Trestle Glen Area of Secondary Importance (12th application in district).

Landmark/Heritage Property Eligibility Rating: B (27 points)

Original permit: #A28330, 7/29/27, owner/builder B.S. Hanson, 2 story 7 room dwelling, \$9000.

926 Rosemount Road is a two story home with a small above ground basement, at the top of a steep upslope lot (62 stairs) with two very large oak trees. One of a pair of twin neighboring houses, it is of English Tudor design, with a steep pitched roof, half timbering, stucco, and diamond-paned casement windows. Builder B.S. (Sigwald) Hanson lived in the neighborhood at 672 Santa Ray. As early as 1909 he was hiring painters and purchasing Oakland lots. He was active the community of builders and in the Oakland community at large. The *Oakland Tribune* advertised at least ten other homes he built in the Lakeshore area, often described as English style. A classified ad for 926 and 932 Rosemount on October 17, 1927, read “LAKESHORE HIGHLANDS 2 nice new homes; if you appreciate sunshine and don’t mind some easy stairs, see this. Priced low, small pay down. B.S. Hanson, owner-build.” Later ads (1942) promoted the house as authentic English, pretty as a picture, double garage, near trains and schools. Owners in the 1930s (1936 and 1934 directories) were Milton P. Kitchel, an engineer and Oakland City building inspector, and his wife Marguerite Kitchel, a teacher in the Oakland Public schools.

The home embodies themes of Tudor Revival expressed in architectural publications of the time, beyond the English “garden suburb” inspiration of the Olmsted Brothers plan for a residential enclave of winding streets following natural contours. 926 Rosemount was designed to blend with nature so that it seems to have grown out of the landscape, built at the top of a slope, not disturbing the natural land or the large oak trees that frame the house. According to historian Andrew Saint, one of the first appearances of the Tudor Revival in Britain was a hilltop home by architect Norman Shaw. Twin houses were also a topic of interest, as in the book *Two-Family and Twin Houses* (W.T. Comstock, 1908), akin to the semi-detached – often Tudor Revival - houses of England. Like the other two houses in the Lakeshore-Trestle Glen neighborhood that are nominated for Heritage Property status this year, 926 Rosemount illustrates the interplay of styles and ideas between the builder-designed houses and their architect-designed neighbors.

LM20-005: **2804 Adeline St.** (APN 5-456-23), Hutchinson-Bodin house, 1905-06– see Att. 5)
Applicant: Omar Morales, owner



OCHS Rating: C2+ (preliminary, 1992) secondary importance, ASI contributor
Landmark/Heritage Property Eligibility Rating: B (29 points)

Original construction: 1905-06 (first assessment for improvement in tax assessor's block books).

2804 Adeline is a particularly striking and prominently located High-Gabled Shingle house, distinguished by the steep 1 ½ story gable with flared base and attic vent, dissimilar dormers and complex roof structure, low first floor with inset corner porch and shallow 3-sided bay, low raised basement, all-over shingled exterior, narrow molded window trim, and distinctive “cottage style” windows (double-hung with slightly smaller upper sash). A new improvement in the 1906 tax assessor's block book, assessed to Maud Hutchinson (not further identified), indicates that 2804 Adeline was constructed in 1905-06. The block where this house is located was long held undeveloped by the family of John Todd, one of the area's early settlers, and not built on till after 1902, so it has a solid early 20th century character, built up in a decade that spanned the 1906 earthquake, the growth of the Key System, and distinctive changes in architectural fashion.

Most of Oakland's high-gabled shingle houses were built from c.1899 to c.1906, before permit records, so designers and builders are not always known, but the leading practitioner of the style was architect A.W. Smith (1864-1933). In the May 1905 *Architect & Contractor of California* Smith published an article “The Shingled House in California,” illustrating both high-gabled and other Craftsman-type houses of his design. Smith designed at least 20 houses in the Clawson neighborhood, including the fine high-gabled 2521 Myrtle (1899-1900), for his frequent building contractor Ben O. Johnson, and 1105 32nd Street (1899-1900), for James Summers.

The Summers family was part of a cluster of African-American civic and business leaders in this part of Clawson at the turn of the century. Residents of 2804 Adeline also represent this middle-class African-American enclave. From about 1924 to 1954 the house belonged to the family of William Bodin, a plasterer, his wife Ida “of a pioneer family,” and their four children who held positions in civil service and African-American businesses and organizations, as did the Summerses and other Clawson residents. Daughter Florence was a stenographer in the office of California Attorney General Earl Warren and an officer in the Eastern Star; Audrey worked for Black-owned Golden State Mutual Life Insurance; William Jr. worked for the post office; and Lester was listed as a plasterer and later with “a local canning industry.” (Plastering appears to have been an African-American specialty within the building trades, and other Clawson plasterers included Julius Wilson of 3115 Chestnut, father of Oakland Mayor Lionel Wilson.)

LM20-006: **724 Campbell St.** (APN 6-3-24), Daniel Martin house, 1875 (see Attachment 6)
 Applicants: Raquel Orbegoso Pea and Rosana Orbegoso Pea, owners



OCHS Rating: Ec3 (West Oakland survey, 1992): secondary importance, then heavily altered
 Heritage Property Eligibility Rating: B (26 points)

724 Campbell Street was built in 1875, in the Oakland Point neighborhood, half a block north of the 7th Street rail line and commercial strip. The Oakland Point and South Prescott districts of West Oakland are some of the largest and best preserved neighborhoods of 19th century houses in all of California. During the 1870s when West Oakland was built up following arrival of the Transcontinental Railroad, slanted bay Italianate architecture was very much in vogue, and it is seen in 724 Campbell's wide overhanging eaves, large decorative cornices and brackets, 3-sided slanted bays on the front and south side, 7'-tall narrow double-hung windows with arched tops, low pitched intersecting hip roofs, and portico with arched entryway. The house's biography illustrates many social, economic, and ethnic aspects of its century and a half of history.

Its original owner was Daniel S. Martin who had operated a trunk manufacturing company since 1863 and like other San Francisco businesspeople moved across the Bay during West Oakland's building and transportation boom. After Martin's death an English-born carpenter and stair builder named Evan Gill lived at 724 in the 1890s, part of a surge in job opportunities working on steam ships, planing mills, lumber yards, and building houses and furniture. In 1910 it was rented to an Irish railroad brakeman whose son and daughter worked as painter and dress-maker, typical of the many West Oaklanders who worked for the railroad and in the building trades, as well as the many working women. The home was owned in the 1920s (1925 block book) by Eva Morgan, a West Indian widow who operated 724 Campbell as a rooming house. She was described as a matron for the Southern Pacific Railroad. Due to the shortage of manpower during both World Wars women even worked in the railroad shops as common laborers and skilled mechanics. In 1936 Pullman porter George McBride lived at 724 Campbell Street, one of many African Americans working with the Pullman Company as sleeping car porters, maids, cooks, and waiters. West Oakland, at the end of the line, was a natural place for them to establish their homes and institutions. Their union, the Brotherhood of Sleeping Car Porters, had its West Coast headquarters at 1716-18 7th Street, where it was headed by C.L. Dellums. Many of these workers bought real estate and opened businesses that allowed 7th Street to prosper as the "Harlem of the West." Porters took pieces of their own culture, stories and activism from home and shared them with the world, spreading the music and culture of the historic Seventh Street commercial strip and making it known across the United States.

LM20-007: **326-28 Henry St.** (APN 4-103-26), Brown-Pereira house, 1874-76 (Attachment 7)
Applicants: Megan Sveiven and Gustavo De Leon, owners/residents



2020;1987



OCHS Rating: C1+ (intensive, 1985): secondary importance, contrib. to South Prescott API
Heritage Property Eligibility Rating: B (23 points)

Original construction: 1874-76 (tax assessor's block books); raised sometime after 1911.

South Prescott conveys a uniquely strong sense of time and place. It is one of the oldest remaining neighborhoods in Oakland and likely in the state. The streets are lined with small, early houses, many of which are only slightly ornamented and offer a testament to the working class who built and occupied them since the 1870s. The seemingly ordinary architecture of 326-328 Henry represents the type of housing that supported the labor force and gave opportunity to immigrants. It was one of 45 buildings constructed in the tract during 1874-76, in the building boom after the Central Pacific (later Southern Pacific) transcontinental railroad reached Oakland in 1869. Near the water and between the 7th Street and 1st Street tracks, the Bay View Homestead Tract (South Prescott) housed workers from the surrounding industries, especially the nearby railroad yards.

326-328 Henry appears as a 1-story structure as late as the 1911 Sanborn map. It is not clear when it was lifted to increase the usable space, as were many of the houses in the neighborhood. Caltrans and Sonoma State anthropologists studied the evolution of these minimal houses in connection with the Cypress Freeway environmental review: "The informal cottage was for many immigrants and urban migrants an important and valued entry into home ownership, both as a route to American home life and as an anchor in the American economy" (*Sights and Sounds*, 1997). For 326-328 Henry, census records show a carpenter/builder (Henry Brown, first owner and likely builder of the house), a miner and conductor for Oakland Cable Railroad Company (Orr family), and the Serafino Pereira family who numbered a brakeman for the Central Pacific, a draftsman for Southern Pacific, and teenage daughters who were employed at nearby canneries, and represent the neighborhood's large Portuguese population. In the 20th century, age, crowding, and availability of newer neighborhoods in North and East Oakland allowed much of West Oakland to decline physically and economically. In 1935 virtually all of West Oakland was zoned for heavy industry. In South Prescott, the Southern Pacific bought up property and many adjoining blocks were demolished for the post office and BART. In 1974 the neighborhood organized and achieved rezoning for residential use, and SP sold its holdings to the residents, who told the press "It may not look like much to outsiders, but there's a real strong community feeling here" (*Bay Guardian*, December 5, 1975).

LM20-008: **5738 Picardy Dr.** (APN 38-3171-22), Hartwig - Davis house (Att. 8)
 Applicants: Laura, Jenna, Paul, and Anne Redmond, owners/residents



OCHS Rating: C1+ (Neighborhood Centers survey, 1980ff): secondary importance, contributor to API, on Preservation Study List Heritage Property Eligibility Rating: B (33 points)

Original permit: #A13579-13648 (series of 70 for tract), Feb. 4, 1926; owner/builder R.C.Hillen.

The Normandy Garden subdivision, better known as Picardy Drive, is the best known of a number of picturesque Period Revival subdivisions developed by Oaklanders R.C. Hillen, W. W. Dixon, and Ernest Urch in the later 1920s. The site was one of the last big estates, that of Captain Charles Nelson, who arrived in San Francisco from Denmark in 1850. Permits for 70 of the 71 residences in Normandy Garden were issued to Hillen on a single day (though no two homes are identical). The architect was Walter W. Dixon. Superintendent of construction was Ernest W. Urch, who by 1930 was developing the same types of houses under his own trademark “Modest Mansions.”

5738 Picardy Drive is an excellent example of the “storybook” details that distinguish the tract. It faces the island that is used for neighborhood events including the annual tree lighting ceremony. The houses are spaced close together which allows for large front and back yards, as well as for Christmas lights between houses as a “friendship bracelet.” The front of 5738 has a pointed turret and a shed-roofed dormer in the steep gable roof. The façade is asymmetrical, with brick and stucco chimneys and a large bank of four multi-paned windows at the living room on the left. The stucco has been painted but retains the original design and appearance of the half-timbering on the front walls and turret. The deep arched entryway frames a heavy wood front door with stained glass. Built-in flower stands flank the stairs up to the front door. Throughout the tract, the decoration is all in front, contrived to make the houses appear larger and more imposing. Some have castellated parapets, dovecotes, cast stone ornament, shutters, or fancy bargeboards. They differ from Hillen’s eclectic 1925 Court of All Nations development in being strictly “French, English and Norman” in style, and arranged around a “castle” on the island. Fantasy aside, Dixon and Hillen considered buyers’ practical desires, such as generous windows, front and back yard, and a garage. They published nationally popular pattern books and the *Home Designer* magazine.

The first residents of 5738 were the family of Anton Hartwig, a cigar maker from Salt Lake City, who was mentioned by name in a *Tribune* promotional article (Aug. 14, 1927) as an early buyer in the tract. Willam Cameron (d.1950) was a Ford Motor Company spokesman, and recent residents have included neighborhood association presidents and activists. Picardy Drive was the subject of a 2002 video documentary by M.T. Silvia.

LM20-009: 669-71 24th St./674 23rd St. (APNs 8-663-17, -6), National Guard Armory, (Att. 9)



Applicant: 671 24th Street LLC: Colin Nelson, Jeremy Harris, oWOW Design
 OCHS Rating: C3 (URM and W. Oak. surveys, 1992ff): secondary importance, not in a district
 Heritage Property Eligibility Rating: B (27 points, acknowledges upper addition)

Original permit: #66732, 1922, owner/builder Charles Booth, architect Lawrence Flagg Hyde

This double-frontage, zero-lot line, L-shaped brick and hollow-tile building was developed as a National Guard armory by industrialist Charles Booth. It has red face-brick facades with stepped and peaked parapets, and symmetrically placed doors and windows. It was custom designed for Guard purposes with artillery, infantry, and officers' club rooms, a vast double-height drill court, store rooms, munitions rooms, canteen, caretaker, and lavatory spaces, and rooms allocated to the different National Guard companies, batteries, and regiments that occupied the building.

Architect Lawrence Flagg Hyde was active in Oakland c.1912 to 1947. His ornate Spanish revival Pon de Leo Apartments (415 Park View Terrace, 1929) is a visual landmark in Adams Point. He also designed Charles Booth's 1921 Adams Point home at 375 Euclid. Charles Booth (1854-1932) in 1887 co-founded the Oakland Iron Works (later United Iron Works), which manufactured a vast range of industrial machinery at 2nd and Jefferson Streets, a landmark complex that partially survives today. When other developers were building masonry shops and service garages for the booming automotive business, Booth invested in a specialized variant of the building type: he had already developed 535-37 24th Street as an armory for the Guard in 1913.

The 1913 armory was outgrown by the end of the First World War. Booth's new armory – the subject building - was completed and dedicated in May 1922. Already in 1928 there were calls for a new, larger armory (*Tribune*, Aug. 28). In 1930 Booth built a three-story concrete addition to house additional infantry units (the present west section of the building). By 1938 the Guard was headquartered at 10th and Fallon Streets in the gigantic 1931 Exposition Building next to the Municipal Auditorium, on the site of today's Laney College, and the 23rd Street building was used by the WPA and the Naval Reserve. By the 1950s Guard units, with more and heavier equipment than in 1922, were consolidating at less urban sites. Ads in the 1950s show 23rd Street occupants as a wholesale building materials outlet and a small hobby craft firm. The most recent use was unpermitted artist lofts, where a fire in 2015 took two lives and the building was red-tagged as uninhabitable. The current developer purchased the site in this condition. Exteriors are substantially original, and are to be preserved and restored. Some interior details such as structural beams have been incorporated into the lofts currently under construction. Where the 24th Street roof was destroyed by fire, an upper addition is set back from the façades.

LM20-010: **369 MacArthur Bl.** (APN10-785-21-2), Lemos (Frank and Mary) house (Att. 10)
Applicant: 369 MacArthur Blvd LLC, Arvand Sabetian, owners



OCHS Rating: Cb2+ (Adams Point intensive, 1986): secondary to major imp., ASI contributor
Landmark/Heritage Property Eligibility Rating: B (29 points, reflects rebuild and addition)

Original permit: #19091, April 1, 1910, owner Mary Lemos, builder J.F. Gunn, 1 story 6 room bungalow, S side Perry 400' W of Van Buren, \$2300.

369 MacArthur Blvd is a distinctive craftsman house in Adams Point, built for the Lemos family in 1910. It is distinguished by its alternating wide and narrow shingles, flared gable roof, full width front porch with glazed sides, ornamental sash, shapely stair rail and bargeboard, and overall elegantly rustic character. There are square tapered columns in the porch, short shingled posts in the porch railing and a flared skirt at the water table. The design appears to be by builder J. Frank Gunn, who is listed in Oakland city directories from 1896 to 1918, first as a carpenter and later as a contractor. He built at least three other houses in Adams Point, all with no architect named. Adams Point on Lake Merritt, opened to development after the 1906 earthquake, retains many fine one-of-a-kind homes by leading early 20th century architects including Julia Morgan, Bakewell & Brown, J. Cather Newsom, and A.W. Smith, but builders like Gunn also contributed notably to the neighborhood character. In the early 1900s both Gunn and the Lemos family were living on the 800 block of Isabella Street which may have led to the commission for 369 Perry.

Mary Lemos was the wife of Frank I. Lemos, a Portuguese-born shoemaker, and mother of artists Frank B., Pedro, and John. The 1914 city directory lists John, an engraver, and Frank I. living at 369 Perry, while Pedro Lemos, an instructor at UC, lived next door in another house owned by Mary. In various years Frank B., Pedro, and John were listed as Lemos Bros. Artists & Engravers (1909) and Lemos Illustrating Co. (1907). Pedro (1882-1954) later went on to be the director of the Stanford Art Museum. By the 1920s only the parents, Frank I. and Mary, were living at 369.

This house was nominated for Heritage designation in 2016 but withdrawn when the owner's plan changed from restoring the house to redeveloping the site, and the house was partially demolished and left open to the elements. However, all the exterior character defining features and examples of workmanship survive to a sufficient extent to guide restoration in kind. Planning staff suggested a Mills Act contract as a way to support the project. A compatible addition with new dwelling units is planned for the rear of the building, where a series of lean-to additions has been removed.

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. Designate as City of Oakland Heritage Properties:

- LM20-001: **676 Longridge Rd.** (APN 11-883-45); City Council District 2
- LM20-002: **322 (318-334) Broadway** (APN 1-139-14); City Council District 3
- LM20-003: **1186 Trestle Glen Rd.** (APN 23-437-3-1); City Council District 2
- LM20-004: **926 Rosemount Rd.** (APN 11-891-15); City Council District 2
- LM20-005: **2804 Adeline St.** (APN 5-456-23); City Council District 3
- LM20-006: **724 Campbell St.** (APN 6-3-24); City Council District 3
- LM20-007: **326-28 Henry St.** (APN 4-103-26); City Council District 3
- LM20-008: **5738 Picardy Dr.** (APN 38-3171-22); City Council District 6
- LM20-009: **669-71 24th St./674 23rd St.** (APNs 8-663-17, 8-663-6); Council District 3
- LM20-010: **369 MacArthur Bl.** (APN10-785-21-2); City Council District 3

Prepared by:

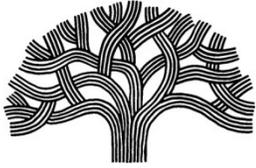
Betty Marvin
Historic Preservation Planner

Approved by:

Catherine Payne
Acting Development Planning Manager

Attachments:

- 1: Heritage Property application, LM/MA20-001, **676 Longridge Rd.**
- 2: Heritage Property application, LM/MA20-002, **322 (318-334) Broadway**
- 3: Heritage Property application, LM/MA20-003, **1186 Trestle Glen Rd.**
- 4: Heritage Property application, LM/MA20-004, **926 Rosemount Rd.**
- 5: Heritage Property application, LM/MA20-005, **2804 Adeline St.**
- 6: Heritage Property application, LM/MA20-006, **724 Campbell St.**
- 7: Heritage Property application, LM/MA20-007, **326-28 Henry St.**
- 8: Heritage Property application, LM/MA20-008, **5738 Picardy Dr.**
- 9: Heritage Property application, LM/MA20-009, **669-71 24th St./674 23rd St.**
- 10: Heritage Property application, LM/MA20-010, **369 Macarthur Bl.**
- 11: 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 rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

- A. Historic Name: **676 Longridge Road**
- B. and/or Common Name: **676 Longridge Road**

2. ADDRESS/LOCATION

Street and number: **676 Longridge Road, Oakland CA** 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><u>1</u></td> <td><u>1</u> buildings</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/> sites</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input 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 | <u>1</u> | <u>1</u> 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 | | |
| Contributing | Non-contributing | | | | | | | | | | | | | | |
| <u>1</u> | <u>1</u> 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 | | | | | | | | | | | | | | |
| <p>C. Accessible</p> <p><input type="checkbox"/> Yes: restricted</p> <p><input checked="" type="checkbox"/> Yes: unrestricted</p> <p><input 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/Stephen Sanger** email: **stephen@thesangers.net**
 Street and Number: **676 Longridge Road**
 City: **Oakland** State: **CA** Zip Code: **94610**
 Assessor's Parcel Number: **011-883-4**

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

Survey	Date	Depository	Rating (if applicable)
Oakland Cultural Heritage Survey	1986	Oakland City Planning	C2+ (preliminary)

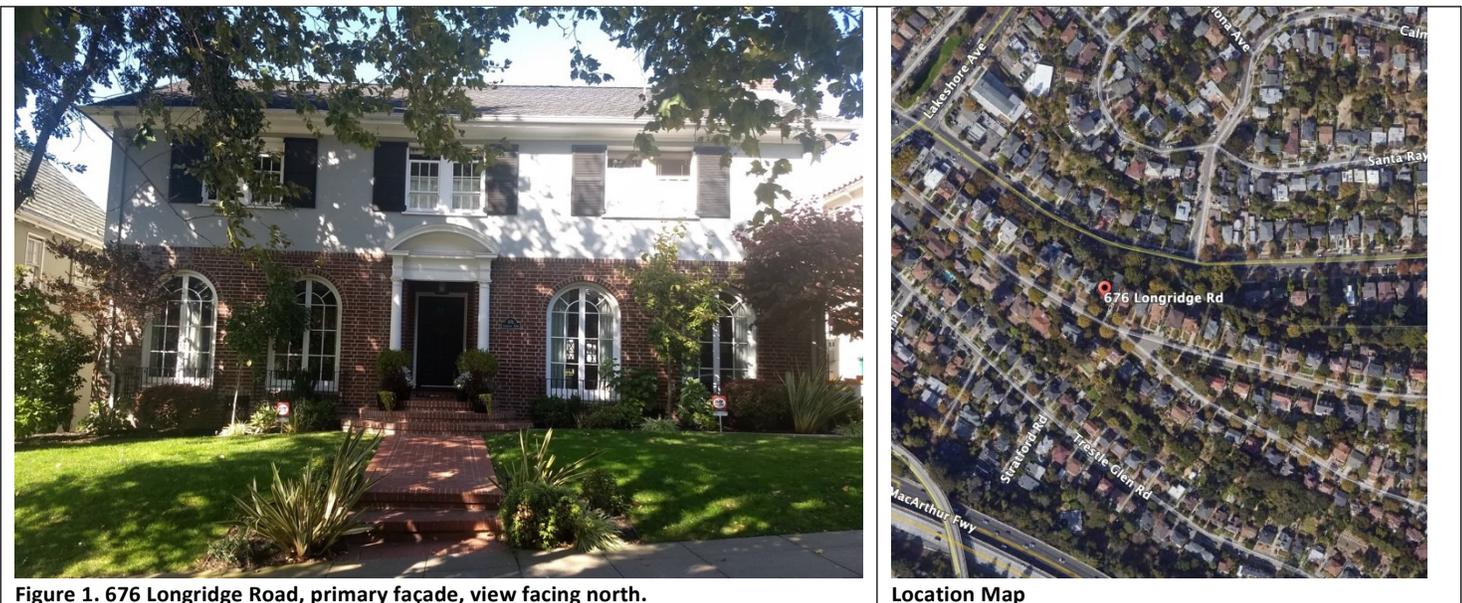


Figure 1. 676 Longridge Road, primary façade, view facing north.

Location Map

7. DESCRIPTION

8.

A. Condition:

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

B. Alterations (Check one) C. Site (Check one)

- Unaltered
- Original Site
- Moved (Date)
- Altered

D. Style/Type: Colonial Revival-style single-family dwelling

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

676 Longridge Road (Alameda County APN 11-883-45) is a two-story, single-family Colonial Revival style-dwelling located in the Lakeshore Highlands subdivision of Oakland, California. The 3,719 square foot dwelling was built in 1921 by builder Fred N. Strang and is located on an approximately 8,275 square foot rectangular lot on the north side of Longridge Road between Lakeshore Avenue and Rosemont Road, with rear frontage on Mandana Boulevard. The dwelling

has a generally rectangular footprint and is capped with a low-pitched cross-gable roof. The primary (south) façade and side elevations are clad in brick at the first-floor level and stucco and the second-floor level, and the rear (north) elevation is entirely clad in stucco. A one-story garage with an above-grade basement is located at the northeast portion of the lot: originally constructed in 1921, the garage was expanded in 1946 and replaced by entirely new construction in 2007.

The primary (south) façade is set back from Longridge Road and the front yard is planted with grass, shrubs and small trees. (The property and its lot are rotated approximately 30 degrees clockwise from cardinal directions: cardinal directions are used in this report for clarity and ease of reading.) The primary façade is symmetrically arranged (Figure 1). A straight brick path leads from the sidewalk to the primary entrance, which is located at the center of the first-floor level and accessed by three brick apron steps. The primary entrance is a six-panel wood door set within a recess that is surrounded by an arched wood pediment supported by wood columns. The entrance is flanked at left and right by two full-height, arched, multi-lite wood casement windows with sloped brick sills and wrought-iron balconettes. At the second-floor level, there are three pairs of six-over-six double-hung wood windows with decorative shutters. The primary façade terminates with overhanging boxed eaves.

The east (side) elevation faces onto a concrete-paved driveway that provides access to the garage in the back yard. The east elevation is dominated by a broad brick chimney, which rises with a stepped profile to a narrow chimney-stack that rises above the roofline (Figure 2). At the first-floor level, the chimney is flanked by arched multi-lite double-hung wood windows, and there is a multi-lite wood door at the far right. At the second-floor level, there is a six-over-six double-hung wood window left of the chimney, and paired six-over-six double-hung wood windows right of the chimney, all with decorative shutters. There is a small arched multi-lite double-hung wood window the gable peak, and the east elevation terminates with projecting eaves with returns.

The west (side) elevation faces onto a narrow side yard (Figure 3). Due to the contours of the lot the basement is partially above grade and includes approximately six small multi-lite fixed and double-hung wood windows. At the first-floor level, there are two arched multi-lite double-hung wood windows at right, with sloped brick sills and wrought-iron balconettes, and one three-over-six fixed wood window at left: the original brick cladding was removed at the left side of the first-floor level and replaced with stucco during the course of kitchen alterations in 2015. At the second-floor level, there are two six-over-six double-hung wood windows with decorative shutters. There is a small arched multi-lite double-hung wood window the gable peak, and the west elevation terminates with projecting eaves with returns.

The rear (north) elevation faces onto a paved patio and the back yard, which slopes down steeply to the north and includes areas of terraced landscaping and mature trees. The rear elevation is asymmetrical, and fenestration is irregular (Figure 4). Due to the contours of the lot, a portion of the basement is partially above grade. A basement-level entry door is located slightly below grade at the center of the elevation, and is accessed by a concrete stair. At the first-floor level, at far left, the brick cladding from the side elevation continues around the corner of the building. At left, a deep faceted bay includes five diamond-pane wood casement windows. At center, there is a tripartite wood window, with a fixed center picture-window flanked by narrow double-hung windows. At right, a square, one-story volume projects out and includes paired multi-lite wood doors below a multi-lite transom window that face east and open onto a contemporary deck, and multi-lite wood awning windows below a multi-lite transom window that face north (Figure 5). Wood windows and doors were installed during the course of kitchen alterations in 2015.

At the second-floor level, the left half of the rear elevation is recessed and the area above the faceted bay is a sitting porch with a wrought-iron railing, accessed from the master bedroom by paired multi-lite wood doors (Figure 6). Right of these doors there is a small two-over-two double-hung wood window, and further to the right, close to the center of the building, the façade recesses further, behind a square opening with a wrought-iron railing, and there are two horizontally-oriented leaded stained-glass windows, which light an interior stairwell. Right of the square opening there is a small two-over-two double-hung wood window. At the right side of the second-floor level, paired multi-lite wood doors open onto the top of the kitchen volume, which is encircled by a wrought-iron railing and balustrade. The rear elevation terminates with boxed overhanging eaves.

The one-story garage with an above-grade basement at the northeast portion of the lot is new construction completed in 2007 (Figure 7). The garage is clad in stucco and capped by a low-pitched front-gable roof. The primary (south) façade is accessed by a paved driveway on the east side of the lot and is spanned by four three-panel eight-lite wood doors with an unknown opening mechanism. There is a circular vented opening at the gable peak, and the primary façade terminates with projecting eaves and returns. At the west (side) elevation, the basement is at grade due to the contour of the lot and includes paired multi-lite wood doors and several multi-lite wood windows. There are two four-over-four double-hung wood windows at the first-floor level, and the west side elevation terminates with deep projecting eaves. The rear (north) elevation is visible from Mandana Boulevard (Figure 8). The basement level is at grade and includes paired multi-lite wood doors at center that open onto a patio with a curved profile and a wrought-iron balustrade and railing, flanked by four-lite wood casement windows. At the first-floor level there are two four-over-four double-hung wood windows, and the rear elevation terminates with projecting eaves. There is no fenestration and the east elevation.

The property is located in Lakeshore Highlands, which was developed between 1917 and approximately 1940 as an exclusive residential subdivision. The setting is uniformly residential, and most houses are two-story single-family residences designed in architectural styles that were fashionable during their era of construction, including Tudor, Italian Renaissance, and Mediterranean Revival styles (Figures 9-11). Houses in Lakeshore Highlands generally retain their historic appearance: while some homes have contemporary windows, doors, and/or cladding, exterior remodel projects are subject to review by the Lakeshore Homes Association, which endeavors to maintain the historic character of the neighborhood.

9. 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"/> Exploration/settlement |
| | <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry |
| | <input type="checkbox"/> Communications | <input type="checkbox"/> Invention |
| | <input checked="" type="checkbox"/> Community Planning | |
| | <input type="checkbox"/> Conservation | |
| | <input type="checkbox"/> Economics | |
| | <input type="checkbox"/> Education | |
| | <input type="checkbox"/> Engineering | |

<input type="checkbox"/> Music	<input type="checkbox"/> Politics/government	<input type="checkbox"/> Social/humanitarian
<input type="checkbox"/> Philosopher	<input type="checkbox"/> Religion	<input type="checkbox"/> Theater
<input type="checkbox"/> y	<input type="checkbox"/> Science	<input type="checkbox"/> Transportation
	<input type="checkbox"/> Sculpture	<input type="checkbox"/> Other (specify)

C. **Period of Significance: 1921 (date of construction)**

D. **Significant dates:**

E. **Builder/Architect/Designer: Fred N. Strang, builder**

F. **Significant persons: none**

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

The property at 676 Longridge Road exemplifies a historically significant era of residential development in Oakland, when aesthetic trends, transportation advances, and new methods of real estate development combined to create a residential subdivision typology that reflected national trends and influenced the pattern of residential development in Oakland in the decades following its construction. In location, appearance, construction pedigree and design integrity, the property at 676 Longridge Road continues to express the story of this significant era of residential development in Oakland.

Historic Context: Lakeshore Highlands

Following incorporation in 1852, residential settlement in Oakland clustered close to the urban core and was limited by the distance people could travel by foot or horse between their homes and their workplaces. This changed in 1869 with the establishment of a horsecar line that ran from First Street and Broadway, onto Telegraph Avenue, and up to 40th Street. The introduction of a network of electric trolley systems after 1890 transformed the geographic spread of residential development in Oakland and opened up hilly and remote sections that had previously been difficult to access. Electric trolleys profoundly shaped the course of residential construction in Oakland: 191 subdivision plats were filed in the 30 years prior to universal transit electrification, while in the 30 years between 1890 and 1920, this number rose to 487. By 1921, over 85% percent of building permits issued for residential construction were issued for sites within three blocks of a trolley line.

676 Longridge Road is located in the Lakeshore Highlands subdivision, an area that reflects this era of residential transformation in Oakland. Prior to Anglo settlement, this area had been the site of seasonal Ohlone Indian encampments and retained the moniker Indian Gulch through the second half of the 19th century. In 1820, the land came under the ownership of the Peralta family via a massive Spanish Land Grant that covered most of what is now Alameda County, and was used primarily for grazing cattle. In the 1880s the area came under ownership of the Norwegian-American banker Peder Sather, and his estate became known in the decades after his death in 1886 as Sather Park. In 1893, transportation magnate F. M. "Borax" Smith constructed a large wooden train trestle across the area's natural topography and extended an existing trolley line from downtown Oakland up Park Boulevard all the way to Grovesner Place. This trolley line brought a steady stream of picnickers and other recreational activity seekers to the area and connected what had previously been regarded as a remote section of the city to the developed area of Oakland.

In 1895, real estate magnate Frank C. Havens joined with F. M. Smith to form the Realty

Syndicate Real Estate Development Company. Together these men built trolley lines convenient to potential real estate development, and in turn amassed land for real estate development adjacent to trolley lines. The Realty Syndicate acquired the Sather Estate in 1904 and began the area's transformation from parkland to residential settlement. In 1917 the newly established Lakeshore Highlands Company, with Wickham Havens as president and Walter H. Leimert as a founding partner, filed a subdivision map covering a portion of what had been the Sather Estate. This subdivision was called Lakeshore Highlands and includes the area in which we now find the property at 676 Longridge Road.

To create a distinct residential environment in Lakeshore Highlands, Havens and Leimert retained the landscape design services of the Olmsted Brothers. Frederick Law Olmsted Jr. and John Charles Olmsted were designers of national recognition, working after the style of their pioneering father, Frederick Law Olmsted, who had designed New York's Central Park as well as Oakland's Mountain View Cemetery and some of the nation's earliest suburban neighborhoods. The Olmsted model of planning advanced the work of British urban theorist Ebenezer Howard. Howard's 1902 book *The Garden Cities of Tomorrow* advocated the integration of architecture, planning, and landscape design to create multi-faceted "residential parks." These residential parks were seen as a healthful, sustainable alternative to the unplanned, dense residential environments that had heretofore characterized urban residential settlement. Adding their own naturalistic emphasis by incorporating existing topography in the development of street plans, Frederick Law Olmsted and the continued work of his sons' firm created a suburban typology that has had a lasting effect on American suburban planning. This is exemplified in their work in Lakeshore Highlands (Fig. 12).

Lakeshore Highlands was promoted as an exclusive subdivision, ideal for a professional class of workers who desired an easy commute to Oakland or San Francisco. The area was serviced by the Key Route's B Line, which was routed through downtown Oakland, up Grand Avenue, across Lakeshore Avenue, and entered the neighborhood in the tree-lined ridge just north of Trestle Glen Road, terminating at a small station on Underhills Road. The line, like all others of the Key Route System, connected to San Francisco via ferry service at the Key Route Pier. In a 1917 advertisement for Lakeshore Highlands published in *The San Francisco Bulletin*, developer Walter H. Leimert emphasized the Key Route trolley's metaphorical ability to "fly" a resident of Lakeshore Highlands from their new home to their workplace in San Francisco.

However, the trolley system at this time was being challenged by a rise in automobile ownership. Henry Ford began to mass-produce the Ford Model T around 1910, and by 1920, American consumers were purchasing over three million automobiles annually. This rise in automobile ownership can be noted both in the rapid shift in the promotional materials associated with Lakeshore Highlands. As early as 1922, Walter Leimert, in contrast to the flying trolley pictured several years earlier, was describing Lakeshore Highlands in terms of its motoring distance to downtown Oakland: "...a veritable fairyland of rolling hills and wooded dales right in the heart of Oakland near famous Lake Merritt and its flower filled parks-six minutes by motor car from Oakland City Hall."

Additionally, the importance on the new era of automobile ownership can be seen in the physical form of the homes constructed in the neighborhood. In general, the inclusion of single and double automobile garages was not an afterthought but rather integral to the placement of the dwelling on the lot. Constructed at the same time as the dwelling, and often matching the dwelling in both material and style, the automobile garage was an important complementary component of the site plan. Many dwellings in Lakeshore Highlands are sited slightly off-center, to accommodate a

driveway and garage. Further, on many lots, including 676 Longridge Road, the garage was not hidden from the streetscape, but placed in a way so as to be visible directly from the street.

Lakeshore Highland also illustrates the way the relationship between residential development companies, home builders, and homeowners shifted during this era of residential development. Prior to the 20th century, residential development surrounding cities took place in small incremental steps, and areas grew slowly as new housing was constructed adjacent to existing housing. However, directly after the turn of the 20th century, companies like the Realty Syndicate and its subsidiary the Lakeshore Highlands Company began to purchase larger tracts of land and “subdivide” them, carving out attractive street plans, installing basic infrastructure improvements, and creating individual building sites. These sites could in turn be sold at a profit, either to independent homebuilders or, more commonly, to small-, medium-, or large-scale home-building companies, which constructed homes on speculation, or “spec,” and sold them to private home buyers. The property at 676 Longridge Road was constructed by Fred N. Strang, an active builder within Lakeshore Highlands who constructed homes “on spec” and sold them through the Lakeshore Highlands development company.

While some people who purchased lots in Lakeshore Highlands and other subdivisions contracted directly with architects to design their new homes, it was more common for houses to be built on spec by builders. While these spec builders were undoubtedly talented workmen, they largely eschewed designing homes individually, and generally relied on pattern books to design and construct homes. Pattern books emerged in the second half of the 19th century and offered standardized plans and elevations for homebuilders. The most influential pattern book was authored by Andrew Jackson Downing in 1850 and promoted period revival styles including Italianate, Tudor Revival, Gothic Revival, and other European-influenced design styles. These patterns for homes often relied on a similar basic form with variation coming into the design through the alteration of specific design details such as doors, windows, and façade treatments, allowing buildings such as Fred N. Strang to construct multiples of homes while retaining a visually appealing sense of variety. Although the blueprints for 676 Longridge Road are not available, the similar height, massing, fenestration pattern, cladding, and decorative elements of this property and many others in the subdivision constructed by Strang and other builders points strongly to the likelihood that pattern books played a role in shaping residential development in Lakeshore Highlands.

Architectural Style: Colonial Revival

676 Longridge Road is designed in the Colonial Revival style with Italian Renaissance Revival style elements. The Colonial Revival style was the most common style for residential architecture in the United States in the first half of the 20th century. While variations exist within the style, Colonial Revival houses are generally two stories in height with regular, usually rectangular, footprints and moderately pitched side-gable roofs. The primary façade, as at 676 Longridge Road, is generally symmetrically arranged with a central primary entry door with a decorative surround including columns and a pediment. Windows are usually in adjacent pairs and are double-hung with multi-lite glazing, commonly with shutters. Cladding is most commonly brick, which 676 Longridge Road uniquely incorporates at its first story: the second story and rear elevation instead give nod to the Italian Renaissance Revival style, in which buildings are most commonly clad in stucco. In addition, the property’s distinctive full-height arched multi-lite window are one of the most characteristic elements of the Italian Renaissance Revival style. The simplified interpretation and

fusion of two popular revival styles is common for homebuilder-built dwellings and is common within the Lakeshore Highlands subdivision.

Original Construction and Alterations

Building permit #60608 for 676 Longridge Road was issued on March 29, 1921, to owner Mrs. James Gartland. The property was built by Fred N. Strang, and the cost of construction was \$12,000. While the original permit does not include blueprints that describe the building's historic appearance, a review of later permits suggests that the building has not undergone any substantial changes to its primary façade or side elevations. In 1946, a permit was issued for alterations including removal of tile in the master bathroom and installation of new tile; moving the south wall of the guest bathroom 10 feet towards the hall and installation of new fixtures and tile; installation of new cabinets and a new window in the kitchen; enlarging a maid's room by removing a closet and bathroom; and enlarging a washroom and installation of a new window in the washroom. Also in 1946, a permit was issued to enlarge the existing garage by adding five feet on the west side and three feet on the north side. No additional building or alteration permits for this property are on record with the City of Oakland until 2007, when a contemporary garage with a basement-level in-law unit was constructed within the same footprint as the original garage, along with a new deck at the rear elevation of the house. The foundation underwent seismic improvements in 2008, which in turn necessitated the replacement of four wood windows and one wood door at the basement level. Also in 2008, the retaining wall along the east property line was replaced and improvements were made to the driveway. In 2015, two wood windows were replaced in kind within existing openings as part of a kitchen and bathroom remodel. The deck above the kitchen was also replaced at this time with new framing, joist, and engineered beam. No other permitted alterations have been made to the exterior of 676 Longridge Road, which retains its historic appearance.

Owner and Occupant History

As previously introduced, 676 Longridge Road was built for first owners James and Anna Gartland. James Gartland was born in San Francisco in 1873 to Irish-born parents. Anna McMahon was born in Oregon in 1885 to Canadian-born parents. The couple married in 1905 and had one daughter, Mary, born in 1912. Prior to construction of the subject property, the Gartlands lived in North Oakland and James worked as a stockbroker. The Gartlands were issued a construction permit for the subject property in March of 1921 and were listed at 676 Longridge Road in the 1922 Oakland City Directory.

James Gartland was a successful stockbroker during the years the Gartland family lived at 676 Longridge Road. In 1922, Anna Gartland was included in the social directory *Who's Who Among the Women of California*. James Gartland died on November 30, 1927, at age 54, after living at the subject property only six years. Following her husband's death, Anna Gartland retained ownership of the house and continued to live there: she was described in the 1930 census as an employer in stocks and bonds, living at 676 Longridge Road with her daughter Mary, along with her mother, nephew, and aunt.

By 1936, Anna Gartland married insurance supervisor Horatio F. Cary. In May of 1938, the couple sold the subject property to the Corporation of America [sic]. Horatio F. Cary died in December of 1938, and the 1940 census records Anna Cary living elsewhere in Oakland. Anna Cary died on November 10, 1945.

Between 1940 and 1943 the subject property was rented by John Francis Hassler and Marjorie Hassler. J. Frank Hassler was born in San Rafael, California in 1886. In 1914 he married Marjorie E. Lewis, who was born in California in 1894. By 1920, the couple lived in Oakland and had two young children, Robert and Patricia. J. Frank Hassler worked in the banking industry for many years and was appointed to serve as Oakland's first City Manager when that position was established in 1933. Hassler served as City Manager during the four years that the family lived at 676 Longridge Road.

In December of 1942, Hassler was appointed State director of finance under Governor Earl Warren and moved to Sacramento to fulfill that position. J. Frank Hassler returned to Oakland in 1944 and returned to the role of City Manager in 1946, which he retained until his death in 1954. The Hassler family did not return to Longridge Road. In 1956 a fountain was dedicated to J. Frank Hassler in front of Oakland City Hall (no longer extant).

While 676 Longridge Road was listed for sale in the *Oakland Tribune* starting in March of 1943, research has not uncovered the property's owner or occupants between 1943 and 1949. On December 21, 1949, Stepan and Ardem Beklian purchased 676 Longridge Road from William J. Bondy, a retired furniture salesman who lived next door at 668 Longridge Road. Stepan Beklian was born in Armenia in 1897 and immigrated to the United States in 1912. In 1925 he married Ardem Kevorkian, who was born in Armenia in 1907. The couple lived in Chicago for several years where they had three daughters, Sarah, Margie, and Rosemary. The Beklians moved to Oakland in 1934, and another daughter, Judy, was born shortly after. Stepan and Ardem Beklian established the Casper's Hot Dog chain in 1934 along with Armenian business partners Paul and Rose Agajan. Stepan Beklian died in 1959, after which Ardem Beklian lived at the subject property with her daughters until May 18, 1964 when she sold 676 Longridge Road to John W. Lang.

676 Longridge Road was owned and occupied by John W. Lang from 1964 through 2002. John W. Lang was born in Arkansas in 1925 and served in the US Army during World War II. Around 1950, he had a daughter, Deborah J. Lang, although research has not uncovered any information about his spouse. During the years that he lived at the subject property, Lang operated his own bookkeeping firm called Associated Tax Service. Research using biographical and newspaper archives has not uncovered any additional information about John W. Lang, who died on June 9, 2002. After one short-term owner, the property was purchased by current owners Stephen and Alison Sanger in 2005.

Fred N. Strang, Builder

676 Longridge Road was constructed by builder Fred N. Strang. Frederick Nelson Strang was born in Sierraville, California in 1876. Along with his older brother Verbal N. Strang and younger brother Edward H. Strang, Fred Strang trained as a carpenter, and after the Strang family moved to Oakland around 1906, the Strang brothers began to work together as building contractors. Oakland experienced a building boom in the decades following the 1906 Earthquake and Fire that destroyed much of San Francisco, and Strang Bros. became one of many building firms that were prolific during this era of rapid residential construction. Around 1910 the Strang brothers moved from Oakland to Alameda and between 1910 and 1915 became the primary construction firm involved in the development of the Bay Park Tract, a subdivision that is now recognized as the

Burbank-Portola Heritage Area. The Strang Bros. purchased lots from the tract developer South Shore Land Co, and constructed homes on speculation for future buyers; this type of “on spec” home construction gained popularity in Oakland throughout the decades following the Earthquake. Reflecting the popular architectural style of the era, Strang Bros. homes in the Burbank-Portola Area were designed almost exclusively in the Arts and Crafts or Craftsman bungalow style.

As construction within the Bay Park Tract wound down, Fred N. Strang established a similar business relationship with Wickham Havens and Walter H. Leimert, the business partners who established the Lakeshore Highlands subdivision in 1917. In 1919 he was contracted to build several homes on Excelsior Boulevard, at the south end of the tract, in an area later subsumed by MacArthur Boulevard and the MacArthur Freeway. By 1920, Fred N. Strang was described in the press as “in charge” of the building in Lakeshore Highlands. During this period of rapid construction, advertisements touted that within Lakeshore Highlands, “every five days a new home starts.” While Strang’s full contribution to speculative construction in Lakeshore Highlands is not known, he was the builder of record for homes including 652 Mandana Boulevard; four homes on the south side of Rosemount Road including 889 Rosemount Road; 644, 676, 708, 801, 842, 995, and 1093 Longridge Road; 1021 Sunnyhills Road; and 1006, 1037, and 1069 Hubert Road; most of these were constructed for the Lakeshore Highlands development company and sold in turn to private buyers (Figures 13-15). These homes were almost exclusively built without the input of an architect and reflected generally restrained interpretations of popular architectural styles of the era, including mostly Tudor, Italian Renaissance, and Mediterranean Revival styles.

By 1927 Fred N. Strang had relocated to Los Angeles where Strang Bros. built a variety of buildings in and around San Clemente, including a bank, San Clemente Church, an estate in San Juan Capistrano, reconstruction of the area’s hospital, and a beach club in San Clemente now known as the Ole Hanson Beach Club (extant). Fred N. Strang died in Nevada in 1950.

Conclusion: As illustrated in this report, the property at 676 Longridge Road exemplifies an era of residential construction in Oakland when evolving transportation advances, new methods of real estate development, and aesthetic trends combined to create a residential subdivision typology that both reflected national trends and influenced the dominant pattern of residential development in the city in the decades following its construction. The preservation of this historic property will enable the story of this important era to continue to be expressed in the streetscapes of Oakland.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

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- Beth Bagwell. *Oakland: The Story of a City*. Presidio Press: Novato, CA, 1982.
- Virginia McAlester. *A Field Guide to American Houses*. Alfred A. Knopf: New York, 2015.
- Vernon J. Sappers. *Key System Streetcars: Transit, Real Estate, and the Growth of the East Bay*. Signature Press: Wilton, CA, 2007.

Websites, online archives and public records

<http://lakeshorehomes.net/> - Lakeshore Homes Association, accessed October 5, 2019.

http://www.oberail.org/key_system/ - OB&E, Key System page, accessed October 15, 2019.

<http://www.caspershotdogs.com/behind-the-bun/> - Casper's Hotdogs, accessed Oct. 14, 2019.

Grantor/Grantee index of the Alameda County Assessor for 676 Longridge Road
 Fred N. Strang biographical file, Oakland Cultural Heritage Survey
Ancestry.com, including U. S. Federal Census records, Death Index of California, Immigration and naturalization records, and Oakland City Directories.
Newspaperarchive.com, archive of *The Oakland Tribune*.

11. GEOGRAPHICAL DATA

- A. Land area of property (square feet or acres): **7,747 sq. ft.**
- B. Verbal boundary description (address): **676 Longridge Road, Oakland CA 94610**

12. FORM PREPARED BY

Name/Title: **Stacy Farr, Historic Resource Consultant**
 Organization: **none** Date: **October 20, 2019**
 Street and Number: **n/a** Telephone: **(510) 842-6783**
 City/Town: **Oakland** State: **CA** Zip Code: **94609** Email **stacy@farrhistoric.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 designation Date: ___
- D. Action by City Council
 ___ Designated ___ Not Designated Date: _____ Ordinance No: _____

Additional Images



Figure 2. 676 Longridge Road, east side elevation, view facing northwest.



Figure 3. 676 Longridge Road, west side elevation, view facing northeast.



Figure 4. 676 Longridge Road, rear (north) elevation, view facing southwest.



Figure 5. 676 Longridge Road, detail of rear (north) elevation showing kitchen volume, view facing southwest.



Figure 6. 676 Longridge Road, detail of rear (north) elevation showing recessed area of second floor level, view facing southeast.



Figure 7. Garage, view facing northeast.



Figure 8. Rear (north) elevation of garage from Mandana Blvd., view facing south.



Figure 9. North side of Longridge Road, east of the subject property, view facing northwest.



Figure 9. North side of Longridge Road, west of the subject property, view facing northwest.



Figure 10. South side of Longridge Road, across the street from the subject property, view facing southeast.

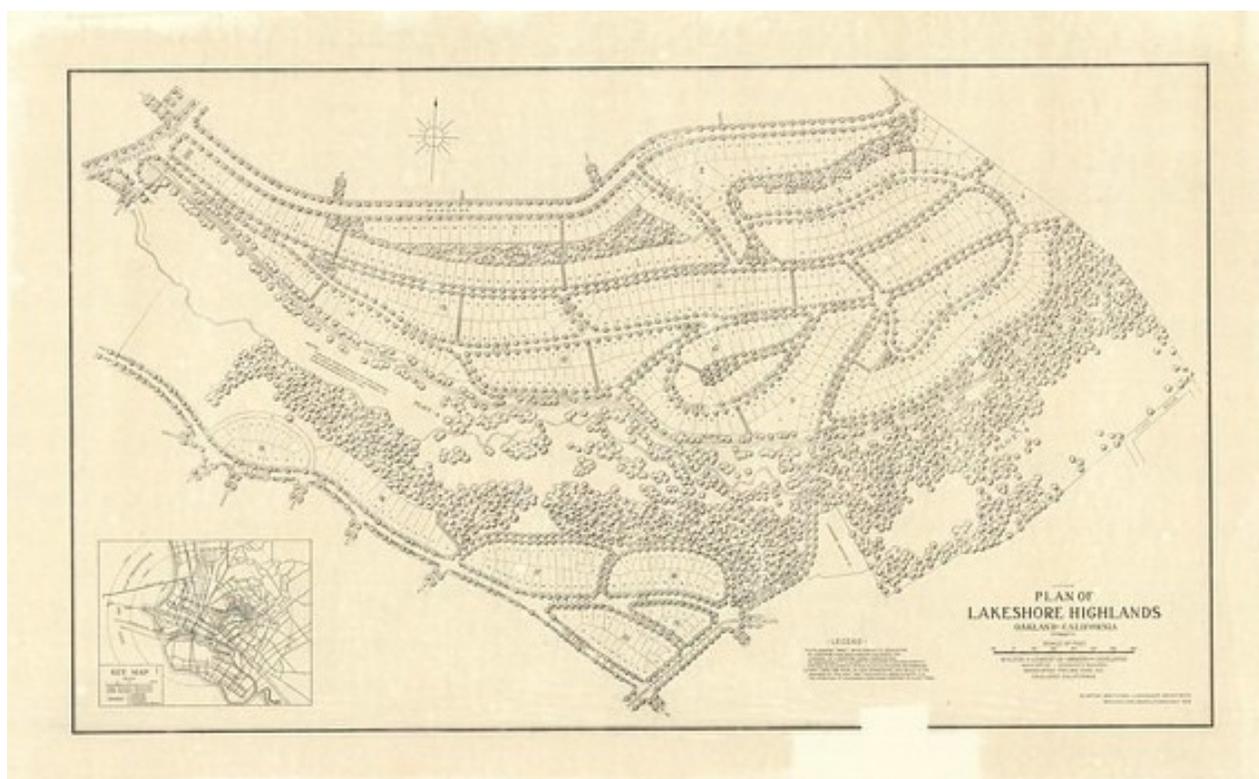
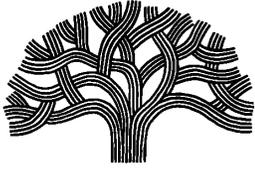


Figure 11. Olmsted Brothers plan for Lakeshore Highlands. Source: United States Department of the Interior, National Park Service, Frederick Law Olmsted National Historic Site.



Figures 12, 13, 14::
889 Rosemount Road, 801 Longridge Road, and 1006 Hubert Road, all constructed by Fred N. Strang in 1920.
Source: Google Maps



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 designate a Landmark or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

Historic Name:

The Hirshberg, McKee and Hayes Building; later, Buswell Block

ADDRESS/LOCATION

Street and number: 322 Broadway Street, Oakland CA Zip Code: 94607

Assessor's Parcel Number: 1-139-14

2. OWNER OF PROPERTY

Name: 322 Broadway, LLC Email: cporto@smartgrowth.co/ (not .com)

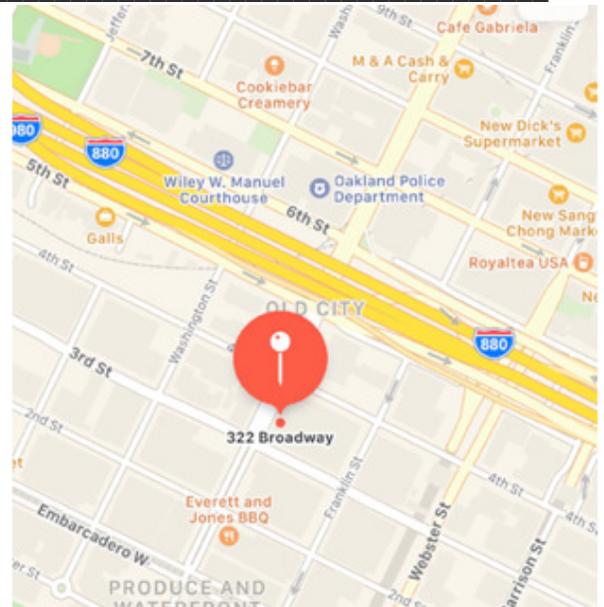
Street/Number: 4096 Piedmont Ave #941 Telephone: 510-250-2499

City: Oakland State: CA Zip Code: 94611

3. APPLICATION FOR

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

4. SURVEY RATING	NAME OF SURVEY	DATE	DEPOSITORY
Ba2+	Oakland Cultural Heritage Survey	1981	Oakland City Planning Dept.



7. DESCRIPTION

A. Resource Type and Use: Present (P) and Historic (H)

Building(s) ___ District Structure ___ Site ___ Object
 Residential ___ H/P Commercial ___ Industrial ___ Institutional
 ___ Other (specify): _____

B. Condition:

___ Excellent ___ Fair
 ___ Good Poor

C. Alterations:

___ Unaltered
 Altered

D. Site

Original Site
 ___ Moved (Date _____)

E. Style/Type: Simplified Italianate (altered)

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

Original: A row of three two-story commercial buildings, of stuccoed brick with an overhanging molded cornice, blank frieze and architrave molding on a parapet that masks the roof. Windows are typically two-over-two double hung wood sash in plain architraves with segmental heads. The ground floor of #318 has paneled piers with caps dividing the openings which have circular hoods, a treatment which is probably original. The Fourth Street ground floor of #334 contains segmental arch window openings which also appear original.

An illustration in the 1888 Special Edition of the Oakland Enquirer (p.59) shows that the upper floor windows in all three buildings had molded architraves over the tops, with four-over-four sash at #318 and #322. All three buildings appear to be plastered, the plaster on #334 appearing to have been scored to resemble stone. The existing cornice is shown only on #334, but it is supported by paired brackets and a dentil course. A simple molded strip ran along the tops of #318 and #322. An 1889 view from Elliot's Oakland and Surroundings shows the bracketed cornice extended to #318 and #322."



By the 1960's, many of the historic details were no longer intact such as the cast iron columns, window architraves, cornice brackets, stone-like scoring detail, etc. In the 1963 photos from the Planning Department, the original windows on the second story were well in tact as well as the chimneys on Fourth Street. However, the ground floor doors and windows especially on the corner were significantly closed up with only small openings by this point.

The awning system used at the time stretched along Broadway and wrapped around Fourth Street. It is notable to mention that during exploratory demolition of the façade the original awning system which was integrated into the space between the picture windows and transom windows was uncovered. It was an operational system that opened up all the awnings along Broadway simultaneously. As is visible in the photos, various commercial signage was used much like the historic illustrations depicted although vertical styles were incorporated instead.

As shown in the photo below, there was a blacksmith-made iron hitching post, possibly dating from the 1850's when the area was initially developed, located at the edge of the Broadway sidewalk approximately 25' south of the 4th Street property line. The post was made of a single piece of cylindrical iron, tapering toward the top and looped at the top to form a small oval through which reins could be passed and tied.¹



1963 – City of Oakland Planning Department – Showing Use as Restaurant and Hotel

Present and future:

By the 1980's and through the 2000's, the building's appearance had become increasingly simplified and further closed off. Even more of the ground floor façade had been closed up with metal framing and stucco - leaving only a few openings. Metal bars had been installed over the remaining openings for security. Also, electrical conduits ran along the façade of the property by this point with no regard for aesthetics. Along with the original cornice and moulding at the top, the arches on the Broadway side were still in tact but the ground floor windows under these were boarded up. Apparently, the building underwent a fire in 2001 which apparently deteriorated the roof and interior structure significantly.

It is notable to mention that in the Street View from Google Maps in 2011, when the building was painted a red color, there were embossed columns that were glued onto the stucco in between the openings on the Fourth Street side that are no longer on the building today nor do they appear to be in the original illustrations.



2011 – Google Maps – Showing Use as Seafood Wholesaler and Nightclub “On Broadway”

By the time the current developer acquired the building in 2018, the building was painted a monochromatic blue color which essentially eliminated the noticeability of the building. All signage on the building had been removed given that the property had sat vacant for approximately 7 years. The second-floor wood windows on Broadway including the original transom windows with custom moulins were intact but had been framed over, painted in, and had significant deterioration.



2018 – Google Maps – Showing Vacant Building at Time of Purchase by Developer

The previous developer that owned the property secured the entitlements from the Planning Department to convert the building into 12 apartment units on the existing second story and new third story to be built along with commercial space with up to 4 separate units on the ground floor. The project proposed a full seismic upgrade of the two-story brick structure preserving the essential form of the original construction.

The scope also included rebuilding the doors and windows for the commercial spaces, replacing the wood windows on the second story, and preserving some historic elements such as the chimneys. The new third story was planned in such a way to play up the original mass instead of overpowering it with additional height. To further achieve this, the Planning Department required a five-foot set back on the street sides which allowed for outdoor patios for those apartment units. The new roof cap above the third story was designed to evoke a sense of the historic signage on the property signifying it as the Buswell Block.



2018 – Architectural Design – From Planning Department Entitlement Set

8. SIGNIFICANCE

A. **Construction date(s):**1861-62 / 1868-69

B. **Architect/Builder/Designer:**Unknown

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

“This structure, although appearing to be one building, is actually three [#318, #322, and #334], now numbered as [322 Broadway]. All three date from the 1860’s, ranking them among Oakland’s first brick buildings and as important relics of the original Lower Broadway business district, Oakland’s earliest ‘downtown’. The buildings are also significant for their intimate associations with Samuel Hirshberg and Judge Samuel Bell McKee, two of Oakland’s leading pioneers. The buildings join three other early brick buildings across the street to form a potential Lower Broadway Historic District.

“City tax assessment records indicate that #318 was built by Samuel Hirshberg in 1861-62, a date confirmed by Wood. Hirshberg used the building to house his dry goods and clothing business. Hirshberg had come to Oakland in 1860, according to Wood’s autobiographical account, and spent thirty years in the mercantile field. Born in Prussia, he was well educated in English, German, and Hebrew literature, which he taught at the University of Edinburgh, Scotland, before emigrating to California. Hirshberg became an important citizen of the new city in those early years, In 1854, he was an early supporter of Oakland’s first fire organization, Empire Fire Company No. 1, and in 1866 he established the Pacific Soap Works. In 1862 he organized the Hebrew Benevolent Society and was its first President. Other community activities included the Masons and B’nai B’rith, of which he was Pacific Coast president at his death in 1883.”¹

“A partisan election notice in 1875 proclaimed (perhaps not altogether accurately) that he had opened “the first mercantile house in the City,” had “built the first brick building,” and “had the honor of fathering the first boy born in the Oakland.” There is strong evidence to refute the brick building claim, although the other two may be correct. However, his building, under discussion here, appears to be within two years of the honor ascribed. Hirshberg was described in several write-ups as “a contentious gentlemen of high integrity.” The upper floor of Hirshberg’s building was used as a Mason’s Hall in the 1860’s.

“#322 was built in the same year as, and according to Wood, “in conjunction with,” Hirshberg’s building by the Honorable Samuel Bell McKee, a respected jurist. Since 1858, Judge McKee had been with the Third District Court (ranging from Monterey through Alameda County), winning reelection three times, until 1879, he was elected to the State Supreme Court. A 1926 biography indicates that he was born in Ireland and studied law in several parts of the United States before coming to Oakland in 1852. Before constructing his brick building, he had maintained his office and residence in an earlier building on the same site. After retiring from the bench, he maintained an office in the Delger Building on the northwest corner of 9th Street and Broadway during the 1880’s and 90’s. A remembrance of the 1880’s recalls: “He was always a marvel to a certain small boy, inasmuch as he had lost both his legs and, with only the help of a cane, could walk up and down the long flight of stairs to his office on the second floor.” Accounts of McKee are universal in their praise of his superior character.

“City tax assessment records indicate that #334 was constructed in 1868-69 by Patrick Hayes, a native of Ireland, who operated a saloon on the premises. According to an 1879 account, he lived upstairs. Since at least 1859, Hayes’ saloon had been located on the same spot, within an earlier building that was his frame house. Hayes’ was the most elaborate of the three buildings with an extended façade on 4th Street.

“Eldridge Buswell purchased the combined block in 1887, and remodeled the structures to form a continuous block. He sold paints, oils, wallpaper, and window glass. Buswell’s paint was reported, in 1911, to be “known everywhere” and to have been “used in almost every structure in Oakland of importance,” including the “new city hall.”

“The Oakland Enquirer in an 1888 Special Issue noted that this was the “oldest and best-known corner in Oakland,” in part because “in laying out the City, the first survey monument was established at this corner and from this all the official surveys were made.”



E. G. BUSWELL & CO.—CORNER FOURTH AND BROADWAY.

THE above is a picture of the new block of E. G. Buswell & Company, located on the oldest and best known corner in Oakland, the southeast corner Broadway and Fourth streets, opposite the Hall of Records. In laying out the city, the first survey monument was established at this corner and from this all the official surveys were made. Mr. Buswell purchased this property some eight months ago and has spared no expense in making it the best arranged and most complete establishment of its kind on the Pacific Coast. It is worth the while of any one interested in the improvements being made in our city to visit this place. Mr. Buswell certainly deserves credit for having taken the initial step in reclaiming that portion of our principal street which at one time was the busiest, but of late on account of the prejudice occasioned by the Seventh street local train, has been allowed to run down. Lately many changes have been made on lower Broadway, and we hear that Mr. De Fremery, who owns the opposite corner to Mr. Buswell, intends, when he returns from Europe, to erect a fine block. We hope it is true, as no doubt the good work would be continued until first-class business blocks line either side of Broadway contiguous to our costly County buildings. The Southern Pacific Company has promised to continue the cable road to the foot of Broadway, also to erect a first-class depot there for the convenience of travel to and from Alameda, and other portions of Alameda County. This would be a great help to our merchants, as it would bring many ladies from the interior to trade, who do not find it convenient to do so now. We think the railroad company should do this much for Oakland at once and not delay this important matter any longer. Many are waiting to see what the company are going to do, and if they would only make good this much right away, the next year would be the beginning of a new and prosperous era for Oakland.

“The building retains original window openings and 19th century façade configurations to an amazing degree and is an important anchor in the Lower Broadway District. The area has seen periodic declines and improvements at least since 1888 when the papers declared it had been “the busiest, but of late, on account of the prejudice occasioned by the Seventh Street local train, has been allowed to run down.” Like the Victorians of that era, latter-day Oaklanders hope for a tasteful renaissance of historically and architecturally important buildings in Oakland’s earliest district.” (1)

9. SOURCES / BIBLIOGRAPHICAL REFERENCES

- 1. Historical Resources Inventory form for 318-334 Broadway, 1981:Article No. 10/563905/4183365 from State of Ca – The Resources Agency, Department of Parks and Recreation, written by Oakland Cultural Heritage Survey, based on:

Sanborn Insurance Maps
 City Tax Block Books
 City Tax Assessment Rols
 Elliot, Oakland and Surroundings, 1889
 Personal communications, Ed Rayner, 1954
Oakland Enquirer, 1888 Special Issue, p.59
 Blake, Greater Oakland, 1911, p.181
 W.P.A. Ye Olden Oakland Days, (1937) pp 27, 62, and 127.
 Wood, History of Alameda County, 1883, pp 907

10. FORM PREPARED BY

Name: Chris Porto

Organization/Title (if any): Managing Member, 322 Broadway, LLCDate: 4/21/2020

Address: 4096 Piedmont Ave #941 Telephone: 510-250-2499

City/Town: Oakland State: CA Zip: 94611 Email cporto@smartgrowth.co/ (not .com)

DEPARTMENTAL USE ONLY

rev.

1/10/2020

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 Date: _____

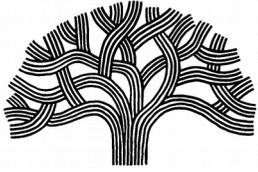
___Recommended ___Not recommended for Landmark/S-7/S-20 designation

D. Action by City Council Date: _____

___Designated: Ordinance No: _____ ___Not Designated

1889 Certified Sanborn Map





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: Hoffschneider (Bert & Vernie) house; formerly 1186 Cavanaugh Rd.

B. Common Name: 1186 Trestle Glen Rd., Oakland, CA, 94610

2. ADDRESS/LOCATION

Street and number: 1186 Trestle Glen Rd., Oakland, CA, Zip Code: 94610

3. OWNER OF PROPERTY

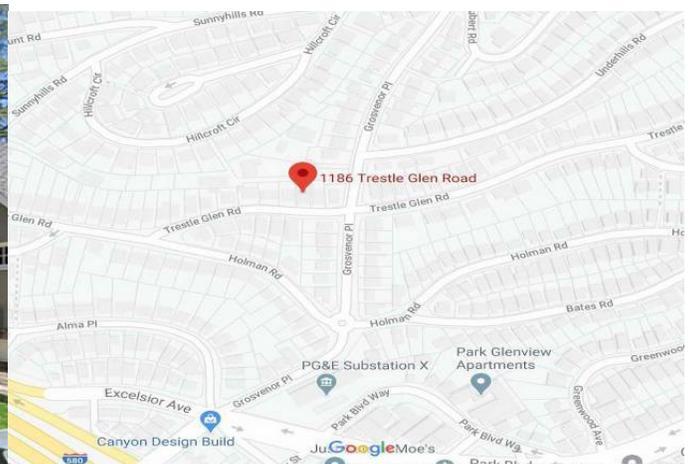
Name: Rhonda and Scott Sibley email: sibleys@hotmail.com

Street and Number: 1186 Trestle Glen Rd. City: Oakland CA 94610

Assessor's Parcel Number: 23 - 437 - 3 - 1

4. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating	Date	Depository
Oakland Cultural Heritage Survey (prelim.)	D2+ (ASI contributor)	1986	Oakland Planning Dept.



7. DESCRIPTION

A. Condition:

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

B. Alterations:

- Unaltered
- Altered

C. Site

- Original Site
- Moved (Date _____)

D. Style/Type: 1920s California Bungalow with Norman-style details

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

1186 Trestle Glen is a 1920s single-storey California bungalow with Norman features, a popular style from 1905 through the 1930s. The original California bungalow was designed by San Francisco architect A. Page Brown in the early 1890s and his concept had Norman-style embellishments added by American “Doughboys”, who'd been inspired by English and northern French architecture before they returned home from Europe after World War I. 1186 Trestle Glen is an excellent example of this classic California Bungalow style, combined with Norman-style touches to create a harmonious appearance.

The permits to construct this dwelling, with detached garage, #25769 and #25770 (garage) were issued on April 7th 1927 to Bert Hoffschneider (owner) and Better Homes Corporation (builder). The home is located on the north side of Trestle Glen Road, just west of Grosvenor Place and retains the integrity not only of its original site, building form and composition, but also of its interior and exterior elements. It was built during an historically significant period of residential development in Oakland and its 1259 sf. rectangular plan includes a partial basement and a 200 sf. detached garage set on a 4120 sf. property.

Framed by London Plane trees and surrounded by mature landscaping, including camellias, the signature plant of the neighborhood, the home has retained its original form and composition in both its interior and exterior, with classic details, including a partial-width front porch supported by pillars, stucco walls and an arched, recessed front entry with a paneled front door and whimsical pounded wrought iron hardware. Original California Bungalow style elements visible from the street include a picture window, flanked by two tall wood-framed multi-pane casement windows, a brick chimney and numerous wood-framed windows on all sides of the house. Norman-style features include a wrought iron porch light fixture, the arched, recessed front entry and brick tops on the exterior pillars and arches, both inside and out.



Front view of house with porch, recessed entry, brick tops on the exterior pillars and chimney.



Brick-topped pillars by stairs, leading to recessed entrance.

Picture window with casement windows.



Decorative ironwork leads to, and surrounds, the porch and arched, recessed entrance

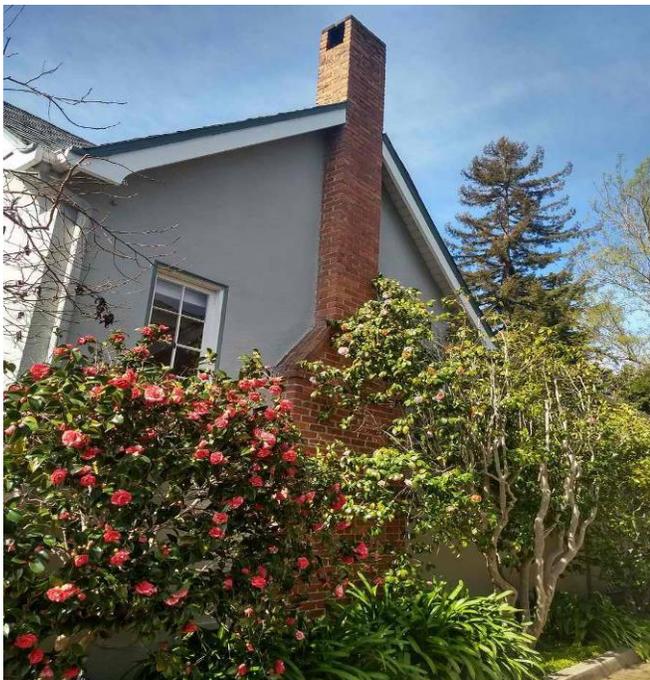


A Norman-style lantern and Brick-topped pillars, with pollarded London Plane trees lining Trestle Glen.

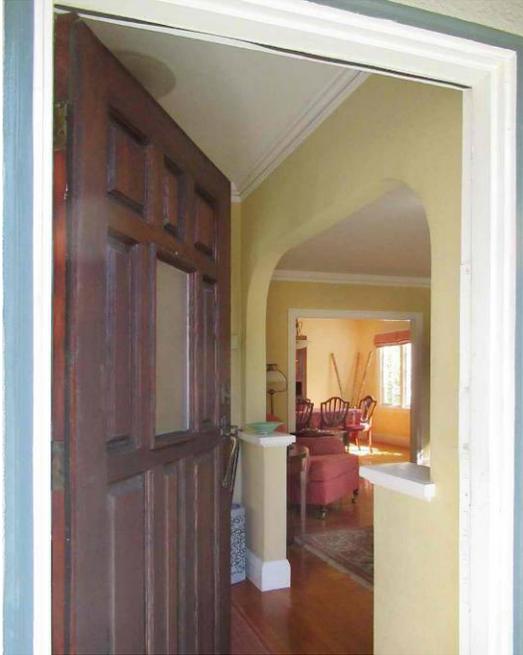


The front entry has an original Norman-style wrought iron porch lantern, typical of the neighborhood. The detailed arch and inset thick stucco texture walls lead to the paneled front door, which is not visible from the street adding extra privacy to the entryway.

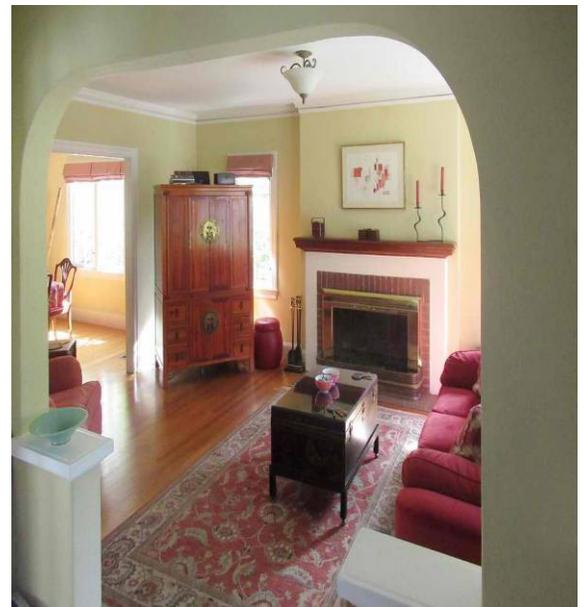
Surviving details, such as the whimsical pounded wrought-iron door handle and lock, attest to the builders', Better Homes Corporation, commitment to craftsmanship.



After more than ninety years, the original chimney and fireplace are still fully functional, yet another testament to the care and effort that went into the design and construction of this fine home.



The interior entryway opens onto rooms characteristic of the California Bungalow style. To the right, this photo shows the living room, which flows via a french doorway into the dining room. Not depicted are a small nursery to the left and the kitchen which lies directly ahead, when entering.



The living room with its high ceilings, beautiful fireplace and mantle, large picture and casement windows is framed by an arched entrance. Beautiful, original oak floors, simple crown molding and baseboards are visible throughout the home.



The entire house is bright and cheery and all of its rooms are visible from the central dining room, with its classic built-in buffet and Craftsman-style detailing. As you continue up a small hallway you reach the bathroom and the two bedrooms, with their original inset cabinetry in clothes and linen closets. The door to the left in this photo leads into the kitchen. From there, stairs descend to the side entrance onto the driveway, and to the basement.

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 checked="" 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 checked="" type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Exploration/settlement | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |

C. Period of Significance: 1920s Oakland Early Residential Development & Transportation Planning

D. Significant dates:

- ✂ 1928 Sanborn Map 413 shows Trestle Glen Road no longer Cavanaugh Road, includes site plan.
- ✂ April 7th 1927, permits #25769 and #25770 (garage), to Bert Hoffschneider (owner) and Better Homes Corporation (builder), for a one-story five-room dwelling, house valued at \$5,500 garage at \$250.
- ✂ 1923 Key Map and Tract Index of the Thomas Bros. Block Book of Oakland shows Cavanagh Road and Mathews (later Grosvenor and Trestle Glen)
- ✂ 1919 Block book Map 557 shows Mathews Road but not Cavanaugh
- ✂ 1918 Block book shows Lakeshore Highlands

E. Builder/Architect/Designer: Better Homes Corporation



1186 Trestle Glen is the house in the bottom left-hand of this Oct. 23, 1927 Oakland Tribune article.

H. Statement of Significance:

Summary:

Built in 1927 by Better Homes Corporation for Bert Hoffschneider, 1186 Trestle Glen Rd. is a 1920s single-storey California bungalow with Norman-style features, a popular style from 1905 through the 1930s. It was built during an historically significant period of residential development in Oakland and its 1259 sf. rectangular plan includes a partial basement and a 200 sf. detached garage set on a 4120 sf. property. Original elements include stucco walls, a partial-width front porch supported by “bungalow “ pillars, an arched and recessed front entry and paneled front door with whimsical hardware, a brick chimney and a picture window, visible from the street and flanked by two tall wood-framed multi-pane casement windows. Norman-style features include arches, both inside and out, and brick tops on the exterior pillars. The home's front facade is framed by mature London Plane trees and has retained its original form and composition, in both its interior and exterior, surrounded by mature landscaping, including camellias, the signature plant of the neighborhood.

1186 Trestle Glen and California Bungalow Architecture:

The original California bungalow was designed by San Francisco architect A. Page Brown in the early 1890s and his concept had Norman-style embellishments added by American “Doughboys”, who'd been inspired by English and northern French architecture and had returned home from Europe after World War 1. 1186 Trestle Glen is an excellent example of this classic California Bungalow style, combined with Norman-style touches to create a harmonious appearance. The house retains the integrity not only of its original site, building form and composition, but also of its interior and exterior elements. It has classic details, including a partial-width front porch supported by pillars, stucco walls and an arched, recessed front entry with a paneled front door and whimsical pounded wrought iron hardware. Original California Bungalow style elements visible from the street include a picture window, flanked by two tall wood-framed multi-pane casement windows, a brick chimney and numerous wood frame windows on all sides of the house. Norman-style features include a wrought iron porch light fixture, the recessed front entry, brick tops on the exterior pillars and arches, both inside and out.

Designer/Builder:

Better Homes Corporation, a design and build firm in Oakland, constructed homes in the neighborhood during the latter half of the 1920s. The company specialized in small homes and was known for offering design-build and architectural services at an affordable cost with the same attention to detail that a larger home would receive. Fully furnished model homes were a new concept in the 1920s and Better Homes had one located at their East 14th and High Street address in Oakland.

Owners:

In 1927, Bert and Vernie Hoffschneider hired Better Homes Corporation to build a home at 1186 Trestle Glen Road. Bert and Vernie lived here for 30 years, until 1957. Bert worked as a salesman for Hoffschneider Brothers, an electro-typesetting business owned by his father and uncles. The business was located in the Advertisers Building at 324 13th Street near Webster in Oakland. A note of interest, in 1908 George Hoffschneider, Bert's father, built a Colonial Revival-style home at 523 - 41st Street, which was designated a Heritage Property and approved for Mills Act in 2016. After the Hoffschneiders, owners have been Robert and Alexandra Steinberg (1957-1973), Mary Federico (1973-1999), David and Yoshiko Neugebauer (1999 to 2001, when the current owners purchased the property).



Architectural drawing of the proposed Advertisers Building in 1923 and the building as it stands today.

The 1100 Block of Trestle Glen and Lakeshore District

Located on the 1100 block of Trestle Glen, where lots still border Trestle Glen Creek, the residence is part of Lakeshore Highlands, designed by the famed Olmsted Brothers as a new type of development inspired by England's "garden suburbs". This style was championed by the founder of their firm, Frederick Law Olmsted, their father, whose notable architectural legacy includes Brookline, MA, the first development of this style in the United States. The Trestle Glen neighborhood maintains its original form and composition, its trees and creek and picturesque homes, exhibiting the post-World War I taste for country charm and European culture. The area also retains its emphasis on transportation: the name Trestle Glen dates to approximately 1893 when Francis Marion "Borax" Smith's Oakland Traction Company extended a trolley line from downtown Oakland up Park Blvd., near this property, to carry carloads of picnickers across Indian Gulch (Trestle Glen) into Sather Park. Later the Key Route B trolley stopped behind this home, at Grosvenor Pl., taking passengers to downtown Oakland, where Bert Hoffschneider had his offices, and to the ferries bound for San Francisco. Today, only a minute from 1186 Trestle Glen, commuters still board the AC Transit B bus to commute to the City.

California Bungalows in Oakland and on Trestle Glen Road

Walking up Trestle Glen from the entrance pillars at Wesley Way, near Lakeshore Blvd., homes are large, but only until 1034. After that, on the south side, 1037 through 1077 are single or multi-storey dwellings set over a garage, while the north side, from 1034 through 1124 is made up of smaller California Bungalows. After a few larger homes, 1186, the last home in Lakeshore Highlands, before it becomes Lakeshore Oaks, is where the north side bungalows appear again, continuing on and off until the pillars, three quarters of a mile away at Valiant Pl., the Oakland/Piedmont border. The 1200 block alone has 4 California Bungalows (from 1218 through 1242) developed in 1924 by builder Alfred Olson and designed by A. W. Smith.

A large percentage of the homes in Oakland's neighborhoods are California Bungalows. Since typical California Bungalows are well-represented in our neighborhood, it's odd that not a single one is a Mills Act home: 1186 Trestle Glen Rd. would be the first. The Mills Act homes on Trestle Glen (818, 836, 851, 856, 1255, 1263) are large houses, reflecting a commonly held misconception that the neighborhood was exclusively high-end.

The Importance of The California Bungalow

By the early 1900s, many activities were moving away from the home. Department and grocery stores, ready-made clothes and commercial laundry reduced domestic toil. Employment opportunities moved women from the home and servants became scarce. Nurseries, kindergartens and compulsory education meant that children also spent less time at home. There was a new emphasis on Simplicity and Rationality of Design: smaller homes with fewer rooms, and the California Bungalow fit neatly into this jigsaw of economic and social change.

Housing reformers warmed to the California Bungalow for its urban-garden domestic space, Progressive-Era feminists appreciated California Bungalow simplicity and efficiency, and Capitalists could trumpet that California Bungalows emphasized rugged individualism over the communal or socialistic architecture that apartments offered. All saw that the California Bungalow embodied respectability, privacy, and home ownership for the burgeoning middle class, and a financial foothold for the working class.

The Depression sharply undercut home development and the suburbanization that followed World War II occurred in a much more affluent society. Within this dynamic the California Bungalow felt too modest and at odds with the explosion of mid-century consumerism. Shopping centers, highways and other wholesale development exacted their toll, as many California Bungalows were swept away. Increasing land values justified razing California Bungalows, often replacing them with condos, apartments, or split-level ranch homes.



Key System Unit 131 "B" Line near Underhills, 1953.
Photo courtesy of John Harder.

Walking out through his backyard gate, Bert Hoffschneider boarded the "B" Line to his Oakland offices.

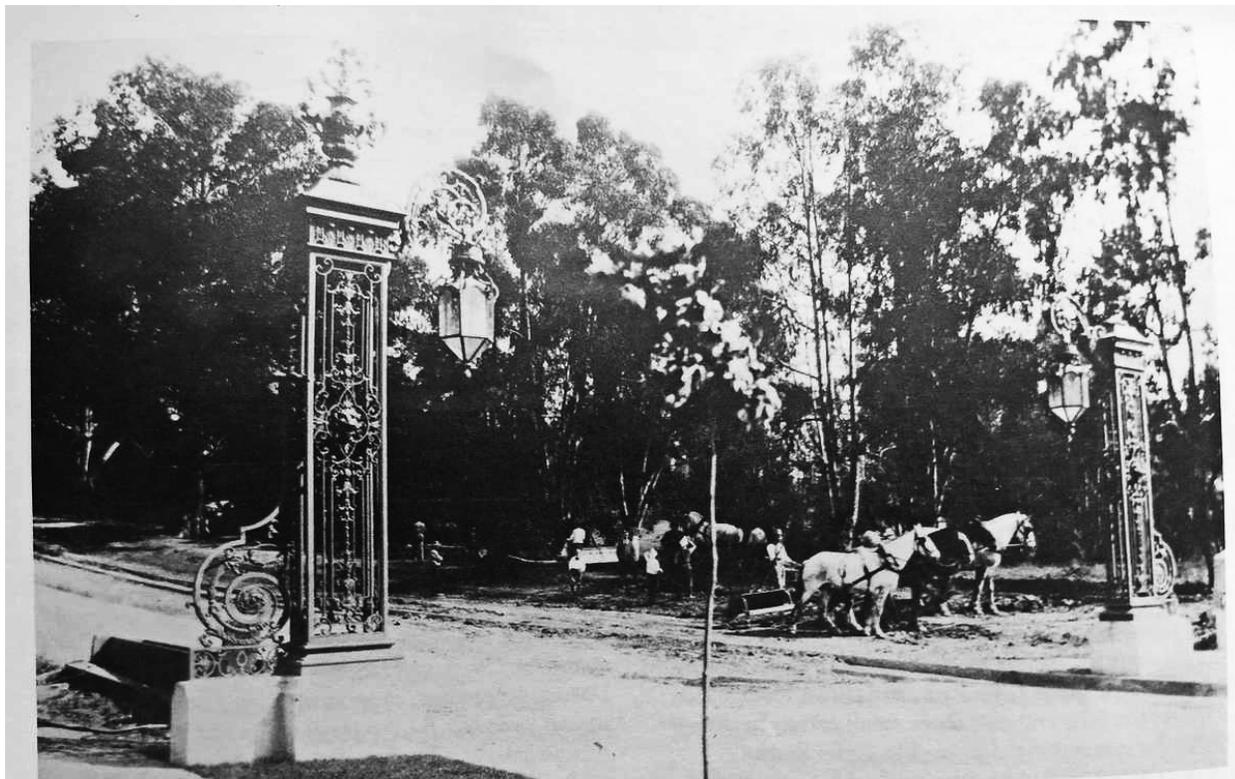
Trestle Glen Background

Indian Gulch (Sather Park), with its famous trestle was sold and subdivided in 1917. 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 and including open areas. This "residential park", the Lakeshore community, is a suburban manifestation of the City Beautiful Movement and its 1,054 homes were, and are still required to follow the design and dictates of its HOA, established in 1917. Through a clever marketing campaign, these homes were pitched to well-off business and professional people, offering what was considered an ideal family setting integrated with nature, with curvilinear roads fitted to the contours of the hills. 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.

Transportation Connections

Trolleys originally carrying picnickers to Sather Park exemplified how important transportation connectivity was for the promotion of Lakeshore Highlands. Quoting Deborah Shefler's article "Lakeshore Highlands: Twenties Residence Park in Trestle Glen" (*Oakland Heritage Alliance News*, Spring 1988), "As one visitor recollected: 'In those days Trestle Glen was a long ways from the city of Oakland. On the floor of the glen at the end of the bridge a pavilion was erected and suitable outbuildings for restaurants, etc., were built nearby. Dances, conventions, camp meetings, and gatherings of various kinds kept the glen pretty well patronized during the summer months. The Salvation Army held its annual camp meeting there on several occasions at which time Trestle Glen was about the busiest, liveliest place in the East bay region.....' The electric trolley that trundled over the bridge featured doubledeck seating and brass handrails. Mark Twain is among the notables known to have made the trip." However, the potential to use the area for residential development quickly replaced the park when Realty Syndicate acquired the Sather Estate in 1904, and by 1906 the Trestle Glen crossing was gone.

Lakeshore Highlands transformation from park to residential neighborhood began in the 1920s.



Horses grading Trestle Glen. The portals were adapted by the San Francisco architectural firm Bakewell and Brown from 18th century French gates. (Photo courtesy of Oakland History Room, Oakland Library)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Oakland Public Library, History Room - Records and architectural home designs
Oakland Public Library, Periodical Room - Oakland Tribune newspaper articles
Tax Assessor's Office - Tax Assessor's block books
EastBayHillsProject.org
Lakeshore Homes Association - 80th anniversary book 1917 to 1997
Oakland Heritage Alliance News, articles on Lakeshore Highlands, Spring 1988 and Spring 1992
Heritage Property nominations for other properties on Trestle Glen
www.Calbungalow.com

10. GEOGRAPHICAL DATA

- A. Land area of property (square feet or acres): 4120 sq. ft.
- B. UTM References: *[National Register boilerplate, feel free to ignore]*
- C. Verbal boundary description (address): 1186 Trestle Glen Road, Oakland, CA, 94610

11. FORM PREPARED BY

Name/Title: Rhonda and Scott Sibley, owners

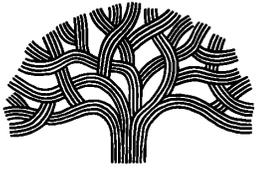
Organization: _____ Date: April 26, 2020

Street and Number: 1186 Trestle Glen Road Telephone: 510-282-6670

City/Town: Oakland State: CA Zip Code: 94610 Email: sibleys@hotmail.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 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

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

1. IDENTIFICATION

Historic Name: B. S. Hanson spec house

and/or Common Name: 926 Rosemount Road

2. ADDRESS/LOCATION

Street and number: 926 Rosemount Road Zip Code: 94610

Assessor's Parcel Number: 11-891-15

3. OWNER OF PROPERTY

Name: Alexis and Edward Bayley

Street/Number: 926 Rosemount Road Telephone 415.794.6132

City: Oakland State: CA Zip Code: 94610

4. APPLICATION FOR

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

5. SURVEY RATING	NAME OF SURVEY	DATE	DEPOSITORY
C2+ (prelim.)	Oakland Cultural Heritage Survey	1986	Oakland City Planning

Photo



Location Map



7. DESCRIPTION

A. Resource Type and Use: Present (P) and Historic (H)

Building(s) District Structure Site Object
 PH Residential Commercial Industrial Institutional
 Other (specify): _____

B. Condition:

Excellent Fair
 Good Poor

C. Alterations:

Unaltered
 Altered

D. Site

Original Site
 Moved (Date _____)

E. Style/Type: English Tudor Revival _____

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

Built by B.S. Hanson in 1927, 926 Rosemount Road is a two story home with a small above ground basement. It is member of a twin pair of houses designed by the builder that are next door to each other. Both homes are built at the top of the steep slope. The home is of English Tudor design, with a steep pitched roof, half timbering, cement stucco and casement windows that are typical of this style.

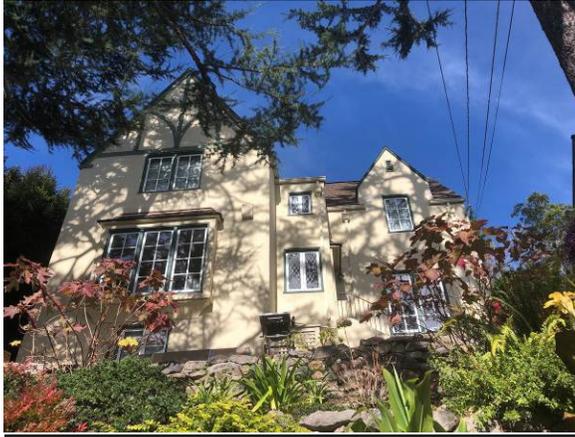
926 Rosemount appears to be in good condition and relatively unaltered since it was built. The front and back wood doors appear to be original. The basement door has been replaced with a door in line with the historical style of the home. The windows have been replaced with high quality casement windows that retain the English Tudor style. There is a side entrance to access the above ground basement.

926 Rosemount is located at the top of a steep slope. It is a hike up 62 stairs to access the home. There are two very large Oak trees growing on the slope.



The front of the home displays the English Tudor style. It has steep pitched roof, half timbering and casement windows. Two of the casement window frames have a diamond grille pattern. The home is two stores with an above ground basement, which also has casement windows. The front door appears to be original and includes what also appears to be an original front door viewer.

Front of 926 Rosemount



Front Door Detail



B.S. Hanson designed the home as a member of a pair of twin houses. Both are of the English Tudor designed and include similar exterior looks.

Neighboring Twin Houses Built by B.S. Hanson

926 Rosemount



932 Rosemount



Right Side of the House



Left Side of the House



The right side of the house provides crawl space access through a small opening. It includes three casement windows. The casement window on the second story has six lites as does the back casement window on the first story. The first story casement window closest to the front on the right side of the house has eight lites.

The left side of the house includes six casement windows. One is on the above ground basement, two are on the first story and three are on the second story. The basement and second story windows have six lights and first story windows have eight lites. The left side of the house also includes a door that provides access to the basement. It had to be replaced due to dry rot, but it was done so in a style that aligns with the historical look of the home.



The back of the house includes a door that appears to be original and five windows. One of the windows is a six lite case window. The roof is pitched and the original chimney is in view behind the pitched roof.

The interior of 926 Rosemount is arranged around a central staircase and includes three bedrooms and two bathrooms. The home is located within the boundaries of the Lakeshore Homeowners Association, so the Lakeshore Highlands vision that the Olmsted Brothers Landscape Architecture firm had when they planned the neighborhood in 1917 has been maintained not only for this home, but the surrounding community.

8. SIGNIFICANCE

A. Construction date(s): 1927

B. Architect/Builder/Designer: B.S. Hanson

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

926 Rosemount is a classic English Tudor home built by active community member and builder B.S. Hanson in 1927 that remains true to its design. The home contributes to the 1920's architectural style and continuity of the Lakeshore neighborhood and offers two elements that contribute unique historical significance. In line with English Tudor style, the home was designed to be in harmony with nature and allowed for Oak trees more than a century old to thrive and it was designed to be a twin house with the neighboring house, a lesser known characteristic of past English Tudor homes. Improving the exterior of the home will contribute to the historical continuity of the neighborhood and maintain beautiful and interesting architecture within the city of Oakland.

926 Rosemount was built B.S. Hanson in 1927. B.S. (Sigwald) Hanson lived in the neighborhood at 672 Santa Ray. The Oakland Tribune advertises around ten other homes built by B.S. Hanson in the area including the neighboring house he designed as a twin house to 926 Rosemount. Many of the homes he built in the area are advertised as also being of English style. Records show his history of developing in Oakland beginning as early as 1909 with record of him hiring painters and purchasing lots. He was active the community of builders and in the Oakland community at large. He represented Oakland as a delegate in the State Association of Master Painters and Decorators. He also represented Oakland Eagles, Aerie No. 7 as a delegate.

Like many homes in the neighborhood, 926 Rosemount contributes to the Lakeshore-Trestle Glen district's significance, because it was built in 1927 and has maintained characteristics of an English Tudor home that are original to its design. For example, the pitched roofs, half-timbered wood, casement windows, brick chimney and original door all align with the original style. [3]

In addition, the home is uniquely significant in that it embodies two themes of English Tudor homes that are less practiced in the area. First, the home was designed to blend in and be harmonious with nature, which is known to the English Tudor style. A *Country Life* reviewer describes this element of Tudor style well. "So naturally has the house been planned that it seems to have grown out of the landscape rather than to have been fitted into it." [1]. 926 Rosemount follows this pillar of the Tudor style in that it was built at the top of a slope, not disturbing the natural land that was already there or the two large Oak trees that frame the house. The home is in line with one of the first appearances of the Tudor style in Britain was also a similar hilltop home and designed by the architect Norman Shaw as a "future fairy palace". [2] Also, the home is painted in traditional Tudor colors that blend with nature, specifically the Oak trees, which is not surprising since B.S. Hanson was a master painter. The home has a small garden area in the background, which is typical of English Tudor homes. [3]. While the home's location at the top of a slope, with a 62 step climb to reach the front door, is beautiful and blends into rather than disrupts nature, it presents challenges for making exterior improvements to the home. For example, the location of the Oak trees does not make it possible to utilize cranes or other devices to bring up construction materials. Costs are more expensive as bids include the labor to manually carry all materials and waste up and down the stairs. This might be the reason that foundation has not yet been repaired. Being selected as a historical Mills Act home would be a substantial help in the effort to maintain this unique home that will be more costly to make external improvements to than homes that do not exist on such a steep slope.

The second unique historically significant characteristic of 926 Rosemount is that it was designed as a twin house with the neighboring home 932 Rosemount. Twin houses are noted in the book *Two-Family and Twin Houses* as being designed by leading twentieth century architects. [4] The look of the twin houses aligns with the semi detached homes that were popular in London during this time period, which relates the English Tudor elements in the design. [5] Preserving this historically significant home will maintain an interesting aspect of the neighborhood that aligns with 20th century architecture in the United States and England.

Real estate ads from 1927 and 1942 (below) illustrate how the house was promoted: sunshine, "some easy stairs," authentic English, pretty as a picture, near trains and schools. Owners in the 1930s (1936 reverse and 1934 city directories) were Milton P. Kitchel, an engineer and Oakland City Building Inspector, and his wife Marguerite Kitchel, a teacher in the Oakland Public schools.

As has already been established in numerous Heritage Property applications, the Trestle Glen/Crocker Highlands neighborhood has been well preserved from the time it was designed by the Olmsted Brothers. "Crocker Highlands, once known for reliance on Key Line of electric trains, offers elegant examples of Tudor, Spanish, Arts and Crafts, Beaux Arts, and Art Deco period homes dating back to the 1920s. Notable homes were designed by architects Julia Morgan and Bernard Maybeck. Tree-lined streets and authentic street lamps from the 1920s are laid out along the rolling hills and frame spacious, manicured lawns in a neighborhood reminiscent of English garden suburbs." [6] 926 Rosemount is within the boundaries of the Lakeshore Homeowner's Association, which was established to protect the area's trees and the "wonderful natural beauty of the property." [7] The English Tudor style can be seen throughout the neighborhood and improving the exterior of 926 Rosemount in a manner that preserves its historic Oak trees and harmony with nature will contribute to the historic continuity and familiarity of the neighborhood.

Builder B.S. Hanson

B.S. Hanson served as best man in his cousin Mauritz Lundsburg's Oakland wedding in February 1909

B.S. Hanson recognized as Oakland delegate of Master Painters and Decorators State Association in Oakland Tribune January 7th, 1910

B.S. Hanson help wanted ad for a painter in Oakland Tribune on August 4th, 1909

OAKLAND TRIBUNE

*Painters and Decorators Visit Points
Of Interest in Vicinity of the City*

Reading from left to right—T. W. Bealy, president Alameda county branch; O. W. Wendt, state vice-president; N. McDonald, past state president; W. M. Herman, state present, and H. Scheel, acting secretary.

The visiting delegates who are in attendance at the sixth annual convention of the State Association of Master Painters and Decorators spent the afternoon of this, the second day of the session, in a trolley ride to points of interest in this city and vicinity. Chaperoned by several of the local dealers the conventioners, after a trip through Berkeley and the Piedmont District, they rode through the newly annexed territory, returning by way of Alameda. The outing was under the auspices of the Chamber of Commerce and proved one of the most enjoyable features of entertainment on the well-planned program.

Tomorrow, with the election of officers and a general banquet, will mark the closing day of the session, and it is probable that the Sacramento delegates will gain the convention for next year.

Though less than seventy-five members have been in attendance, much business of importance to the orier has been transacted in executive session and the general consensus of opinion is that W. O. Wendt, vice-president, will be elected to the chief executive chair.

At the meeting yesterday afternoon the following committees were appointed:

Credentials—George Facht, Oakland; B. Sorenson, San Francisco; Elbert Olney, San Francisco.
Resolutions—Henry Kern, San Francisco; O. N. Yeagle, San Francisco; H. Blake, Oakland.
Nominations—C. L. Metzker, Alameda; A. M. Prenolle, Oakland; H. L. Sweeney, Oakland.
Auditing—William Blake, Oakland; P. Hansen, San Francisco; H. Scheel, Alameda.

The State officers presiding at the convention are W. M. Hermann, president; O. W. Wendt, vice-president; W. T. Beck, secretary; Henry Kern, treasurer; P. Hansen, sergeant-at-arms.

WILL ATTEND THEATER.
Tomorrow night the delegates will attend the Orpheum theater in a body and side boxes have been engaged. The papers read during yesterday's session include:

By Henry Klein, on "Insurance"; by P. H. Hansen, on "Paint Burning"; by F. W. Goetze, on "Industrial Education"; by O. W. Bent, on "The Master Painter as a Businessman"; by H. L. Sweeney, on "The Benefits of Association"; by J. C. Romain, on "Blind in Kalamitine"; by M. Walk, on "Treatment of Hardwood"; by N. McDonald, on "Confusion"; by H. Scheele, on "Local Association, Its Possibilities"; by R. Sorenson, on "The World's Fair, the Painting Thereof."

The executive board comprises the following:

J. W. Goetz, San Francisco; O. N. Yeagle, San Francisco; Elbert Olney, San Francisco; R. F. Woodall, San Francisco; W. H. Blake, Alameda; H. L. Sweeney, Oakland; H. Scheele, Alameda; L. A. Turner, Stockton; F. A. Pond, Napa; William Linsen, San Jose; John Saunders, Sacramento. The past presidents are Henry Kern and N. McDonald.

Among the delegates are:

O. N. Yeagle, San Francisco; Elbert Olney, San Francisco; Fred Schaefer, San Francisco; J. W. Goetze, San Francisco; R. P. M. Gardner, Oakland; Joseph W. Colman, W. M. Herman, San Jose; H. L. Sweeney, president Alameda association, Berkeley; B. S. Hanson, Oakland; William Shepherd, San Francisco; R. Sorenson, San Francisco; A. E. M. Prenowth, Oakland; Magnus Smith, Oakland; J. V. Realy, Oakland; O. H. Wentt, San Francisco; H. Scheele, Alameda; W. H. Blake, Alameda; A. M. Prenolle, Oakland; H. L. Prescott, H. I. Yates, Worden-Meeker varnish company.

POLICE PROBLEM **NEW RWANDIUMBO** **EXPECT BATTLE**

PRETTY HOME CEREMONY.

A very quiet wedding was solemnized on Tuesday evening, February 9, when Miss Inez P. Scott became the bride of Mauritz L. Lundsburg, the Rev. Thomas A. Boyer officiating.

The house was artistically decorated in green and white flowers.

The bride is the only daughter of Captain and Mrs. George Scott. She was gowned in a simple white messaline satin gown and carried lilies of the valley.

The maid of honor was Miss Mae L. Lundine, a cousin of the bridegroom. She was becomingly gowned in an empire gown of Nile green silk and carried a bouquet of bride's roses.

The best man was B. S. Hanson, a cousin of Mr. Lundberg. Only the immediate relatives were present. Mr. Lundberg has furnished a cozy bungalow in Dover street which he and his bride will occupy upon their return from the honeymoon journey.

B.S. Hanson help wanted ad for a painter in Oakland Tribune on August 4th, 1909

HELP WANTED—MALE.

WHEN "the best" servant is looking for a new place, your ad. should be "THERE."

A GOOD and willing boy with 1 or 2 years' experience in the painting trade.
B. S. Hanson, 831 51st st.

Record of B.S. Hanson development in Oakland Tribune on June 26, 1916.

sub of Townsite of Fitchburg, lot
47, blk 18\$1 40
52715—B S HANSON, in Resub of Town-
site of Fitchburg, lot 48, blk 18.\$1 41
52769—M A WEAST and H M FULLER,
in Map of Athens Park lot 26 blk

B.S. Hanson as Oakland Eagles, Aeries No 7 Delegate in Oakland Tribute May 16th, 1948

EAGLES DELEGATES

Delegates chosen to represent Oakland Eagles, Aerie No. 7, at the California state convention, to be held in Long Beach on June 25 to 27, include James Lynn, Henry G. Zimmerman, George J. Brown, Roxie Long, Edward Kremheller, James Donde, Earl Dutra, Hans Hanson, B. S. Sanders, Tony Pegueros, Manuel Lechandre, George Gradin, Manuel Tavis and George Geyer.

Advertisement for 926 Rosemount and twin house 932 Rosemount in Oakland Tribune October 17th, 1927

LAKESHORE HIGHLANDS
2 nice-new homes; if you appreciate sunshine and don't mind some easy stairs, see this. Priced low, small pay. down. B. S. Hanson, owner-build. Holl. 8957.

May 17th, 1942 in Oakland Tribune

At 926 Rosemount Road

An authentic English home; three bedrooms, two baths; double garage; near trains and schools; in Lakeshore Highlands; very low price of \$7500. By appointment.

GL encourt 8751-6278



Feb 15th, 1942 in Oakland Tribune

926 Rosemount Road

Open house, 1-5. An adorable English, pretty as a picture, a perfect home for those who love mellow charm and pretty garden setting. You can be the proud owner of this immaculate 3 bedroom, 2 bath home. Carpeting and drapes included. The price will please you, under \$20,000.

WRITE IN INK—FILL IN TWO COPIES

APPLICATION FOR A BUILDING PERMIT

FRAMING BUILDING

Application is hereby made to the Building Department of the City of Oakland for permission to build a 2 story 6 room frame PNEUMONIC on the NORTH corner of ROSEMOUNT ROAD street 25 feet WEST of SUNNYHILLS ROAD street Avenue in accordance with the plans and specifications filed herewith. Entire cost of building (this must include everything necessary for the complete construction of the building) \$ 6,000. Building to be occupied as RESIDENCE by (No.) 1 families. Dist. from lot line to sides of building 6 1/2 ft.

Size of lot 50 by 104 Is there any other building on lot? No
 Size of proposed building 37 ft. by 27 ft. Foundation material CONCRETE
 Extreme height of building 34 feet
 Height in clear of basement 6 ft. 6 in. Side walls Height 8 ft. 6 in. Min. 6 in. Max. 8 ft. 6 in. Piers or Center wall height Max. 8 ft. 6 in. Min. 6 in.
 Height in clear of stories 8 ft. 6 in.
 Main sills—Redwood 4 by 6
 Main sills 4 by 4
 Others 4 by 6
 Posts under girders 4 by 6 inches 5 feet on centers.
 Size of studs in basement 2 by 4 inches 16 inches on centers.
 Size of studs for bearing walls 2 by 4 inches 16 inches on centers.
 Size of studs for non-bearing walls 2 by 3 inches 16 inches on centers.
 All exterior and light shaft walls must be close boarded.
 Exterior wall covering to be of Y.K.S. SEATING and PLASTER
 Light shaft wall covering to be of _____ and _____
 Size of floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 15 ft.
2 by 10 inches 16 inches on centers. Longest span between supports 15 ft.
 Ceiling joists 2 by 4 inches 16 inches on centers. Longest span between supports 15 ft.
 Rafters 2 by 4 inches 24 inches on centers. Longest span between supports 16 ft.
 Roof covered with ASBESTOS SHINGLES or house covered with W.H.C.
 Number of brick chimneys 2 { Size of flue 8 with 12 inlets
 Size of flue _____ with _____ inlets
 Number of patent chimneys NONE { Size of flue _____ with _____ inlets
 Size of flue _____ with _____ inlets
 Number of gas boilers and heating appliances NONE Vented to gas vent or chimney 1
 Is there a garage under the dwelling? No If so, it must be fireproofed.

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

Name of Builder B. S. Hanson
 Address 172 Santa Poyard Name of Owner Same
 Name of Architect NONE Address _____
 Address _____ By _____

Do not fail, abate, or otherwise conceal any portion of walls or ceiling until the inspection card has been signed by the BUILDING, ELECTRICAL, and PLUMBING INSPECTORS.
 The department will call up telephone No. W.A.L.D.A.Y. 8757 if any alterations or changes are necessary on the plans submitted.

WRITE NAME AND ADDRESS ON OTHER SIDE

FORM 871

9. SOURCES / BIBLIOGRAPHICAL REFERENCES

1. Hall, Michael (1994). *The English Country House: From the Archives of Country Life 1897–1939*. London: [Reed International Books](#). ISBN 978-1-85732-5300. OCLC 832426788.
2. [Saint, Andrew](#) (2010). *Richard Norman Shaw*. New Haven, US and London: [Yale University Press](#). ISBN 978-0-30015-5266.
3. https://en.wikipedia.org/wiki/Tudor_architecture
4. Comstock, William T. *Two-Family and Twin Houses: Consisting of a Variety of Designs Contributed by Leading Architects in All Parts of the Country*. W. T. Comstock, 1908, https://books.google.com/books?id=sTgAAAAAYAAJ&source=gbs_navlinks_s.
5. <https://en.wikipedia.org/wiki/Semi-detached>
6. "Area Info". Pacific Union International, Inc.
7. "History- Lakeshore Homeowners Association". lakeshorehomes.net. Retrieved 2020-03-14.

10. FORM PREPARED BY

Name: Alexis Bayley

Organization/Title (if any): _____ Date: 3.10.20

Address: 926 Rosemount Road Telephone: 415.794.6132

City/Town: Oakland State: CA Zip: 94610 Email alexisbayley@gmail.com

DEPARTMENTAL USE ONLY

rev. 1/10/2020

Accepted by: _____ Date: _____

A. Action by Landmarks Preservation Advisory Board

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

Date: _____ Resolution number: _____

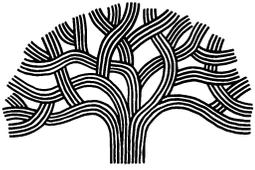
(2) Designated as Heritage Property Date: _____

B. Action by City Planning Commission Date: _____

Recommended Not recommended for Landmark/ S-7/S-20 designation

C. Action by City Council Date: _____

Designated: Ordinance No: _____ Not Designated



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 designate a Landmark or Heritage Property or to rezone properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

Historic Name: Hutchinson (Maud) – Bodin house

and/or Common Name: none

2. ADDRESS/LOCATION

Street and number: 2804 Adeline Street Zip Code: 94608

Assessor's Parcel Number: 5-456-23

3. OWNER OF PROPERTY

Name: Omar Morales email: o.morales06@yahoo.com

Street/Number: 829 21st Street Unit 4 Telephone 424.345.4310

City: Oakland State: CA Zip Code: 94607

4. APPLICATION FOR

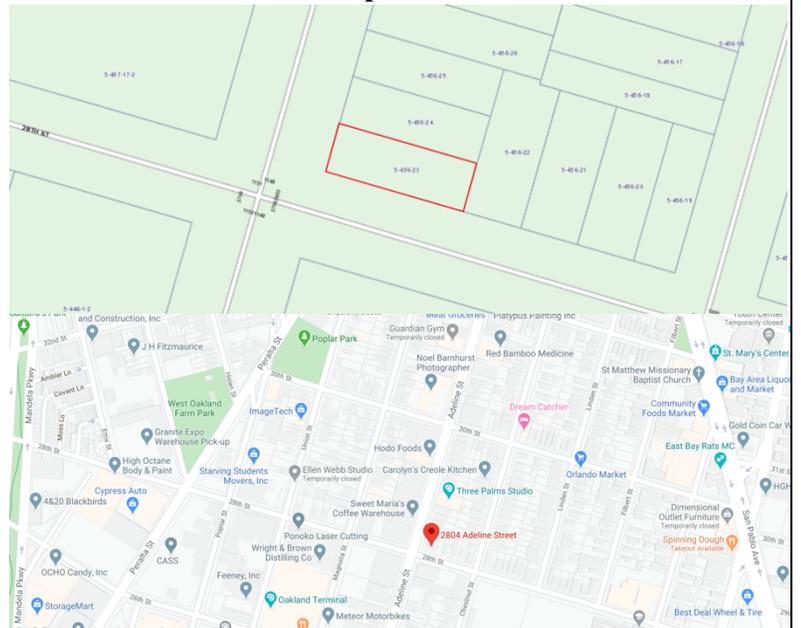
City Landmark Heritage Property S-7 District S-20 District

5. SURVEY RATING	NAME OF SURVEY	DATE	DEPOSITORY
C2+	Oakland Cultural Heritage Survey	1992	Oakland City Planning Dept.

Photo



Location Map



7. DESCRIPTION

A. Resource Type and Use: Present (P) and Historic (H)

<input type="checkbox"/> Building(s)	<input type="checkbox"/> District	<input type="checkbox"/> Structure	<input type="checkbox"/> Site	<input type="checkbox"/> Object
<u>P/H</u> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional	

B. Condition:

<input type="checkbox"/> Excellent	<input type="checkbox"/> Fair
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor

C. Alterations:

<input checked="" type="checkbox"/> Unaltered
<input type="checkbox"/> Altered

D. Site

<input checked="" type="checkbox"/> Original Site
<input type="checkbox"/> Moved (Date _____)

E. Style/Type: High-Gabled Shingle House, aka “Eastern Shingle Cottage” (Rehab Right), formerly known as “Dutch Colonial” (Oakland Enquirer, 1899)

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

Description: 2804 Adeline is a high-gabled shingle house on a 3,500 sq. foot lot with a wrap-around yard with rear parking. Paraphrasing the description of “Eastern Shingle Cottage” in *Rehab Right*, the façade is of an A-frame shape and shingle surface. The first floor is a raised first story, a recessed front landing with a shallow three-sided bay window on the right side facing Adeline Street. The second floor is astonishingly different with a gigantic gable twice as tall at its apex as the height of the first floor and as wide as the house itself, which dominates the scene.

The front and sides of the gigantic gable meet at a nearly perfect seam, without the projecting eaves and beams of other Craftsman or “Brown Shingle” houses. The front eaves on 2804 are unusually complex, tapering slightly from top to bottom because the triangular gable end flares in two directions, both to the sides (common on these houses) and forward over the porch and bay. At the peak of the gable is a tall, narrow louvered vent, emphasizing the height of the roof.

On the side of the house facing 28th Street are three large dormers: two with flared hip roofs and the middle one with a gable roof. On the north side is a large shed-roofed dormer. At the rear along 28th Street is a one-story shed-roofed addition or remodeled porch.

The gable faces Adeline Street and is pierced by two windows, which are surrounded by narrow molded trim, a plain sill, and a projecting molded hood. Except for the hood over this pair of front windows, all windows have the same plain sill and narrow molded surrounds. All windows except new ones in the rear wing are wood double-hung with slender sash and upper panes slightly smaller than the lower (“cottage style”).



8. SIGNIFICANCE

A. Construction date(s): 1905-1906

B. Architect/Builder/Designer: A.W. Smith (probable)

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

Clawson neighborhood (*paraphrasing Oakland Cultural Heritage Survey*): The house at 2804 Adeline is located in the Clawson residential neighborhood, historically the 19th and early 20th century Watts Tract and Peralta Homestead tracts of northwest Oakland. It is in one of several very intact parts of the neighborhood identified as potential historic districts or Areas of Secondary Importance by the Oakland Cultural Heritage Survey. The larger Clawson neighborhood (west of San Pablo Avenue, south of Emeryville, and north of West Grand) has historically been a mixed residential and industrial area. Today one- and two-story Queen Anne, Colonial, and Craftsman style houses predominate to the east and moderate-sized masonry and metal industrial buildings to the west over the marsh to the bay. On several of the 2000s-3000s blocks of Adeline, houses and industry face each other across the street.

The neighborhood's character reflects its location at the northwest tip of Oakland, at the junction of long-distance roads and railroads and on the border of Emeryville whose iron works, stockyards, and racetrack employed many of the early residents. To at least the turn of the century, the area was isolated from central Oakland by the West Oakland marsh, which reinforced its semi-rural character, its need for self-sufficient neighborhood institutions, and its relation to the Emeryville economy.

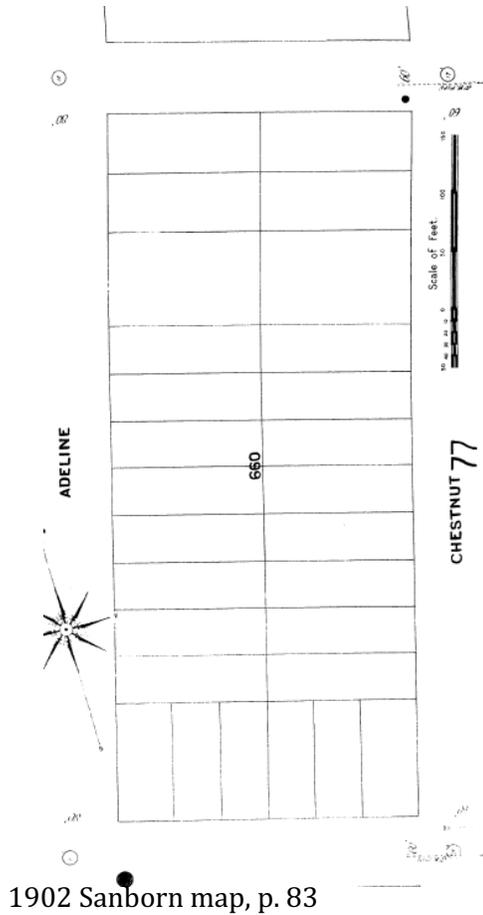
2800 Block of Adeline: A new improvement in the 1906 tax assessor's block book, assessed to Maud Hutchinson (not further identified), indicates that 2804 Adeline was constructed between tax day 1905 and 1906. The block where this house is located (Adeline to Chestnut, 28th to 30th) was long held undeveloped by the family of John Todd, one of the area's early settlers, and not built on till after 1902, so it has a solid early 20th century character without the mix of Victorian houses found in other parts of the neighborhood. Comparing Sanborn maps from 1902 and 1912 (see next page) shows how the 2800 block built up in a decade that spanned the 1906 earthquake, the establishment of the Key System rail and ferry network in 1903, and distinctive changes in architectural fashion.

High-gabled shingle houses: 2804 Adeline is a particularly striking and prominently located example. Common characteristics of the style include the steep 1 ½ story gable with flared base and attic vent, dissimilar dormers and complex roof structure, low first floor with inset corner porch and shallow 3-sided bay, low raised basement, all-over shingled exterior, narrow molded window trim, distinctive windows (here, double-hung with slightly smaller upper sash). Many were built in the neighborhood from c. 1899 to c.1906, many designed by A.W. Smith (1864-1933). The Oakland Cultural Heritage Survey has identified at least 20 homes in the Clawson neighborhood by Smith, which speaks to his architectural influence in the area.

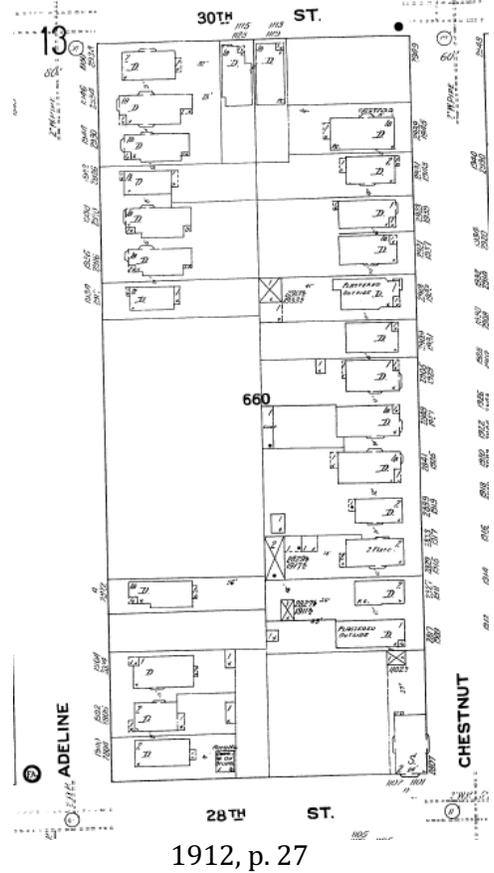
A column in the *Oakland Enquirer* in mid-1899 titled 'Realty and Building' speaks to the 'Remarkable Popularity of the Dutch Colonial Style' – one early term for the steep-roof houses - in connection with a large tract of them houses that developer J. H. Simpson was then building in North Oakland to A.W. Smith's designs. In the May 1905 issue of *The Architect & Contractor of California* Smith published an article 'The Shingled House in California,' illustrating both high-gabled and other Craftsman-type houses of his design. High-gabled houses by Smith in the Clawson neighborhood include 2521 Myrtle (1899-1900), for his frequent building contractor Ben O. Johnson, and 1105 32nd Street (1899-1900), for James Summers. The Summers family were part of a cluster of African-American civic and business leaders residing in this part of Clawson at the turn of the century.

Historical residents: Residents of 2804 Adeline also represent this middle-class African-American enclave. From about 1924 to 1954 the house belonged to the family of William Bodin, a plasterer, and his wife Ida "of a pioneer family of California" and their four children who held positions in civil service and African-American businesses and organizations, as did the Summerses and many other residents of the Clawson enclave. Daughter Florence was

a stenographer in the office of California Attorney General Earl Warren and an officer in the Eastern Star; Audrey worked for the Black-owned Golden Gate Mutual Life Insurance Company and helped arrange "Negro Day at the Golden Gate International Exposition" in 1939; William Jr. worked for the post office; and Lester was listed as a plasterer and later in shipping with "a local canning industry." (Plastering seems to have been something of an African-American specialty within the building trades, and Clawson plasterers included Julius Wilson of 3115 Chestnut, father of Oakland Mayor Lionel Wilson.)



1902 Sanborn map, p. 83



1912, p. 27



James Summers house, 1105 32nd St. Ben O. Johnson house, 2521 Myrtle St, both by A.W. Smith, 1899-1900.

Oakland Enquirer, "Realty and Building," mid-1899:

REALTY AND BUILDING

Remarkable Popularity of the Dutch Colonial Style.

J. A. Langstroth Builds Himself an English Lodge.

Large Number of Realty Sales Indicates a Very Healthy Local Market.

Business in real estate and building circles is increasingly active. It has been estimated that there are at least 100 houses in process of construction in Oakland and vicinity. The rule is becoming more general that a real estate transfer means a new dwelling. There is a great demand for structures ranging in price from \$2500 to \$3000 and sales are easier made of new than old houses.

At the same time, however, there is no abatement in the demand for property for speculation purposes. The investment of nearly \$3000 each the other day in North Oakland property by Judge F. B. Ogden and George Roeth has set other investors to thinking. The various new tracts about the suburbs which have recently been put on the market find ready buyers.

THE UNIQUE IN ARCHITECTURE.

One of the most distinctive features of recent local building operations is the wonderful popularity suddenly achieved by the style of house known as the Dutch Colonial, whose principal characteristic is a high peaked roof. The idea in this city originated with J. H. Simpson, who since he first began building such structures, has put up ten. However, the style has been adapted and enlarged upon by Architect A. W. Smith who since the 15th of January of last year has put up no less than twenty-seven houses, all on this peculiar line of architecture.

STYLE CAUGHT ON.

The first dwelling put up by Mr. Smith is located at Thirty-sixth and Grove streets. He declares it wasn't a very handsome structure, because it exaggerated every idea he wanted to incorporate in the houses which he subsequently built along this line. Mechanics and contractors who visited the structure while in course of erection laughed at it. However, notwithstanding their jeers the style caught on and has been wonderfully popular. Mr. Smith ascribes the popularity to the growth of the artistic in the building public, which has caused a departure from the strict rules of architecture and given rise to the development of the picturesque style.

Of this Dutch Colonial style the distinctive features are low wide doors, very low and wide windows and low ceilings with deep eaves to give a greater effect to lowness, and a steep roof generally finished with an attic. The dining rooms are usually paneled very heavily and beamed. The outside is shingled and stained. In the interior over the doors and windows wide shelves are arranged for crockery, this being a distinctly Dutch idea. In place of the stereotyped wooden mantel, used so much nowadays, the old-fashioned brick fireplace with andirons has been revived. The woodwork inside is waxed to present a dead, dull surface and the most popular style of front doors are those having little brass grills and a

Thomas Ambrose is having built for himself from plans drawn by A. W. Smith a story and a half cottage on Ninth street near Peralta to cost \$2000.

The same architect drew the plans from which Ed M. Peary is having built a five room cottage and tank on High street near Peninas beyond Fruitvale.

John W. Richards is building himself a two story residence to cost about \$3500, on Channing way near Telegraph avenue, Berkeley.

Leo L. Nichols is building a cottage home to cost \$1400 on Joy street near Telegraph for Edward T. Whitney.

REALTY TRANSFERS.

One hundred deeds, exclusive of those of gift, were filed with the county recorder during the past week. Eighty-two mortgages and deeds of trust, aggregating \$144,884 were filed in the same period. During the same time sixty-five releases and reconveyances, representing a total of \$112,994, were filed. Following are some of the largest deeds:

Philip and Ida Kolb to John B., Josephine and Della Hernal, land in Murray township, \$2290; E. D. Judd, executor of estate of Carrie A. Heuer, to Helen Lewitt, lot on Alameda avenue near Oak street, Alameda, \$2990; Virginia Shaw to George Sterling, lot on Thirty-seventh street, near Market, lot on Market street, near Thirty-seventh street, and lots in Evay tract, \$2500; Paul W. and Mary C. Latham to F. A. Berlin, lot at corner of Fremont avenue and East Fourteenth street, \$2500; Fortune and M. Padie to Manuel F. Davilla, 9.47 acres in Murray township, \$1900; P. W. Webber and Albert Victors, executors of estate of Edwin Poleman, to John J. Flynn, lot on San Antonio avenue, near Walnut street, Alameda, \$2100.

OTHER SALES.

Laymance Real Estate Company report a steady improvement in the market. Laymance has sold for S. Greenhood to J. H. Dingwell, lot on the southeast corner of Grove and Fourteenth street, with two two-story residences thereon; for Charles Tozer to S. Angel, lot 28x100, on the south side of Third street, 34 feet east of Grove with a six room cottage; for Edith Latham, a ten room residence on Webster street near Durant; for George N. Williams and Charles E. Palmer, to Frances A. Braun, lot 40x100 on the west side of Oak street, 90 feet north of Twelfth, upon which he will construct a fine pair of residence flats; for A. Stevens to H. T. Renshaw, lot 125x125 on the northeast corner of East Fourteenth street and Olive avenue; for D. B. Parker to F. Thomas, lot 71x150, on the west side Webster street near Fourteenth.

James S. Nalimith has sold to J. H. Simpson 980 feet frontage on Grove, Thirty-second, Thirty-third and Brockhurst and West streets. It is the new owner's intention to erect a number of substantial buildings upon this property.

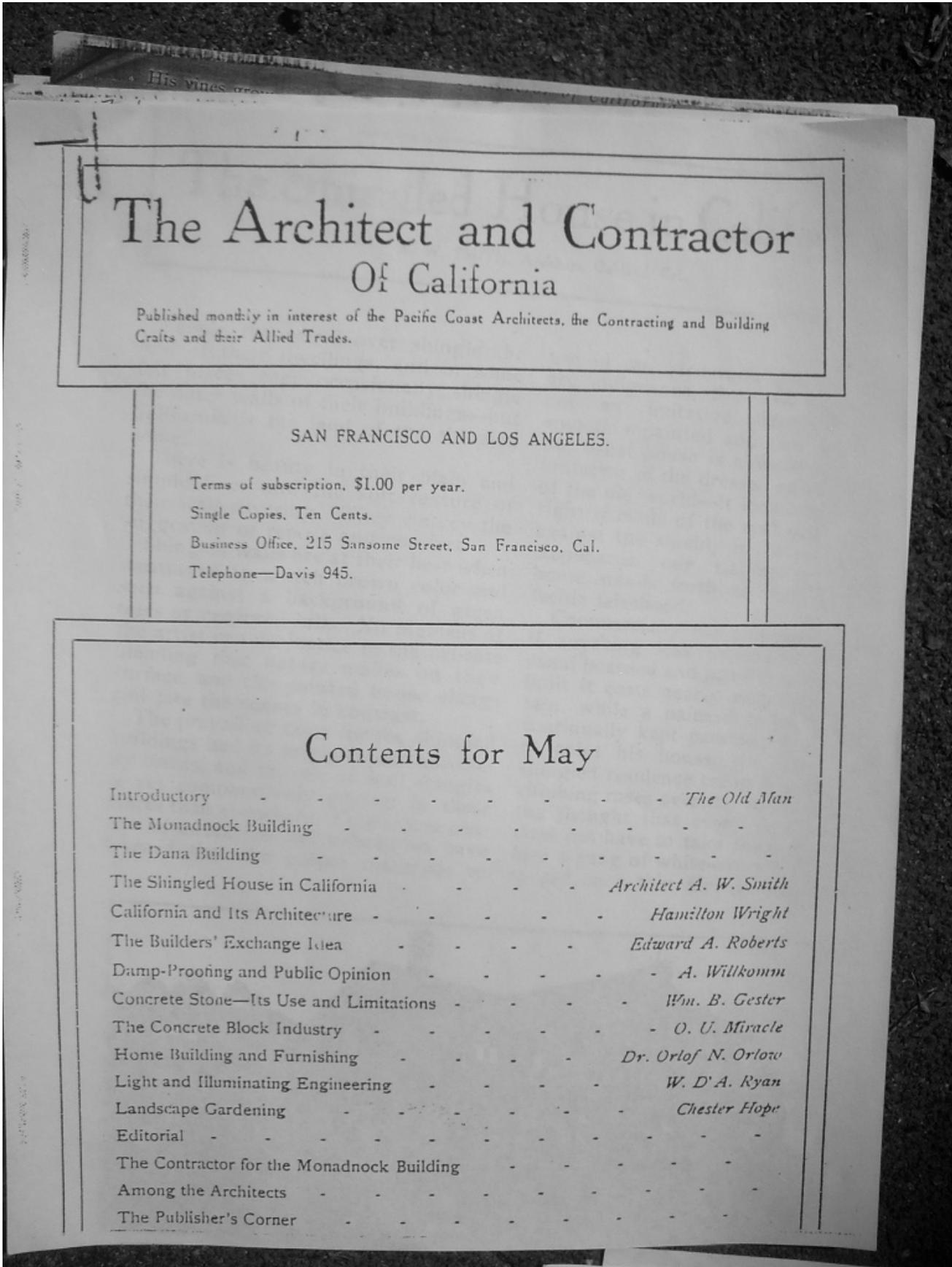
A. J. Hinds put on the market a short time ago a new tract—the Fruitvale Cottage Home tract, containing forty-four lots. Already eighteen lots have been sold on easy installments. One cottage has just been built there and another started. A San Francisco man has purchased four lots in the tract and intends to build a \$2500 home there.

TWO FUNERALS HELD.

Those of Ned Taylor and Frank Morrill, Who Met Violent Deaths.

The funeral of young Ned Taylor, who was killed by a train in San Jose

A.W. Smith article, "The Shingled House in California," 1905 (excerpt):



The Architect and Contractor Of California

Published monthly in interest of the Pacific Coast Architects, the Contracting and Building
Crafts and their Allied Trades.

SAN FRANCISCO AND LOS ANGELES.

Terms of subscription, \$1.00 per year.

Single Copies, Ten Cents.

Business Office, 215 Sansome Street, San Francisco, Cal.

Telephone—Davis 945.

Contents for May

Introductory	- - - - -	<i>The Old Man</i>
The Monadnock Building	- - - - -	
The Dana Building	- - - - -	
The Shingled House in California	- - - - -	<i>Architect A. W. Smith</i>
California and Its Architecture	- - - - -	<i>Hamilton Wright</i>
The Builders' Exchange Idea	- - - - -	<i>Edward A. Roberts</i>
Damp-Proofing and Public Opinion	- - - - -	<i>A. Willkomm</i>
Concrete Stone—Its Use and Limitations	- - - - -	<i>Win. B. Gester</i>
The Concrete Block Industry	- - - - -	<i>O. U. Miracle</i>
Home Building and Furnishing	- - - - -	<i>Dr. Orlof N. Orlof</i>
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pp 17-21

May, 1905, Vol. 1, No. 1

The Architect & Contractor [Engineer] of California

The Shingled House in California

A. W. SMITH, Architect, Oakland, Cal.

H. Clubroster
1199 Spruce

scanned by [unclear]

1913-14

People the world over shingle the roof of their dwellings, and in some few places they occasionally shingle the outer walls of their buildings—but California is the land of the shingled home.

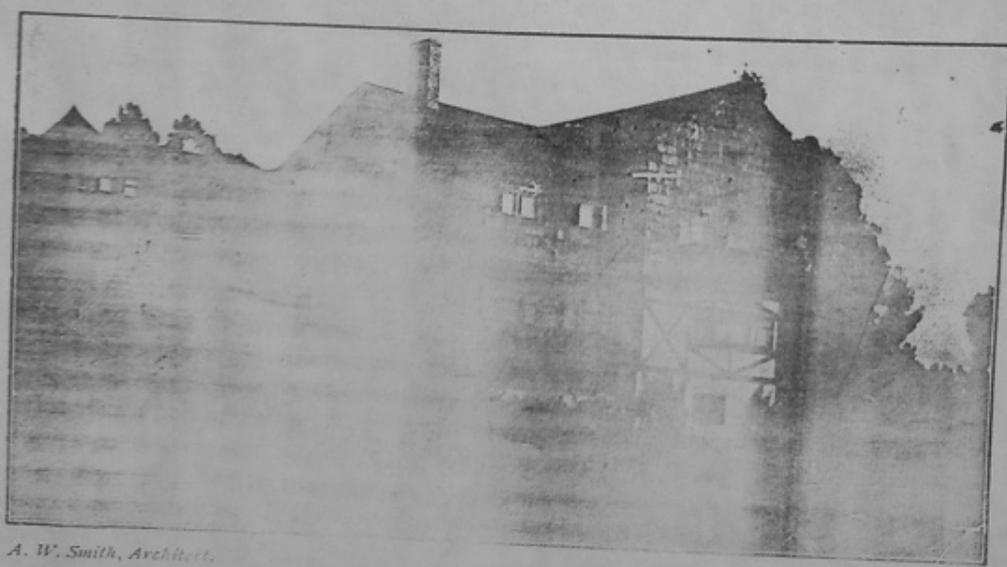
There is beauty in their plain and simple lines and the soft texture of their wall covering. They convey the suggestion of repose and comfort.

Shingled walls are at their best when weathered to a rich brown color and seen against a background of green trees or verdured hills. No pigment of the artist can do justice to the delicate blending that nature makes on their surface, and the painted house clangs and jars the senses in contrast.

The prevailing taste for the shingled buildings had its origin in our university towns, and the use of wall shingles is yet comparatively greater in these places than elsewhere. From these centers of education and culture we have learned that the proper materials to

use in our structures are those that are indigenous, that are natural and not an imitative deception. The smoothly painted and cold surface of the usual house is a weak and feeble imitation of the dressed stone building of the old world—it looks right and is right if made of the real material, but against the shoddy imitation made of clapboards, our California shingled home stands forth as truth before a feeble falsehood.

Commercially the shingled house is if anything less expensive than the usual boarded and painted house. Once built it costs nearly nothing to maintain, while a painted house must be continually kept painted. Not having to paint his house, the owner of a shingled residence trains his vines and climbing roses over the walls, secure in the thought that every two years he does not have to take them down and hire a gang of white-overalled daubers to put on a thin film of lead poison.



A. W. Smith, Architect.

C.E.D. FILM 3530 NA V.1

C-1

9. SOURCES / BIBLIOGRAPHICAL REFERENCES

Oakland Cultural Heritage Survey, Oakland City Planning, Clawson inventory forms and research files, Sanborn maps, newspaper and directory searches

Rehab Right, City of Oakland Planning Department, 1978/1986, "Eastern Shingle Cottage"
National Guard Armory

High-Peaked Colonial Revival: http://berkeleyheritage.com/essays/high-peaked_colonials.html

The Architect and Contractor of California, May 1905, Volume 1, Number 1

Details about Clawson Neighborhood in Oakland: <https://www.niche.com/places-to-live/n/clawson-oakland-ca/>

10. FORM PREPARED BY

Name: Omar Morales

Organization/Title (if any): _____ Date: 4/20/20

Address: 829 21st Street, Unit 4 Telephone: 424.345.4310

City/Town: Oakland State: CA Zip: 94607 Email o.morales06@yahoo.com

DEPARTMENTAL USE ONLY

Accepted by: _____ Date: _____

A. Action by Landmarks Preservation Advisory Board

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

Date: _____ Resolution number: _____

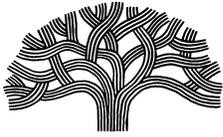
(2) Designated as Heritage Property Date: _____

B. Action by City Planning Commission Date: _____

Recommended Not recommended for Landmark/S-7/S-20 designation

C. Action by City Council Date: _____

Designated: Ordinance No: _____ Not Designated



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

- **Historic Name:** Martin House
- **and/or Common Name:** 724 Campbell Street, Oakland, CA, 94607

2. ADDRESS/LOCATION

Street and number: 724 Campbell Street **Zip Code:** 94607

3. CLASSIFICATION

A. Category

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

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 <input type="checkbox"/> Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific |
| <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"/> | <input type="checkbox"/> sites |
| <input type="checkbox"/> | <input type="checkbox"/> structures |
| <input type="checkbox"/> | <input type="checkbox"/> objects |
| <u> 1 </u> | <input type="checkbox"/> Total |

F. Application for:

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

4. OWNER OF PROPERTY

Name: Raquel O. Pea and Rosana O. Pea **Email:** iamraquie@gmail.com

Street and Number: 724 Campbell Street

City: Oakland **State:** CA **Zip Code:** 94607

Assessor's Parcel Number: 6-3-24

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

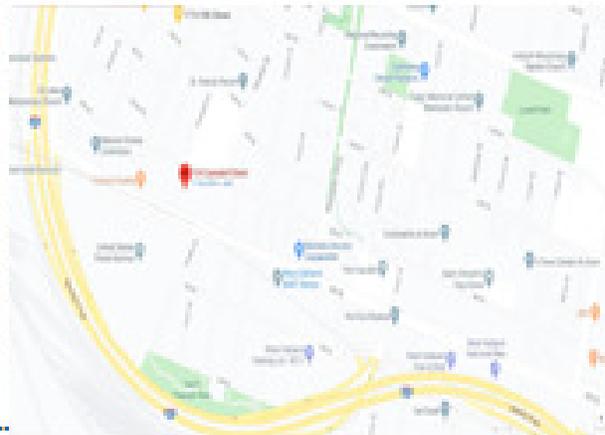
6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey: Oakland Cultural Heritage Survey

Survey Rating (if applicable): Dc3

Date: 11/04/1992

Depository: Oakland City Planning



7. DESCRIPTION

- A. Condition:** _____ Excellent _____ Deteriorated
_____ Good _____ Ruins
_____ Fair _____ Unexposed
- B. Alterations:** Unaltered
_____ Altered
- C. Site** Original Site
_____ Moved (Date___)

D. Style/Type: One story with raised basement Italianate cottage

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

724 Campbell Street is a one story with raised basement Italianate cottage on a 143' x 37' x 132' x 38' trapezoidal lot. The Martin House is located only half a block north of West Oakland's historic 7th Street commercial strip and three blocks west of the West Oakland BART station.

The Martin House embodies the popular tract house version of a high-art, academic Renaissance Revival style which was popular in England and on the East Coast in the 1820's. The house features 3-sided slanted bay windows on the west (front) and south (right) sides, a stepped-back plan with nested and gently sloping hip roofs, and deep, overhanging eaves supported beneath by large corbels / brackets that run the entire length of the wide cornice.



(Present day) The Martin House as seen from the street (left). The front staircase that leads up to the front door nestled beneath a portico porch.

The front door is set back in the first angle to the left of the front bay, nestled behind a small portico porch, and is topped with a horizontal glass transom. The shed roof of the portico porch is supported by 6" square, chamfered columns topped with tuscan capitals. The windows throughout the house are 7' tall, wood-sash and double-hung, and all of the front-facing windows and bay windows feature their original arched tops.

Originally, 724 Campbell Street was built as a single story cottage with a partial basement below and featured what are called “pharaoh’s beards” beneath each of the protruding bays on the south (right) and west (front) sides of the house.

The front staircase originally featured turned balustrades in place of the current 2” x 2” square pickets, and the portico porch roof was originally supported by classical turned columns, instead of the current 6” x 6” square columns.

The windows on all sides of the house originally featured ornate exterior trim, including classical frieze and caps. Only one window’s trim remains original, located on the left of the west (front) side of the house.

During the mid to late 1900’s the house fell into disrepair and the south (right) and west (front) sides were covered in stucco, the original and decaying staircase was demolished and replaced with a shoddily built staircase, the decaying window trim on the south (right) side and east (rear) were replaced with 6” flat trim. The house then succumbed to further neglect.



(2004) The Martin House covered in stucco and in disrepair.

Around 2010 the house fell into new ownership and was lifted 2.5 feet to create a full basement below with the intention of adding an additional unit. The stucco was removed from both the south (right) and west (front) sides of the house to reveal all of the original wood siding on the upper portion of the house, and hardy board siding was added on the newly constructed lower half of the house. The roof and gutters were replaced, the front staircase was rebuilt with new square pickets and square columns, and the entire house was primed and painted.



(2010) The Martin House during initial renovation, after all stucco was removed and the house was lifted 2.5'.

Presently:

- The roof and gutters need to be fully replaced as the previous replacement was poorly done.
- The fascia and soffits on all sides of the house need to be repaired due to dry rot caused by the failing roof and gutters.
- The exterior paint is cracked and peeling, especially on the east and south facing walls, and so the house needs to be re-primed and painted.
- The front staircase is dry rotted due to improper gutter drainage overhead, and so the entire staircase structure needs to be rebuilt and painted.
- The square balustrades and porch columns are also dry rotted and decaying, and should be replaced with historically accurate turned balustrades and columns.
- Most of the windows are damaged and fogged, and should be replaced with historically accurate wood sash, double-hung windows. All the windows on the west (front) side of the house should be replaced with the same, arched top windows.
- The exterior 6" flat window trim is dry rotted, and should be replaced with the more elaborate historic trim to match the window trim of the left window on the west (front) side of the house.

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 checked="" 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 |

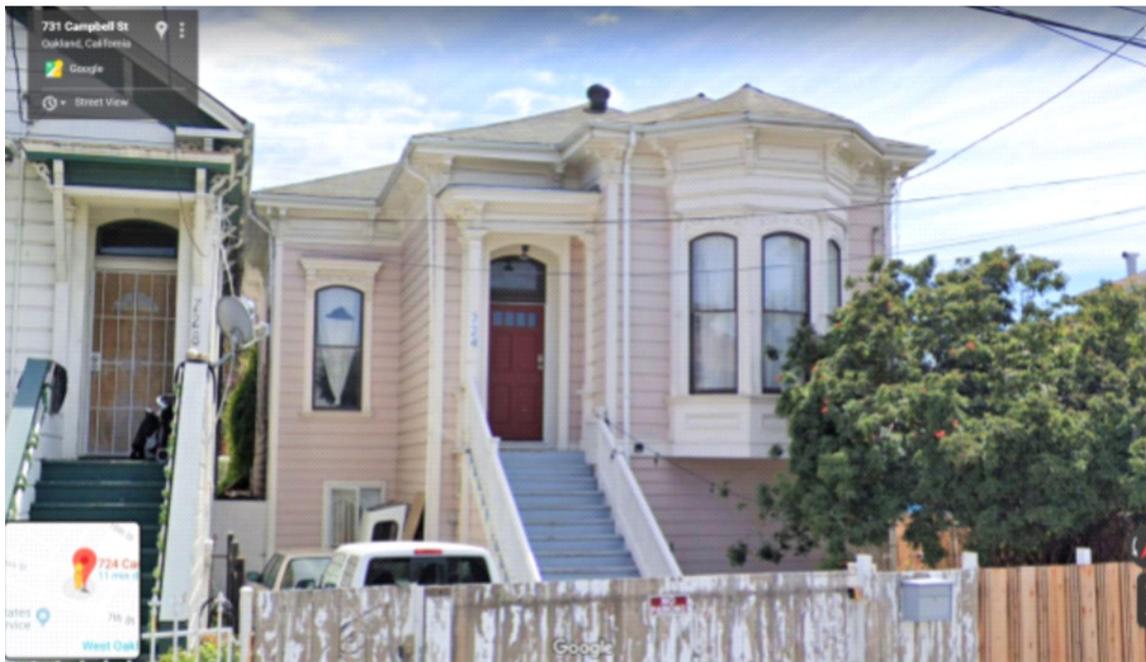
- | | |
|--|---|
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| <input checked="" type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Education | <input checked="" type="checkbox"/> Social/humanitarian |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| <input checked="" type="checkbox"/> Exploration/settlement | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Invention | |

- C. Period of Significance:** Construction Date **D. Significant dates:** 1875
E. Builder/Architect/Designer: Unknown architect or builder
F. Significant persons: D.S. Martin (first owner / resident)
G. Statement of Significance (include summary statement as first paragraph):

724 Campbell Street represents the vibrant history of West Oakland through both its architectural design and its history of residents since the 1870's, when the home was built.

724 Campbell Street, built in 1875, is situated in the Prescott neighborhood of West Oakland, half a block north of West Oakland's 7th Street historic commercial strip and three blocks west of the West Oakland BART station. The surrounding Prescott / Oakland Point, South Prescott, and Oak Center districts of West Oakland are some of the largest and best preserved neighborhoods of 19th century houses in all of California.

During the 1870s when West Oakland was built up, slanted bay Italianate Victorian architecture was very much in vogue in the Bay Area and nationwide. 724 Campbell Street embodies this style with its wide overhanging eaves, large decorative cornices and brackets, 3-sided slanted bays on the south and west side walls, 7' tall and narrow double-hung windows with arched tops, low pitched intersecting hip roofs, and portico porch with arched entryway.



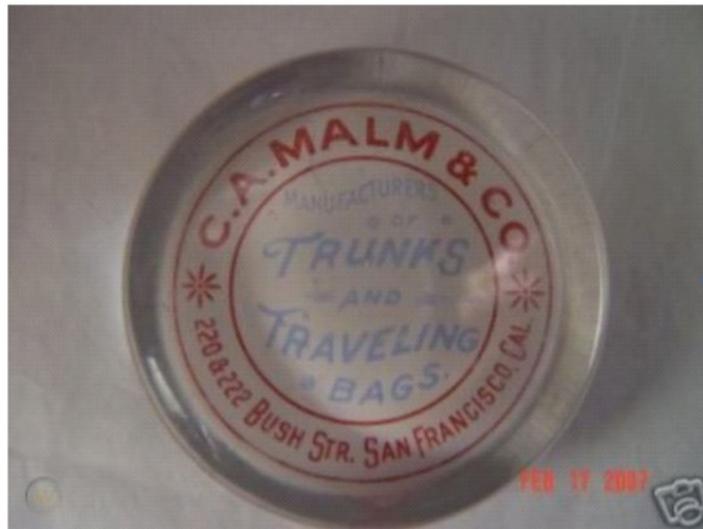
724 Campbell Street front, including slanted bay windows, arched top double-hung windows, large decorative cornices and brackets, portico porch and arched entryway. Source: Google Maps 2020

The carpenters and contractors present in Oakland during the 1870's when 724 Campbell Street was built were largely eastern and midwestern Americans and German, Scandinavian, English and Irish immigrants who came to the Bay Area to partake in the "American Dream". These immigrants brought over the architectural styles, practices and cultural influences of their home states and countries to the San Francisco Bay Area. The synthesis of these styles, practices, and influences are what shaped today's diverse city of West Oakland.

Originally addressed as 866 Campbell Street when the home was built in 1875, 724 Campbell Street is today called the Martin House after its original owner, Daniel S. Martin (according to tax assessor's block books and city directories), who founded the *D.S. Martin & Co* trunk manufacturing company in 1863, which was located at 234 Bush Street in San Francisco. In 1882, after Mr. Martin's death, Charles Malm became the sole proprietor of the company, which then became known as *C.A. Malm & Co*. Mr. Martin's trunk manufacturing company was called "a leading force in its branch" and "supplied the coast and country with a heavy line of goods" from the late 19th to the 20th century, and even into the 21st century. (1)



Leather and steel trunk manufactured by D.S. Martin & Co. Source:
<https://s16home.com/products/leather-and-brass-trunk-by-martin-co-san-francisco-c-1850>



Advertising paperweight depicting the name change from D.S. Martin & Co to C.A. Malm & Co. Source:
<https://www.worthpoint.com/worthopedia/advertising-paperweight-c-a-malm-co-san-francisco>

During the rapidly industrializing 19th century, the main sign of a city's prosperity was its progress in the establishment of manufacturing businesses. *D.S. Martin & Co* "employed many workers in San Francisco and could fill orders upon short notice." The trunks were "manufactured with the best materials and put together solidly in first class workmanlike manner... [*D.S. Martin & Co*] was at once large and profitable...extensive and rapidly growing." (1)

In 1869, six years before 724 Campbell Street was built, construction of the Transcontinental Railroad was completed, and its western terminus was located in West Oakland. Ferry piers and routes would transport both passengers and freight cars from West Oakland to San Francisco.

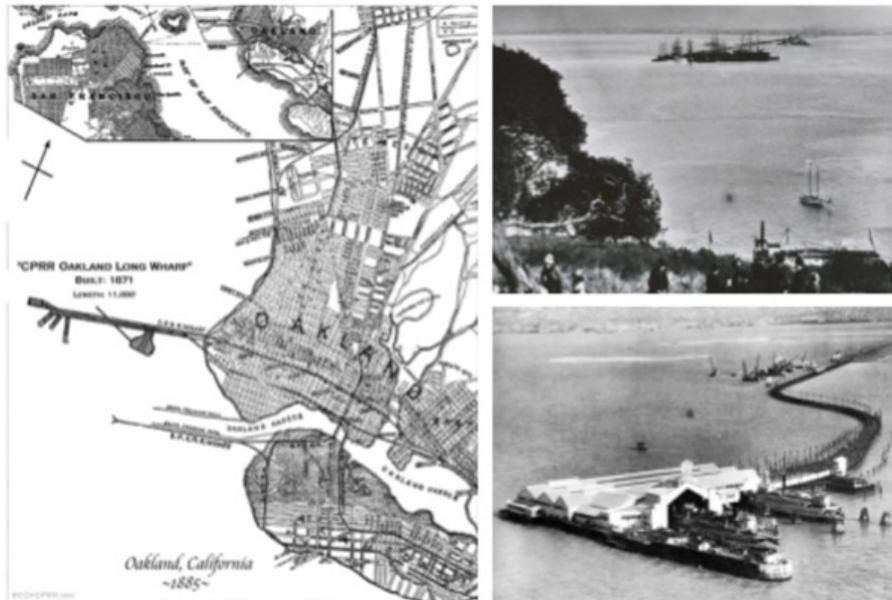


Map of the Transcontinental Railroad System depicting its terminus in West Oakland. Source: Shutterstock, stock footage ID: 19699951 (from video)

Daniel S. Martin most likely was a commuter who traveled by rail and ferry from West Oakland to San Francisco in order to manage his San Francisco based business. Mr. Martin would have taken the train out 7th Street to the ferry pier at Oakland Point. (2) The trunks and other goods manufactured by *D.S. Martin & Co* were transported via rail across the country, “as railroads replaced stagecoach lines and wagon trains, and provided safer, faster, and cheaper transportation for goods and passengers.” (3)



The Oakland Long Wharf, AKA Oakland Pier or the SP Mole. Source: https://commons.wikimedia.org/wiki/File:Southern_Pacific_Broad_Gauge_Mole_postcard.jpg



The Oakland Long Wharf and Oakland Pier or SP Mole was a massive railroad wharf and ferry pier in West Oakland located almost 2 miles beyond the foot of Seventh Street. Southern Pacific trains arrived and departed from the SP Mole in Oakland. Passengers then went by ferry to the Ferry Building in San Francisco. Source: (1885 map of Oakland and the CPRR's Long Wharf)
https://en.wikipedia.org/wiki/Oakland_Long_Wharf

The railroads and industrial growth brought vast employment opportunities and drew a diverse workforce with a wide array of backgrounds, ethnicities and skills to West Oakland. Craft-oriented labor unions and railroad-related jobs grew steadily in the San Francisco Bay Area and the nation. Fixed standards of apprenticeship and of wages, hours, and working conditions were drafted, and by the 1880's such a strong core of craft unions had developed that a central federation emerged, known as the American Federation of Labor. (4)

Job opportunities ranged from printers, dress makers, cigar makers, and laundry workers to carpenters, engineers, sheet metal workers, and Pullman porters. African-Americans, Greeks, Latinos, Chinese, Italians and many other ethnicities all found work and home in West Oakland. This surge in employment and immigration boosted West Oakland's economy and put the region on the national stage, creating a community that was rich and diverse in culture, lifestyle, arts, and architecture.

This surge in diversity is clearly displayed through the variety of individuals who resided at 724 Campbell Street from the end of the 19th century and into the 20th century. After Daniel S. Martin passed away, his widow, Catherine, rented 724 Campbell Street to an English born carpenter and stair builder named Evan Gill in the 1890's. (5) Carpenter's such as Mr. Gill had access to higher quality, standardized tools due to the industrial development and ensuing mass production. They also saw a surge in job opportunities working on steam ships, planing mills, lumber yards, building houses and furniture during the housing boom, and even building wooden framings for machinery. (6)

After carpenter Evan Gill, 724 Campbell Street was rented to an Irish railroad brakeman and his family (1910 census – names are not legible). His son and daughter worked as painter and dress-maker. (7) A large percentage of the West Oakland community found work with the railroad. The Brotherhood of Railroad Brakemen emerged in 1883, which improved working conditions, hours, and wage for brakemen such as the father at 724 Campbell Street. (8) Painters, such as his son, also found vast work opportunities finishing and maintaining houses

and railroad cars. Dressmakers, such as the daughter who lived at 724 Campbell Street, are also an important representation of economic life: many women worked in West Oakland, helping to support their families, while the craftspeople like the brakeman's daughter were in high demand as wages and salaries rose and families had new disposable income to enjoy. After the brakeman and his family's residency at 724 Campbell street, the home was owned in the 1920s (1925 block book) by Eva Morgan, a widow who had come to the US in 1912 from St. Lucia in the British West Indies. As early as 1921 she was operating 724 Campbell as a rooming house (Oakland Tribune, report on burglary, Feb. 7, 1921) while living 3 blocks north at 1673 10th Street. She was born in 1888 and was described by the census (1920) as mulatto, and worked as a matron for the Southern Pacific Railroad. (9) Matrons such as herself are an important representation of the evolution of women's rights and employment opportunities during the early 20th century. Due to the shortage of manpower during both World Wars, women were even employed to work in railroad shops as common laborers and skilled mechanics, "earning the mechanist's or carmen's rate of pay." (10)



Left: On the Western Pacific's California Zephyr, Zephyrette / Matron Nancy Gephart and Sleeping Car Porter Henry F. Wellington await passengers and get ready to begin their return trip from Oakland to Chicago. Source: <https://www.cruiselinehistory.com/cruising-the-past-pullman-porters-road-to-success-on-rolling-hotels/>

Right: A Pullman porter preparing a train car bed. Circa 1940. Source: <http://www.newberry.org/accommodations-and-dining>

In 1936 a WPA housing survey indicates that four African-American adults were living at 724 Campbell Street and had lived there for the past four years. They included Porter George O. McBride and his wife, Sarah. (11) Many African Americans found employment with the Pullman Palace Car Company as sleeping car porters, maids, cooks, and waiters. (12) Oakland, at the end of the line, was a natural place for them to establish their homes and institutions. Their union, the Brotherhood of Sleeping Car Porters, had its west coast headquarters at 1716-18 7th Street, where it was headed by C.L. Dellums.

Pullman porters, such as those who resided at 724 Campbell Street in the 1930's, helped lay the groundwork for a solid middle class in the African-American community of West Oakland. Many, like Eva Morgan, were able to partake in the "American Dream", and could accumulate wealth and purchase property. (13) These workers bought real estate and opened businesses

(14) and in turn allowed merchants, landlords, and business owners on 7th Street to prosper. The porters were the backbone of the “Harlem of the West”, where culture thrived and Jazz and Blues vibrated through the streets, gaining national acclaim. Porters were admired and revered in West Oakland. As Ronald Dellums, previous mayor of Oakland and nephew of C.L. Dellums, remembers, “They seemed like the astronauts of the Black community,” they left the community and traveled across the wider world. (15) Porters returned home with stories of their adventures and what they saw and learned. They also took pieces of their own culture, stories and activism from home and shared them with the world. This proved essential in spreading the music and culture of the historic Seventh Street commercial strip, making it known across the United States.



Pullman Porters pictured with the Pullman Captain, barber, and maid. Their average length of service is 22 years. Source:
<http://gogd.tjs-labs.com/show-picture.php?id=1132595610>

These individuals who lived at 724 Campbell Street during the 19th and 20th centuries are representative of the cultural, social, economic and technical evolution of West Oakland that resulted from the industrial growth, mass immigration in pursuit of the “American Dream”, expansion of the railroads, and the efforts of laborers and skilled workers to build a better future.

724 Campbell Street is both historically and architecturally relevant to the community and stands as a physical reminder that West Oakland is built upon a foundation of diversity, inclusiveness and determination. Through Heritage designation and the Mills Act, the goal is to rehabilitate 724 Campbell Street and share the important history that 724 Campbell Street is a part of. We hope to inspire other historic property owners in the community to do the same, and through restoration of historic homes throughout West Oakland, specifically those around the 7th Street historic district, we can restore the neighborhood to its former glory while commemorating the history that makes up the fabric of West Oakland.



Left: Bob Geddins, owner of Big Town Records, is the first African American to own a record plant and recording studio that was located on 7th St. and Center in Oakland, Calif. Source: Bay Area Blues Society

<https://www.eastbaytimes.com/2011/12/19/oaklands-legendary-blues-district-getting-a-walk-of-fame/>

Right: Bob Geddins stands on Seventh Street in 1983 where Oakland Blues were born. Source: Oakland Tribune Archives

<https://www.mercurynews.com/2011/12/19/oaklands-legendary-blues-district-getting-a-walk-of-fame/>



Key System Streetcar at 7th & Willow, Oakland, 1947.
The 2 line ran along San Pablo Ave. to Ashby in Berkeley.
Photo courtesy of John Harder.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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(2) Graves, Roy (1954). "Railroading on San Francisco Bay". The Western Railroader. Francis A. Guido. 17 (175): 1–11.

(3) "The Second Industrial Revolution | Boundless-US History"

<https://courses.lumenlearning.com/boundless-ushistory/chapter/the-second-industrial-revolution/>

(4) "Samuel Gompers and the American Federation of Labor | Digital History"

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["http://www.digitalhistory.uh.edu/disp_textbook.cfm?smtID=2&psid=3193"](http://www.digitalhistory.uh.edu/disp_textbook.cfm?smtID=2&psid=3193) HYPERLINK

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HYPERLINK

(5) Oakland Cultural Heritage Survey (OCHS), Oakland City Planning: Research file on 724 Campbell, notes on block books, city directories, censuses

(6) "Carpentry Then and Now | Eric Hart" <http://www.props.eric-hart.com/tools/carpentry-then-and-now/>

(7) 1910 Census

(8) "The Golden Age of American Railroading | The University of Iowa"

<https://www.lib.uiowa.edu/exhibits/previous/railroad/>

(9) OCHS file

(10) 1918 "Southern Pacific Bulletin, Volumes 6-8, Page XLIX"

<https://books.google.com/books?id=GBk9AAAAYAAJ>

(11) 1936 WPA Housing Survey, City of Oakland Building Department; city directories

(12) Crossroads : A story of West Oakland. (1996; Quest Productions, video).

https://www.youtube.com/watch?time_continue=2 HYPERLINK

["https://www.youtube.com/watch?time_continue=2&v=-M6ZO0W8Tbo&feature=emb_logo"](https://www.youtube.com/watch?time_continue=2&v=-M6ZO0W8Tbo&feature=emb_logo)

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HYPERLINK

(13) Thomas Tramble, The Pullman Porters and West Oakland, pg. 2, 2007

(14) Marilyn S. Johnson, The Second Gold Rush, pg. 96, 1993

(15) Crossroads : A story of West Oakland. (1996; Quest Productions, video).

https://www.youtube.com/watch?time_continue=2 HYPERLINK

["https://www.youtube.com/watch?time_continue=2&v=-M6ZO0W8Tbo&feature=emb_logo"](https://www.youtube.com/watch?time_continue=2&v=-M6ZO0W8Tbo&feature=emb_logo)

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10. GEOGRAPHICAL DATA

- A. **Land area of property (square feet or acres):** 6,295 square feet
- B. **UTM References:** *[National Register boilerplate, feel free to ignore]*
- C. **Verbal boundary description (address):** 724 Campbell Street, Oakland, CA, 94607 (Parcel number 6-3-24)

11. FORM PREPARED BY

Name/Title: Raquel O. Pea **Organization:** N/A **Date:** 05/01/2020

Street and Number: 724 Campbell Street **Telephone:** 510-915-0466

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

Email iamraquie@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: _____

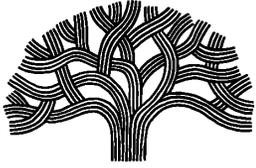
C. Action by City Planning Commission

_____ 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 designate a Landmark or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

Historic Name: Brown (Henry) – Pereira (Serafino) House

and/or Common Name: N/A

2. ADDRESS/LOCATION

Street and number: 326-328 Henry Street (Formerly 720 Henry St)

Zip Code: 94607 Assessor's Parcel Number: 4-103-26-0

3. OWNER OF PROPERTY

Name: Megan Sveiven & Gustavo De Leon (Field Engineering)

email: megwave@gmail.com

Street/Number: 326-328 Henry Street Telephone 415-846-6991

City: Oakland State: CA Zip Code: 94607

4. APPLICATION FOR

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

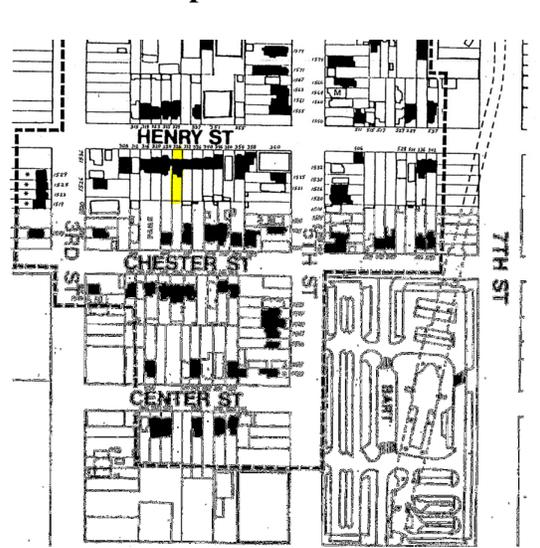
5. SURVEY RATING NAME OF SURVEY DATE DEPOSITORY

D1+ Oakland Cultural Heritage Survey 1991 Oakland City Planning Dept.

Photo



Location Map



7. DESCRIPTION

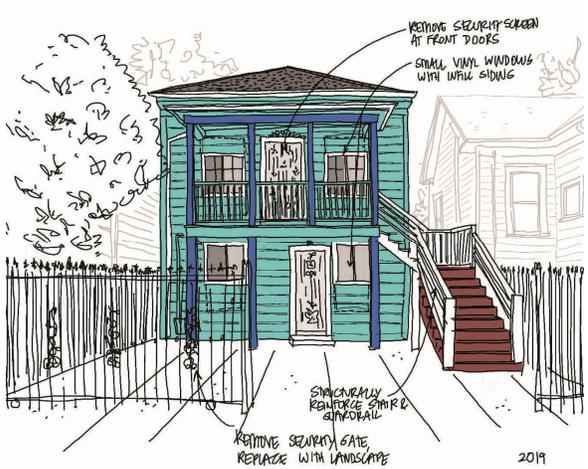
A. Resource Type and Use: Present (P) and Historic (H)

Building(s) District Structure Site Object
 P/H Residential Commercial Industrial Institutional
 Other (specify): _____

B. Condition: **C. Alterations:** **D. Site**
 Excellent Fair Unaltered Original Site
 Good Poor Altered Moved (Date)

E. Style/Type: Italianate Informal Workers' Cottage

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



Present (2019-2020)



Future Intent (2020-2030)

326-328 Henry St is an Italianate cottage in the Bay View Homestead Tract/South Prescott neighborhood district. It is a one-story with raised basement, rectangular plan on a mid-block lot measuring roughly 25'x125'. It has a hip roof, wide porch, and boxy shape. The exterior walls are 10" rustic siding and plain millwork, which is the main surface feature. Corner boards transition the siding between elevations, and window/door trim is very plain. Roof is composition. Present use is duplex in a densely built-up, residential setting. Previous alterations include remodeled porch, new steps and railings, basement unit.

The modest exterior is not elaborately ornamented, as these details were an expensive/impractical addition for the working-class owners throughout the years. Similar to

most adjacent lots, the front elevation gives little indication of how far the house stretches back. Previous owners painted the house in an unnatural, vibrant teal color, however underneath the topcoats of paint are neutral, nature-inspired paint colors (similar to the photo below from 1987) in medium gray and beige tones.



The South Prescott neighborhood conveys an incredibly strong sense of time and place. The streets are lined with small, early houses, many of which are only slightly ornamented and offer a testament to the working class who built and occupied these cottages since the 1870s.

In the Sanborn dating 1889-1911, the house was documented as a 1-story development. It is not clear when the house was lifted to increase the usable space, though many of the houses in the neighborhood have a similar raised basement condition.

As new owners, our goal is to reverse low-cost maintenance done by previous owners and rehabilitate after years of neglect. We have spent our first year of ownership improving all structural elements, including a new structural foundation, reinforcement of original central load bearing interior wall, and replacement of rotting wood floors due to moisture damage.

When the house was purchased, windows throughout had been replaced with smaller unpermitted vinyl variations, with cheap siding infill/plywood to patch throughout. We have recently restored front windows that flank the entry doors to match original dimensions, shape and composition (tall, double hung wood sash windows). Siding has also been patched and replaced throughout, to match historic materiality and style.

Streetside, the previous owners have added a significant amount of concrete pavement as well as an iron security gate; all landscape at the front elevation has been removed. Reference photos provided in the City's research papers show the previous/historic configuration with ornamental flowers/shrubs and a low fence. The future intent is to rehabilitate front garden to be similar to historic conditions. The front porch and stair also require attention and repair. All treads and guardrail are rotten and detaching from neglect and weather damage. Our intent is to rebuild this to be code compliant and period-appropriate.

8. SIGNIFICANCE

A. Construction date(s): 1874-76

B. Architect/Builder/Designer: Architect Unknown, Builder: Henry Brown, Carpenter

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

As a contributor to the architectural and historical significance of the Bay View Homestead tract (South Prescott), the seemingly ordinary architecture of 326-328 Henry represents the type of housing that supported the labor force and provided opportunity for immigrants in California that fueled American industrialization. As one of the oldest remaining neighborhoods in Oakland and likely in the state, the house was one of 45 new buildings constructed in the tract during 1874-76, only 22 years after the city was officially incorporated. Today, 326-328 Henry is one of ~60 small houses surviving from the first decade of the railroad's impact on Oakland. "Bay View Homestead is a large and homogeneous surviving tract of very small and inexpensive 19th century houses. It survives somewhat battered but unique and clearly illustrative of its origins. This district is significant as a unique neighborhood of this type, from the earliest years of the nationally important industry that gave rise to it, reflecting the way a large part of Oakland's population lived." (Historic Context: Residential Development in West Oakland)

The year that Central Pacific (later Southern Pacific) transcontinental railroad line was completed in Oakland, a major building boom was set off in Oakland. The Bay View Homestead tract was subdivided and lots were sold. Located between the tracks on 7th Street and 1st Street, sources say that railroad employees were required to live near the yards, and in most cases, the tract housed workers who provided necessary services to the surrounding

industries. “The informal cottage was for many immigrants and urban migrants an important and valued entry into home ownership, both as a route to American home life and as an anchor in the American economy.” (Sights and Sounds, December 1997)

As was documented in the city directory in 1878-79: “Dwellings of more humble pretensions, mostly built for homes by the workingmen of the city, are by far the most numerous of all... All this indicates thrift and a permanent accession of the bone and sinew of the country in the most desirable shape – that of property-owners.” (Historic Context: Residential Development in West Oakland)

The 1910 census shows that 326-328 Henry was occupied by a Portuguese family with many children headed by Serafino Pereira. Over the years, the census documentation shows past inhabitants were working class, including a carpenter/builder (Brown, first owner and likely builder of the house), miner and conductor for Oakland Cable Railroad Company (Orr family), and the Pereiras who numbered a brakeman for the Central Pacific Railroad, a draftsman for Southern Pacific, and teenage daughters were employed at local canneries a few blocks away (Serafino).

From 1900 to 1910, the neighborhood experienced a drop in socio-economic level. South Prescott began to look dated and less desirable, without much new construction after the earthquake, and with much neglect. However, what has enabled the district to remain representative of its time is the long-term ownership and high level of owner-occupancy. To this day, Henry St still offers a strong sense of community with very diverse working class residents. “Most of the people have been around for 40 years or more. It may not look like much to outsiders, but there’s a real strong community feeling here” (Bay Guardian, December 5, 1975)

9. SOURCES / BIBLIOGRAPHICAL REFERENCES

Main Source: Historic Resources Inventory, Oakland Cultural Heritage Survey, 09/03/90

Quoted Sources: City & county tax rolls & block books, 1869-1960; Sanborn maps, 1889-1901, 1902-11, 1912051, 1970s; city directories & telephone books; U.S. census; building & alternation permits; biographical & subject indexes, Oakland History Room

Sights and Sounds, Essays in Celebration of West Oakland, December 1997

Historic Context: Residential Development in West Oakland, 1850-1945, Oakland Cultural Heritage Survey

10. FORM PREPARED BY

Name: Megan Sveiven & Gustavo De Leon

Organization/Title (if any): Field Engineering (Architects) Date: 03/30/20

Address: 326 Henry St Telephone: 415-846-6991

City/Town: Oakland State: CA Zip: 94607 Email megwave@gmail.com

DEPARTMENTAL USE ONLY

rev. 1/10/2020

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: _____

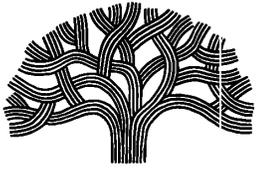
(2) Designated as Heritage Property Date: _____

C. Action by City Planning Commission Date: _____

Recommended Not recommended for Landmark/ S-7/S-20 designation

D. Action by City Council Date: _____

Designated: Ordinance No: _____ Not Designated



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 S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

A. Historic Name: _____part of Normandy Gardens subdivision _____

B. and/or Common Name: ___5738 Picardy Drive_____

2. ADDRESS/LOCATION

Street and number: _____5738 Picardy Drive _____ Zip Code: _94605_____

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 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 |
| <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 |
| _1_ | _____ buildings |
| _____ | _____ sites |
| _____ | _____ structures |
| _____ | _____ objects |
| _1_ | _____ 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: Anne and Paul Redmond
email: Paulredmond@me.com or Laukredmond@gmail.com

Street and Number: 5738 Picardy Drive City: Oakland CA Zip Code: 94605

Assessor's Parcel Number: 38-3171-22

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	Date	Depository
Landmark Board Preservation Study List	C1+	1980ff	Oakland City Planning Dept





Picardy Drive full view from Central Island



7. DESCRIPTION

A. Condition: Excellent Deteriorated
 X Good Ruins

B. Alterations: Unaltered
 X Altered (minor)

C. Site X Original Site Moved

D. Style/Type: French Norman (Provincial) Revival, Tudor

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

At the time of construction, 5738 Picardy Drive was a single-family home, as it continues to be. It was built in 1926. The 18th September 1926 *SF Chronicle* and the *Oakland Tribune* contained these advertisements for Normandy Gardens, indicating some of the features seen at 5738.

OAKLAND REAL ESTATE.
THE SECOND UNIT
OF
HILLEN'S
Normandy Garden
HOMES
ARE
Nearing Completion

These beautiful five and six room homes, built by Hillen in Normandy Garden, near Mills College, are priced most reasonably at
\$7,750 to \$11,500
\$750 to \$1,500 Down
 and the balance monthly, like rent; see these homes

BEFORE YOU BUY

These French, English and Norman type houses of five and six rooms, with breakfast room, deserve a visit of inspection; only then can the homeseeker appreciate the artistic quality and the ultra-modern convenience of these modest mansions.

Here are just a few of the many features: Cathedral, beamed or English arched ceiling in the living room, inglenook with tiled hearth, sunken bookshelves, hardwood interior finish, buffet, hand decorated table and four chairs in breakfast room, inlaid linoleum cemented to kitchen floor, kitchen cabinets, built-in refrigerator with outside icing door, landscaped gardens, fish pond or bird bath and a concealed sprinkler system is also included.

GOOD LOCATION

Local and S. F. transportation, grammar and high schools; also good stores are nearby; the location, near Mills College, is famous for excellent climate.

To reach "Normandy Garden":
 By auto—Foothill Blvd. to Seminary av., north 3 blocks on Seminary to Normandy Garden.
 From San Francisco—Take S. P. ferry to Oakland, Melrose train to Seminary station, walk north on Seminary av. to Normandy Garden.
 From Oakland—Take No. 8 car to Seminary av. and transfer to Seminary av. bus direct to property or take No. 7 car to end of the line and walk east to Fifty-fifth av. and north on Fifty-fifth av. to Normandy Garden.

LAR CON NE
 Lo New cash tion face, Frat M. 24 REE ME BEE PENT B Mis gar this mer ciat and \$6.5 terr
 New
 C
 Nea T P
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 \$10.00
 hig Cor nus cisc
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 BUY
 hou act best \$11
 BUY
 lov ga Oc de ps



Fall showing
HILLEN'S
NORMANDY GARDEN
HOMES

COME today to picturesque Normandy Garden, Oakland's far-famed subdivision of unique and individual French, English and Norman type homes. Five complete old world type residences are now open for inspection. (Besides this unit of finished homes, five other uncompleted structures now at the state where purchasers can select fixtures, wall finish and general color scheme, may be seen.

So unanimous has been the public's approval, so rapid the sale of these five and six room homes that R. C. Hillen, master home builder, of Pacific Coast renown, has not been able until today to get ahead of building orders.

While each Normandy Garden residence is a veritable masterpiece of quaint European type architecture, characteristic Hillen quality, which means permanency, is a feature of every house. Prices are easily within the reach of the salaried man....

\$7,750 to \$11,500
 And on the convenient terms of
\$750 to \$1500 down
 — the balance monthly, like rent

Distinctive Features
 While exteriors of these attractive residences closely resemble the old type European home, the interior furnishings and features bespeak the last word in modern equipment.
 Living rooms have Cathedral beamed or arch ceilings, and many have cozy inglenooks.
 Each breakfast room is furnished with a handpainted table and four chairs to match the color scheme. Inlaid linoleum is on the kitchen floors, and kitchen cabinet and dish-washing attachments are installed.
 A buried lawn sprinkler system is in each landscaped garden, also fish pond, bird bath or other attractive garden furniture.

Location and Climate
 Normandy Garden is situated in what is considered the best climate in the entire East Bay region — that mild, protected section near Mills College. Grammar and high schools are nearby, and local and San Francisco transportation is convenient.

Homes Built-to-order
 A unique Hillen service is the "tailoring-to-order" of homes to fit the families who will occupy them. You may now have a home to suit your individual needs and taste. Ask to see the variety of color sketches and floor plans on your visit to Normandy Garden.

R. C. HILLEN, Builder
 Administration Building on the Property
 Picardy Drive North, near Seminary Avenue, Oakland
 To Reach Normandy Garden —

BY AUTOMOBILE: During construction on Seminary Avenue, drive eastward to 25th Avenue, then north to Mills to Normandy Garden.
 FROM SAN FRANCISCO: Take S.P. Ferry, then Melrose train to Seminary station. Walk north four blocks on Seminary Avenue to Picardy Drive.
 FROM DOWNTOWN OAKLAND: Take Car No. 7 to end of line. Walk east to 15th Avenue, then north on 15th Avenue to Normandy Garden.

It still retains the original features of the front facade. The property faces the island that is used by neighbors for annual events, including the annual tree lighting ceremony which is believed to have begun shortly after the residences were built (*San Francisco Chronicle*, 2017).



The front of the house has a beautiful original pointed turret and window in the roof with detailed window design. The houses are spaced close together which allows for the stringing of Christmas lights between houses which residents refer to as a “friendship bracelet”. The house has been repainted but retains the original design and appearance of the half-timbering in front. The original arched entryway remains and includes a heavy wood front door with stained glass window element. There are two built-in flower stands that flank either side of the stairs up to the front door. There is a large potted planter in the front lawn that was owned by the home’s residents in the 1950s, according to Julius Gaines, a neighbor who lived on Picardy Drive from 1978-2018. There is a detached garage at the end of the driveway. The home is an excellent example of the Normandy Gardens style. Below is a photo of the street from *Images of America: Oakland Hills* by Erika Mailman.



Here at Picardy Drive and Seminary Avenue, birch trees reign in a photo from December 1947. For many years residents on Picardy would light their houses beautifully at Christmas and people would drive slowly by to admire the decorations. (Courtesy Oakland History Room.)



Indoors, all the built-ins including shelves, cabinet, storage and original features are still intact including a china cabinet in the breakfast room, which is in the turret, a pullout ironing board in the kitchen and a laundry chute from the second to first floor. The living room has large vaulted ceilings and four large front-facing windows that look out on the historic island. There is a dramatic arched fireplace and original wooden details on the ceiling. There are 4 bedrooms via two split-levels upstairs.



The back garden has mature cypress trees taller than the house. These may be original trees dating to the trees in the garden of Captain Charles Nelson as the Italian cypress tree was a feature of his gardens and was intended to be kept during the construction of Normandy Gardens (*Oakland Tribune*, 1925).

R. C. HILLEN TO BUILD NEW HOME GROUP IN CITY

Noted Builder of "Court of Nations" Buys "Normandy Garden."

An announcement of interest in real estate circles is that made yesterday by R. C. Hillen, well known Oakland builder. Hillen has just purchased a ten-acre estate, the home place of the late Captain Charles Nelson, on Seminary avenue, Oakland, and will begin at once erecting the first unit of homes, which will be ready for occupancy in January. The property, to be known as Normandy Garden, will form the setting for a hundred English, French and Norman houses to be built during the spring of 1926.

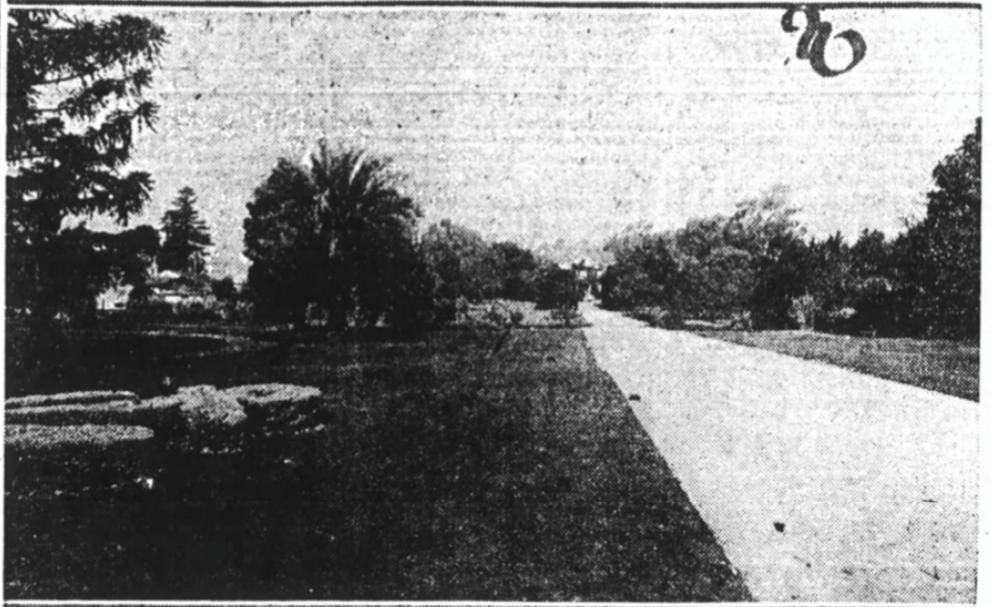
An unusual interest centers in Hillen's building program for the coming year because of the market success of the Court of All Nations, sponsored by him in 1925. While the Court of All Nations contained houses adapted from the architecture of most of the European countries, Hillen states that the popularity of English and French homes of five and six rooms each, has led him to concentrate on those architectural types in his newest residential property. In fact, the choice of the name Normandy Garden is due to the intention to combine the English and French styles as they have blended in northern France and southern England since the time William the Conqueror sailed from Normandy.

According to Hillen, the beautiful grounds of the old Nelson estate will be kept intact, and will form a perfect background for the gabled houses to be erected in Normandy Garden. In the acres devoted to lawn, shrubs and trees, are Italian cypress, palm, yew, pine, walnut and many other trees. The Nelson residence, one of the most picturesque of the old home places left in Oakland, will be removed, to make way for the smaller homes of the present day vogue. Originally built by Tom Hill, noted painter of Yosemite landscapes, the house has a history of its own that lends atmosphere to the entire neighborhood.

Speaking of his newest project,

R. C. Hillen to Build Here

Normandy Garden, a ten-acre property in Oakland, just purchased by R. C. Hillen for the construction of French and English type homes during 1926.



R. C. Hillen says: "So rapidly has Oakland built up that there is almost no land available where one can build fifty or more houses. We consider ourselves fortunate indeed to have secured the Nelson property, which is not only beautifully situated in a desirable part of Oakland, but which has convenient transbay and local transportation. The ten acres will allow for a hundred "modest mansions," and for a sixty-foot drive leading through Seminary avenue to the other frontage on Fifty-fifth avenue. There are few, if any, such old estates left, and home purchasers who appreciate the advantage of living in a group of new houses all architecturally harmonious, are certain to be interested in picturesque Normandy Garden."

PARAGUAY BUYING DROPS.

The general situation in Paraguay has been good during the past month, but the usual September between season dullness characterized the recent inactivity in all trades. Retail buying has fallen off.

LINER JOINS M. N. SCHNEIDER COMPANY HERE

Announcement is made by Morris N. Schneider, president of the Morris N. Schneider Co., real estate operators at 2015 Broadway, that Irving M. Liner has become associated with this firm. Schneider formerly was proprietor of the Schneider shoe store at Eleventh and Washington streets. He is a director of the Merchants' Exchange and is also vice-president of Apartment House Owners' association and a pioneer resident of the Grand avenue district. Liner is a graduate of the Uni-

Join Forces

Morris N. Schneider (above), president of the Morris N. Schneider Real Estate Co., and Irving M. Liner, who has joined the firm.



8. SIGNIFICANCE

A. Period:

- Prehistoric
- Pre-1869
- 1869-1906
- X_ 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"/> X_ 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 checked="" type="checkbox"/> X_ 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:

1926

D.

Significant dates: 1926

E. Builder/Architect/Designer: R.C. Hillen and Walter W. Dixon

F. Significant persons:

**G. Statement of Significance (include summary statement of significance as first paragraph):
Please see district Historic Resources Inventory for more details.**

“The building permits for 70 of the 71 residences within the Normandy Garden subdivision were all issued on February 4, 1926 in a consecutive series beginning with #A13579. The owner and builder is listed as R.C. Hillen, and although not named, the architect was Walter W. Dixon. Another name of importance in the project was Ernest W. Urch, Hillen's superintendent of construction, who by 1930 was operating as an independent builder in his own right, constructing the same types of houses as his previous employer (see *Oakland Tribune Yearbook*, 1930, p. 167). The permits indicate that most of the structures were finished later in 1926 or in 1927...

“Dixon, Hillen and Urch are all profiled in Merritt's 1928 History of Alameda County. Architect, Walter W. Dixon was born in San Francisco in 1883, grew up in Oakland, trained for architecture in the offices of A.W. Smith (Oakland) and Bliss & Faville (San Francisco), and devoted himself exclusively to domestic designs.”

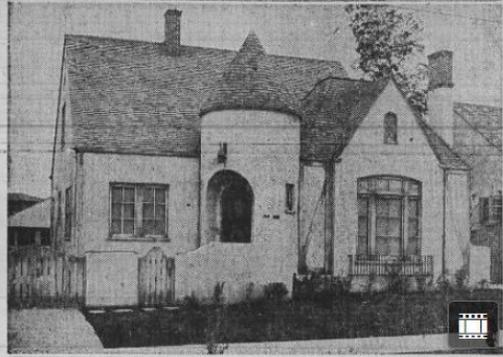
5738 Picardy Drive is an excellent example of the “storybook home” details described in the district report. According to the *Oakland Tribune*, 22 November 1925 ,page 38 R.C. Hillen purchased the land for Normandy Gardens which was previously owned by Captain Charles Nelson, who arrived in San Francisco from Denmark in 1850 in pursuit of gold.

The 1936 Kelts Geographical Directory lists A. Hartwig at 5738; the 1928 city directory says the residents were Anton, cigar manufacturer, his wife Elizabeth M., daughters Elizabeth and Margaret, stenographers, and Anton jr., student. In the 1934 directory the residents are Anton and Elizabeth, plus Anna, beauty operator, and Mary, usher. An obituary for Anton Hartwig in the 16 March 1935 *Salt Lake Tribune* states that Anton died in the home. He was a former cigar manufacturer in Salt Lake City, a member of the Knights of Columbus and grew up in Leavenworth, Kansas, where he arrived from Germany at 16 years old (*Leavenworth Times*, 1914). Anton married Elizabeth Murd in Leavenworth, Kansas in 1897 (*Leavenworth Times*, 12 Aug 1897). He was mentioned by name in a Tribune promotional article (below, Aug. 14, 1927) as an early buyer in the tract.

DEVELOPMENT SECTION
VOL. CVII— OAKLAND, CALIFORNIA, SUNDAY, AUGUST 14, 1927

Norman Home by R. C. Hillen

One of the picturesque French-Norman homes recently erected in Normandy Garden by R. C. Hillen, well-known builder.



SCENIC DRIVE IN ST. JAMES WOOD IS COMPLETED

English Type Model Home, Gray Gables, to Be Opened Soon.

J. H. L'Hommelette, head of the St. James Wood organization, reports that it has provided all of the services leading from the middle of the street in this tract to the property lines so that the avenue of St. James Wood will never have to be torn up.

This feature is only one of many marked advantages of the streets of St. James Wood—paved, electric, water, gas, telephone, and sewer lines in conduit, telephone lines in conduit have all been laid so that the paving need never be disturbed except at some distant date for possible emergency repairs.

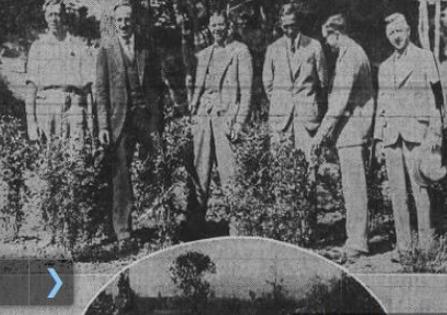
The street has been built by the Central Construction Company, R. L. Almy, inspector for the City of Piedmont under C. H. Almy, superintendent of streets, who has been in direct charge of the work for that city.

St. James Wood, with the completion of this street, will now rapidly become more famous than ever. Already much interest has centered on the tract. During the month of June, while the real estate business was generally quiet, sales in St. James Wood totaled over \$10,000. The tract is now more than 40 percent sold.

Within ten days the charming English home, to be known as Gray Gables, designed by Miller & Werner and built by W. E. Hooper, will be opened for inspection. It is situated on St. James Drive and may be seen Sunday, although the finishing touches have not yet been placed upon it.

New Piedmont Thoroughfare Opens

St. James Drive, main avenue through St. James Wood, was commended this week by city officials. Upper (left to right), R. Almy, Piedmont city inspector; Ralph Barret, building inspector; C. H. Almy, superintendent of streets; A. Hibbard, councilman; Harold C. Austin and B. Mitchell, in charge of improvements and sales in St. James Wood. (Below) Ornamental on Wyngard Drive, and (oval) one of the landscaped St. James Wood's avenues.



SAN JOAQUIN GRAIN
Grain is being harvested in the Tulare Lake basin of the San Joaquin Valley, and the wheat will bring approximately \$5,000,000, according to estimates.

That the vacation period this year necessitated no general fall in East Bay home buying, is indicated by the announcement that seven houses in Normandy Garden have been sold during the last three weeks by R. C. Hillen, well known builder of attractive homes. Four of these seven houses were purchased by people who have come here from other cities.

The year's record building program instituted by Hillen in Normandy Garden has proceeded without a break during the summer, and construction work on a number of new homes has just been started there. While much of Hillen's success as a home builder is said to be due to the fact that he studies and anticipates the desires of home-owners in regard to picturesque details and modern conveniences, many people when purchasing a home prefer to decide upon the interior arrangement, the finishes and colors themselves. For these home-seekers Hillen's method of presenting colored sketches and floor plans from which a home may be chosen and built to order has proved very satisfactory, it is stated.

"During several years past more than half the houses I have built on my properties have been constructed according to designs selected by the home-purchasers from those offered by me," declared Hillen. "Visitors viewing homes under construction or already completed in Normandy Garden gain ideas which can be coordinated with their own preferences. In this way people have all the advantages of building for themselves without the consequent bother of watching details and uncertainty as to final costs. Here the home-seeker is sure of the greatest possible value for high-grade construction is guaranteed.

"Selected in this manner from my designs and to be built-in-order were the homes just purchased by Norman V. Tolson, 8 W. Southwest and A. E. Grace, all of Oakland, ready-built Normandy Garden homes have been purchased during the last three weeks by E. V. Evans of Princeton, Iosholi H. J. McGrade of Seattle, and J. D. Philippi of Los Angeles."

Your Final Opportunity
to secure a choice residential site in **Requa Highlands** at the prevailing low prices

The new and higher valuations will be in effect Monday, Aug. 15th

Drive up Wildwood from either Lakeshore or Grand Ave. or easterly on Highland Ave. in Piedmont.

Ralph A. Knapp
REALTOR
1815 Franklin Street
Lakeside 3142

Harry C. Knight
Well-known Oakland builder and vice-president of the California State Real Estate association, who has named the attendance committee of the Oakland Real Estate board which is to secure a record attendance at board meetings and at the forthcoming State Real Estate convention in Santa Monica.



Announcement is made by Harry C. Knight, well known builder, and vice-president of the California State Real Estate Association, that the installation of the electroliners that light the building of the specially designed walks that border it and the planting of thousands of dollars worth of shrubs, flowers, grass and trees are yet to be done, but the street itself is complete.

"Many months of work have been devoted to finishing St. James Drive below 'ground' surface. Water mains with extensions to every lot, gas mains across the street at all intersections, electric service lines in conduit, telephone lines in conduit have all been laid so that the paving need never be disturbed except at some distant date for possible emergency repairs.

"The street has been built by the Central Construction Company, R. L. Almy, inspector for the City of Piedmont under C. H. Almy, superintendent of streets, who has been in direct charge of the work for that city.

"St. James Wood, with the completion of this street, will now rapidly become more famous than ever. Already much interest has centered on the tract. During the month of June, while the real estate business was generally quiet, sales in St. James Wood totaled over \$10,000. The tract is now more than 40 percent sold.

"Within ten days the charming English home, to be known as Gray Gables, designed by Miller & Werner and built by W. E. Hooper, will be opened for inspection. It is situated on St. James Drive and may be seen Sunday, although the finishing touches have not yet been placed upon it."

EXPERT ADVISES ON REMODELING

"Due to the rapid growth of the bay cities with the resulting new construction the problem as to what to do with the old buildings is a problem that is being faced by many owners. It is a decision that should only be made after a thorough consideration of each individual building.

Oakland Paving Co. Is Awarded Big Contract

ONE of the largest contracts for street work yet let by the city of Berkeley was that recently awarded the Oakland Paving company for Euclid avenue improvement.

The pavement is to be of concrete and curbs from Emira to the end of Euclid avenue, about twenty-five blocks.

The cost is to be \$150,000 and work is to start immediately, it is stated.

In addition to the street job a retaining wall of 900 feet is to be constructed on Euclid avenue.

The Cook company, local street, Oakland contractor, 1928, 1475 in the city is now serving Coast area for according to of the corner. The concrete metal polish through the trade locally, direct to large. The Oregon markets were idea during the territory adds Large sales the State of

Santa Monica
T. D. M.

The *Oakland Tribune* 18th February 1945 mentioned 5738 Picardy Drive resident PVT William McCormick as a staff member of the 238th general hospital in France.

The home was listed for sale in the 23 July 1950 *Oakland Tribune* for \$18,000. The August 2nd 1955 *Oakland Tribune* includes an article on the death of William J. Cameron, considered “the voice of industrialist Henry Ford” for 25 years. He was a resident of 5738 Picardy Drive and died in the home.



Two recent owners and residents of the home were president of the Picardy Drive Neighborhood Association (PDNA), a community-operated neighborhood association that all homes in Normandy Gardens are automatically a part of. The neighborhood association operates social events for the community, welcomes new residents, and keeps track of historical events. Current resident Jenna Redmond is an elected member at large of the association. Nathaniel Davis and his family moved to 5738 Picardy Drive in November 1979. Nathaniel became president of the PDNA in 1985. He created the neighborhood's first constitution and bylaws, and introduced the neighborhood newsletter. Beverly Davis was president of the PDNA from 2004-2008, winning an election against Harry Kendall who was the previous president.

In 2002, a feature-length documentary called "Picardy Drive" was made by filmmaker M.T. Silvia (*Oakland Tribune*). Portions of the film, including interviews of Beverly Davis, were recorded inside 5738 Picardy. The film was screened at Mills College, La Peña Center in Berkeley, and other locations. It still occasionally airs on KTOP and KQED and was sold at the Laurel Bookstore in Downtown Oakland until their closing in 2018.

The home and current owners continue to be an active site of community involvement. The backyard stores the PDNA shed with supplies for emergency preparedness for the street and supplies used for annual street events. The house has been a recent host for the annual summer social.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

State of California Department of Parks and Recreation, Historic Resources Inventory form (form DPR 523) for Normandy Gardens Subdivision, May 31, 1981, prepared by Oakland Cultural Heritage Survey, May 31, 1981.

The Home Designer and Garden Beautiful, June, 1926 (pp. 43-46), November, 1926 (p. 16) and December, 1926 (p. 42).

Sherrie Billig McLeod, "Picardy Drive" (walking tour text prepared for Oakland Heritage Alliance), 1981.

1930 Oakland Tribune Yearbook.

1926 Oakland Tribune Yearbook, p. 104.

Merriitt, History of Alameda County, 1928, p. 212.

1923 Oakland Tribune Yearbook, p. 58.

1919 Oakland Tribune Yearbook, p. 81.

22 November 1925 *Oakland Tribune* Sunday Page 38.

Tribute to Picardy Drive Presidents 1985-2015, PDNA Historian

Picardy Drive (video documentary), Produced by M.T. Silvia Smartgirl Productions, 2002

GEOGRAPHICAL DATA

A. Land area of property: 5,400 Sq Feet_____

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

C. Verbal boundary description (address): 5738 Picardy Drive, Oakland

11. FORM PREPARED BY

Name/Title: ___Laura, Jenna, Paul and Anne Redmond_____

Organization: _____N/A_____ Date: _____2/16/20_____

Street and Number: ___5738 Picardy Drive___ Telephone: _954-651-4497_____

City/Town: __Oakland_____ State: _CA_ Zip Code: 94605__

Email ___laureredmond@gmail.com_____

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) _____Recommended _____Not recommended for
Date: _____ Resolution number: _____

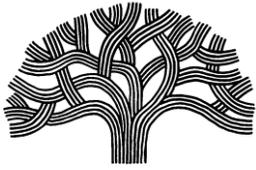
(2) _____Designated as Heritage Property Date:_____

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 designate a Landmark or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

Historic Name: National Guard Armory
and/or Common Name: Armory Lofts

2. ADDRESS/LOCATION

Street and number: 671/669 24th Street and 674 23rd Street Zip Code: 94612
Assessor's Parcel Number: 8-663-17 (24th), 8-663-6 (23rd)

3. OWNER OF PROPERTY

Name: 671 24th LLC
email: colin.nelson@owow.com
Street/Number: 411 2nd Street, Oakland, CA 94607 Telephone (530) 966-5777

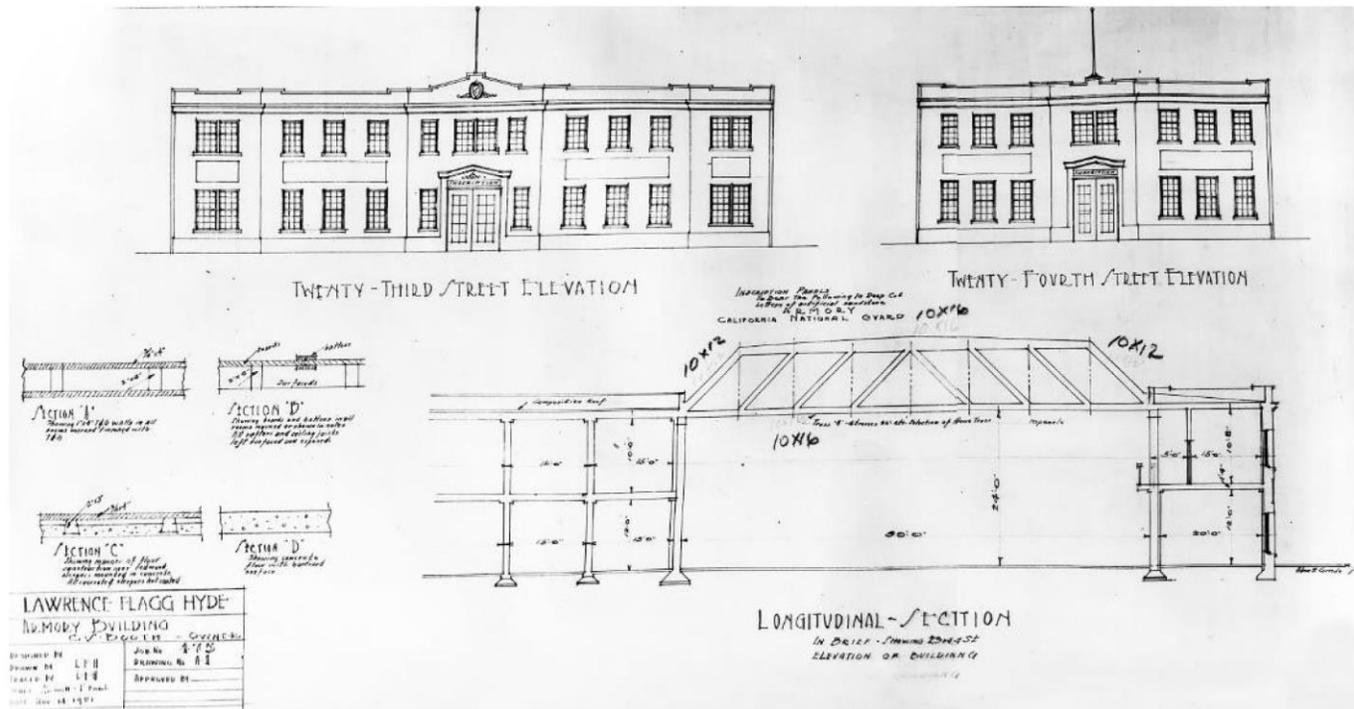
4. APPLICATION FOR

X__ Heritage Property

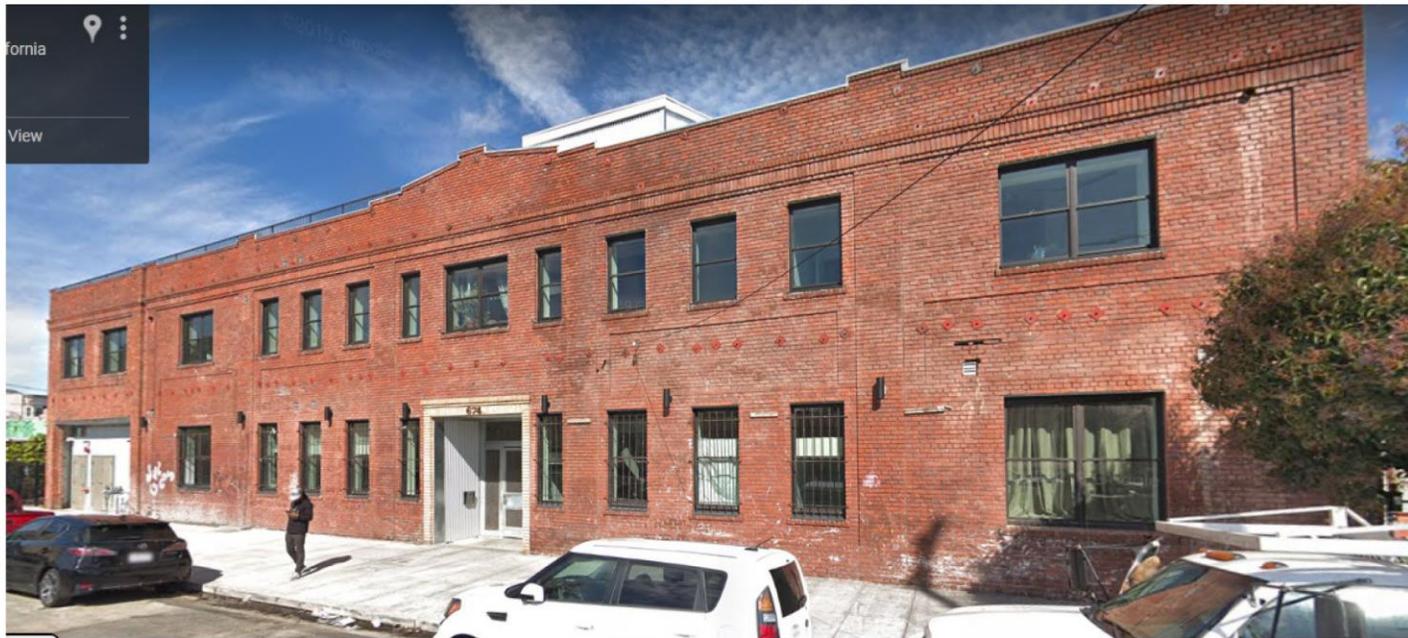
5. SURVEY RATING	NAME OF SURVEY	DATE	DEPOSITORY
C3	Oakland Cultural Heritage Survey (URM intensive)	1995	Oakland Planning Dept.

Aerial of site now showing both the 23rd Street and 24th Street portions of the building remaining

Photo	Location Map



Original Elevation Drawings – 1922 plans by Lawrence Flagg Hyde, Permit # 66732



23rd Street, main facade, February 2019 (Google Maps)

7. DESCRIPTION

A. Resource Type and Use: Present (P) and Historic (H)

H Building(s) District Structure Site
 Object
 Residential H Commercial H Industrial
 H Institutional
 P Other (specify): Live/Work

B. Condition:

Excellent Fair
 Good Poor

C. Alterations:

Unaltered
 P Altered

D. Site

Original Site
 Moved

(Date _____)

E. **Style/Type:** Beaux-Arts influenced civic building.

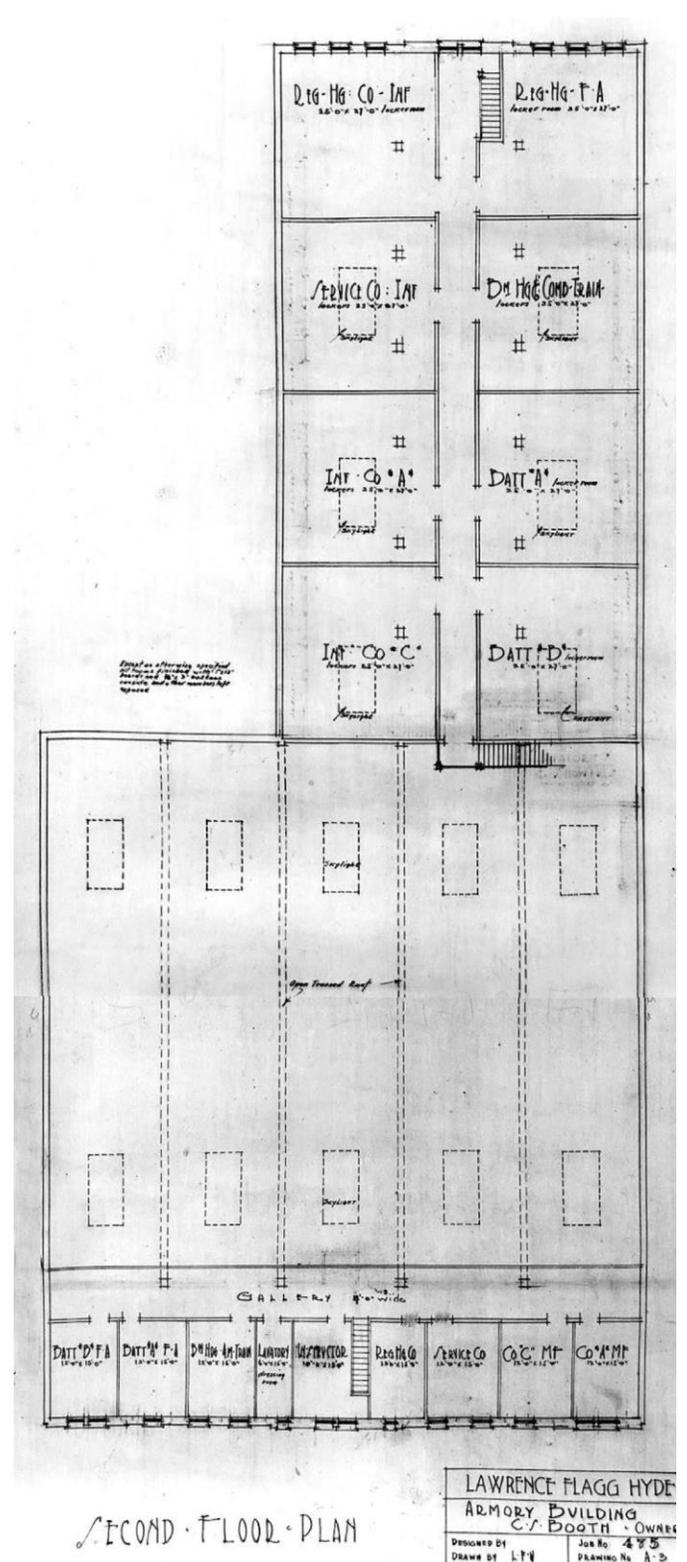
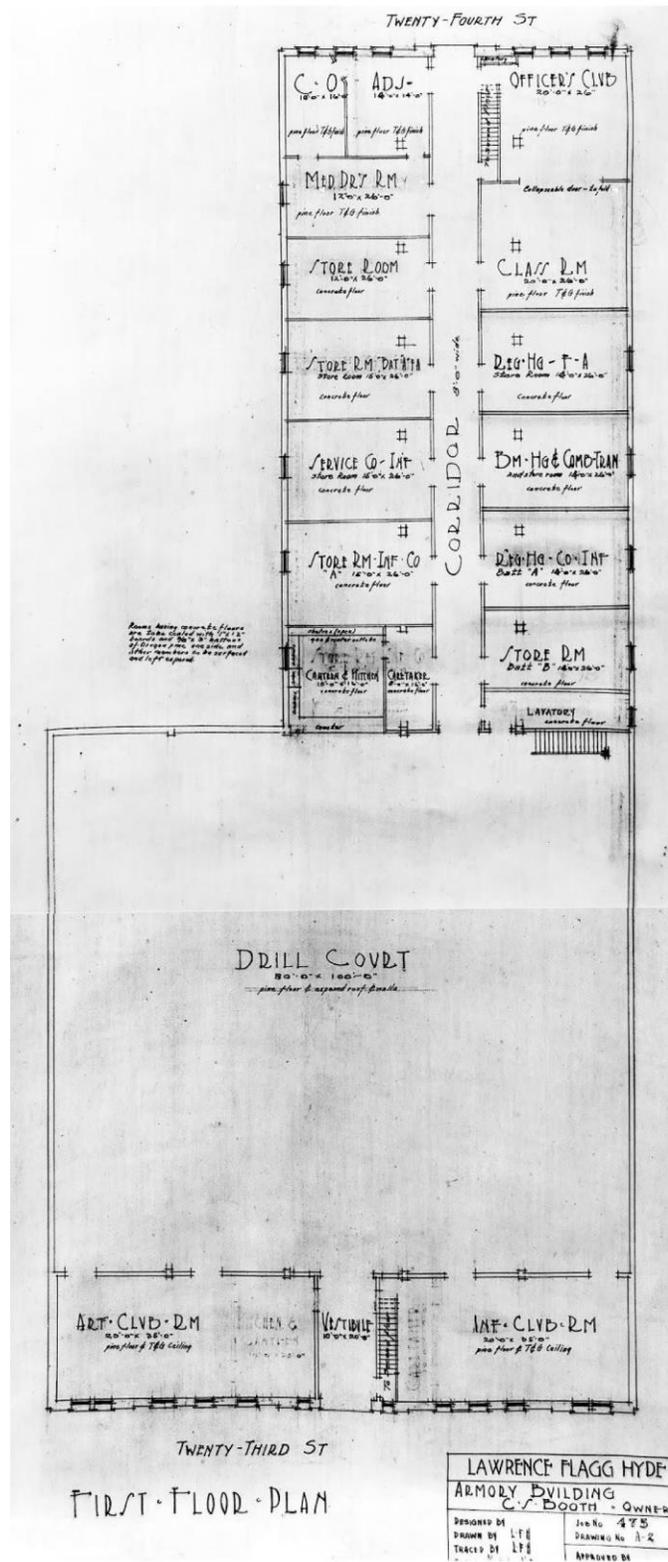
F. **Describe the present and original (if known) physical appearance:**

Historic Building Description:

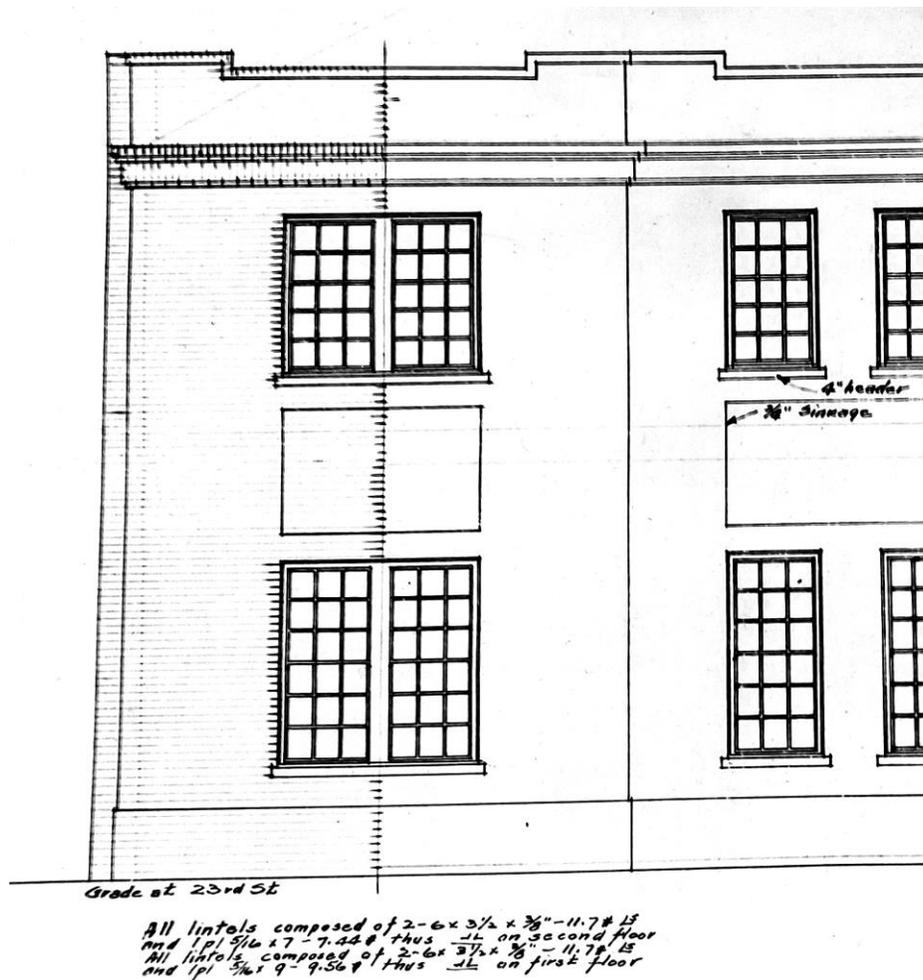
674 23rd Street and 669 24th Street make up a double-frontage, zero-lot line, L-shaped building that spans through the block from 23rd Street to 24th Street. This building was separated into two separate parcels with a property line running straight through the building, yet the building envelope and structure are connected as one building. This was the former National Guard Armory Building owned by Charles Booth and is an Unreinforced Masonry Building with North and South face-brick facades, with an entrance centered on both facades that open to two each street, centered below stepped and peaked parapets, with the main common brick and windows bays broken up by shallow brick pilasters that provide a faux column segmentation to the façade, as well as a two foot brick beveled base that runs the full lengths of the facades. Additionally, each bay between the faux brick columns lays a brick inlay that separates and provides relief between the 1st and 2nd floors. The East and West exterior walls are of Hollow-clay tile construction. On the Southwest exterior wall of the building, a concrete exterior wall was added as a 3-story addition and a concrete 2nd floor diaphragm was designed and built in 1930 by the Army Corp of Engineers, extending the 23rd Street façade as well as adding a 2nd level within the former Drill Court. The height of the addition is 38'-10", 3 stories tall, and the rest of the building constructed in 1922 is two stories with interior wood construction for all floors, partitions, and roof. The roof consists of wood trusses holding a 2x12 wood frame structure with wood sheathing and roofing and is a bow truss shape on 23rd Street and a flat roof shape on 24th Street.

The floor plan shows that the ground floor entrance on 23rd Street opened into a vestibule with flanking Artillery and Infantry Club Rooms on each side, leading into a 3- story high Drill Court for almost the entire floorplate of the 23rd street part of the building. The Drill Court connected to the 24th Street wing via a corridor to the 24th Street façade entrance. Along this corridor were a series of Store Rooms, Munitions, and other Armory-related preparation rooms as well as a Canteen, Site Caretaker, and Lavatory placed at the center of the building as well as an Officer's Club adjoining the 24th Street façade entrance and windows. The second floor on 23rd Street had a row of officer rooms along the street front and the rest was open to the skylit double-height drill court for supervising work operations. The second floor of the original building on 24th Street consisted of a series of rooms allocated to the different National Guard battalions, batteries, and regiments that occupied the building. All of these former spaces were gutted decades ago, but about 75% of original superstructure, heavy timber trusses,

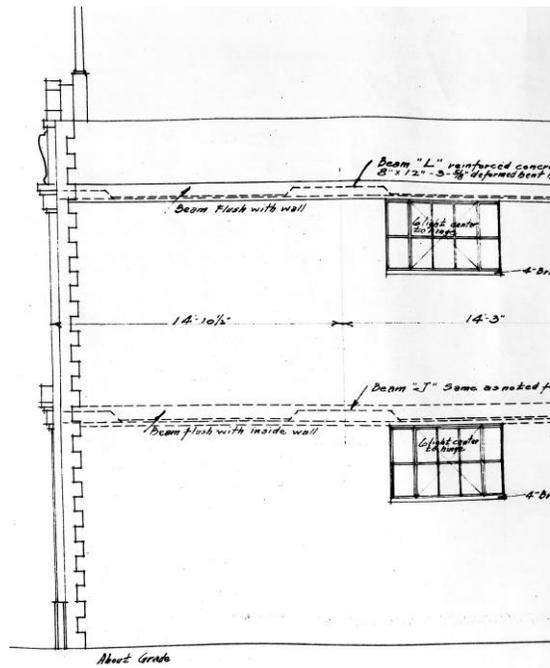
concrete podium, exterior walls and facades remain in-tact. A portion of the drill court was preserved and daylit to the sky as a courtyard for the current live/work construction.



The windows on both street façades were originally wood with split mullion multi-lite glazed openings, matching military-style building style windows as seen on military bases as well as many industrial buildings.



The 24th Street brick facade turns the both corners and transitions to the existing hollow-clay tile east and west walls with an interweaving interlocking pattern. All windows provide a brick sill and lintel articulation that partially protrudes from the brick façade. The existing main entryway provides an extruded cornice and jamb brick system that accentuates the outline of the entrance, which also highlights the address of the property.



Four columns are grooved and articulated as outlines in the brick façade which are capped by a horizontal brick cornice on the 24th facade. The parapet above the cornice angles and shapes to a point at the center of the brick facade. The 23rd Street brick facade turns both corners and transition to the existing hollow-clay tile east wall transitions to a clean straight line at the west concrete wall. The existing main entryway provides an extruded cornice and jamb brick system that accentuates the outline of the entrance, which houses the address of the property. Seven columns are grooved and articulated as faux outlines in the brick façade which are capped by a horizontal brick cornice on the 23rd street facade. The Parapet above the cornice runs across the façade and pops up at each column line and angles and shapes to a point at the center of the brick façade.



Current Building Description:

Prior to current construction, the building had been split into two separate parcels, one at 669 24th Street and one at 674 23rd Street and owned by two separate entities. There is a property line dividing

the properties even though it is connected as 1 building structure. The building was used as live/work occupancies over the past few decades and sits in a dilapidated neighborhood, between San Pablo Ave and MLK, with homeless encampments and very-low income demographics. Revitalization of the neighborhood is deeply needed.

Future Alterations and Improvements

Interior Improvements:

- A. Renovating the inside of the 2 and 3 story building envelope to include infrastructure and construction for a 24 live/work units on the 23rd Street side of the building, 18 live/work units on the 24th Street side, and a 5 apartment addition, set back from the front façade and extending the roof on 24th Street up a floor. New stairs for code compliant egress at both street sides of the building. New elevator for ADA accessibility on the 24th Street side of the building. All new MEP systems: Mechanical, Electrical, Plumbing, and Sprinklers. Maintaining about 75% of the original building shell, including maintaining roof framing, heavy-timber trusses, North and South facades, East and West Hollow-Clay Tile Walls and second floor concrete podium at former drill court. A new concrete and steel seismic systems have been added to brace the existing interior and exterior construction.

Summary of Exterior Historic Improvements:

- A. Preservation Architecture, an experienced firm involved with historic restoration plans will be retained to provide specific details and a plan of restoration. The historic brick that make up the facade of this building will be treated in such a manner as to preserve the features of the property which are significant to its historic, architectural and cultural value.
- B. Historic Treatment procedures to be designed based on the following references:
 - 1. U.S. Department of the Interior, National Park Service: "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings."
 - 2. U.S. Department of the Interior, National Park Service: "Preservation Briefs."
 - 3. U.S. Department of the Interior, National Park Service: "Preservation Tech Notes."
- C. Project includes rehabilitation and restoration of all existing exterior facades and walls and will make every effort to comply with following requirements.
 - a. Where indicated match existing historic materials to maximum degree possible given present-day material availability and craftsmanship.
 - b. Take special precautions in executing work to avoid damage to existing materials of historic significance.
 - c. Avoid unnecessary cutting and patching of existing materials of historic significance.
 - d. Use the gentlest means necessary to restore character

North and South brick facades will be restored and cleaned:

1.1 MATERIALS

- A. Chemical Cleaning Materials: ProSoCo, Inc./Sure Klean. Other options include Safe N' Easy, Elephant Snot , and Rainbow Tech.
- B.
 - 1. Provide chemical cleaner type as recommended by manufacturer for type of masonry being cleaned and as required to match approved mock-up.

2. Materials shall comply with The Secretary of Interior, "Standards for the Treatment of Historic Properties."

- C. Water: Clean, drinkable, free of deleterious materials.
- D. Masonry Units: Use masonry units removed from Project matching adjacent materials being restored to maximum extent possible; provide matching masonry units where units removed from Project are not available.
- E. Mortar: ASTM C270, Cement Lime mortar to match existing; not less than Type S for brick mortar, Type N acceptable for repointing interior work only.
- F. Hydrated Lime: ASTM C207.
- G. Quicklime: ASTM C5, nonhydraulic type.

1.2 PREPARATION

- A. Carefully remove and store fixtures, fittings, hardware, and accessories.
- B. Close off, seal, mask or board up areas, materials and surfaces not receiving restoration and cleaning work, to protect from damage.
- C. Protect windows, doorways, trim and other surfaces from damage and immediately remove stains, efflorescence, and excess materials resulting from restoration and cleaning work.
- D. Prevent wind drift of cleaning materials onto automobile and pedestrian traffic.
- E. Construct dustproof and weatherproof partitions to close off occupied areas from restoration and cleaning work.

1.3 REBUILDING AND INFILLING

- A. Cut out damaged and deteriorated masonry with care in a manner to prevent damage to adjacent remaining materials.
- B. Needle, shore and underpin structure as necessary in advance of cutting out units.
- C. Cut away loose or unsound materials and backing to provide firm and solid bearing for new work.
- D. Build in masonry units in accordance with code requirements and to match adjacent existing work.
- E. Mortar: Match existing adjacent mortar.
- F. Ensure anchors, ties, reinforcing, stone cramps and dowels, flashings are correctly located and built in.
- G. Build in openings, fittings and accessories to align with existing, with joints and coursing true and level, faces plumb and in line.

1.4 RESTORATION CLEANING

- A. Clean surfaces and remove large particles with wood scrapers or wire brush.
- B. Clean masonry in strict accordance with stone cleaning material manufacturer's recommendations and local requirements.
 - 1. Comply with recommendations of Secretary of Interior "Standards for the Treatment of Historic Properties."
 - 2. Clean masonry after routing of joints and replacement of damaged masonry units has been completed.
 - 3. Tuck pointing may take place after cleaning.
- C. Maintain procedures to assure uniform appearance.
- D. Sandblasting shall not be permitted.

1.5 TUCK POINTING

- A. Cut out loose or disintegrated mortar in joints to a minimum 1/2" depth, by hand or with power tools.
- B. Do not damage masonry units.
- C. When cutting is complete, remove dust and loose material.
- D. Tuck Pointing: Prevent mortar from staining face of surrounding masonry and other surfaces. Immediately remove mortar on exposed masonry surfaces and other surfaces no later than end of each day.

1. Prepare mortar joints and apply pointing mortar in layers not greater than 1/4" until uniform depth is formed.
2. Fully compact each layer and allow to become thumbprint hard before applying next layer.
3. Tool final joint to match original appearance of joints using tools necessary to match original joint shapes.
4. Cure mortar by maintaining thoroughly damp for at least 72 hours including weekends and holidays using methods that do not damage mortar joints.

Restoration, cleaning and patching existing terra cotta East and West Walls:

1.6 MATERIALS

- A. System Description: Provide chemical cleaning of terra cotta surfaces, repoint mortar joints, rebuild damaged terra cotta work, replace damaged terra cotta where beyond repair, and protect adjacent non-masonry surfaces.
- B. Regulatory Requirements:
 1. Code Requirements: Perform terra cotta masonry work in accordance with California Building Code, except where more stringent requirements are specified.
 2. Volatile Organic Compound (VOC) Emissions: Provide materials complying with regulations relating to volatile organic compound (VOC) emissions.
- C. Performance Requirements: Conform to referenced U.S. Department of the Interior "Standards", "Preservation Briefs", and "Preservation Tech Notes" unless more stringent requirements are indicated.
- D. Terra Cotta: Match existing terra cotta; non-load bearing, hollow units of burned clay or shale, ASTM C212, Special Duty Class, Type FTX, single-face, color and texture to match Architect's samples.
 1. Terra Cotta Manufacturers:
 - a. Gladding, McBean Division, Pacific Coast Building Products.
 - b. Substitutions: Refer to Section 01 25 00.
 2. Shell and Web Thickness: Minimum 1" unless otherwise required to match existing.
 3. Compressive Strength: Minimum 8000 psi, ASTM C67.
 4. Special Shapes: Provide proper specially shaped units where required for complete installation as indicated.
 - a. Exposed Special Shapes: Design to match and compliment terra cotta units; where required perform cutting with masonry saw.
- E. Mortar: Conform to ASTM C270, Type S.
 1. Masonry Cement/Premix Mortar: Acceptable only if manufacturer certifies product is made of cement and lime, with no limestone or pulverized material used in lieu of hydrated lime.
- F. Grout: Conform to ASTM C476, with minimum compressive strength of 2,000 psi.
- G. Mortar and Grout Materials:
 1. Portland Cement: ASTM C150, Type I.
 2. Hydrated Lime: ASTM C207, Type S.
 3. Aggregates: Standard masonry mortar and grout type; clean, dry and protected against dampness, freezing and foreign matter.
 - a. Mortar Aggregates: Conform to ASTM C144.
 - b. Grout Aggregates: Conform to ASTM C404.
 4. Water: Clean, drinkable, free of injurious amounts of oil, alkali, organic matter or other harmful materials.
 5. Color Admixture: Pure mineral oxide colors conforming with ASTM C979 as required to provide approved color.

- H. Terra Cotta Cleaning Materials: Provide materials designed and manufactured specifically for cleaning of existing terra cotta veneer.
 - 1. Manufacturers:
 - a. ProSoCo/Sure Klean.
 - b. Substitutions: Refer to Section 01 25 00.
 - 2. Provide specific cleaning materials recommended by cleaning material manufacturer for type of substrates, applications, and cleaning required.
- I. Terra Cotta Repair Materials: Provide latex modified cementitious repair materials designed and manufactured specifically for repair of existing terra cotta veneer.
 - 1. Manufacturers:
 - a. Edison Coatings, Inc. (800.697.8055).
 - b. Substitutions: Refer to Section 01 25 00.
 - 2. Provide specific materials recommended by repair material manufacturer for substrates, applications, and repairs to provide surfaces matching original surfaces such as following but based on manufacturer recommendations.
 - a. Composite Patching Mortars: Edison/Custom System 45 Grade TC.
 - b. Casting Mortars: Edison/Custom System 45 Grade TC with RL-2 Restoration Latex.
 - c. Re-Profiling Mortars: Edison/Thin Fill 55.
 - d. Bonding Adhesives: Edison/Flexi-Weld 520T, and Flexi-Fill 530.
 - e. Crack Repair Resins and Grouts: Edison/Pump-X53 Series, Flexi-Fill 530, and Flexi-Weld 520.
 - f. Repointing and Rebuilding Mortars: Edison/Spec Joint 46.
 - g. Coatings for Glaze Replication: Edison/Elastowall 351 and Aquathane UA210.
 - h. Coatings for Glaze Detail Replication: Edison/Aquathane UA 210-E and AquaPex 220.
 - i. Water Repellent Consolidant: Edison/System 90-II. Water repellent only to be used if approved in field mockup by Presidio Trust.
- J. Anchors: Match original anchors, but not less than Series 300 stainless steel.
- K. Reinforcing: Pins and threaded rods sized as required to secure terra cotta components not properly secured; Type 304 nonmagnetic corrosion resistant stainless steel.

1.7 PREPARATION

- A. Carefully remove and store fixtures, fittings, hardware, and accessories.
- B. Close off, seal, mask or board up areas, materials and surfaces not receiving restoration and cleaning work, to protect from damage.
- C. Protect windows, doorways, trim and other surfaces from damage and immediately remove stains, efflorescence, and excess materials resulting from restoration and cleaning work.
- D. Clean surfaces for terra cotta repair free from dirt, debris, and laitance.
- E. Prevent wind drift of cleaning materials onto automobile and pedestrian traffic.

1.8 REBUILDING AND INFILLING OF EXISTING TERRA COTTA

- A. Cut out damaged and deteriorated terra cotta with care in a manner to prevent damage to adjacent remaining materials.
- B. Needle, shore and underpin structure as necessary in advance of cutting out units.
- C. Cut away loose or unsound materials and backing to provide firm and solid bearing for new work.
- D. Build in new terra cotta units in accordance with code requirements and to match adjacent existing work.
- E. Mortar: Match existing adjacent mortar.
- F. Build in openings, fittings and accessories to align with existing, with joints and coursing true and level, faces plumb and in line.

1.9 RESTORATION CLEANING

- A. Clean surfaces and remove large particles with materials that do not damage terra cotta.

1. Comply with recommendations of Secretary of Interior "Standards for the Treatment of Historic Properties."
 2. Clean after routing of joints and replacement of damaged units has been completed.
 3. Tuck pointing may take place after cleaning.
- B. Maintain procedures to assure uniform appearance.
- C. Sandblasting shall not be permitted.
- 1.10 TUCK POINTING
- A. Cut out loose or disintegrated mortar in joints to a minimum 1/2" depth, by hand or with power tools.
 - B. Do not damage terra cotta units.
 - C. When cutting is complete, remove dust and loose material.
 - D. Tuck Pointing: Prevent mortar from staining face of surrounding masonry and other surfaces. Immediately remove mortar on exposed masonry surfaces and other surfaces no later than end of each day.
 1. Prepare mortar joints and apply pointing mortar in layers not greater than 1/4" until uniform depth is formed.
 2. Fully compact each layer and allow to become thumbprint hard before applying next layer.
 3. Tool final joint to match original appearance of joints using tools necessary to match original joint shapes.
 4. Cure mortar by maintaining thoroughly damp for at least 72 hours including weekends and holidays using methods that do not damage mortar joints.
- 1.11 REINFORCING LOOSE UNITS AND PATCHES
- A. Holes: Size as required for pin or rod used for repair. Drill shall be non-impact type rotary drill with masonry bit. Depth of hole shall be sufficient to reach sound backing material. Clean holes with high-pressure air.
 - B. Protection: Protect surfaces around holes from contact with adhesives. Use petroleum jelly, modeling clay or polyethylene sheets as required.
 - C. Pins and Rods: Use stainless steel high performance nonmagnetic Type 316 pins or threaded rods as required. Verify length as appropriate to depth.
 - D. Moisture insensitive structural epoxy or polyester resin as recommended by adhesive manufacturer.
 1. Blend until uniform color is achieved.
 2. Pack or place resin into holes.
 3. Slowly insert wire armature or threaded rod into resin to full depth of hole. Countersink head of rods.
 4. Do not disturb anchor until adhesive has cured. Follow manufacturer instructions.
 5. No gaps shall be visible between rod and terra cotta.
 - E. Plug counter-sunk holes and build-out face of damaged patches as required flush with surrounding surfaces using patching mortar.
- 1.12 TERRA COTTA REPAIR
- A. Restore terra cotta surfaces in accordance with restoration materials manufacturer recommendations and application instructions to provide like-new terra cotta appearance.
 1. Deep Repairs: Provide two component cementitious system such as Edison System 45 for large and deep repairs.
 2. Thin Section Repairs: Provide thin fill reprofiling mortar system such as Edison Thin Fill 55.
 3. Crack Repairs: Comply with manufacturer representative recommendations based on type of cracks and materials required to achieve complete repair, stationary non-working cracks and cracks that have potential movement.
 - a. For stationary cracks, use repointing mortar for repair.

4. Rebonding Terra Cotta Units: Provide adhesives such as Edison Flexiweld 520T for permanent rebonding of cleanly fractured terra cotta elements.
5. Glaze Replication: After repairs are complete to base terra cotta units apply glaze replications such as Edison Aquathane NCL to achieve finish matching original terra cotta.
6. Glaze Detail Replication: Recreate special details in original glazes such as speckles, smears, mottling, and multiple layers of glaze of different colors.

1.13 STEEL BRACING

- A. New steel bracing added inside of the remaining exterior East and West Walls in order to preserve these character-defining elements. Otherwise these walls are structurally unstable and would need to be removed.

LONG-TERM GRAFFITI RESISTANT COATINGS TO PROTECT AGAINST VANDALISM:

1.14 MATERIALS

- A. System Description: Provide graffiti resistant coatings suitable for applications to surfaces indicated to receive graffiti resistant coating.
- B. Regulatory Requirements:
 1. VOC: Coating to comply with applicable air quality management district limitations on volatile organic compound (VOC) emissions for architectural or special coating as applicable.
- C. Graffiti Resistant Coating: Provide non-sacrificial antigraffiti coating system compatible with surfaces indicated to receive graffiti resistant coating and that does not change appearance of substrate when coating is dry.
 1. Coating to be water clear, non-yellowing, free of waxes and urethane.
 2. Undercoating: Provide undercoating over porous surfaces where recommended by system manufacturer.
 3. Cleaning Materials: Non-caustic, biodegradable, and recyclable, allowing graffiti removal without use of blasting equipment, hot water, or high-pressure wash equipment.

1.15 PREPARATION

- A. Prepare surfaces in accordance with manufacturer's recommendations.
- B. Mask and protect surfaces, finishes and materials not receiving coating to provide true juncture lines and protect from overspray or damage.
- C. Remove and store finish hardware, fixture covers and accessories. Replace after coating has cured.
- D. Report defects of surfaces which could affect application of coating.
- E. Other painting and finishing shall be completed prior to application.
- F. Keep unauthorized traffic out of area in which coating is being applied.

1.16 INSTALLATION

- A. Apply coatings in accordance with manufacturer's recommendations and application instructions for each type of substrate receiving coating, by trained applicators.

1.17 MATERIALS

- A. System Description: Provide graffiti resistant coatings suitable for applications to surfaces indicated to receive graffiti resistant coating.
- B. Regulatory Requirements:
 - 1. VOC: Coating to comply with applicable air quality management district limitations on volatile organic compound (VOC) emissions for architectural or special coating as applicable.
- C. Graffiti Resistant Coating: Provide non-sacrificial antigrffiti coating system compatible with surfaces indicated to receive graffiti resistant coating and that does not change appearance of substrate when coating is dry.
 - 1. Coating to be water clear, non-yellowing, free of waxes and urethane.
 - 2. Undercoating: Provide undercoating over porous surfaces where recommended by system manufacturer.
 - 3. Cleaning Materials: Non-caustic, biodegradable, and recyclable, allowing graffiti removal without use of blasting equipment, hot water, or high-pressure wash equipment.

1.18 PREPARATION

- A. Prepare surfaces in accordance with manufacturer's recommendations.
- B. Mask and protect surfaces, finishes and materials not receiving coating to provide true juncture lines and protect from overspray or damage.
- C. Remove and store finish hardware, fixture covers and accessories. Replace after coating has cured.
- D. Report defects of surfaces which could affect application of coating.
- E. Other painting and finishing shall be completed prior to application.
- F. Keep unauthorized traffic out of area in which coating is being applied.

1.19 INSTALLATION

- A. Apply coatings in accordance with manufacturer's recommendations and application instructions for each type of substrate receiving coating, by trained applicators.

WINDOW REPLACEMENTS

- 1.20 West exterior concrete wall on 23rd Street side of building: - replaced 16 property-line windows with new steel Torrance Window storefront windows, 45 min fire-rated and individually sprinklered in order to maintain these openings in-place.
- 1.21 North façade windows to match historic intent with multi-pane military-style windows from Marvin Windows are equivalent.

8. SIGNIFICANCE

- A. Construction date(s): 1922 Base building, 1930 Concrete Addition**
- B. Architect/Builder/Designer: Lawrence Flagg Hyde**
- C. Statement of Significance (*include summary statement of significance as first paragraph*):**

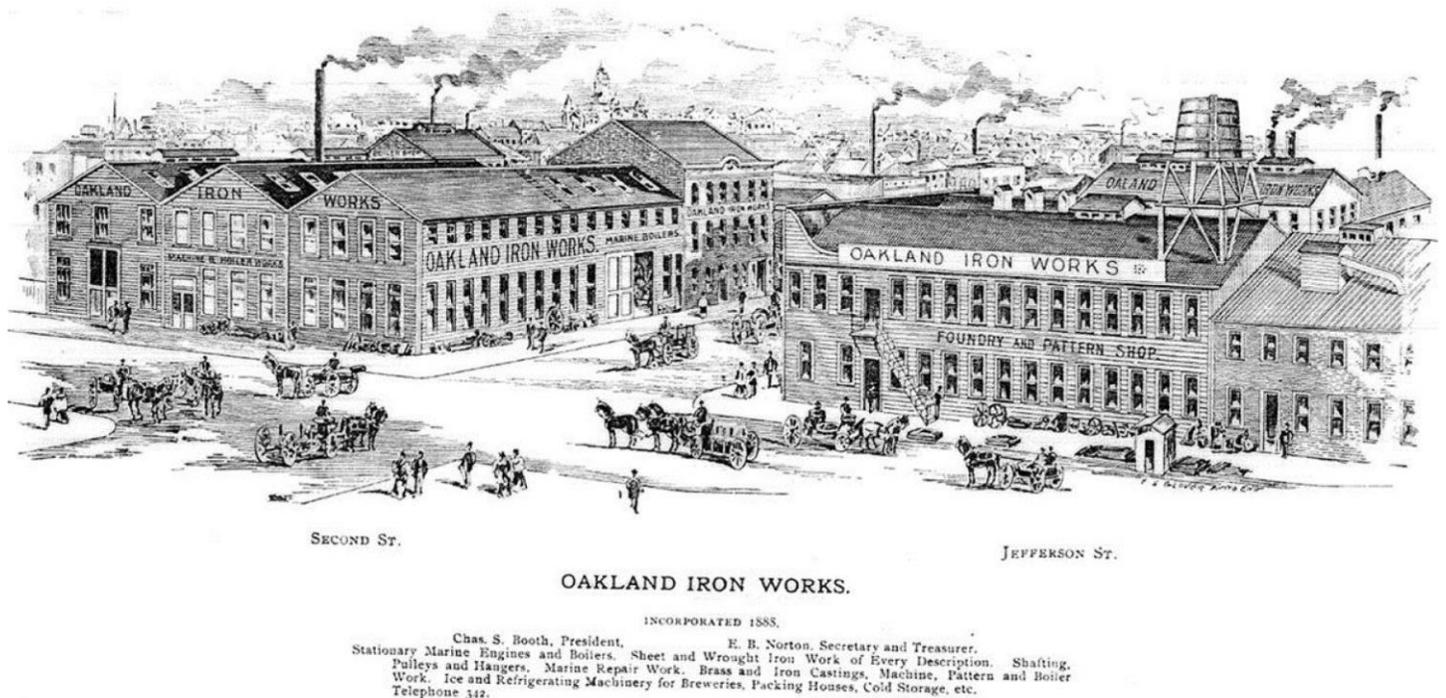
The Armory was built in 1922 (Building Permit # 66732) for developer Charles Booth to be used as a National Guard Armory. The L-Shaped double-frontage structure, now separated into two parcels with entrances at addresses 674 23rd street and 671 24th street, was custom designed for Guard purposes by Architect Lawrence Flagg Hyde. Hyde was the architect of record for at least 29 buildings in Oakland constructed from 1912 to 1947. Typical of the time, his 1920's commercial and industrial buildings were characterized by hollow clay tile or brick and mortar construction, one to two story height, symmetrical facades and classical details. He also used an ornate Spanish revival style on residential projects such as 378 Belmont Avenue (1918) and the Pon de Leo Apartments at 415 Park View Terrace (1929). Hyde also designed Charles Booth's 1921 home at 375 Euclid in Adams Point.

The Armory's structural characteristics mark it as a fortress of its time. A concrete slab in the south half of the building where weapons and ammunition were stored is approximately two feet thick between floors. A vast drill hall occupied the ground floor along 23rd Street. Offices, meeting rooms and storage areas occupied the upstairs and the north wing. Clearly Booth and Hyde built in collaboration with the National Guard to its detailed functional requirements. When many developers were building masonry shops, factories, and service garages for the booming automotive business,

Booth invested in a specialized variant of the building type. He had already developed 535-37 24th St (photo below) as an armory for the Guard in 1913, after they outgrew a series of previous meeting places.



Charles Booth (1854-1932) was a 19th and early 20th century Oakland industrialist who co-founded the Oakland Iron Works in 1887 and served variously as president and vice-president until his retirement in 1916. The business, known after 1903 as United Iron Works, designed and manufactured a fast range of industrial machinery from farm implements to mining equipment, steam rollers, engines, refrigerators, looms and railroad components. It was located at 580 2nd Street at Jefferson, a landmark complex that partially survives today near the Oakland waterfront.



The National Guard presence in Oakland dates back to the Oakland Home Guard founded in 1861 at the start of the Civil War. After the war, the organization continued in existence as part of the National Guard, and migrated through a series of downtown halls, including College Hall at 12th and Harrison, site of The College of California before it moved to Berkeley in the mid 1870's. In 1877 an elite cavalry branch was added to deal with "incendiary fires and civic strife".

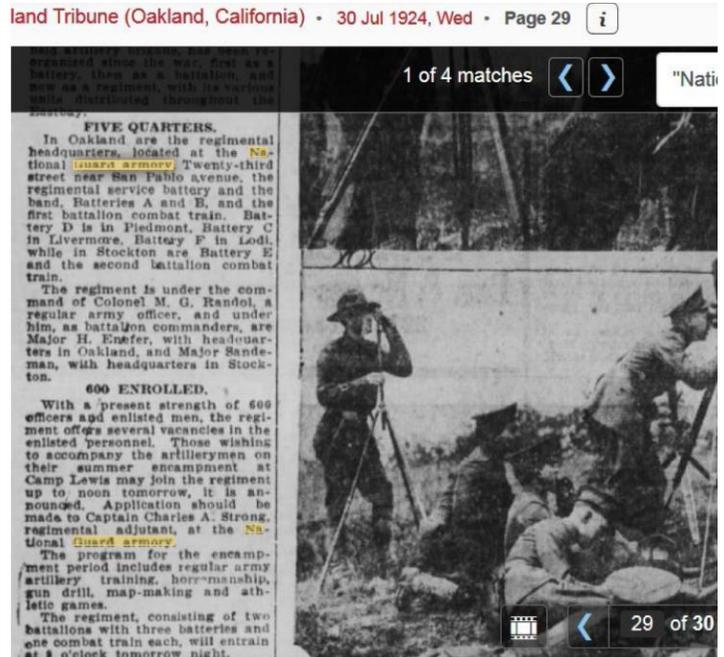
An 1880's description of the Guard's next location on Washington Street resembles the later accommodations at 23rd street, with a 95'X40' drill hall and separate meeting rooms for officers and NCO's and men. In the late 1800's Guard service was required of every "able bodied Californian", with frequent drills, target practice, parades and encampments, despite the "lack of cooperation of businessmen...reluctant to grant leave of absence". Oakland Guard members responded to Spanish American War troop movements through the Bay Area, the railroad strike of 1894, the 1906 San Francisco earthquake and fire and "border patrol during the Mexican crisis" in 1916. In 1911 an artillery unit was established. In 1917 Oakland's units were mustered into World War I as the 159th Infantry and the 143rd Field Artillery. (Edgar Hinkel & William McCann, *Oakland 1852-1938*, Oakland Public Library, Works Progress Administration, 1939, v. 2, pp. 550-560, "Military Organizations")

By the end of the first World War in 1918, the 1913 armory was outgrown. Booth's new armory was completed and dedicated in May 1922.



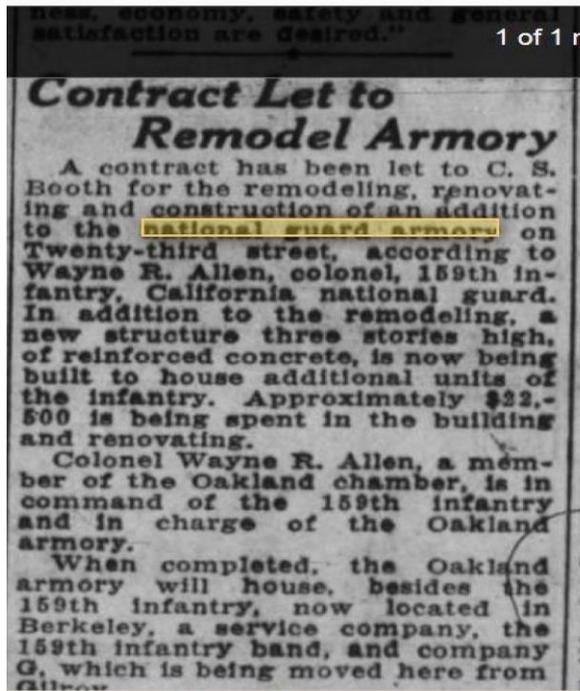


Dedication parade, Oakland Tribune, 5/12/22 (cont'd)



Already in 1928 there were calls for a new, larger armory (*Tribune*, Aug 28). In 1930 (July 13) the *Tribune* reported that Charles Booth was contracting for \$22,000 worth of remodeling, renovation and a three-story concrete addition to house additional infantry units (the present west section of the building).

Tribune (Oakland, California) - 13 Jul 1930, Sun



c.1945 Sanborn map: 1930 3 story concrete addition at left (west) side

By 1938, Hinkel & McCann report that “The present [National Guard] headquarters in Oakland are at 10th and Fallon Streets” (the gigantic 1931 Exposition Building next to the Municipal Auditorium, on the site of today’s Laney College. In the mid 1930s Sanborn maps and occasional newspaper references show the 23rd street armory used for Depression-era employment measures such as a State Emergency Relief Administration shoe repair shop. A c.1945 Sanborn map shows the 23rd Street wing back in military use as a Naval Reserve armory and the 24th Street wing in commercial uses as a warehouse, a bakery and box lunch manufacturing. By 1939 (*Tribune*, May 16) the Guard was looking for land and funding for a garage near the Fallon Street site, for 100 trucks kept 10 miles away at Leona Heights. The prospective site on Port land was still under discussion in 1955 (*Tribune*, Jan 2) but was ruled out due to unsuitable soil. By this time, National Guard units, with far more and heavier equipment than in 1921, were consolidating on sites in out of the way parts of Richmond and Walnut Creek. Classified ads in 1951 show the 23rd Street armory building as an outlet for wholesale building materials, and a Sept. 10, 1954, article featured a small firm producing tools for plastic hobby crafts in the building. (newspaper searches, *Oakland Tribune* via Newspapers.com)

671 24th Street and 674 23rd Street Today

The former National Guard Armory is a gem that sits in one of the most dilapidated neighborhoods in Oakland today. Homeless encampments lay around and up the street for blocks, a homeless shelter lays across the street, and the neighborhood looks like it hasn’t changed since the early 1900’s. The neighborhood is in need of revitalization and for areas to define the character of this area, between San Pablo Avenue and MLK. There are two entrances and two addresses, one at 671 24th Street, and one at 674 23rd Street. The building was divided into two separated but structurally codependent buildings sometime after it ceased to function as an armory. The most recent use of both wings was unpermitted Live/Work artist lofts. Residents built ad hoc bedrooms, partitions, and other infrastructure. The densely packed live/work lofts tragically ignited in March 2015. Two people lost their lives in the fire. After the blaze, the buildings were red-tagged as uninhabitable and required redevelopment. The current developer purchased the site in this condition with the goal of providing housing both for those who had been displaced by the fire as well as newcomers to the neighborhood all the while maintaining the uniquely historic elements of the building. Much of the building suffered severe fire damage, but with careful interior demolition and attention to detail, the development team was able to salvage and uncover historic aspects of the buildings. Exteriors are substantially original, and some interior details such as structural beams have been incorporated into the architectural design for the lofts currently under construction.

Construction includes renovating the inside of the 2 and 3 story building envelope to include infrastructure and construction for a 24 live/work units on the 23rd Street side of the building, 18 live/work units on the 24th Street side, and a 5 apartment upper addition, set back from the front façade and extending the roof on 24th Street up a floor. Bringing live/work units the site will bring a new dimension to the historic revitalization of the neighborhood. These tenants will get to live and work in the former Armory, and will get to experience the building’s history In-person by living in the building.

A portion of the roof was removed to allow a new courtyard into the center of the building in order to provide required light and ventilation into all 3 stories for the space. With a development plan to restore, protect, and highlight as many uniquely historical elements as possible, the ownership team is excited to begin another chapter in the Armory’s history.



671 24th St northeast corner, camera facing SW



674 23rd Street (South Façade)



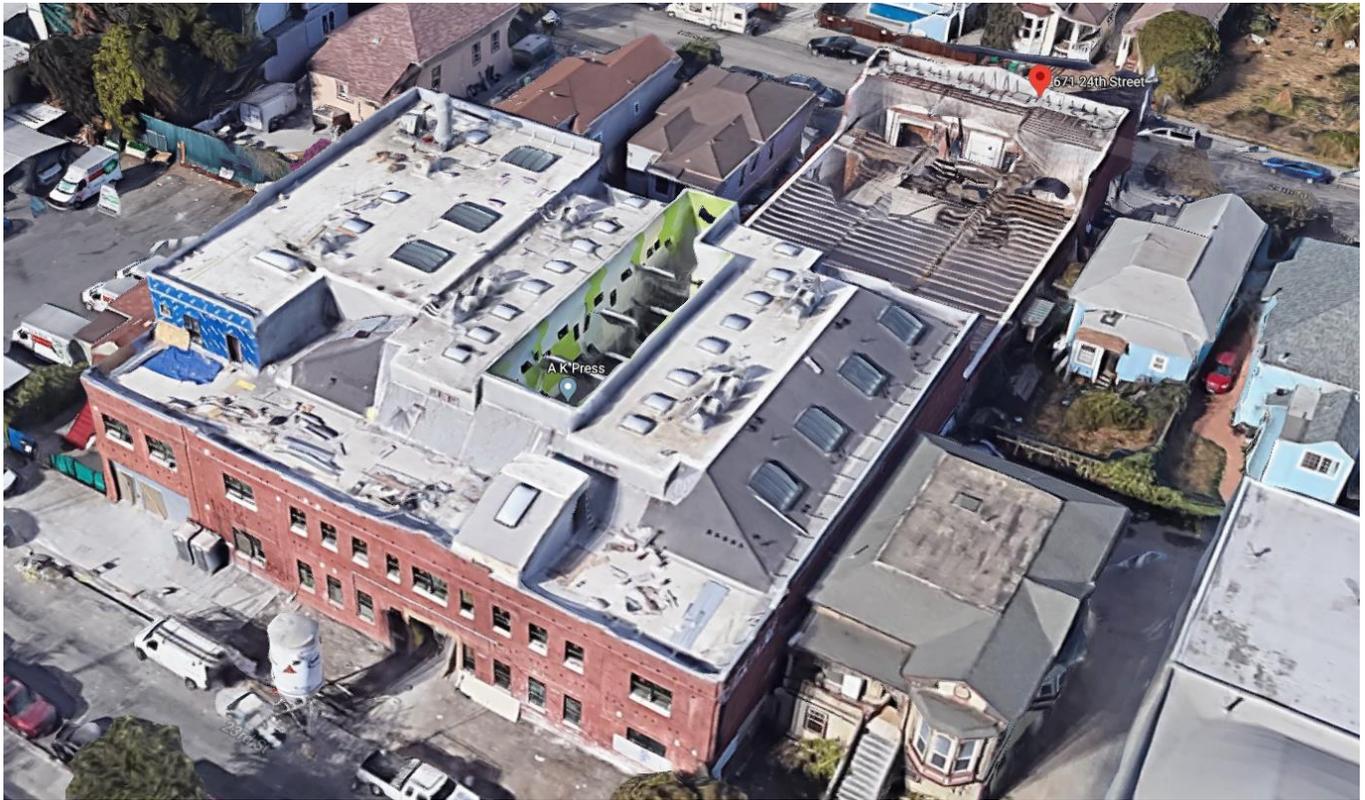
671 24th St north elevation, camera facing south-east – brick and tile shell after fire



674 23rd St (south) facade, camera facing north



674 23rd St southeast corner, camera facing



Aerial View of 23rd Street and 24th Street combined buildings.



24th Street interior addition progress.

10. FORM PREPARED BY

Name: Colin Nelson

Organization/Title (if any): oWOW Development / Project Manager

Date: 4/21/2020

Address: 411 2nd Street, Oakland, CA 94607

Telephone: (530) 966-5777

Email colin.nelson@owow.com

DEPARTMENTAL USE ONLY

rev. 1/10/2020

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: _____

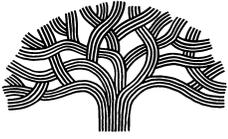
(2) ___Designated as Heritage Property Date: _____

C. Action by City Planning Commission Date: _____

___Recommended ___Not recommended for Landmark/ S-7/S-20 designation

D. Action by City Council Date: _____

___Designated: Ordinance No: _____ ___Not Designated



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 designate a Landmark or Heritage Property or to rezone properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

Historic Name: Lemos (Frank & Mary)House

and/or Common Name: _____

2. ADDRESS/LOCATION

Street and number: 369 MacArthur Blvd. _____ Zip Code: 94610

Assessor's Parcel Number: _____

3. OWNER OF PROPERTY

Name: 369 MacArthur Blvd, LLC _____ email: <i@arvand.com> _____

Street/Number: 1550G Tiburon Blvd #343 Telephone 415-419-9533

City: Tiburon State: CA Zip Code: 94920

4. APPLICATION FOR

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

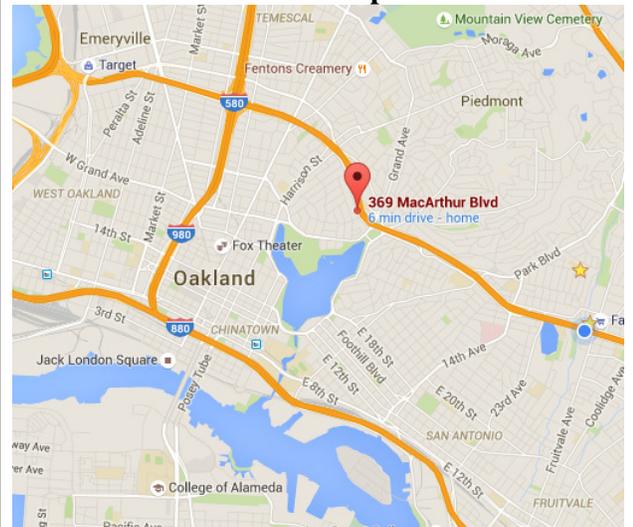
5. SURVEY RATING	NAME OF SURVEY	DATE	DEPOSITORY
Cb2+	Oakland Cultural Heritage Survey (Adams Point)	1986ff	Oakland City Planning Dept.

Photo



(photo showing condition of building prior to recent dilapidation; see additional photos on page 4)

Location Map



DESCRIPTION

A. Resource Type and Use: Present (P) and Historic (H)

Building(s) ___ District ___ Structure ___ Site ___ Object
 ___(H) Residential ___ Commercial ___ Industrial ___ Institutional
 ___ Other (specify): _____

B. Condition:

___ Excellent ___ Fair
 ___ Good Poor

C. Alterations:

___ Unaltered
 Altered

D. Site

Original Site
 ___ Moved (Date _____)

E. Style/Type: Craftsman _____

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

369 MacArthur Blvd is a craftsman house built in 1910. It is located in the vibrant area of Adams Point in Oakland, CA just northeast of popular Lake Merritt. It is a two story building (one main story, attic, and basement), rectangular in shape, on a steep upslope interior lot. It has a flared gable roof, full width front porch enclosed with glass-paned windows on both ends, and central entry. There are square tapered columns in the porch, short shingled posts in the porch railing and a flared skirt at the water table. Exterior walls are novelty shingles, alternating wide and narrow exposure, brown in color. Roof is composition shingle. Structure is wood frame. The building has ornamental sash, multi-paned windows, leaded glass, and bargeboard trim. Most recent use was a triplex with one tenant, though the building now sits vacant. Surroundings are densely built up residential, overlooking MacArthur freeway across the street. The building needs major repairs from years of neglect, however it has excellent design integrity.

There is a lot of wood rot visible – left side, front porch, window trims. Some broken windows. Gutters have failed and downspouts are falling or nonexistent. It looks like an extension was built off the back due to single lap siding that does not match the original shingles, and the attic appears to have been reshaped at the rear after a fire. Roof appears to be failing in several spots and needs repair. The existing ornamental railings and balusters at front porch are no longer present. The interior of the house is largely no longer present.

7. SIGNIFICANCE

A. Construction date(s): 1910

B. Architect/Builder/Designer: Architect (not named); Builder: J.F. Gunn; Owner: Mary Lemos.

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

369 MacArthur Blvd is a distinctive craftsman house in Adams Point, built for the Lemos family in 1910. It is distinguished by its patterned shingles, a flared gable roof, full width front porch, ornamental sash, and overall elegantly rustic character. It was built under permit #19091, dated April 1, 1910, owner Mrs. Mary Lemos, builder J. F. Gunn, for a one-story bungalow on the south side of Perry 400’ west of Van Buren, to cost \$2300.

Mary Lemos was the wife of Frank I. Lemos, a Portuguese-born shoemaker, and mother of artists Frank B., Pedro, and John. The 1914 city directory lists John, an engraver, and Frank I. living at 369 Perry (previous

name of MacArthur), while Pedro Lemos, an instructor at UC, lived next door in another house owned by Mary. In various years Frank B., Pedro, and John were listed as Lemos Bros. Artists & Engravers (1909) and Lemos Illustrating Co. (1907). Pedro (1882-1954) later went on to be the director of the Stanford Art Museum. By the 1920s only the parents, Frank I. and Mary, were living at 369.

Builder J. Frank Gunn is listed in Oakland city directories from 1896 to 1918, first as a carpenter and later as a contractor. He built at least three other houses in Adams Point, all with no architect named. Adams Point on Lake Merritt, opened to development after the 1906 earthquake, retains many fine one-of-a-kind homes by leading early 20th century architects including Julia Morgan, Bakewell & Brown, J. Cather Newsom, and A.W. Smith, but builders like Gunn also contributed notably to the neighborhood character. In the early 1900s both Gunn and the Lemos family were living on the 800 block of Isabella Street which may have led to the commission for 369 Perry. In the applicant's words, "the house is a quintessential Oakland craftsman. It has great detail and wonderful character. It has stood over 100 years and should continue to stand as a piece of history and an example great craftsmanship.

photos from 2016, providing information to be used in restoration



Left side from front



Right side from property line



Stained glass on right side

photos from 2019, showing current condition of building



Front from street



Right side from property line

photos from 2019 (continued), showing current condition of building



Left side from property line



Left side from property line

photos from 2019 (continued), showing current condition of building



Left side from property line



Rear of building from backyard

Pedro Joseph de Lemos

From Wikipedia, the free encyclopedia

Pedro Joseph de Lemos was an American painter, printmaker, architect, illustrator, writer, lecturer and museum director in the San Francisco Bay Area. Prior to about 1930 he used the simpler name Pedro Lemos or Pedro J. Lemos; between 1931 and 1933 he changed the family name to de Lemos, believing that he was related to the Count de Lemos, patron of Cervantes. Much of his work was influenced by traditional Japanese woodblock printing and the Arts and Crafts Movement. He became prominent in the field of art education, and he designed several unusual buildings in Palo Alto and Carmel, California.^[1]

Contents

- 1 Early life and education
- 2 Early career
- 3 Later life
- 4 Associations
- 5 References
- 6 External link

Early life and education

Pedro's parents had emigrated from the Azores in 1872. His father Francisco (or Frank) was a shoemaker. Pedro was born on 25 May 1882 in Austin, Nevada. The family settled in Oakland, California in 1888. Pedro and his brothers Frank and John all followed careers in art.

As a teenager he studied art intermittently with Harry Stuart Fonda, Emile Gremke, and Mary Benton and at the California School of Design (now the San Francisco Art Institute). He returned to the latter school in 1910-11 and studied under Charles Judson, Harry Seawell, and Alice Chittenden. In 1913 he studied in New York with George Bridgman at the Art Students League and with Arthur Wesley Dow at Columbia.^[2]

Early career

He was employed by Pacific Press Publishing Company in Oakland from 1900 to 1904. In 1904 he and his brother John started an engraving firm in San Francisco, which was destroyed in the 1906 earthquake and fire. In 1907 he married Reta Bailey of Berkeley and the three brothers, with two additional partners, started Lemos Illustrating Company in Oakland, continuing as Lemos Brothers, Artists and Engravers to 1911.^[2] Later this became known as the Lemos Brothers Art and Photography Studio, which offered art classes in copper, leather and landscaping as well as the traditional media of drypoint, etching and illustrating.^[3]

In 1911 he began teaching decorative design at the San Francisco Institute of Art. In late 1912 he was one of the founders the California Society of Etchers, and the following year he started offering the Institute's first classes in printmaking. Some of his students, such as William S. Rice and John Winkler, went on to achieve significant fame as printmakers. He helped organize the California print section of the 1915 Panama-Pacific International Exposition. He had five works in the exposition and received an honorable mention.

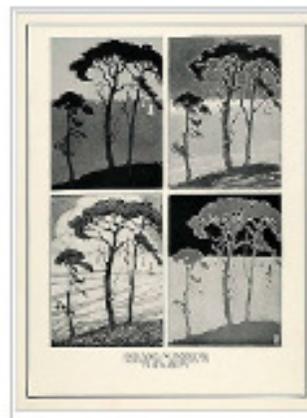
He served as director of the San Francisco Institute of Art from 1914 to 1917.

Later life

Under pressure to incorporate modernist art trends like cubism in the curriculum of the San Francisco Institute of Art, he resigned in the fall of 1917 to become director of the art museum and gallery at Stanford University. He continued in that role and teaching at Stanford until his retirement in 1945, and he organized an active schedule of diverse exhibitions. In March 1922 he presented at Stanford the first solo exhibition of his own work, a collection of pastels, and in August 1922 an article about him was featured in the *American Magazine of Art*. He continued to exhibit his work in many media at Stanford and elsewhere, and for several years he taught summer art classes as far away as Chicago.^[2]



"The Cliff Dweller"



He became a prolific author of articles and books on Mexican and Native American crafts and on the teaching of arts and crafts. In 1920 he and his brother John T. Lemos co-authored *Art Simplified: A Book of Practical Art for Advertisers, Commercial Artists, Teachers and Students*, published by the Prang Company. *Applied Art: Drawing, Painting, Design and Handicraft* (Pacific Press Publishing Association, 1920) became a popular textbook for elementary and high school art classes that was revised and reprinted more than a dozen times through the 1940s. Many short pieces appeared in the *School Arts Magazine*, where Lemos served as Editor-in-Chief from 1919 to 1950. The 1922 book *Color Cement Handicraft* by Pedro and Reta Lemos, with an emphasis on decorative tiles, was reprinted in 2007 as *Arts & Crafts Era Concrete Projects*.^[9]

In 1929 he became involved in the founding, design and administration of the Allied Arts Guild in Menlo Park. He and his wife had already engaged in developing similar groups of art studios and shops in Carmel and Palo Alto.^[2] From 1931 to 1941 they developed their own home of nearly 9,000 square feet on Waverley Oaks in Palo Alto. This "Hacienda" is on the National Register of Historic Places.^[5] In the 1940s they began work on a "Storybook" house in Pebble Beach, completing only the garage and caretaker's cottage.^[3]

He died in his home in Palo Alto on 5 December 1954.

Associations

Lemos was elected the first president of the Carmel Art Association in August of 1927, but refused to attend most of the meetings in a bitter dispute over juried exhibitions.^[2] He also belonged to the Bohemian Club, Palo Alto Art Association, Chicago Society of Etchers, Pacific Art League, and other organizations. In 1943 he was elected a Fellow of the Royal Society of Arts in London.^{[6][7]}

References

- Edwards, Robert W. (2015). *Pedro de Lemos, Lasting Impressions: Works on Paper*. Worcester, Mass.: Davis Publications Inc. pp. 4–111. ISBN 9781615284054.
- Edwards, Robert W. (2012). *Jennie V. Cannon: The Untold History of the Carmel and Berkeley Arts Colonies, Vol. 1*. Oakland, Calif.: East Bay Heritage Project. pp. 207–220, 234, 480–484. ISBN 9781467545679. An online facsimile of the entire text of Vol. 1 is posted on the Traditional Fine Arts Organization website (<http://www.tfaoi.com/aa/10aa/10aa557.htm>).
- Casita de Lemos – The Gingerbread House (http://www.dmfpo.org/newsletters/forest-news_2012-04-oct-dec.pdf)
- Lemos, Pedro J. (2007 (reprint of 1922 ed.)). *Arts & Crafts Era Concrete Projects*. Atglen, Pa.: Schiffer Publishing. ISBN 9780764328336. Check date values in: |date= (help)
- "Hacienda de Lemos". *Palo Alto Stanford Heritage*. Retrieved 25 August 2014.
- International Fine Print Dealers Association (<http://www.ifpda.org/staging/node/625>)
- The Annex Galleries (<http://www.annexgalleries.com/artists/biography/544/Lemos/Pedro>)

External link

- Pinterest page on de Lemos (<http://www.pinterest.com/pollyhnmorris/ramona-st-studios-palo-alto-designed-by-pedro-de-l/>)
- Cody Anderson Wasney Architects projects on de Lemos buildings (<http://cawarchitectsblog.com/2012/10/26/pedro-de-lemos-artist-and-craftsman/>)

Retrieved from "https://en.wikipedia.org/w/index.php?title=Pedro_Joseph_de_Lemos&oldid=722458977"

Categories: 1882 births | 1954 deaths | American illustrators | American printmakers | 20th-century American painters | Artists from the San Francisco Bay Area

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9. SOURCES / BIBLIOGRAPHICAL REFERENCES

Research file, Oakland Cultural Heritage Survey, Oakland City Planning, Adams Point Survey, 1985ff.
Heritage Property application by Jessica Sawczuk, submitted in 2016 (withdrawn)
Wikipedia article, "Pedro Joseph de Lemos" (attached)

10. FORM PREPARED BY

Name: Eric Behr

Organization/Title (if any): AB Design studio, inc. (Architect; Project Manager) Date: 02.27.20

Address: 420 East Haley Telephone: 805.963.2100

City/Town: Santa Barbara State: CA Zip: 93101 Email ebeh@abdesignstudioinc.com

DEPARTMENTAL USE ONLY

1/10/2020

rev.

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 Date: _____

Recommended Not recommended for Landmark/ S-7/S-20 designation

D. Action by City Council Date: _____

Designated: Ordinance No: _____ Not Designated

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARKS ELIGIBILITY
 (City Landmark – Heritage Property – S-7 – S-20)

Address: 676 Longridge Road
Name: Gartland (Anna and James) – Hassler (J.E. & Marjorie) house

Case File #LM 020-001

A. ARCHITECTURE

Georgian Colonial Revival – brick veneer, arched windows, shutters,

- | | | | | | |
|----|---|---|-----------|----------|----|
| 1. | Exterior/Design: <u>symmetrical façade, center entry with arched pediment</u> | E | VG | G | FP |
| | Interior: _____ | E | VG | G | FP |
| 3. | Construction: <u>frame & stucco, brick veneer ground floor – good example/many survive</u> | E | VG | G | FP |
| 4. | Designer/Builder: <u>Fred N. Strang, prolific spec builder in Lakeshore & Alameda</u> | E | VG | G | FP |
| 5. | Style/Type: <u>Georgian Colonial Revival house, highly detailed – fine/many survive</u> | E | VG | G | FP |

B. HISTORY

- | | | | | | |
|-----|--|----------|----|----------|-----------|
| 6. | Person/Organization: <u>James & Anna Gartland, orig. clients; J.E. Hassler, city mgr, res 1940s</u> | E | VG | G | FP |
| 7. | Event: _____ | E | VG | G | FP |
| 8. | Patterns: <u>early 20th c resid. suburbs:transportation, land spec., planned resid.park S-LC</u> | E | VG | G | FP |
| 9. | Age: <u>1921</u> | E | VG | G | FP |
| 10. | Site: <u>original site</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|---|----|----------|-----------|
| 11. | Continuity: <u>contributor to Lakeshore Residential ASI</u> | E | VG | G | FP |
| 12. | Familiarity: <u>one of many distinguished Period houses, not indiv. conspicuous</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|------------------------------------|----------|---|---|---|
| 13. | Condition: _____ | E | G | F | P |
| 14. | Exterior Alterations: _____ | E | G | F | P |

Evaluated by: Betty Marvin 6/22/20

STATUS

City Landmark/Heritage Property Eligibility (this evaluation): **Rating:** B

X Eligible Not eligible Site of Opportunity

Other:

National/California Register Status: Listed Determined eligible Appears eligible

Local Register: Survey A, B, or API Designated Historic Property _____

This evaluation 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 LANDMARKS ELIGIBILITY**

Address: 676 Longridge Road

Name: Gartland (Anna and James) – Hassler (J.E. & Marjorie) house

12	<u>6</u>	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	<u>2</u>	0	3. Construction	
4	2	<u>1</u>	0	4. Designer/Builder	
6	<u>3</u>	2	0	5. Style/Type	
				A. ARCHITECTURE TOTAL (max. 26)	12
30	15	8	<u>0</u>	6. Person/Organization	
30	15	<u>8</u>	0	7. Event	
18	9	<u>5</u>	0	8. Patterns	
8	4	<u>2</u>	0	9. Age	
<u>4</u>	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	19
4	2	<u>1</u>	0	11. Continuity	
14	7	4	<u>0</u>	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	1
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					32
<u>-0</u>	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
<u>-0</u>	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
				D. INTEGRITY	-0
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

Heritage Property Eligibility: Eligible (Present or Contingency A or B) Not eligible

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARKS ELIGIBILITY
 (City Landmark – Heritage Property – S-7 – S-20)

Address: 322 Broadway (318-334 Broadway)
Name: Buswell Block (Hirshberg, McKee & Hayes Buildings)

Case File #LM 020-002

A. ARCHITECTURE

- | | | | | | |
|----|--|---|-----------|----------|-----------|
| 1. | Exterior/Design: <u>2-story Italianate commercial: arched windows, cornices, quoins</u> | E | VG | G | FP |
| | Interior: _____ | E | VG | G | FP |
| 3. | Construction: <u>brick with stone-scored stucco finish – typical 1860s</u> | E | VG | G | FP |
| 4. | Designer/Builder: <u>unknown</u> | E | VG | G | FP |
| 5. | Style/Type: <u>19th c commercial/industrial blg., very old & rare</u> | E | VG | G | FP |

B. HISTORY

- | | | | | | |
|-----|---|---|----|----------|-----------|
| | commercial & civic pioneers, Samuel Hirshberg, Sam Bell McKee; | | | | |
| 6. | Person/Organization: <u>Buswell Paint Co. combined buildings</u> | E | VG | G | FP |
| 7. | Event: _____ | E | VG | G | FP |
| 8. | Patterns: <u>earliest Oakland waterfront business district 1850s-60s; 1880s “revitalization”</u> | E | VG | G | FP |
| 9. | Age: <u>1861-62 and 1868-69</u> | E | VG | G | FP |
| 10. | Site: <u>original site</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|---|-----------|---|-----------|
| 11. | Continuity: <u>major (“anchor”) contributor to Lower Broadway ASI</u> | E | VG | G | FP |
| 12. | Familiarity: <u>late 20th century entertainment venues</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|---|----------|----------|---|---|
| 13. | Condition: <u>work in progresses – formerly deteriorated</u> | E | G | F | P |
| 14. | Exterior Alterations: <u>heavy to ground floor by 2000; new upper story addition</u> | E | G | F | P |

Evaluated by: Chris Buckley, 1980ff; Betty Marvin 6/22/20

STATUS

City Landmark/Heritage Property Eligibility (this evaluation): **Rating:** A
 X Eligible Not eligible Site of Opportunity
Other:
 National/California Register Status: Listed Determined eligible Appears eligible
 Local Register: X Survey A, B, or API X Designated Historic Property Study List

This evaluation was accepted by the landmarks Preservation Advisory Board at its meeting of _____ (date).

Attest: _____
 Secretary

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARKS ELIGIBILITY
 (City Landmark – Heritage Property – S-7 – S-20)

Address: 1186 Trestle Glen Road
Name: Hoffschneider (Bert & Vernie) house

Case File #LM 020-003

A. ARCHITECTURE

curved stucco stair walls with brick caps; 3-part front window, multi-pane casements

- | | | | | | |
|----|---|----------|-----------|----------|-----------|
| 1. | Exterior/Design: <u>asymmetrical paired gables, flared bargeboards, arched center entry</u> | <u>E</u> | VG | G | FP |
| 2. | Interior: _____ | <u>E</u> | VG | G | FP |
| 3. | Construction: <u>frame & stucco, brick chimney & porch detail, wrought iron – good /many</u> | <u>E</u> | VG | G | FP |
| 4. | Designer/Builder: <u>Better Homes Corp., design-build firm, HQ in Fruitvale</u> | <u>E</u> | VG | G | FP |
| 5. | Style/Type: <u>California bungalow with Norman-revival features – good/many survive</u> | <u>E</u> | VG | G | FP |

B. HISTORY

- | | | | | | |
|-----|---|----------|-----------|----------|-----------|
| 6. | Person/Organization: <u>Bert Hoffschneider, orig. owner/res., electrotype co. downtown</u> | <u>E</u> | VG | G | FP |
| 7. | Event: _____ | <u>E</u> | VG | G | FP |
| 8. | Patterns: <u>small houses on 1100-1300 blocks add to understanding of Trestle Glen</u> | <u>E</u> | VG | G | FP |
| 9. | Age: <u>1927</u> | <u>E</u> | VG | G | FP |
| 10. | Site: <u>original site</u> | <u>E</u> | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|----------|-----------|----------|-----------|
| 11. | Continuity: <u>contributor to Lakeshore Residential ASI</u> | <u>E</u> | VG | G | FP |
| 12. | Familiarity: <u>row of small houses on these blocks, not individually conspicuous</u> | <u>E</u> | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|------------------------------------|----------|----------|----------|----------|
| 13. | Condition: _____ | <u>E</u> | G | F | P |
| 14. | Exterior Alterations: _____ | <u>E</u> | G | F | P |

Evaluated by: Betty Marvin 6/22/20

<p>STATUS City Landmark/Heritage Property Eligibility (this evaluation): Rating: <u>B</u> <input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Not eligible <input type="checkbox"/> Site of Opportunity Other: National/California Register Status: <input type="checkbox"/> Listed <input type="checkbox"/> Determined eligible <input type="checkbox"/> Appears eligible Local Register: <input type="checkbox"/> Survey A, B, or API <input type="checkbox"/> Designated Historic Property _____</p>
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This evaluation was accepted by the landmarks Preservation Advisory Board at its meeting of _____ (date).

Attest: _____
 Secretary

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARKS ELIGIBILITY
 (City Landmark – Heritage Property – S-7 – S-20)

Address: 926 Rosemount Road
Name: Hanson (B.S.) spec house

Case File #LM 020-004

A. ARCHITECTURE

one of twin houses in natural wooded setting high on hillside

- | | | | | | |
|----|---|---|-----------|----------|-----------|
| 1. | Exterior/Design: <u>stepped-back plan, pair of steep gables, multi-paned casements ^</u> | E | VG | G | FP |
| 2. | Interior: _____ | E | VG | G | FP |
| 3. | Construction: <u>frame & stucco, with half-timbering – good example, many survive</u> | E | VG | G | FP |
| 4. | Designer/Builder: <u>B. Sigwald Hanson, active spec builder in Lakeshore area</u> | E | VG | G | FP |
| 5. | Style/Type: <u>Tudor Revival house in picturesque hillside setting – good/many survive</u> | E | VG | G | FP |

B. HISTORY

- | | | | | | |
|-----|---|----------|-----------|----------|-----------|
| 6. | Person/Organization: <u>B. S. Hanson, painter turned developer-builder</u> | E | VG | G | FP |
| 7. | Event: _____ | E | VG | G | FP |
| 8. | Patterns: <u>spec houses by designer-builders; harmony with nature in Olmsted tract plan</u> | E | VG | G | FP |
| 9. | Age: <u>1927</u> | E | VG | G | FP |
| 10. | Site: <u>original site</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|---|-----------|----------|-----------|
| 11. | Continuity: <u>contributor to Lakeshore Residential ASI</u> | E | VG | G | FP |
| 12. | Familiarity: <u>prominent siting but not individually conspicuous or well known</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|------------------------------------|----------|----------|----------|----------|
| 13. | Condition: _____ | E | G | F | P |
| 14. | Exterior Alterations: _____ | E | G | F | P |

Evaluated by: Betty Marvin 6/22/20

<p>STATUS City Landmark/Heritage Property Eligibility (this evaluation): Rating: <u>B</u> <input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Not eligible <input type="checkbox"/> Site of Opportunity Other: National/California Register Status: <input type="checkbox"/> Listed <input type="checkbox"/> Determined eligible <input type="checkbox"/> Appears eligible Local Register: <input type="checkbox"/> Survey A, B, or API <input type="checkbox"/> Designated Historic Property _____</p>
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This evaluation was accepted by the landmarks Preservation Advisory Board at its meeting of _____ (date).

Attest: _____
 Secretary

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARKS ELIGIBILITY
 (City Landmark – Heritage Property – S-7 – S-20)

Address: 2804 Adeline Street
Name: Hutchinson (Maud) – Bodin (William, Ida, & family) house

Case File #LM 020-005

A. ARCHITECTURE

steep gable with 2-way flared eaves, complex roof with multiple dissimilar flared dormers,

- | | | | | | |
|----|---|---|----|---|----|
| 1. | Exterior/Design: <u>“cottage style” DH windows, shallow bay & low tucked-under porch</u> | E | VG | G | FP |
| 2. | Interior: _____ | E | VG | G | FP |
| 3. | Construction: <u>frame & all-over shingles, unusually complex roof framing – fine/many</u> | E | VG | G | FP |
| 4. | Designer/Builder: <u>A.W. Smith or “school of” - V + F /2 = G</u> | E | VG | G | FP |
| 5. | Style/Type: <u>classic high-gable shingle house: fine example/many survive</u> | E | VG | G | FP |

B. HISTORY

- | | | | | | |
|-----|---|---|----|---|----|
| 6. | Person/Organization: <u>Wm. & Ida Bodin & family, Af.-Am. enclave in NE Clawson</u> | E | VG | G | FP |
| 7. | Event: _____ | E | VG | G | FP |
| 8. | Patterns: <u>Clawson gradual tract dev’t; African-Am. civic & professional community</u> | E | VG | G | FP |
| 9. | Age: <u>1905-06</u> | E | VG | G | FP |
| 10. | Site: <u>original site</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|---|----|---|----|
| 11. | Continuity: <u>contrib. to ASI; Af.-Am. thematic w/ Summers group on 32nd St</u> | E | VG | G | FP |
| 12. | Familiarity: <u>pure shingled example on prominent corner site – fairly memorable</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|--|---|---|---|---|
| 13. | Condition: <u>minor wear</u> | E | G | F | P |
| 14. | Exterior Alterations: <u>windows, porch w brick steps & duplex entries, paving, rear addition</u> | E | G | F | P |

Evaluated by: prelim. survey, 11/2/1992; Betty Marvin 6/22/20

STATUS

City Landmark/Heritage Property Eligibility (this evaluation): **Rating:** B

X Eligible Not eligible Site of Opportunity

Other:

National/California Register Status: Listed Determined eligible Appears eligible

Local Register: Survey A, B, or API Designated Historic Property _____

This evaluation 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 LANDMARKS ELIGIBILITY**

Address: 2804 Adeline Street

Case File #LM 020-005

Name: Hutchinson (Maud) – Bodin (William, Ida, & family) house

12	<u>6</u>	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	<u>3</u>	2	0	3. Construction	
4	2	<u>1</u>	0	4. Designer/Builder	
6	<u>3</u>	2	0	5. Style/Type	
				A. ARCHITECTURE TOTAL (max. 26)	13
30	15	8	<u>0</u>	6. Person/Organization	
30	15	8	<u>0</u>	7. Event	
18	<u>9</u>	5	0	8. Patterns	
8	<u>4</u>	2	0	9. Age	
<u>4</u>	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	17
4	2	<u>1</u>	0	11. Continuity	
14	7	<u>4</u>	<u>0</u>	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	3
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					33
<u>-0</u>	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
<u>-0</u>	<u>-25%</u>	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
				D. INTEGRITY	-4
ADJUSTED TOTAL (Preliminary total minus Integrity)					29

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

Heritage Property Eligibility: Eligible (Present or Contingency A or B) Not eligible

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARKS ELIGIBILITY
 (City Landmark – Heritage Property – S-7 – S-20)

Address: 724 Campbell Street
Name: Martin (Daniel S.) house

Case File #LM 020-006

A. ARCHITECTURE

hip roofs, arched windows, bracketed cornice

- | | | | | | |
|----|--|----------|-----------|----------|-----------|
| 1. | Exterior/Design: <u>classic raised-basement Italianate cottage: stepped-back plan, nested ^</u> | E | VG | G | FP |
| 2. | Interior: _____ | E | VG | G | FP |
| 3. | Construction: <u>frame & millwork, typical – good/many</u> | E | VG | G | FP |
| 4. | Designer/Builder: <u>unknown</u> | E | VG | G | FP |
| 5. | Style/Type: <u>Italianate cottage, fine example/many survive</u> | E | VG | G | FP |

B. HISTORY

- | | | | | | |
|-----|--|----------|-----------|----------|-----------|
| 6. | Person/Organization: <u>Daniel Martin, trunk mfr., S.F.; Eva Morgan, matron S.P. Co.</u> | E | VG | G | FP |
| 7. | Event: _____ | E | VG | G | FP |
| 8. | Patterns: <u>SF commuters, 7th St.businesses, railroad, W.O.ethnic hist, women’s work</u> | E | VG | G | FP |
| 9. | Age: <u>1875</u> | E | VG | G | FP |
| 10. | Site: <u>original site</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|---|----------|-----------|----------|-----------|
| 11. | Continuity: <u>between 7th St. & Oakland Point districts – contrib. to overall n’h character</u> | E | VG | G | FP |
| 12. | Familiarity: <u>around the corner from 7th Street, not conspicuous</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|---|----------|----------|----------|----------|
| 13. | Condition: <u>minor wear</u> | E | G | F | P |
| 14. | Exterior Alterations: <u>partially restored since 1992: stucco removed, raised further</u> | E | G | F | P |

Evaluated by: Betty Marvin, 11/4/1992; Betty Marvin 6/22/20

<p>STATUS City Landmark/Heritage Property Eligibility (this evaluation): Rating: <u>B</u> <input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Not eligible <input type="checkbox"/> Site of Opportunity Other: National/California Register Status: <input type="checkbox"/> Listed <input type="checkbox"/> Determined eligible <input type="checkbox"/> Appears eligible Local Register: <input type="checkbox"/> Survey A, B, or API <input type="checkbox"/> Designated Historic Property _____</p>
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This evaluation was accepted by the landmarks Preservation Advisory Board at its meeting of _____ (date).

Attest: _____
 Secretary

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARKS ELIGIBILITY
 (City Landmark – Heritage Property – S-7 – S-20)

Address: 326-28 Henry Street
Name: Brown (Henry) – Pereira (Serafino) house

Case File #LM 020-007

A. ARCHITECTURE

- narrow eaves, no ornament
- | | | | | | |
|----|--|----------|-----------|----------|-----------|
| 1. | Exterior/Design: <u>hip roof, boxy shape, high raised basement, full-width porch, tall windows, ^</u> | E | VG | G | FP |
| 2. | Interior: _____ | E | VG | G | FP |
| 3. | Construction: <u>frame & rustic siding, typical – good example/many survive</u> | E | VG | G | FP |
| 4. | Designer/Builder: <u>unknown, possibly Henry Brown, carpenter, 1st owner/resident</u> | E | VG | G | FP |
| 5. | Style/Type: <u>minimal Italianate workers' cottage, good example/fairly rare citywide</u> | E | VG | G | FP |

B. HISTORY

- | | | | | | |
|-----|--|----------|-----------|----------|-----------|
| 6. | Person/Organization: <u>Henry Brown, carpenter, Serafino Pereira, Southern Pacific employee</u> | E | VG | G | FP |
| 7. | Event: _____ | E | VG | G | FP |
| 8. | Patterns: <u>residential development of S. Prescott, railroad employees, Portuguese immig.</u> | E | VG | G | FP |
| 9. | Age: <u>1874-76</u> | E | VG | G | FP |
| 10. | Site: <u>original site</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|----------|-----------|----------|-----------|
| 11. | Continuity: <u>contributor to South Prescott API</u> | E | VG | G | FP |
| 12. | Familiarity: <u>row of similar cottages, not individually conspicuous</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|--|----------|----------|----------|----------|
| 13. | Condition: <u>minor wear</u> | E | G | F | P |
| 14. | Exterior Alterations: <u>windows, siding – to be restored</u> | E | G | F | P |

Evaluated by: Betty Marvin, 10/19/1988 & 6/22/2020

<p>STATUS City Landmark/Heritage Property Eligibility (this evaluation): Rating: <u>B</u> X Eligible <input type="checkbox"/> Not eligible <input type="checkbox"/> Site of Opportunity Other: National/California Register Status: <input type="checkbox"/> Listed <input type="checkbox"/> Determined eligible <input type="checkbox"/> Appears eligible Local Register: <input type="checkbox"/> Survey A, B, or API <input type="checkbox"/> Designated Historic Property _____</p>
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This evaluation 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 LANDMARKS ELIGIBILITY**

Address: 326-28 Henry Street

Case File #LM 020-007

Name: Brown (Henry) – Pereira (Serafino) house

12	<u>6</u>	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	<u>2</u>	0	3. Construction	
4	2	1	<u>0</u>	4. Designer/Builder	
6	<u>3</u>	2	0	5. Style/Type	
A. ARCHITECTURE TOTAL (max. 26)					11
30	15	8	<u>0</u>	6. Person/Organization	
30	15	8	<u>0</u>	7. Event	
18	9	<u>5</u>	0	8. Patterns	
8	<u>4</u>	2	0	9. Age	
<u>4</u>	2	1	0	10. Site	
B. HISTORY TOTAL (max. 60)					13
4	<u>2</u>	1	0	11. Continuity	
14	7	4	<u>0</u>	12. Familiarity	
C. CONTEXT TOTAL (max. 14)					2
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					26
<u>0</u>	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
<u>0</u>	<u>-25%</u>	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
D. INTEGRITY					-3
ADJUSTED TOTAL (Preliminary total minus Integrity)					23

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

Heritage Property Eligibility: Eligible (Present or Contingency A or B) Not eligible

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARKS ELIGIBILITY
 (City Landmark – Heritage Property – S-7 – S-20)

Address: 5738 Picardy Drive Case File #LM 020-008
Name: Hartwig (Anton) – Davis (Nathaniel, Beverly) house in Normandy Garden

A. ARCHITECTURE

picturesque treatment of basic small house:

- | | | | | | |
|----|---|----------|-----------|----------|-----------|
| 1. | Exterior/Design: <u>tower, half-timber, arches, brick chimneys, wide lawn facing street island</u> | E | VG | G | FP |
| 2. | Interior: <u>(also picturesque)</u> | E | VG | G | FP |
| 3. | Construction: <u>frame & stucco, typical house with applied details, economical not palatial</u> | E | VG | G | FP |
| 4. | Designer/Builder: <u>R.C. Hillen & W.W. Dixon, prolific developers, pub. pattern books</u> | E | VG | G | FP |
| 5. | Style/Type: <u>provincial/Tudor house/cottage, good/many survive (in API, see #11)</u> | E | VG | G | FP |

B. HISTORY

- | | | | | | |
|-----|--|----------|-----------|----------|-----------|
| 6. | Person/Organization: <u>Anton Hartwig, 1st buyer; Dixon & Hillen, dev.; n'h assoc. presidents</u> | E | VG | G | FP |
| 7. | Event: _____ | E | VG | G | FP |
| 8. | Patterns: <u>East Oak. tract dev't follows annex'ns & industry; 1920s cozy home mystique</u> | E | VG | G | FP |
| 9. | Age: <u>1926</u> | E | VG | G | FP |
| 10. | Site: <u>original site</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|----------|-----------|----------|-----------|
| 11. | Continuity: <u>contributor to Picardy Drive Area of Primary Importance (API)</u> | E | VG | G | FP |
| 12. | Familiarity: <u>individually not well known, Picardy Drive highly familiar citywide</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|------------------------------------|----------|----------|----------|----------|
| 13. | Condition: _____ | E | G | F | P |
| 14. | Exterior Alterations: _____ | E | G | F | P |

Evaluated by: Betty Marvin, 6/4/2020

<p>STATUS City Landmark/Heritage Property Eligibility (this evaluation): Rating: <u>B</u> X Eligible <input type="checkbox"/> Not eligible <input type="checkbox"/> Site of Opportunity Other: National/California Register Status: <input type="checkbox"/> Listed <input type="checkbox"/> Determined eligible <input type="checkbox"/> Appears eligible Local Register: <input type="checkbox"/> Survey A, B, or API <input type="checkbox"/> Designated Historic Property _____</p>
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This evaluation was accepted by the landmarks Preservation Advisory Board at its meeting of _____ (date).

Attest: _____
 Secretary

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARKS ELIGIBILITY
 (City Landmark – Heritage Property – S-7 – S-20)

Address: 669-71 24th St./674 23rd St.
Name: National Guard Armory

Case File #LM 020-009

A. ARCHITECTURE

2 street frontages with similar facades (diff. lengths): multi-pane sash,

- | | | | | | |
|----|--|---|-----------|----------|-----------|
| 1. | Exterior/Design: <u>face brick with 3D details, peaked parapets, symmetrical openings</u> | E | VG | G | FP |
| 2. | Interior: <u>(highly specialized program – no longer extant)</u> | E | VG | G | FP |
| 3. | Construction: <u>red face brick with hollow clay tile sides, quintessentially 1920s</u> | E | VG | G | FP |
| 4. | Designer/Builder: <u>Lawrence Flagg Hyde, architect</u> | E | VG | G | FP |
| 5. | Style/Type: <u>classic brick industrial style adapted to special purpose bldg., unusual</u> | E | VG | G | FP |

B. HISTORY

- | | | | | | |
|-----|---|---|-----------|----------|-----------|
| 6. | Person/Organization: <u>National Guard (1922-1930s); Charles Booth (United Iron Wks). dev.</u> | E | VG | G | FP |
| 7. | Event: _____ | E | VG | G | FP |
| 8. | Patterns: <u>halls for military and fraternal organizations – unusual example</u> | E | VG | G | FP |
| 9. | Age: <u>1922, add. 1930</u> | E | VG | G | FP |
| 10. | Site: <u>original site</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|---|-----------|----------|-----------|
| 11. | Continuity: <u>mixed residential, commercial, light industrial area – stands alone</u> | E | VG | G | FP |
| 12. | Familiarity: <u>off main streets, not well known except in early 2000s as lofts/venue</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|--|---|----------|----------|----------|
| 13. | Condition: <u>rehab in progress</u> | E | G | F | P |
| 14. | Exterior Alterations: <u>upper story addition as part of adaptive reuse</u> | E | G | F | P |

Evaluated by: Betty Marvin, 6/23/2020

<p>STATUS City Landmark/Heritage Property Eligibility (this evaluation): Rating: <u>B</u> <input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Not eligible <input type="checkbox"/> Site of Opportunity Other: National/California Register Status: <input type="checkbox"/> Listed <input type="checkbox"/> Determined eligible <input type="checkbox"/> Appears eligible Local Register: <input type="checkbox"/> Survey A, B, or API <input type="checkbox"/> Designated Historic Property _____</p>
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This evaluation was accepted by the landmarks Preservation Advisory Board at its meeting of _____ (date).

Attest: _____
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City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARKS ELIGIBILITY
 (City Landmark – Heritage Property – S-7 – S-20)

Address: 369 MacArthur Blvd.

Case File #LM 020-010

Name: Lemos (Frank & Mary) house

A. ARCHITECTURE

- patterned shingles, decorative sash, distinctive full-width porch
- | | | | | | |
|----|---|---|-----------|----------|-----------|
| 1. | Exterior/Design: <u>prominent gable, curved bargeboard, ornamental rafters, flared base.</u> | E | VG | G | FP |
| 2. | Interior: <u>(highly specialized program – no longer extant)</u> | E | VG | G | FP |
| 3. | Construction: <u>wood frame & shingle, finely detailed Craftsman</u> | E | VG | G | FP |
| 4. | Designer/Builder: <u>J. Frank Gunn, builder</u> | E | VG | G | FP |
| 5. | Style/Type: <u>Craftsman house/cottage, fine example</u> | E | VG | G | FP |

B. HISTORY

- | | | | | | |
|-----|--|---|-----------|----------|-----------|
| 6. | Person/Organization: <u>Lemos family, artists</u> | E | VG | G | FP |
| 7. | Event: _____ | E | VG | G | FP |
| 8. | Patterns: <u>Adams Point development, early – post-Earthquake building boom</u> | E | VG | G | FP |
| 9. | Age: <u>1910</u> | E | VG | G | FP |
| 10. | Site: <u>original site</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|---|-----------|----------|-----------|
| 11. | Continuity: <u>ASI anchor; row of distinctive early houses opposite freeway</u> | E | VG | G | FP |
| 12. | Familiarity: <u>not well known except for recent partial demolition</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|--|---|----------|----------|----------|
| 13. | Condition: <u>deteriorated, but rehab in progress</u> | E | G | F | P |
| 14. | Exterior Alterations: <u>will have rear addition as part of rehab project</u> | E | G | F | P |

Evaluated by: Betty Marvin, 6/29/16, 6/23/2020

<p>STATUS City Landmark/Heritage Property Eligibility (this evaluation): Rating: <u>B</u> <input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Not eligible <input type="checkbox"/> Site of Opportunity Other: National/California Register Status: <input type="checkbox"/> Listed <input type="checkbox"/> Determined eligible <input type="checkbox"/> Appears eligible Local Register: <input type="checkbox"/> Survey A, B, or API <input type="checkbox"/> Designated Historic Property _____</p>
--

This evaluation 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 LANDMARKS ELIGIBILITY**

Address: 369 MacArthur Blvd.

Case File #LM 020-010

Name: Lemos (Frank & Mary) house

12	<u>6</u>	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	<u>3</u>	2	0	3. Construction	
4	2	1	<u>0</u>	4. Designer/Builder	
6	<u>3</u>	2	0	5. Style/Type	
A. ARCHITECTURE TOTAL (max. 26)					12
30	15	<u>8</u>	0	6. Person/Organization	
30	15	8	<u>0</u>	7. Event	
18	9	<u>5</u>	0	8. Patterns	
8	4	<u>2</u>	0	9. Age	
<u>4</u>	2	1	0	10. Site	
B. HISTORY TOTAL (max. 60)					19
4	<u>2</u>	1	0	11. Continuity	
14	7	4	<u>0</u>	12. Familiarity	
C. CONTEXT TOTAL (max. 14)					2
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					33
<u>0</u>	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
<u>0</u>	<u>-25%</u>	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
D. INTEGRITY					-4
ADJUSTED TOTAL (Preliminary total minus Integrity)					29

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

Heritage Property Eligibility: Eligible (Present or Contingency 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. 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. 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. 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.
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	
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. FP NO PARTICULAR INTEREST.	

CRITERION	RATINGS	COMMENTS AND GUIDELINES
<p>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.</p>	<p>E DESIGNER OF PRIMARY IMPORTANCE. VG DESIGNER OF SECONDARY IMPORTANCE. G DESIGNER OF TERTIARY IMPORTANCE. FP DESIGNER UNKNOWN OR OF NO PAR- TICULAR INTEREST.</p>	<p>NORMALLY, AN ESPECIALLY ACTIVE DESIGNER WILL BE RATED AT LEAST "G".</p>
<p>5. STYLE/TYPE SIGNIFICANCE AS AN EXAMPLE OF A PARTICULAR TYPE, STYLE OR CONVENTION.</p>	<p>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.</p>	<p>A "GOOD EXAMPLE" SHOULD GENERALLY EXHIBIT MOST OF THE ARCHETYPICAL CHARACTERISTICS OF THE TYPE, STYLE OR CONVENTION THE EXAMPLE IS INTENDED TO REPRESENT.</p>
<p>B. HISTORY/ASSOCIATION</p>		
<p>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.</p>	<p>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/ORGANI- ZATION OF IMPORTANCE.</p>	<p>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. CARPVELL, JAMES LARUE, 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.</p>
		<p>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.</p>

CRITERION

7. EVENT ASSOCIATED WITH AN EVENT THAT HAS MADE A SIGNIFICANT CONTRIBUTION TO THE COMMUNITY, STATE OR NATION.

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.

9. AGE COMPARATIVELY OLD IN RELATION TO DEVELOPMENT OF THE CITY.

RATINGS

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.

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.

E ESTABLISHED PRIOR TO 1869.
 VG ESTABLISHED BETWEEN 1869 AND APRIL 1906.
 G ESTABLISHED BETWEEN MAY 1906 AND 1945.
 FP ESTABLISHED SINCE 1945.

COMMENTS AND GUIDELINES

SEE COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).

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.

"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.

COMMENTS AND GUIDELINES

RATINGS

CRITERION

<p>10. SITE RELATION OF FEATURE TO ITS ORIGINAL SITE AND NEIGHBORHOOD.</p>	<p>E HAS NOT BEEN MOVED. G HAS BEEN MOVED WITHIN THE BOUNDARIES OF ITS ORIGINAL SITE. F HAS BEEN RELOCATED TO A NEW SITE IN THE SAME NEIGHBORHOOD AS THE ORIGINAL SITE. P HAS BEEN RELOCATED TO A NEW SITE IN A DIFFERENT NEIGHBORHOOD.</p>	<p>"ORIGINAL SITE" MEANS THE SITE OCCUPIED BY THE FEATURE AT THE TIME THE FEATURE ACHIEVED SIGNIFICANCE, WHICH IN SOME CASES MAY HAVE BEEN AFTER THE FEATURE WAS CONSTRUCTED OR ESTABLISHED.</p>
<p>C. CONTEXT</p>	<p>11. CONTINUITY CONTRIBUTES TO THE VISUAL, HISTORIC OR OTHER ENVIRONMENTAL CONTINUITY OR CHARACTER OF THE STREET OR AREA.</p>	<p>"AREA OF PRIMARY OR SECONDARY IMPORTANCE" GENERALLY MEANS A DISTRICT, GROUP OF PROPERTIES, OR OTHER AREA NOTABLE ENOUGH TO WARRANT SPECIAL RECOGNITION, SUCH AS INCLUSION IN THE CITY'S S-7 PRESERVATION ZONING. AREAS OF PRIMARY IMPORTANCE ARE LIMITED TO POTENTIAL NATIONAL REGISTER DISTRICTS.</p>
<p>12. FAMILIARITY PROMINENCE OR FAMILIARITY WITHIN THE NEIGHBORHOOD, CITY OR REGION.</p>	<p>E HELPS ESTABLISH THE CHARACTER OF AN AREA OF PRIMARY IMPORTANCE OR CONSTITUTES A DISTRICT. VG MAINTAINS THE CHARACTER OF AN AREA OF PRIMARY IMPORTANCE OR HELPS ESTABLISH THE CHARACTER OF AN AREA OF SECONDARY IMPORTANCE OR CONSTITUTES A FEATURE GROUP. G COMPATIBLE WITH THE CHARACTER OF AN AREA OF PRIMARY IMPORTANCE OR MAINTAINS THE CHARACTER OF AN AREA OF SECONDARY IMPORTANCE. FP INCOMPATIBLE WITH AN AREA OF PRIMARY IMPORTANCE OR NOT LOCATED IN AN AREA OF PRIMARY OR SECONDARY IMPORTANCE.</p>	<p>IF THE FEATURE HAS BEEN REMOVED (I.E., GIVEN A "P" RATING UNDER CRITERION 14), AND THE PROPERTY HAS THEREFORE BECOME ONLY A "SITE", CONTINUITY SHOULD BE EVALUATED BY IMAGINING THE FEATURE RE-STORED TO ITS SITE, BUT IN THE EXISTING SURROUNDINGS.</p>
<p>D. INTEGRITY</p>	<p>13. CONDITION EXTENT TO WHICH THE FEATURE HAS EXPERIENCED DETERIORATION.</p>	<p>A HELPFUL MEASURE OF THIS CRITERION IS TO CONSIDER WHETHER A TYPICAL RESIDENT OF THE NEIGHBORHOOD, CITY OR REGION WOULD NOTICE THE FEATURE AND REMEMBER IT. IF THE FEATURE HAS BEEN REMOVED, THIS CRITERION SHOULD BE EVALUATED BY CONSIDERING THE FEATURE'S ROLE (IF ANY) AS A "LANDMARK" PRIOR TO ITS REMOVAL.</p>
	<p>E NO APPARENT SURFACE WEAR OR STRUCTURAL PROBLEMS. G EXHIBITS ONLY MINOR SURFACE WEAR. F EXHIBITS CONSIDERABLE SURFACE WEAR OR SIGNIFICANT STRUCTURAL PROBLEMS. P EXHIBITS CONSIDERABLE SURFACE WEAR AND SIGNIFICANT STRUCTURAL PROBLEMS.</p>	<p>"MINOR SURFACE WEAR" GENERALLY MEANS THAT NO RE-PLACEMENT OF DESIGN ELEMENTS DUE TO DETERIORATION IS REQUIRED. "CONSIDERABLE SURFACE WEAR" GENERALLY MEANS THAT SOME DESIGN ELEMENTS HAVE DETERIORATED TO SUCH AN EXTENT THAT THEY MUST BE REPLACED. "SIGNIFICANT STRUCTURAL PROBLEMS" WILL GENERALLY BE ASSOCIATED WITH SAGGING FLOOR LINES, OUT-OF-PLUMB WALLS AND FIRE DAMAGE.</p>

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CRITERION	RATINGS	COMMENTS AND GUIDELINES
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.	

F- EVALUATE.CB
AUGUST 6, 1987

F:\HP\24\NIPCOOLD.CB

	<p>Proposal: Case File Number /Location/ City Council District /Zoning:</p>	<p>Mills Act Contract Applications by owners.</p> <ol style="list-style-type: none"> 1) MA20-001: 676 Longridge Rd. (APN 11-883-45); City Council District 2, Zoning RD-1 2) MA20-002: 322 (318-334) Broadway (APN 1-139-14); City Council District 3, Zoning C-45/S-4 3) MA20-003: 1186 Trestle Glen Rd. (APN 23-437-3-1); City Council District 2, Zoning RD-1 4) MA20-004: 926 Rosemount Rd. (APN 11-891-15); City Council District 2, Zoning RD-1 5) MA20-005: 2804 Adeline St. (APN 5-456-23); City Council District 3, Zoning RM-2 6) MA20-006: 724 Campbell St. (APN 6-3-24); City Council District 3, Zoning RM-2 7) MA20-007: 326-28 Henry St. (APN 4-103-26); City Council District 3, Zoning RM-2 8) MA20-008: 5738 Picardy Dr. (APN 38-3171-22); City Council District 6, Zoning RD-1 9) MA20-009: 669-71 24th St./674 23rd St. (APNs 8-663-17, 8-663-6); City Council District 3, Zoning RU-1, RU-5 10) MA20-010: 369 MacArthur Bl. (APN10-785-21-2); City Council District 3, Zoning RU-2/S-12
	<p>Applicant/Owner:</p>	<p>Multiple, see individual applications attached</p>
	<p>Environmental Determination:</p>	<p>Categorically Exempt per CEQA Guidelines Sections: 15301 (Existing Facilities); 15305 (Minor Alterations in Land Use Limitations); 15306 (Information Collection); 15308 (Actions by Regulatory Agencies for Protection of the Environment); 15331 (Historical Resource Restoration/Rehabilitation); Section 15183 (Projects consistent with the General Plan or Zoning).</p>
	<p>Action to be Taken:</p>	<p>Discuss and select applications to recommend for 2020 Mills Act contracts. Forward to Planning Commission as informational item. Forward recommendations to City Council.</p>
	<p>For Further Information:</p>	<p>Contact case planner Betty Marvin at (510) 238-6879 or by email at: bm Marvin@oaklandnet.com</p>

BACKGROUND

The Mills Act is a California state law passed in 1972 that allows property owners and local governments to contract for a potential property tax reduction for historic properties, using an alternate appraisal formula. The state law establishes a ten-year perpetually renewing contract term and penalties for non-fulfillment of the contract. Local governments (city or county) that elect to participate design other aspects of their own programs, such as eligibility criteria and work program requirements. Oakland requires that the property have local historic designation (Landmark, Heritage Property, S-7, or S-20) and *commits the owner to spending the amount of the tax savings on a pre-approved, recorded program of eligible improvements* that restore or maintain the historic exterior character of the building or its structural integrity. The relatively small tax benefit gives owners the means and motivation for high quality historically appropriate improvements, and can be especially beneficial for underutilized or undermaintained properties. Such projects further City goals including creation and preservation of housing, reduction of blight, and enhancement of neighborhoods. Oakland has approved 82 Mills Act contracts since the first contracts in 2008.

A two-year pilot Mills Act program was adopted by the Oakland City Council in 2006-07, partly as a recommended action from the West Oakland and Central City East redevelopment plans. In 2009 the City Council expanded the program and made it permanent. The 2009 ordinance authorized a City revenue loss of \$25,000 a year in new contracts, with additional larger quotas for Redevelopment areas (\$250,000 a year in the Central Business District and \$25,000 a year in each other Redevelopment area). Since the abolition of Redevelopment in 2012, the City share of property tax revenue is uniform across the city at 27.28% but the (former) Redevelopment areas continue to be targeted for Mills Act contracts. The ordinance also provides that tax losses may exceed any of these limits with approval of the City Council.

To be eligible for a Mills Act contract, a property must be on an official register of historical resources. (California Government Code [ARTICLE 12. Historical Property Contracts \[50280. - 50290.\]](#)) Oakland's Local Register is an umbrella category for the most significant historic resources in Oakland, whether designated by the Landmarks Board or identified by the Survey. It includes buildings with Oakland Cultural Heritage Survey ratings of 'A' or 'B', buildings in Areas of Primary Importance (APIs), and Designated Historic Properties (DHPs: Landmarks, Heritage Properties, and properties in S-7 and S-20 districts). Properties not already formally designated by the Landmarks Board must concurrently obtain Heritage Property or other designation from the Board.

The Mills Act program uses an alternate method of calculating property taxes for participating properties based on the income method of appraisal. In this method, property value is extrapolated each year from actual or estimated potential rental income, using a capitalization rate or multiplier. Under the Mills Act the capitalization rate, usually around 10%, is adjusted for "historic property risk" by 4% for owner-occupied residential properties or 2% for all others, giving potentially a 20 to 40 percent tax reduction to Mills Act ("historical restricted") properties. Assessment may be pro-rated between owner-occupied and income portions of a property, or between historic and non-historic portions ([Revenue and Taxation Code - RTC / ARTICLE 1.9. Historical Property \[439. - 439.4.\]](#); State Board of Equalization, <https://www.boe.ca.gov/proptaxes/pdf/lta05035.pdf>).

Important features of the Mills Act program, established by the state legislation and incorporated into Oakland's Mills Act contracts, include:

- The Mills Act program is a voluntary program.
- The Mills Act contract is between the City and the owner of a designated historic structure.
- The initial contract is for 10 years. At the end of each year, the term is automatically extended one year, unless the owner or the City gives notice not to renew. If notice of non-renewal is given, the contract remains in effect for the balance of the current 10-year term.
- The agreement provides for periodic inspections to determine compliance with the contract.
- The penalty for breach of contract is 12.5 percent of the current property value.
- The basic state requirement is that the owner preserve, rehabilitate, and maintain the historical and architectural character of the property. Oakland's program further requires that the tax savings be invested back into the property according to a work program that is recorded with the contract.

- The contract runs with the property, that is, its benefits and obligations automatically transfer to each new owner and the property is not reassessed to full market value upon sale.
- The amount of tax reduction depends on a number of variables. The largest tax reductions usually occur for properties purchased or reassessed in recent years and at high market values. For properties with existing low assessments, taxes cannot increase due to a Mills Act contract, but it is possible that they will not decrease.

CONTRACT CONDITIONS, ALL PROPERTIES

The Secretary of the Interior's Standards for Rehabilitation are incorporated as conditions in the Mills Act agreement (Attachment 11), and apply whenever work is submitted for permits to carry out work program items. Especially in regard to windows, a significant item in most of the proposed work programs, attention is called to Standards 5 and 6:

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.**

The Model Mills Act Agreement (8 pages, Attachment 11) spells out obligations and procedures:

“...Both Owner and City desire to enter into an Agreement to preserve the Property so as to retain its characteristics of cultural, historical and architectural significance and to qualify the Property for an assessment of valuation pursuant to Section 1161 of the Revenue and Taxation Code of the State of California.

4) Preservation/rehabilitation and Maintenance of Property (California Government Code Section 50281(b)1) During the term of this Agreement, the Property shall be subject to the following conditions, requirements and restrictions:

a. Owner(s) agree to preserve/rehabilitate and maintain cultural, historical and architectural characteristics of the Property during the term of this Agreement as set forth in the attached schedule of improvements, which has been reviewed by the Landmarks Preservation Advisory Board and approved by the City Council.... No demolition or other work may occur which would adversely impact the cultural, historical and architectural characteristics of the Property during the term of this Agreement.

b. All work on the Property shall meet, at a minimum, the Secretary of Interior's Standards for Rehabilitation of Historic Properties, the Office of Historic Preservation of the Department of Parks and Recreation ..., the Minimum Property Maintenance conditions ... the State Historical Building Code as determined as applicable by the City of Oakland and all required review and conditions of the Landmarks Preservation Advisory Board, the Planning Commission, the City Council, and/or the Department of Planning and Building of the City of Oakland.

2020 MILLS ACT APPLICATIONS

Mills Act applications are accepted from January to May of each year, to allow time for processing by the City and recording with the County by December 31. Ten completed Mills Act applications were submitted this year and are before the Landmarks Board for review. All ten are also applying for Heritage Property designation at this meeting. As in past years, most applications are for small residential buildings (houses and duplexes). Three applications – MA20-002, -009, and -010 – are for multi-unit adaptive reuse projects involving restoration and expansion of formerly derelict properties, whose potentially larger tax bills and larger revenue reductions may require special Council approval.

Geographic Distribution and Outreach

The map on the next page illustrates geographic distribution of all current and proposed Mills Act properties. The 2020 applications include three houses and one adaptive reuse project in West Oakland, three houses in Lakeshore-Trestle Glen, and one project each in the Central Business District (commercial building adaptive reuse), Adams Point (house restoration and expansion), and East Oakland (single-family house).

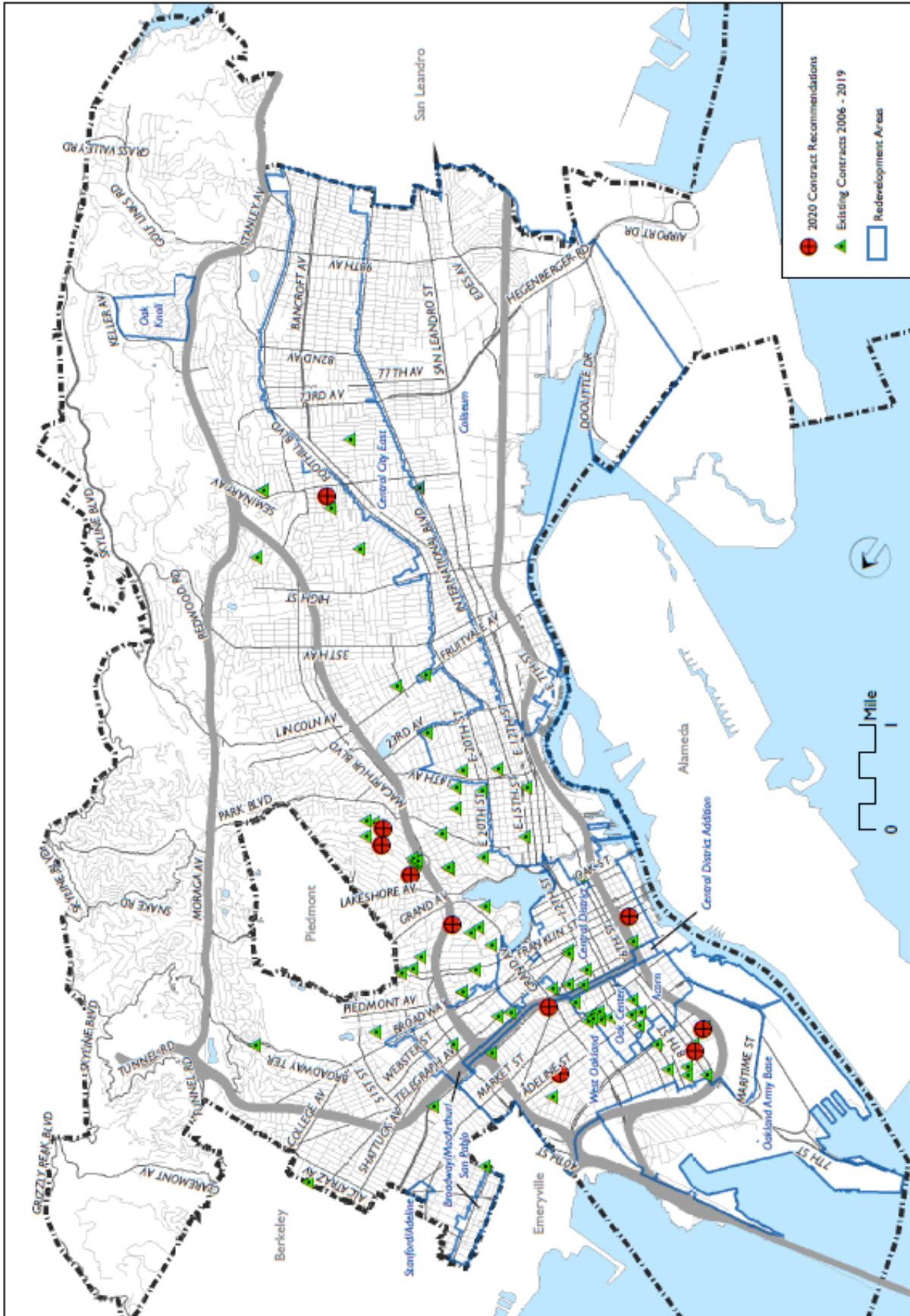
As usual, at least 100 inquiries about the program were received from all parts of Oakland during 2019-2020, and a larger group than usual followed up with complete applications. Applicants heard about the program from neighbors, real estate agents, neighborhood and preservation organizations, and the City website. In addition, staff mentions the program whenever contacted by owners, permit applicants, or real estate agents about seemingly eligible properties, and planners actively encouraged this year's three adaptive reuse applicants to consider using the Mills Act to support historically appropriate exterior restoration of these significant but challenging properties.

Historic Preservation Staff Review

Selection criteria for Mills Act applications were developed by a Landmarks Board committee and adopted by the Board during the first year of the Mills pilot program, to screen and rank applications, as well as to direct applicants as they develop their applications. Evaluation focuses on:

- *significance* of the property;
- immediate *necessity* of the work to prevent deterioration;
- *scope* of the work in relation to the estimated tax reduction;
- *visibility* of the work proposed, to act as a catalyst for neighborhood revitalization;
- *neighborhood* diversity, to spread the program to as many neighborhoods as possible;
- *building type* diversity, to illustrate use of the Mills Act for different types of properties;
- *thoroughness* of the application above and beyond being minimally complete.

Staff is recommending selection of all ten 2020 Mills Act contract applications, as satisfying the applicable criteria for both Heritage Property designation and Mills Act participation. The Class of 2020's Mills and Heritage applications are all well researched, documented, and explained, four properties are in the targeted area of West Oakland, and at long last there is an application from Picardy Drive. Further details are provided in the individual property summaries on the following pages and in the full applications, Attachments 1 through 10.



Planning & Building Department
June 2020



Mills Act Contracts and Contract Recommendations

Financial Impacts - 2020 Mills Act Applications

A simple calculator on the City website <https://www.oaklandca.gov/search?query=mills+act> allows applicants to make a *rough estimate* of tax outcomes: see table of estimates for 2020 applicants on the next page. Based on Alameda County records and information from applicants, columns 2 and 3 list the current assessed value and ad valorem property tax for each property (note that special assessments – about \$1000 to \$1500 a year for most properties - are not affected by the Mills Act and are not reflected in the table). Column 4 lists the *estimated* Mills Act ad valorem tax, using the state formula based on square footage and hypothetical or actual rent. Column 5 lists the difference between current taxes and the *estimated* tax under the Mills Act. The City receives approximately 27.28% of ad valorem property taxes. Column 6 is 27.28% of the estimated change in taxes due to the Mills Act calculation, being the estimated first-year reduction of property tax revenue to the City.

In addition to the one-size-fits-all estimates from the calculator, over the years some applicants have provided their own calculations – some higher, some lower - based on conversations with the Assessor or on personal research into likely market rents. Though there have been no major discrepancies for small residential properties, the range of estimates confirms the rough nature of these figures, especially as 2020-21 assessments have not been published at the time of this report and the 2021-22 Mills Act or “historical restricted” assessments based on market rents will not be calculated by the county until 2021. The three adaptive reuse projects, in addition, are still assessed in their quasi-derelict state, so their actual future assessments will depend on many factors: rents in the completed project, construction costs, proration between historic and new construction, and the likely higher quality of the finished project due to Mills Act funds and work program commitments.

Since the Mills Act program was created by the legislature in the 1970s, and even since Oakland’s program was adopted in 2007-09, tax outcomes of the Mills formula have been affected by changes in the California real estate market. Inflation of real estate prices and the Proposition 13 system under which properties are reassessed to market value only at change of ownership mean that new owners are likely to benefit much more than long-term owners. Because the Mills Act assessment formula is based on the income method of appraisal (using a hypothetical market rent), the current spike in rental prices means that Mills Act savings may be less than in past years. According to staff at the Assessor’s office in 2016, “higher rents will have an impact on Mills Act restricted assessments. The restricted [Mills Act] assessment will be calculated using market rent as of January 1. An increase in market rents would yield a higher restricted assessment.” Assessment is done property by property in the new tax year (2021). Applicants were advised to put a higher rent per square foot in the calculator (at least \$2.50 to \$3 in 2020, vs. \$1.25 when the calculator was designed by EPS consultants in 2006). Lower Mills Act savings for owners would, of course, also mean less revenue reduction for the City.

Disclaimer (accompanies calculator on the City website):

The online calculator that produces these estimates is an interactive spreadsheet based on the Mills Act formula for tax assessments, which uses a modified version of the income approach to appraisal. It gives a rough estimate of potential tax savings. The City makes no warranties or representations about the accuracy of the calculator – it is an information tool that applicants may use at their sole risk, and does not replace legal counsel or a financial advisor. Actual tax reductions, if any, will be calculated by the County Assessor’s Office after the Assessor has received the executed Mills Act contracts at the end of the calendar year.

ESTIMATED TAX RESULTS, 2020 MILLS ACT APPLICATIONS

1	2	3	4	5	6
Mills Act Application	Assessed Value 2020 (county record - land & improvements)	Current Ad Valorem Property Tax (county rec.)	Mills Act Taxes from calculator (estimate based on ~\$2-3.50/sf rent)	Change in Taxes (current less Mills estimate)	City Revenue Loss, Year 1 (27.28% of tax change)
Small residential properties, citywide:					
MA20-001, Longridge	\$1,597,843	\$21,775	\$10,511	(\$11,264)	(\$3,073)
MA20-003, Trestle Glen	\$675,367	\$9,149	\$4,435	(\$4,714)	(\$1,286)
MA20-004, Rosemount	\$843,587	\$11,547	\$5,228	(\$6,319)	(\$1,724)
MA20-005, Adeline *	\$800,000	\$11,200	\$4,946	(\$6,254)	(\$1,706)
MA20-006, Campbell	\$714,000	\$9,773	\$3,705	(\$6,068)	(\$1,655)
MA20-007, Henry *	\$469,294	\$6,570	\$2,544	(\$4,026)	(\$1,098)
MA20-008, Picardy	\$802,740	\$10,988	\$5,031	(\$5,957)	(\$1,625)
TOTAL small residential	\$5,902,831	\$81,002	\$36,400	(\$44,602)	(\$12,167)
<i>Approximate total small residential tax reductions:</i>				total tax reduction	City revenue
				(\$44,602)	(\$12,167)
Large adaptive reuse projects and multi-unit properties **:					
MA20-002, Broadway	\$4,836,700	\$67,714	\$44,426	(\$23,288)	(\$3,073)
MA20-009, 24th/23rd	4,740,200	\$99,298	\$69,000	(\$30,298)	(\$8,265)
MA20-010, MacArthur	1,970,000	\$27,580	\$8,666	(\$18,914)	(\$5,160)
<i>Approximate total large project reductions:</i>				total tax reduction	City revenue
				(\$72,500)	(\$19,778)
TOTAL Estimated City tax revenue loss, year 1 (tax year 2021-2022)					(\$31,945)

* Adeline and Henry: new owners, value shown represents purchase price information from owners

** Broadway: applicant’s estimate of future assessed value of historic bldg., based on rehab costs

23rd/24th: applicant’s estimate of annual savings, per work program

MacArthur: applicant’s estimate of future assessed value of historic bldg., based on rehab costs

An estimated reduction of \$12,167 for the 7 small residential properties is well below the annual City revenue loss limit of \$25,000 for new Mills Act contracts (though higher than most past years, due to both inflation and the large number of applications). Three are in the West Oakland Redevelopment Area.

The three large adaptive reuse projects (Broadway in the CBD, 24th Street in West Oakland, MacArthur in Adams Point) appear to produce a combined revenue reduction of approximately \$19,778, for an overall total of \$31,945. This exceeds the \$25,000 limit established in 2007 for properties outside Redevelopment areas by approximately \$7,000, again a very rough estimate.

2020 Contracts, 2007 Loss Limit

Staff believes it is reasonable to recommend all ten applications for Mills Act contracts, and to recommend approval of contracts over the \$25,000 “City revenue” limit, for these reasons:

- Inflation: property prices and taxes have risen sharply in the last decade. In 2006 the staff report for the Mills pilot program stated that the “\$25,000 tax loss amounts to 0.03% of the annual [property] tax revenues which total \$85 million.” The City’s published 2019-2024 five-year forecast projected \$222 million in annual property tax revenue, almost three times what it was when Oakland’s Mills Act program was designed. (.03% would be approximately \$67,000)
- Redevelopment area allowances: In addition to the \$25,000 “City revenue” reduction, the 2007 and 2009 ordinances provided substantial additional tax reductions in Redevelopment areas (see page 2) with their separate tax and funding formulas, covering most of Central, West, and East Oakland. Redevelopment was abolished in 2012, but the areas and their area specific plans continue to exist, leaving some ambiguity about the additional Mills tax reductions in those areas. In the future, the Mills program could be formally revised to clarify effects of the end of Redevelopment, or overall reductions could simply continue to be subject to Council approval. Five of the ten applications in 2020 are in Redevelopment areas (four in West Oakland, one in the Central District).
- Rising property values and growing awareness of the Mills program as a way to support rehabilitation and adaptive reuse mean more and larger applications. Council approval was sought and received in 2018 and 2019 to exceed the \$25,000 “City revenue” limit. Three applications in 2020 are for large reuse projects with expected larger tax bills and larger revenue reductions, which could require City Council approval. Two of those three are in Redevelopment areas.
- Until 2017, first-year revenue loss estimates for new contracts were consistently far below even the \$25,000 City revenue limit, ranging from \$1,885 in 2011 to \$10,740 in 2015. In 2018 the \$25,000 limit was exceeded for the first time, with a projected total reduction of \$31,720 divided about equally between seven small residential properties (~\$15,700 total) and two large adaptive reuse projects (~\$16,000 total, one in the Coliseum Redevelopment Area and one in the hills).
- Improvements made under Mills Act work programs raise property values and make up for initial tax losses, even at the lower Mills Act tax rate, especially when projects involve substantial rehabilitation and that might not have been undertaken without the Mills incentive. Mills contract requirements insure high quality, high value, historically appropriate projects.
- Early Mills Act projects for two large Central Business District properties (Cathedral Building, 1605-15 Broadway, 2010; Girls Inc., 512 16th Street, 2011) provided almost immediate revenue gains to the City as these long-underutilized buildings were purchased, improved, reoccupied, and reassessed. The same effect is anticipated from reuse projects submitted in 2018, 2019, and 2020, though it is too early to analyze tax results. Large projects are typically finished, in service, and back on the tax rolls sooner than more gradual ten-year homeowner projects.
- The City’s share of ad valorem property tax revenue, and therefore of any tax reduction to the owners, is 27.28%. Property owners must reinvest the *entire* tax saving in the restoration program, so the City tax reduction leverages almost four times its value in reinvestment in Oakland’s historic buildings. This reinvestment will in turn result in higher assessed property values as the Mills work programs are carried out, as well revenue from the actual materials and labor.

Adaptive Reuse Projects with Additions: Special Considerations

Future tax effects of the three adaptive reuse projects in 2020 are necessarily conjectural for many reasons. There are no clearly comparable “before” and “after” tax assessments, given recent changes of ownership, the deteriorated state and therefore low current valuation of the improvements, and – for the first time in 2020 - the effect of substantial newly constructed additions. Applicants have provided their best estimates of project square footage, costs, and anticipated rents to produce rough estimates of taxes under the Mills Act. Note that newly constructed additions beyond the original building envelope are typically assessed separately from the historic buildings, not under the Mills Act formula.

The Mills Act contract (Attachment 11) declares, “Both Owner and City desire to enter into an Agreement to preserve the Property so as to retain its characteristics of cultural, historical and architectural significance ... All work on the Property shall meet, at a minimum, the Secretary of Interior’s Standards for Rehabilitation of Historic Properties....” *Rehabilitation* is defined in the Standards as “making possible an efficient compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” The property needs to retain its integrity and identity as a historic resource to be eligible for historic designation and to participate in the Mills Act program.

All three adaptive reuse projects this year involve substantial additions, whose effects on the historic buildings’ integrity need to be considered. Secretary of the Interior’s Rehabilitation Standards 9 and 10 address additions:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff believes that the proposed additions meet Rehabilitation Standard 9 since they are subordinate to the historic buildings in size, design, and visual prominence, set back from the facades and not designed to attract the eye or overpower the original building. Under Rehabilitation Standard 10, the additions do not remove essential historic fabric, so they could theoretically be removed. All three work programs propose meticulous exterior restorations that follow the other eight Standards and will improve the integrity of design, materials, and workmanship of the historic building envelopes, balancing the lesser effects of additions above or behind the buildings on integrity of design and feeling. Staff will continue to work with applicants on exterior finishes of the additions.

Next Steps

Following Landmarks Board recommendation at this meeting, the selected Mills Act applications will be presented to the Planning Commission as an information item, to City Attorney and Budget for review, to City Council for a resolution authorizing the contracts, and to the City Administrator’s office for review and signatures. After contract execution by the City and the applicants, contracts must be recorded with the County by the end of the calendar year. Heritage Property applications for the properties that are not already designated are being reviewed by the Landmarks Board at this meeting. Staff has reviewed the applications and preliminarily determined that the nominated properties are all eligible for Heritage Property designation and Mills Act participation.

MILLS ACT CONTRACT APPLICATIONS

MA20-001: **676 Longridge Road** (APN 11-883-4) (see Att. 1)

Applicants: Alison and Stephen Sanger, owners/residents; application written by Stacy Farr



OCHS Rating: C2+ (prelim., 1986), secondary importance or superior example; contributor to potential Lakeshore – Trestle Glen Area of Secondary Importance.

Landmark/Heritage Property Eligibility Rating: B (32 points)

Work Program (see Attachment 1):

- repair patterned face-brick veneer on lower story
- rebuild brick porch steps and walkway
- repair/replace windows to match originals
- repair/replace arched and columned portico and front door
- paint house

Application Strengths:

- addresses a century of deferred maintenance
- maintaining Georgian Colonial Revival details
- tenth application in Lakeshore Homes tract, seeds of possible district designation
- illustrates importance and quality of builder-designed houses in the neighborhood



MA20-002: **322 (318-334) Broadway** (APN 1-139-14), Buswell Block (Att. 2)
Applicant: Chris Porto, 322 Broadway LLC, owner



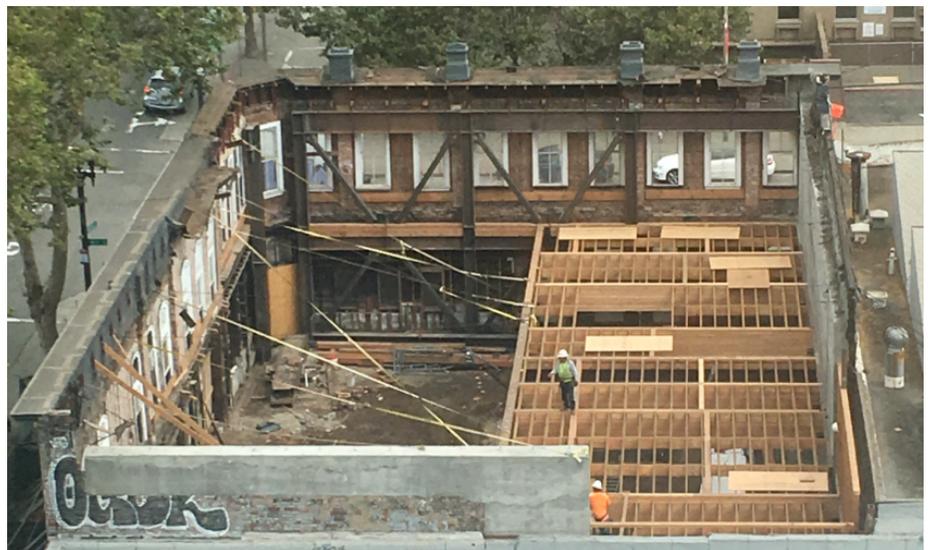
OCHS Rating: Ba2+ (Central District intensive, 1981ff): major to highest importance (dual rating reflects 20th c. alterations), contributor to Lower Broadway Area of Secondary Importance
Landmark/Heritage Property Eligibility Rating: A (38 points, reflects current addition)

Work Program (see Attachment 2):

- seismic support for historic exterior walls; new interior structure
- custom wood-sash windows throughout, based on surviving parts and historic illustrations
- reconstructed storefronts and entries based on historic illustrations and physical discoveries
- re-creating stone-scored stucco finish, window caps, cornice and brackets

Application Strengths:

- adaptive reuse of long endangered and deteriorated, highly significant building
- detailed restoration of historic shell, balancing upper-story addition
- extensive pictorial research and building archaeology/exploratory demolition
- part of potential Lower Broadway district of Oakland's very oldest commercial buildings



MA20-003: **1186 Trestle Glen Rd.** (APN 23-437-3-1); Hoffschneider house (see Att. 3)
Applicants: Rhonda and Scott Sibley, owners/residents



OCHS Rating: D2+ (Preliminary survey, 1986): minor importance, ASI contributor
Landmark/Heritage Property Eligibility Rating: B (27 points)

Work Program (see Attachment 3):

- repoint and waterproof brick chimney and porch pillars
- repair cracked stucco and exterior woodwork, paint house and garage
- repair non-functional casement and double-hung windows
- re-roofing, including gutters, eaves, flashing

Application Strengths:

- owners since 2001, well informed about house's condition and needs
- detailed work program emphasizes repair over replacement
- eleventh application in Lakeshore Homes tract, eighth on Trestle Glen Road
- discussion of small houses and bungalows adds nuance to Lakeshore's upscale image



LM20-004: **926 Rosemount Rd.** (APN 11-891-15), B.S. Hanson spec house (see Att. 4)
Applicants: Alexis and Edward Bayley, owners/residents



OCHS Rating: C2+ (preliminary/field, 1986): secondary importance, ASI contributor
Landmark/Heritage Property Eligibility Rating: B (27 points)

Work Program (see Attachment 4):

- major foundation, seismic, and drainage work at top of steep slope
- dry rot repair around windows
- repair half-timber trim in gable end

Application Strengths:

- addresses widespread problem of site stability on Lakeshore’s hilly, contoured lots
- application includes detailed job description and estimate
- twelfth application in Lakeshore Homes tract, seeds of possible district designation
- discusses influence of high-style Tudor Revival on builders’ spec houses



MA20 -005: 2804 Adeline St. (APN 5-456-23), Hutchinson-Bodin house, 1905-06– see Att. 5)
Applicant: Omar Morales, owner



OCHS Rating: C2+ (preliminary, 1992) secondary importance, ASI contributor
Landmark/Heritage Property Eligibility Rating: B (29 points)

Work Program (see Attachment 5):

- foundation and structural reinforcement
- repair/replace windows throughout, matching original pattern
- reintegrating stairs, porches, and paved walkways at front/back of house
- prep and paint exterior trim

Application strengths

- fine, largely intact high-gabled shingle house on prominent corner site
- potential catalyst for neighborhood and block improvement
- 16th Mills Act project in West Oakland (4 this year!), area targeted in original ordinance
- adds to knowledge of social and ethnic history of Clawson neighborhood



MA20-006: **724 Campbell St.** (APN 6-3-24), Daniel Martin house, 1875 (see Attachment 6)
Applicants: Raquel Orbegoso Pea and Rosana Orbegoso Pea, owners



OCHS Rating: Ec3 (West Oakland survey, 1992): secondary importance but heavily altered
Heritage Property Eligibility Rating: B (26 points)

Work Program (see Attachment 6):

- repair dry-rotted woodwork including siding and trim
- replace windows, doors, and frames with historically accurate counterparts
- rebuild porch and steps, retaining features such as chamfered columns
- repair roof and gutters
- exterior paint

Application Strengths:

- fine small Italianate house, typifies Oakland Point neighborhood
- work program picks up from previous owner's partial restoration
- potential neighborhood catalyst
- 17th Mills Act project in West Oakland (4 this year!), area targeted in original Mills ordinance
- well researched, thoughtful Heritage application ties house to larger patterns of history



MA20-007: **326-28 Henry St.** (APN 4-103-26), Brown-Pereira house, 1874-76 (Attachment 7)
Applicants: Megan Sveiven and Gustavo De Leon, owners/residents



OCHS Rating: C1+ (intensive survey, 1985): secondary importance, contrib. to primary district
Heritage Property Eligibility Rating: B (24 points)

Work Program (see Attachment 7):

- replace vinyl windows with wood sash, restoring original size, shape, and configuration
- rebuild front stairs and porch
- restore wood trim based on original traces and similar houses in neighborhood
- paint exterior
- front yard landscaping

Application Strengths:

- typifies significant building type, minimal raised-basement workers' cottage in South Prescott
- resisting impulse to add Victoriana to a very basic house
- 18th Mills Act project in West Oakland, second in South Prescott
- potential neighborhood catalyst



MA20-008: **5738 Picardy Dr.** (APN 38-3171-22), Hartwig - Davis house (Att. 8)
Applicants: Laura, Jenna, Paul, and Anne Redmond, owners/residents



OCHS Rating: C1+ (Neighborhood Centers survey, 1980ff): secondary importance, contributor to Area of Primary Importance
Heritage Property Eligibility Rating: B (33 points)

Work Program (see Attachment 8):

- replace entire foundation
- drainage work to protect foundation in the future
- repair and refinish paneled and glazed front door
- refurbish woodwork and paint exterior

Application Strengths:

- detailed work plan and estimate for foundation
- first Mills contract in Normandy Garden/Picardy Drive (at last!), an API since 1980
- example for thousands of 1920s small stucco houses in East Oakland
- catalyst for neighborhood improvement and Mills participation



MA20-009: 669-71 24th St./674 23rd St. (APNs 8-663-17, -6), National Guard Armory, (Att. 9)



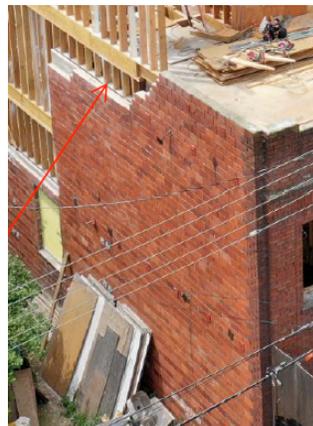
Applicant: 671 24th Street LLC: Colin Nelson, Jeremy Harris, oWOW Design
OCHS Rating: C3 (URM and W. Oak. surveys, 1992ff): secondary importance, not in a district
Heritage Property Eligibility Rating: B (27 points, considering upper addition)

Work Program:

- seismic retrofit and structural support of brick, concrete, and hollow clay tile exterior walls
- cleaning, repair, repointing, and waterproofing of brick street facades and clay tile sides
- window replacement according to original design and character

Application Strengths:

- adaptive reuse of fire-damaged, deteriorated, and endangered special-purpose building
- detailed protocol for masonry protection and restoration (brick and hollow clay tile)
- restoration of entire historic shell, balancing upper-story addition
- first application in neighborhood (19th in W.Oak.), catalyst for other light-industrial buildings
- work under direction of preservation architect



TWENTY-THIRD STREET ELEVATION

INTERIOR PHOTO
NORTH ON 24TH STREET



TWENTY-FOURTH STREET ELEVATION

MA20-010: **369 MacArthur Bl.** (APN10-785-21-2), Lemos (Frank and Mary) house (Att. 10)
Applicant: 369 MacArthur Blvd LLC, Arvand Sabetian, owners



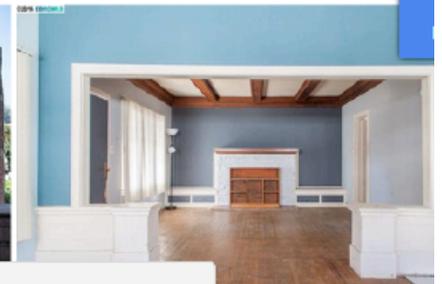
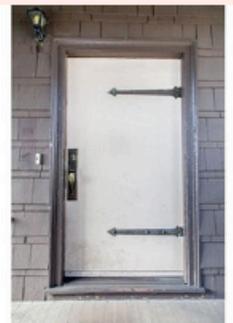
OCHS Rating: Cb2+ (Adams Point intensive, 1986): secondary to major imp., ASI contributor
Landmark/Heritage Property Eligibility Rating: B (27 points, reflects rebuild and addition)

Work Program:

- structural reconstruction of partially demolished walls and roof, based on surviving portion
- repairing or replacing deteriorated or missing windows and doors
- repair and rebuild patterned shingle siding, bargeboard and eave details
- rebuild front porch, steps, and railings to original design

Application Strengths:

- accepted staff's encouragement to restore partially demolished historic house
- reconstruction of distinctive shingling, woodwork, and windows
- expansion by means of compatible rear addition
- fourth Mills Act project in Adams Point neighborhood



RECOMMENDATIONS

1. Receive any testimony from applicants and interested citizens;
2. Discuss and provide recommendations on Mills Act applications for 2020; and
3. Based on the above discussion:
 - a. Recommend all or selected applications to City Council for 2020 Mills Act contracts;
 - b. Forward the recommendations to the Planning Commission as an information item.

Prepared by:



Betty Marvin
Historic Preservation Planner

Approved by:



Catherine Payne
Acting Development Planning Manager

Attachments:

1. Application, work program, and photos: MA20-001: **676 Longridge Rd.**
2. Application, work program, and photos: MA20-002: **322 Broadway**
3. Application, work program, and photos: MA20-003: **1186 Trestle Glen Rd.**
4. Application, work program, and photos: MA20-004: **926 Rosemount Rd.**
5. Application, work program, and photos: MA20-005: **2804 Adeline St.**
6. Application, work program, and photos: MA20-006: **724 Campbell St.**
7. Application, work program, and photos: MA20-007: **326-28 Henry St.**
8. Application, work program, and photos: MA20-008: **5738 Picardy Dr.**
9. Application, work program, and photos: MA20-009: **669-71 24th St./674 23rd St.**
10. Application, work program, and photos: MA20-010: **369 Macarthur Bl.**
11. Model Mills Act Agreement, including Secretary of the Interior's Standards for Rehabilitation

3. PRESERVATION WORK PROGRAM AND TIME LINE

Property Address: 676 Longridge Road, Oakland, CA 94610

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe work program. *This page will become part of the contract: please keep to one page.*

1. Year: 2021__ **Cost:** \$30,000 **Improvement:** Brick clad repair and replacement
 Including brick porch and walkway

2. Year: 2022__ **Cost:** _____ **Improvement:** Brick clad repair and replacement
 Including brick porch and walkway (continued)

3. Year: 2023__ **Cost:** \$75,000 **Improvement:** Window Replacement

4. Year: 2024__ **Cost:** _____ **Improvement:** Window Replacement (continued)

5. Year: 2025__ **Cost:** \$25,000 **Improvement:** Portico Replacement

6. Year: 2026__ **Cost:** _____ **Improvement:** Portico Replacement (continued)

7. Year: 2027__ **Cost:** \$7,500 **Improvement:** Front Door Replacement

8. Year: 2028__ **Cost:** \$45,000 **Improvement:** Exterior Repaint

9. Year: 2029__ **Cost:** _____ **Improvement:** Exterior Repaint (continued)

10. Year: 2030__ **Cost:** _____ **Improvement:** _____

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

4. SELECTION CRITERIA

The City of Oakland has adopted a Mills Act Property Tax Abatement Program for qualified historic properties. The 2006-08 ordinances creating the program limit impact on City revenues to \$25,000/year, plus \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000 a year for all redevelopment areas outside the Central Business District. In the Central Business District, impact on Redevelopment revenues is limited to \$100,000/building/year with a cumulative limit of \$250,000/year. Any property tax loss that exceeds the above limits requires special consideration by the City Council.

If applications exceed the above limits, selection will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

Necessity, quality, and impact of proposed work program:

- The property needs exterior or structural work (e.g., stabilization, maintenance, reversal of inappropriate modifications, etc. - not interior work or additions) and the cost of the proposed work is equal to or greater than the potential reduction of property taxes.
- The proposed work program has strong potential to act as a catalyst for neighborhood revitalization by increasing architectural integrity, preserving neighborhood character, and conserving materials and energy embodied in the existing building.
- The application exhibits timely completion, quality of documentation, well thought out and realistic work program, clear understanding of work program and contract, ability to follow through.

Diversity of property types and locations:

- Geographic distribution: The property's location contributes to the goal of Mills Act contracts in neighborhoods throughout the City.

Contracts will be especially encouraged for properties in the (former) West Oakland and Central City East Redevelopment Areas because implementation of the Mills Act was a mitigation measure in the West Oakland and Central City East Redevelopment Plans.

- Building type and nature of significance: The property contributes to the goal of a variety of Mills Act building types (e.g., residential, commercial, industrial; rarity, age, style, use, etc.).

Historic and architectural significance of building:

- Either currently a Designated Historic Property, *or* a Heritage Property, Landmark, or S-7/S-20 District application is submitted concurrently and building is eligible for designation.
- Oakland Cultural Heritage Survey rating and Landmarks Board eligibility determination.
- Timely completion, quality, depth, and active involvement in Heritage Property application.

5. SUBMITTAL REQUIREMENTS

- Mills Act Application Form: This application form completed and signed.
- Assessor’s Parcel Map and Legal Description: From deed or County Assessor’s office.
- For corporate owners (LLC, condo, etc.): Document exact entity name and signatory/ies.
- Photographs
 - Photographs must be in color, labeled, and printed on 8-1/2” x 11” paper.
 - Illustrate the overall exterior condition and character of the property.
 - Show the structure from across the street and from front, side and rear.
 - Include detailed close up views of each feature listed in the work program.
 - Label each photo (e.g., Work Program Item #1, #2, etc.).
- Oakland Landmark, Heritage Property or S-7/S-20 Preservation District Application
 - Required for properties that are not already designated by Landmarks Board.
- Additional pages to describe and illustrate the work program, as necessary.
- Copy of last property tax bill.
- Printout of Mills Act Calculator estimate, showing anticipated tax saving.
- Filing Fee - \$601.29, due at the time of application submittal.

Please read and review (online at www.oaklandnet.com/historicpreservation):

- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- (Model) Mills Act Agreement for Preservation of Historic Property (contract you will sign);
- Secretary of the Interior’s Standards for Rehabilitation (included in Mills contract);
- Minimum Property Maintenance Standards (included in Mills contract); and
- Mills Act Property Tax Calculator (for rough estimate of potential change in taxes).

NOTICE: Each property owner is advised to consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use at their sole risk, which does not substitute for or replace legal counsel or a financial advisor.

I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, and agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program. The information submitted is true and correct as of the date of application.

Owner’s Signature  Date 3/5/2020

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER
250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
Monday, Tuesday, Thursday & Friday: 8am-3pm; Wednesday: 9:30 – 3pm

Work Program
676 Longridge Road

2021-Brick Clad Replacement-Including Brick Porch and Walkway

As you can see from the reference photograph from this Application, Page 1 and the photos in the Historic Resources Report (attached), there is a brick veneer that goes ½ way up the house almost entirely covering all faces of the structure. The photos below show the significant decay in both the condition of the bricks and the mortar holding them in place. We anticipate replacing most, if not all, the brick façade, as well as the brick porch and walkway that extends from the street up to our front door. The anticipated cost is \$30,000, but we assume a full replacement will be well beyond this estimate.



Work Program Item #1



Work Program Item #1

2022-Windows Replacement-(Excluding new windows as part of previous renovations)

All façade arched windows and north and south windows (not including new Kitchen and basement windows) are original from 1921 construction. They are showing signs of decay and dry rot (pictures below) and are not energy efficient. The 2nd level windows, façade, north and south bedrooms, will also need to be replaced with wood windows that match what was originally installed. (They will need to be custom cut and installed windows). The attic windows, rear balcony doors and the kitchen and basement windows have already been replaced with energy efficient material and match the design of the existing and original wood windows. The cost estimate for this work is approximately \$75,000.



Work Program Item #2



Work Program Item #2



Work Program Item #2



Work Program Item #2



Work Program Item #2



Work Program Item #2

2023-Portico Replacement

The existing wood portico over the front door entry way is in need of replacement. Replacement design and materials will be as close to the existing design and materials as it existed when constructed in 1921. The cost estimate for this work is approximately \$25,000.



Work Program Item #3



Work Program Item #3



Work Program Item #3

2024-Front Door Replacement

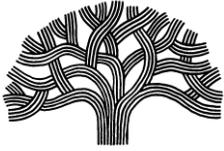
The front door material, hinges and paint is showing significant decay. The handle and locking mechanism is breaking down. Replacement of the door, door trim and sash, as well as hinges and hardware, is recommended. The cost estimate for this work is approximately \$7,500, and we assume may be closer to \$10,000 if significant reconstruction of the door framing is necessary due to dry rot.



Work Program Item #4

2025-Exterior Repaint

The residence hasn't been painted since the Sanger family purchased the property in 2005. In addition, the rain gutters may need to be replaced as part of this project. The cost estimate for this work is approximately \$45,000, and may increase if gutters are replaced at the same time.



Oakland Landmarks Preservation Advisory Board

MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612-2031 Phone: 510-238-3941

1. GENERAL INFORMATION

Property Address: 322 Broadway, Oakland CA 94607

Assessor's Parcel Number(s): 1-139-14

Property Owner(s): 322 Broadway, LLC

Applicant's Name: Christopher Porto, Managing Member, 322 Broadway, LLC

Phone: (day) 510-250-2499

Email: cporto@smartgrowth.co/ (not .com)

Year of Purchase: 2018

Assessed Value: \$2,636,700

Existing Use of Property: 12 residential apartments + Ground Floor commercial space

Legal Description: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: Lot 1, [Parcel Map No. 10352](#), filed February 1, 2017, [Book 334 of Parcel Maps, Pages 74 and 75](#), Alameda County Records.

2. HISTORIC PROPERTY INFORMATION

If not already designated by Landmarks Board, Heritage Property application is required concurrently.

HISTORIC/COMMON NAME: The Hirshberg, McKee and Hayes Building; later, Buswell Block
CONSTRUCTION DATE: 1861-1869

HISTORIC STATUS as of application date (contact Preservation staff at 510-238-6879 to confirm):

Designated Historic Property

Date of Designation _____

City Landmark

Heritage Property *in progress*

Contributor to S-7 or S-20 District

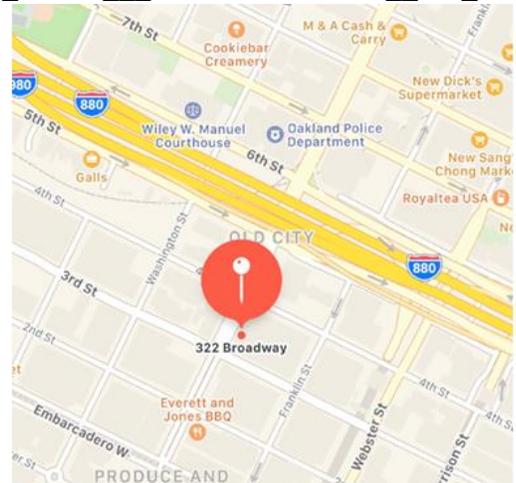
Local Register of Historical Resources

Survey Rating A or B

Area of Primary Importance

National Register

Oakland Cultural Heritage Survey: Rating: B-a2+ Date: 1981ff Prelim/Intensive: Int.



3. PRESERVATION WORK PROGRAM AND TIME LINE**Property Address: 322 Broadway, Oakland 94607**

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe work program. *This page will become part of the contract: please keep to one page.*

Please insert ONE PAGE (text only) work program here. Illustrated pages are great after the one-page summary.

1. 2020 – \$1M - The building is undergoing a major *seismic upgrade* to preserve the original two-story brick walls around the entire perimeter of the property. Complex rebar cages will be formed and installed to underpin the existing walls in some cases four feet down / under. Concrete will then be poured to create structural grade beams with numerous bolts to connect steel posts and cross braces that travel up to the second story on the street sides. These walls will be bolted from the exterior and tied into the steel skeleton. The existing stucco will be notched out such that the steel plates will not be visible after refinishing with stucco. On the interior of the second story brick walls, these walls will be repointed to increase structural integrity and leave them exposed as a finished historic look. The interior side brick walls on both floors are also being reinforced with rebar and shotcrete that will be sprayed in place to solidify the structure.
2. 2020 – \$50K - The *wood windows* with custom moulins (wood dividers) on the second floor are being fabricated by a local supplier and installed in the original openings. There are two styles of these windows along Broadway and Fourth Street. They are both two over two, double hung wood sashes with rope pulls and historic hardware.
3. 2020 – \$90K - The ground floor wood *entry doors, picture windows, and transom windows* will be fabricated to replicate the original design along Broadway and Fourth Street. This includes replicating the custom wood moulins in the entryway transom on Broadway and preserving historic details that still remain on site.
4. 2020 - \$20K - The wood *window bases* on the ground floor will be rebuilt to match the original design portrayed in the historic illustrations and remnants found on site.
5. 2021 - \$5K - The original *cast iron columns* with floral detail revealed during careful demolition will be refurbished on the corner and along Broadway. The bases of these columns will be recreated with wood and stucco to match the historic design.
6. 2021 - \$10K - The *cornice trim* will be replaced along the entire Fourth Street side and wrapping around Broadway.
7. 2021 – \$60K - An acrylic *stucco* will be applied to the exterior of the entire building. Custom scoring detail will also be applied to emulate stone blocks as portrayed in the historic illustrations on the Fourth Street side and corner of Broadway.
8. 2022 - \$10K - The original second story *window caps* will be fabricated using a foam-based product to match historical design with a limestone or stucco finish. There are two different designs portrayed – one more ornate on the Fourth Street side that wraps around the corner and a more simple version that continues down Broadway.
9. 2022 – \$5K - The *cornice brackets* portrayed in the historic illustrations will be fabricated and installed along both street sides. There were originally more than fifty of these brackets.
10. 2022 - \$20K – The work program will be finished with a *custom paint job* highlighting the historical elements (cornice, brackets, trim, window caps, window hoods, etc.).

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.



3. PRESERVATION WORK PROGRAM AND TIMELINE

Property Address: 322 Broadway Street, Oakland 94607

1. Year: 2020 **Cost: \$1M** **Improvement:** The building is undergoing a major *seismic upgrade* to preserve the original two-story brick walls around the entire perimeter of the property. Complex rebar cages will be formed and installed to underpin the existing walls in some cases four feet down / under. Concrete will then be poured to create structural grade beams with numerous bolts to connect steel posts and cross braces that travel up to the second story on the street sides. These walls will be bolted from the exterior and tied into the steel skeleton. The existing stucco will be notched out such that the steel plates will not be visible after refinishing with stucco. On the interior of the second story brick walls, these walls will be repointed to increase structural integrity and leave them exposed as a finished historic look. The interior side brick walls on both floors are also being reinforced with rebar and shotcrete that will be sprayed in place to solidify the structure.



**Mills Act
Application**

4

2. Year: 2020 **Cost:** \$50K **Improvement:** The *wood windows* with custom moulins (wood dividers) on the second floor are being fabricated by a local supplier and installed in the original openings. There are two styles of these windows along Broadway and Fourth Street. They are both two over two, double hung wood sashes with rope pulls and historic hardware.



3. Year: 2020 **Cost:** \$90K **Improvement:** The ground floor wood *entry doors*, *picture windows*, and *transom windows* will be fabricated to replicate the original design along Broadway and Fourth Street. This includes replicating the custom wood moulins in the entryway transom on Broadway and preserving historic details that still remain on site.



**Mills Act
Application**

4. Year: 2021 **Cost:** \$20K **Improvement:** The wood *window bases* on the ground floor will be rebuilt to match the original design portrayed in the historic illustrations and remnants found on site.



5. Year: 2021 **Cost:** \$5K **Improvement:** The original *cast iron columns* with floral detail revealed during careful demolition will be refurbished on the corner and along Broadway. The bases of these columns will be recreated with wood and stucco to match the historic design.



**Mills Act
Application**

6. Year: 2021 **Cost:** \$10K **Improvement:** The *cornice trim* will be replaced along the entire Fourth Street side and wrapping around Broadway.



7. Year: 2021 **Cost:** \$60K **Improvement:** An acrylic *stucco* will be applied to the exterior of the entire building. Custom scoring detail will also be applied to emulate stone blocks as portrayed in the historic illustrations on the Fourth Street side and corner of Broadway.



**Mills Act
Application**

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8. Year: 2022 **Cost:** \$10K **Improvement:** The original second story *window caps* will be fabricated using a foam-based product to match historical design with a limestone or stucco finish. There are two different designs portrayed – one more ornate on the Fourth Street side that wraps around the corner and a more simple version that continues down Broadway.



9. Year: 2022 **Cost:** \$5K **Improvement:** The *cornice brackets* portrayed in the historic illustrations will be fabricated and installed along both street sides. There were originally more than fifty of these brackets.



10. Year: 2022 **Cost:** \$20K **Improvement:** The work program will be finished with a *custom paint job* highlighting the historical elements (cornice, brackets, trim, window caps, window hoods, etc.).

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

4. SELECTION CRITERIA

The City of Oakland has adopted a Mills Act Property Tax Abatement Program for qualified historic properties. The 2006-08 ordinances creating the program limit impact on City revenues to \$25,000/year, plus \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000 a year for all redevelopment areas outside the Central Business District. In the Central Business District, impact on Redevelopment revenues is limited to \$100,000/building/year with a cumulative limit of \$250,000/year. Any property tax loss that exceeds the above limits requires special consideration by the City Council.

If applications exceed the above limits, selection will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

Necessity, quality, and impact of proposed work program:

- The property needs exterior or structural work (e.g., stabilization, maintenance, reversal of inappropriate modifications, etc. - not interior work or additions) and the cost of the proposed work is equal to or greater than the potential reduction of property taxes.
- The proposed work program has strong potential to act as a catalyst for neighborhood revitalization by increasing architectural integrity, preserving neighborhood character, and conserving materials and energy embodied in the existing building.
- The application exhibits timely completion, quality of documentation, well thought out and realistic work program, clear understanding of work program and contract, ability to follow through.

Diversity of property types and locations:

- Geographic distribution: The property's location contributes to the goal of Mills Act contracts in neighborhoods throughout the City.

Contracts will be especially encouraged for properties in the (former) West Oakland and Central City East Redevelopment Areas because implementation of the Mills Act was a mitigation measure in the West Oakland and Central City East Redevelopment Plans.

- Building type and nature of significance: The property contributes to the goal of a variety of Mills Act building types (e.g., residential, commercial, industrial; rarity, age, style, use, etc.).

Historic and architectural significance of building:

- Either currently a Designated Historic Property, *or* a Heritage Property, Landmark, or S-7/S-20 District application is submitted concurrently and building is eligible for designation.
- Oakland Cultural Heritage Survey rating and Landmarks Board eligibility determination.
- Timely completion, quality, depth, and active involvement in Heritage Property application.

5. SUBMITTAL REQUIREMENTS

- Mills Act Application Form: This application form completed and signed.
- Assessor's Parcel Map and Legal Description: From deed or County Assessor's office.
- For corporate owners (LLC, condo, etc.): Document exact entity name and signatory/ies.
- Photographs
 - Photographs must be in color, labeled, and printed on 8-1/2" x 11" paper.
 - Illustrate the overall exterior condition and character of the property.
 - Show the structure from across the street and from front, side and rear.
 - Include detailed close up views of each feature listed in the work program.
 - Label each photo (e.g., Work Program Item #1, #2, etc.).
- Oakland Landmark, Heritage Property or S-7/S-20 Preservation District Application
 - Required for properties that are not already designated by Landmarks Board.
- Additional pages to describe and illustrate the work program, as necessary.
- Copy of last property tax bill.
- Printout of Mills Act Calculator estimate, showing anticipated tax saving.
- Filing Fee - \$601.29, due at the time of application submittal.

Please read and review (online at www.oaklandnet.com/historicpreservation):

- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- (Model) Mills Act Agreement for Preservation of Historic Property (contract you will sign);
- Secretary of the Interior's Standards for Rehabilitation (included in Mills contract);
- Minimum Property Maintenance Standards (included in Mills contract); and
- Mills Act Property Tax Calculator (for rough estimate of potential change in taxes).

NOTICE: Each property owner is advised to consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use at their sole risk, which does not substitute for or replace legal counsel or a financial advisor.

I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, and agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program. The information submitted is true and correct as of the date of application.

Owner's Signature  Date 5/20/2020

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
Monday, Tuesday, Thursday & Friday: 8am-3pm; Wednesday: 9:30 – 3pm

MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: Rhonda and Scott Sibley

PROPERTY ADDRESS: 1186 Trestle Glen Rd., Oakland, CA, 94610

PROPERTY OWNER(S): Rhonda and Scott Sibley

PHONE: (Day) 510-282-6670 (Evening) 510-763-6530 email sibleys@hotmail.com

ASSESSOR'S PARCEL NUMBER(S): 23 - 437 - 3 - 1

YEAR OF PURCHASE: 2001 ASSESSED VALUE: 2001 = \$510,000 / 2020 = \$675,367

EXISTING USE OF PROPERTY: Residence

LEGAL DESCRIPTION (From Deed): see Exhibit A, page 5

2. HISTORIC PROPERTY INFORMATION

HISTORIC NAME: Hoffschneider (Bert) house; formerly 1186 Cavanaugh Rd.

COMMON NAME: 1186 Trestle Glen Rd., Oakland, CA, 94610

CONSTRUCTION DATE: 1927

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 to confirm.

Designated Historic Property

Date Of Designation

City of Oakland Landmark

City of Oakland Heritage Property

Contributor to a City of Oakland S-7 or S-20 District

In Progress

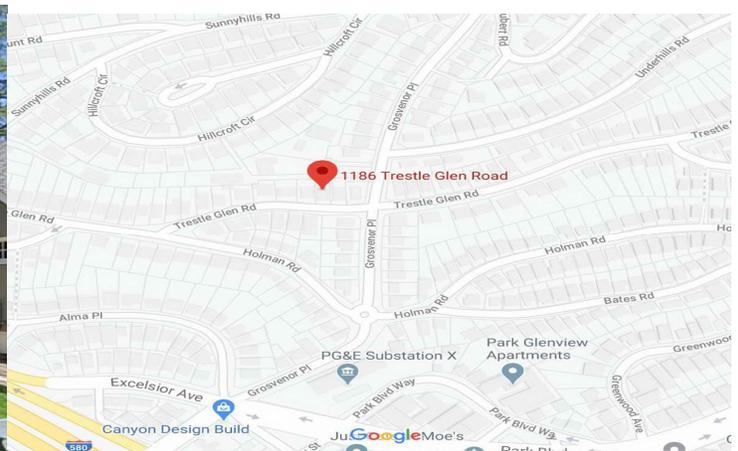
Local Register Of Historic Resources*

Survey rating of 'A' or 'B'

Area of Primary Importance

National Register

Oakland Cultural Heritage Survey: Rating D2+ Date: 1986 Prelim./Intensive: Prelim.



3. PRESERVATION WORK PROGRAM AND TIME LINE

PROPERTY ADDRESS: 1186 Trestle Glen Rd., Oakland, CA, 94610

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration or repair of exterior character defining features. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction.

(Please keep to one page; attach additional pages as necessary to fully describe work program.)

1 - 3. Years: 2021 - 2023 **Cost:** \$13,500 **Improvement:** Update water protective sealants on bricks on pillars, bricks at front and sides and chimney bricks. Re-point chimney bricks. Repair/replace & repaint damaged wood, doors & window frames. Replace cracked window pane. Repair & repaint damaged stucco and trim.

4 – 8 Years: 2024 - 2028 **Cost:** \$20,000 **Improvement:** Remove and replace house and garage roofs, repair and/or replace gutters, roofline millwork and flashing.

9. Year: 2029 **Cost:** \$4,500 **Improvement:** Repair non-functional windows, replace missing ballasts. Repair damaged frames, wood trim and update waterproof sealants on brick.

10. Year: 2030 **Cost:** \$6,500 **Improvement:** Paint the house, porch, railings & garage. Patch & stain driveway.

This work plan represents the minimum work that will be undertaken. The calculator was used to provide an estimate of Mills Act funds available for repair and maintenance of the property. The work plan is to restore and replicate damaged materials, using the original design and hardware, beginning with the on the southeast, as it has the most sun damage. All of the windows and woodwork are 91 year old originals; many are showing their age and will eventually need to be replaced, with similar attention to the original design. Repairs and will occur more rapidly if the final calculation allows additional Mills Act funds to be used for this purpose.

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

4. SUBMITTAL REQUIREMENTS

- Mills Act Application Form
 - This application form signed and completed. Original signatures or clear & legible copies are required.
- Assessor's Parcel Map
 - Available at the City of Oakland Engineering Services or zoning counter, Alameda County Assessor's Office, 1221 Oak Street, or Assessor's website.
- Photographs
 - Photographs must be labeled, and printed or mounted on 8-1/2" x 11" paper.
 - Photographs must sufficiently illustrate the exterior, overall condition and historic character of the property, including historic features.
 - Photographs must be in color and include the existing structure as seen from across the street and from front, side and rear property lines. Label each view.
 - Photographs must be in color and include detailed (close up) views of each of the listed areas in the proposed work program. Label each (e.g., Work Program Item #1, #2, etc.)
- Oakland Landmark, Heritage Property and S-7 Preservation Combining Zone Application
 - Required for properties that are not already designated as:
 - City of Oakland Landmark
 - City of Oakland Heritage Property
 - Contributor to a City of Oakland S-7 or S-20 Historic District
- Legal Description of the Property
 - Grant Deed
 - Legal Description
 - Assessor's Parcel Map
- Additional pages to describe the Work Program, as necessary
- Copy of Last Property Tax Bill
- Filing Fee - \$601.29, due at the time of application submittal.

5. SELECTION CRITERIA

The City has adopted a Mills Act Property Tax Abatement Program for qualified historic properties, with the program impact on City revenues limited to \$25,000/year, and \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000/year for all redevelopment areas with the exception of the Central Business District. In the Central Business District, there shall be a limit of the program impact on Redevelopment revenues to \$100,000/building/year with a cumulative limit of \$250,000/year. Any Mills Act applicant whose estimated Property Tax loss exceeds the above limits may request special consideration by the City Council.

If applications exceed the limited dollar amounts, applications will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

- The date the application is complete.
- The property is either currently a Designated Historic Property *or* the property is currently listed on the Local Register of Historic Resources *and* an Oakland Landmark, Heritage Property and/or S-7 Combining Zone Application has been submitted for Heritage Property Designation.
- The property needs exterior work (e.g., stabilization, maintenance, reversal of inappropriate building modifications, etc. - **not** interior work or additions) and the cost of the proposed exterior work is equal or greater than the potential reduction of property taxes.
- The proposed work program for maintenance, repair, rehabilitation and/or restoration has the strong potential to act as a catalyst for neighborhood revitalization by:
 - Increasing architectural integrity;
 - Preserving neighborhood character; and

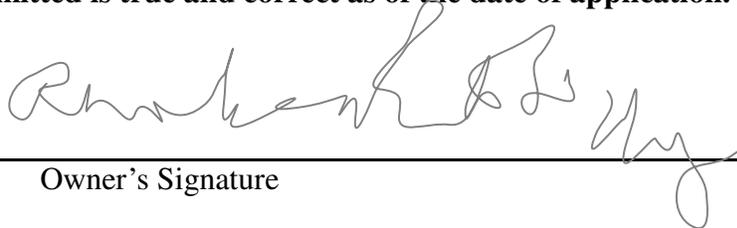
- Conserving materials and energy embodied in existing building.
- Geographic Distribution:
 - A minimum total of six Mills Act Contracts will be awarded to properties in the West Oakland Redevelopment Area because Implementation of the Mills Act is a Mitigation Measure of the West Oakland Redevelopment Plan.
 - A minimum of six Mills Act Contracts will be awarded to properties in the Central City East Area because Implementation of the Mills Act is a Mitigation Measure of the Central City East Redevelopment Plan.
 - The property's location contributes to the goal of Mills Act Contract representation in neighborhoods throughout the City.
- The property's building type contributes to the goal of a variety of Mills Act Contract building types (e.g., residential, commercial and industrial buildings).

Please read and review (available online at www.oaklandnet.com/historicpreservation):

- the Mills Act brochure;
- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- the (MODEL) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY;
- Secretary of the Interior's Standards for Rehabilitation;
- Minimum Property Maintenance Standards; and
- Mills Act Property Tax Calculator (to calculate a rough estimate of potential change in taxes).

NOTICE: Each property owner should consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use (at their sole risk), which does not substitute for or replace legal counsel or a financial advisor.

I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program, and the information submitted is true and correct as of the date of application.




Owner's Signature Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612

Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm

Exhibit A, Legal Description

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ALAMEDA, CITY OF OAKLAND, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF LOTS 12 AND 13, BLOCK OF LAKESHORE OAKS, FILED MAY 13, 1922, MAP BOOK 3, PAGE 39, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERN LINE OF BLOCK 10, DISTANT THEREON SOUTH 86 DEGREES 39 MINUTES 40 SECONDS WEST, 34.04 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE EASTERN BOUNDARY LINE OF LOT 12, IN SAID BLOCK 10, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP HEREIN REFERRED TO; RUNNING THENCE SOUTH 3 DEGREES 20 MINUTES 20 SECONDS EAST 84.80 FEET TO A POINT ON THE NORTHERN LINE OF TRESTLE GLEN ROAD, FORMERLY CAVANAGH ROAD, AS SAID ROAD IS SHOWN ON SAID MAP; THENCE SOUTH 81 DEGREES 17 MINUTES 10 SECONDS EAST, ALONG SAID LINE OF TRESTLE GLEN ROAD, 3.80 FEET; THENCE CONTINUING ALONG SAID LINE OF SAID ROAD ON THE ARC OF A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 333.53 FEET, TANGENT TO LAST SAID COURSE, A DISTANCE ALONG SAID ARC OF 37 FEET; THENCE LEAVING SAID NORTHERN LINE OF SAID ROAD, NORTH 3 DEGREES 20 MINUTES 20 SECONDS WEST, 91.29 FEET TO SAID NORTHERN LINE OF BLOCK 10, AND THENCE SOUTH 86 DEGREES 39 MINUTES 40 SECONDS WEST, ALONG SAID LAST NAMED LINE, 40 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PORTION OF PLOT 3, LAKESHORE HIGHLANDS, FILED JUNE 18, 1917, MAP BOOK 16, PAGE 37, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF SAID PLOT 3, DISTANT THEREON SOUTH 86 DEGREES 39 MINUTES 40 SECONDS WEST 34.04 FEET FROM THE EASTERN LINE OF LOT 12 IN BLOCK 10, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP OF LAKESHORE OAKS, FILED MAY 13, 1922, MAP BOOK 3, PAGE 39, ALAMEDA COUNTY RECORDS; AND RUNNING THENCE NORTH 3 DEGREES 20 MINUTES 20 SECONDS WEST 15 FEET; THENCE NORTH 86 DEGREES 39 MINUTES 40 SECONDS EAST 40 FEET; THENCE SOUTH 3 DEGREES 20 MINUTES 20 SECONDS EAST 15 FEET TO THE NORTHERN LINE OF LOT 13 IN SAID BLOCK 10; AND THENCE ALONG THE NORTHERN LINE OF SAID LOTS 13 AND 12, SOUTH 86 DEGREES 39 MINUTES 40 SECONDS WEST 40 FEET TO THE POINT OF BEGINNING.

A.P.N. 023-0437-003-01

Dated: April 30, 2004

Preservation Photos & Descriptions for 1186 Trestle Glen Road, Oakland

The proposed work has a single goal: to improve and restore the visible appearance of the home. As the house and garage approach 100 years of age, the elements that are critical to the historical beauty of the buildings will be carefully restored.

2021 – 2023 Projects:

- Repair/replace & repaint damaged wood, doors & window frames.
- Replace cracked window panes.
- Update water protective sealants on bricks on pillars, bricks at front and sides and chimney bricks.
- Re-point chimney bricks.
- Repair & repaint damaged stucco and trim.

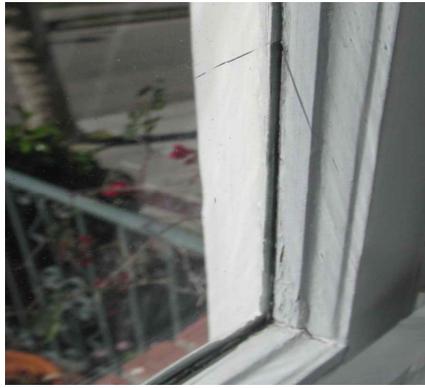


Samples of the many window frames whose wood is dried out, stained in places, with damaged paint.

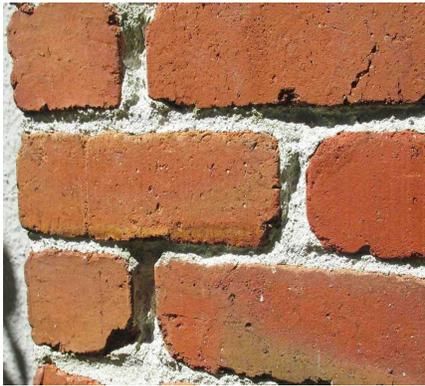


Some wood is dry-rotten but most damage is the result of aging putty, sun exposure and water seepage.





Damage where wood sits on the foundation and two cracked window panes.



Bricks on pillars, porch and chimney need to be sealed and, in some cases, re-pointed.

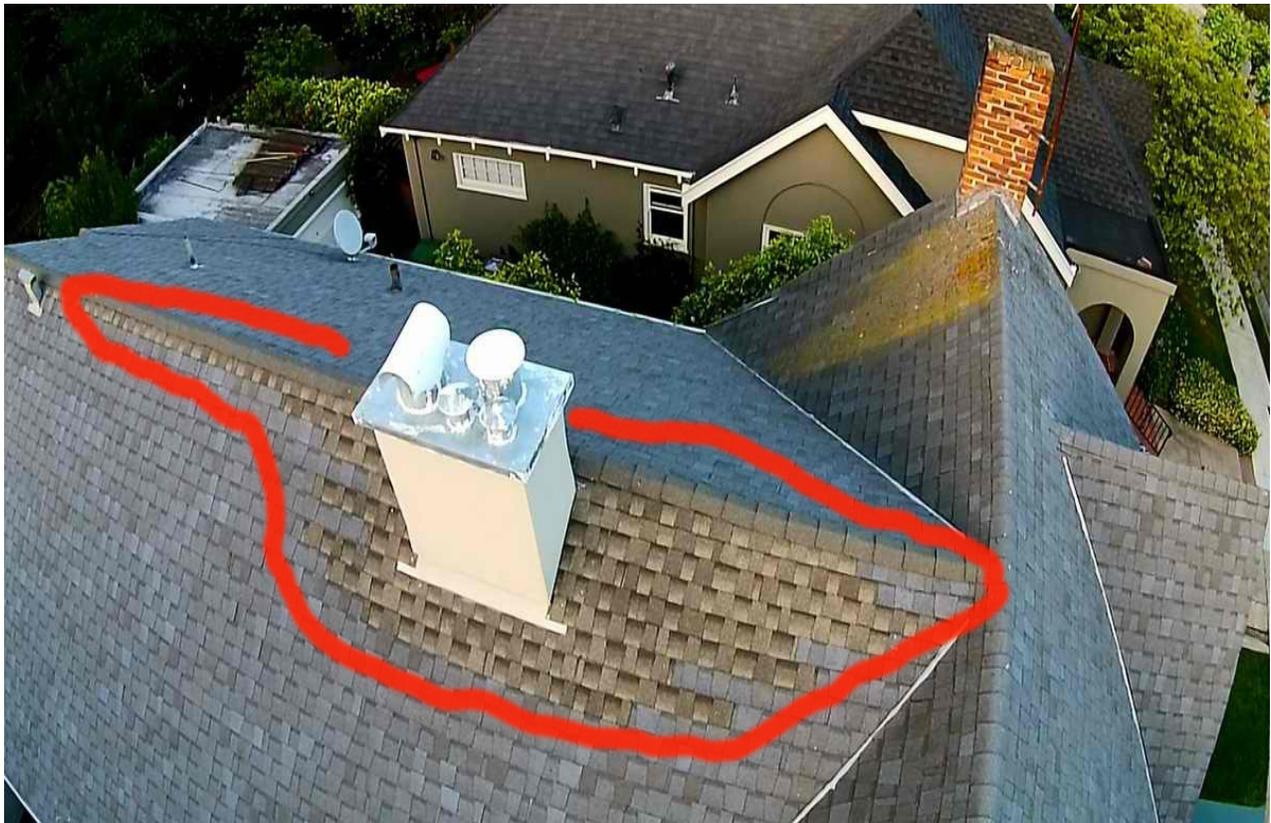


Cracks in the stucco walls are often hidden by the mature landscaping.



2024 – 2028 Projects:

- Remove and replace house and garage roofs.
- Waterproof roof around chimney to prevent damage behind walls.
- Repair and/or replace gutters, roof-line mill work and flashing.



A permit was drawn in 1998 but canceled in 1999. This photo shows that only minor repairs were made.



Sealing the area around the chimney, replacing the gutters and flashing and repairing the roof-line mill work will prevent water damage to the house.

2029 Projects:

- Repair non-functional windows.
- Repair damaged window frames and trim.
- Replace missing ballasts.
- Update waterproof sealants on brick.



Unfortunately, many windows have been painted shut, while others need of ballast repairs.



Past window and trim repair have often relied upon wood putty, or even automotive bondo!



Periodic reapplication of brick weather sealer will prevent water seepage and dry rot.

2030 Projects:

- Repair cracks in stucco.
- Paint the house, porch, railings & garage.
- Patch & stain driveway.

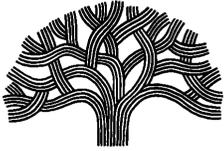


Cracks in stucco reappear on a regular basis and need to be addressed to prevent damage.



The house and its decorative ironwork haven't been painted in over 20 years and, despite regular touch-ups and maintenance, need a complete paint job. The driveway and garage are showing their age too.





Oakland Landmarks Preservation Advisory Board

MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612-2031 Phone: 510-238-3941

1. GENERAL INFORMATION

Property Address: 926 Rosemount Road Oakland, CA 94610

Assessor's Parcel Number(s): 11-891-15

Property Owner(s): Edward and Alexis Bayley

Applicant's Name: Alexis Bayley

Phone: (day) 415.794.6132 (evening) same email alexisbayley@gmail.com

Year of Purchase: 2014 Assessed Value: \$860,000

Existing Use of Property: Single Family Home

Legal Description (from deed – if long, please attach)

Lot 37, of Block 11, "Lakeshore Highlands", Filed June 18, 1917, Map Book 16, Page 37 Alameda County Records

2. HISTORIC PROPERTY INFORMATION

If not already designated by Landmarks Board, Heritage Property application is required concurrently.

HISTORIC/Common Name: _____

CONSTRUCTION DATE: 1927

HISTORIC STATUS as of application date (contact Preservation staff at 510-238-6879 to confirm):

Designated Historic Property Date of Designation _____

City Landmark Heritage Property Contributor to S-7 or S-20 District

Local Register of Historical Resources

Survey Rating A or B Area of Primary Importance National Register

Oakland Cultural Heritage Survey: Survey Rating: C2+ Date: 1986 Prelim/Intensive: Prelim

Photo



Location Map



3. PRESERVATION WORK PROGRAM AND TIME LINE**Property Address: 926 Rosemount Road Oakland, CA 94610**

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe work program. *This page will become part of the contract: please keep to one page.*

- 1. Year:** 2021 **Cost:** \$22,230 **Improvement:** Dry rot remediation around windows

- 2. Year:** 2022 **Cost:** \$7,000 **Improvement:** Repair half timbered decorative wood at roof pitch

- 3. Year:** 2023 **Cost:** \$10,850 **Improvement:** Phase 1: Foundation Repair and Earthquake Retrofitting

- 4. Year:** 2024 **Cost:** \$10,850 **Improvement:** Phase 2: Foundation Repair and Earthquake Retrofitting

- 5. Year:** 2025 **Cost:** \$10,850 **Improvement:** Phase 3: Foundation Repair and Earthquake Retrofitting

- 6. Year:** 2026 **Cost:** \$10,850 **Improvement:** Phase 4: Foundation Repair and Earthquake Retrofitting

- 7. Year:** 2027 **Cost:** \$10,850 **Improvement:** Phase 5: Foundation Repair and Earthquake Retrofitting

- 8. Year:** 2028 **Cost:** \$10,850 **Improvement:** Phase 6: Foundation Repair and Earthquake Retrofitting

- 9. Year:** 2029 **Cost:** \$10,850 **Improvement:** Phase 7: Foundation Repair and Earthquake Retrofitting

- 10. Year:** 2030 **Cost:** \$10,850 **Improvement:** Install new gravel sub-drain

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

4. SELECTION CRITERIA

The City of Oakland has adopted a Mills Act Property Tax Abatement Program for qualified historic properties. The 2006-08 ordinances creating the program limit impact on City revenues to \$25,000/year, plus \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000 a year for all redevelopment areas outside the Central Business District. In the Central Business District, impact on Redevelopment revenues is limited to \$100,000/building/year with a cumulative limit of \$250,000/year. Any property tax loss that exceeds the above limits requires special consideration by the City Council.

If applications exceed the above limits, selection will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

Necessity, quality, and impact of proposed work program:

- The property needs exterior or structural work (e.g., stabilization, maintenance, reversal of inappropriate modifications, etc. - not interior work or additions) and the cost of the proposed work is equal to or greater than the potential reduction of property taxes.
- The proposed work program has strong potential to act as a catalyst for neighborhood revitalization by increasing architectural integrity, preserving neighborhood character, and conserving materials and energy embodied in the existing building.
- The application exhibits timely completion, quality of documentation, well thought out and realistic work program, clear understanding of work program and contract, ability to follow through.

Diversity of property types and locations:

- Geographic distribution: The property's location contributes to the goal of Mills Act contracts in neighborhoods throughout the City.

Contracts will be especially encouraged for properties in the (former) West Oakland and Central City East Redevelopment Areas because implementation of the Mills Act was a mitigation measure in the West Oakland and Central City East Redevelopment Plans.

- Building type and nature of significance: The property contributes to the goal of a variety of Mills Act building types (e.g., residential, commercial, industrial; rarity, age, style, use, etc.).

Historic and architectural significance of building:

- Either currently a Designated Historic Property, *or* a Heritage Property, Landmark, or S-7/S-20 District application is submitted concurrently and building is eligible for designation.
- Oakland Cultural Heritage Survey rating and Landmarks Board eligibility determination.
- Timely completion, quality, depth, and active involvement in Heritage Property application.

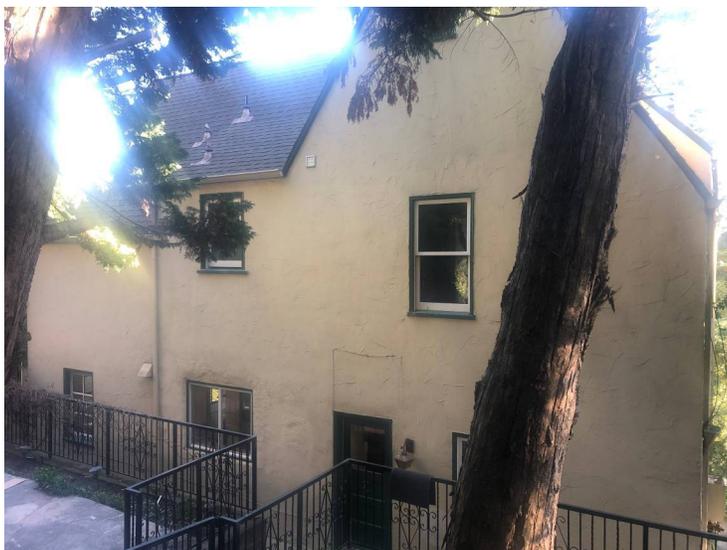
Work Program Details
926 Rosemount Road

House Photographs (February 2020)

Front of House



Right Side of House



Back of House



Left Side of House

Work Program Details

Work Item 1

The previous owner invested over \$30,000 to replace the windows of the entire home with windows aligned with the aesthetic of a 1920s tudor. Unfortunately, the wood around all of the home's windows was not sealed and needs to be repaired, repainted and sealed. In addition, only a white primer was painted on the exterior window panel frames. This wood around the window panels is beginning to chip away. All window panels need to be painted. Doing so will allow us to keep the windows that maintain the historic look of the home and neighborhood. Cost to repair will be \$22,230.

Photos of examples of dry rot around window frames taken in February 2020. This is consistent around all of the home's windows.



Work Item 2

The half timbered decorative wood at the pitch of the roof is in a state of disrepair. It is a focal point of the front of the home. Repairing the half timbered wood will enhance the look of the home as a fine example of an English tudor house built in the 1920s and will enhance the neighborhood and streetscape helping to keep the uniformity of the historic houses built in the area. Cost to repair will be \$7,000.



Work Items 3-10**Foundation Repair, Earthquake Retrofitting and New Sub Drain**

926 Rosemount is a partial 3 story wood framed house located on a steeply up-sloping lot in the Trestle Glen area of Oakland. The house dates back to 1927, and is accessed by a long series of concrete steps which winds up the front slope. There is a finished basement room at the left front quarter of the house. The rest of the structure is situated over sloping crawlspaces. There is a concrete walkway around the back of the house. The narrow rear yard beyond has been terraced with a series of retaining walls.

An evaluation of the state of the house foundations and the seismic readiness of the structure, resulted in recommendations for improvements.

The house bears on shallow, unreinforced trapezoidal footings. As is typical for the foundations of this era (particularly in this Trestle Glen area), the concrete is deteriorated to varying degrees, particularly along the rear perimeter. The right rear crawlspace has less than 18 inches of clearance. The exterior walkway is above the level of the floor joists. Although there is a flash wall which is intended to protect the below-grade framing from rot and termites, it appears that the ends of the floor joists are somewhat rotted.

The rear perimeter foundation includes no anchor bolts, and is not accessible for retrofitting. Thus the back of the house remains highly vulnerable from a seismic standpoint. A few plywood shear panels have been installed beneath the front entry area, with added bolting. It is unlikely that the main basement area was ever retrofitted, as the wall finishes appear to be more than 40 years old.

There is moisture migration under the left rear perimeter of the house. There is a gravel drain in place behind the rear wall of the basement, around the chimney that needs to be replaced. In the meantime, the basement flooded in 2011. As a temporary fix, a drain pipe in the area was modified, but a new gravel sub drain needs to be installed to remedy the moisture migration.

This house is relatively tall and narrow, which makes it more seismically vulnerable. Of particular concern is the lack of bolting across the back of the house, which is inaccessible for retrofitting. The moisture intrusion and joist deterioration area also of concern. The formed foundation should be replaced. The rotted ends of the joists should be cut off and attached to the face of the new foundation with a bolted ledger. The crawlspace should be excavated to provide 18 inches of joist clearance, and to reduce the slope where the left rear perimeter foundation currently bears. A gravel drain should be excavated around the rear perimeter of the house, tied into existing piping where possible. The right and left rear perimeter foundations should also be replaced.

The new rear foundation will include anchor bolts to secure the back of the house. As an additional, minimal seismic improvement, shear panels should be installed between the windows of the basement. In addition, a new foundation should be installed beside the stairs at the center of the house, to accommodate a 12-foot long transverse shear panel.

In addition to Duval construction, whose \$87,400 estimate we have provided, we also received estimates from Ward and All Seasons Construction. Those estimates greatly exceed the estimate by Duval.

Antonio Martinez Construction
2801 Garrow, Antioch *510.712.5334

Ed and Alexis Bayley
 926 Rosemount Road

Preparation as described

Right side of house (\$3,250)

- Upstairs window by new bathroom - sand down, prime and paint, fix cracks and splits (24 hours, 1 man)
- Upstairs window – (8 hours, 1 man)
- Basement door – sand down and prime (8 hours, 1 man)
- Attic vent (10 hours, 1 men)

Back of the house (\$4,160):

- Laundry room window (1 day, 1 man)
- Back door (8 hours, 1 man)
- Kitchen window – cut stucco and replace trims (32 hours 1 man)
- Upstairs window by bathroom (8 hours, 1 man)
- Upstairs window new bathroom – sand down window, caulk in cracks and splits (8 hours, 1 man)

Front of house (\$9,100)

- Master bedroom window (24 hours, 1 man)
- Hallway window – (14 hours, 1 man)
- Upstairs window bedroom – sand down and prime (16 hours, 1 man)
- Living room big window – sand down and prime (24 hours, 1 man)
- Downstairs hallway – sand down and prime (8 hours, 1 man)
- Dining room window – sand down, prime and paint, fix seal install new trims (24 hours, 1 man)
- Basement window – sand down and prime (16 hours, 1 man)
- Front door – sand down, caulking fix cracks and splits and prime (14 hours, 1 man)

Left side of house (\$5,700)

- Office window - sand down, prime (8 hours, 1 man)
- Closet window – (8 hours, 1 man)
- Master bedroom window (24 hours, 1 man)
- Downstairs bathroom window – remove trims (16 hours, 1 man)
- Living room – window fix trims window seal fix holes (16 hours, 1 man)

Half Timbered Wood Repair (\$7,000)

- Fix decoration boards
 - Install scaffolding to complete the job

Estimate: \$29,230

D U V A L
CONSTRUCTION, Inc.

Concrete &
Structural
Specialists

Alexis Bayley
926 Rosemount Road
Oakland, CA

7-19-19

ESTIMATE

This estimate includes all labor and material to do the following work as per "preliminary not for construction" plans dated 4-4-19 and 6-28-19 site visit

Foundation and seismic upgrade will need to be engineered, scope and cost may vary. Work is as follows:

DEMOLITION/EXCAVATION AND HAULING:

Complete the demolition, excavation and hauling as required to complete work. Haul away all excess excavated earth and related construction and demolition debris.

1. FOUNDATION REPAIR/REPLACEMENT:

- a. Remove and replace the rear perimeter foundation with 9' returns on both sides per plans. Install gravel sub-drain piping system connected to the existing drainage system.
- b. Remove and replace the rear walkway where removal is required to access work.
- c. Includes \$11,200 to Remove and replace the remaining right-side perimeter foundation with a return across the front of the house to the base of the front stairs.
- d. Includes \$7,200 to construct a new 12' long foundation in the crawlspace sistered adjacent to the interior stair retaining wall (stair retaining wall to remain).

- 2. Raise the level of the new foundation by cutting away framing that is too close to the existing grade. Install new bolted sill plates. Repair exterior stucco as required. Prep, priming and finish painting work to be done by others.

ESTIMATED COST: \$79,800

SEISMIC UPGRADE:

- 3. Provide and install all anchor bolts, hold downs, blocking, and shear walls. Add additional framing, and other related work as required for seismic upgrade. All shear plywood will be 1/2" 5 ply struct-1.

- a. Remove and replace interior walls and finishes where required to install shear walls (painting by others).

ESTIMATED COST: \$7,600

TOTAL ESTIMATED COST: \$87,400

8642 TERRACE DRIVE

EL CERRITO, CA 94550

510-527-7428

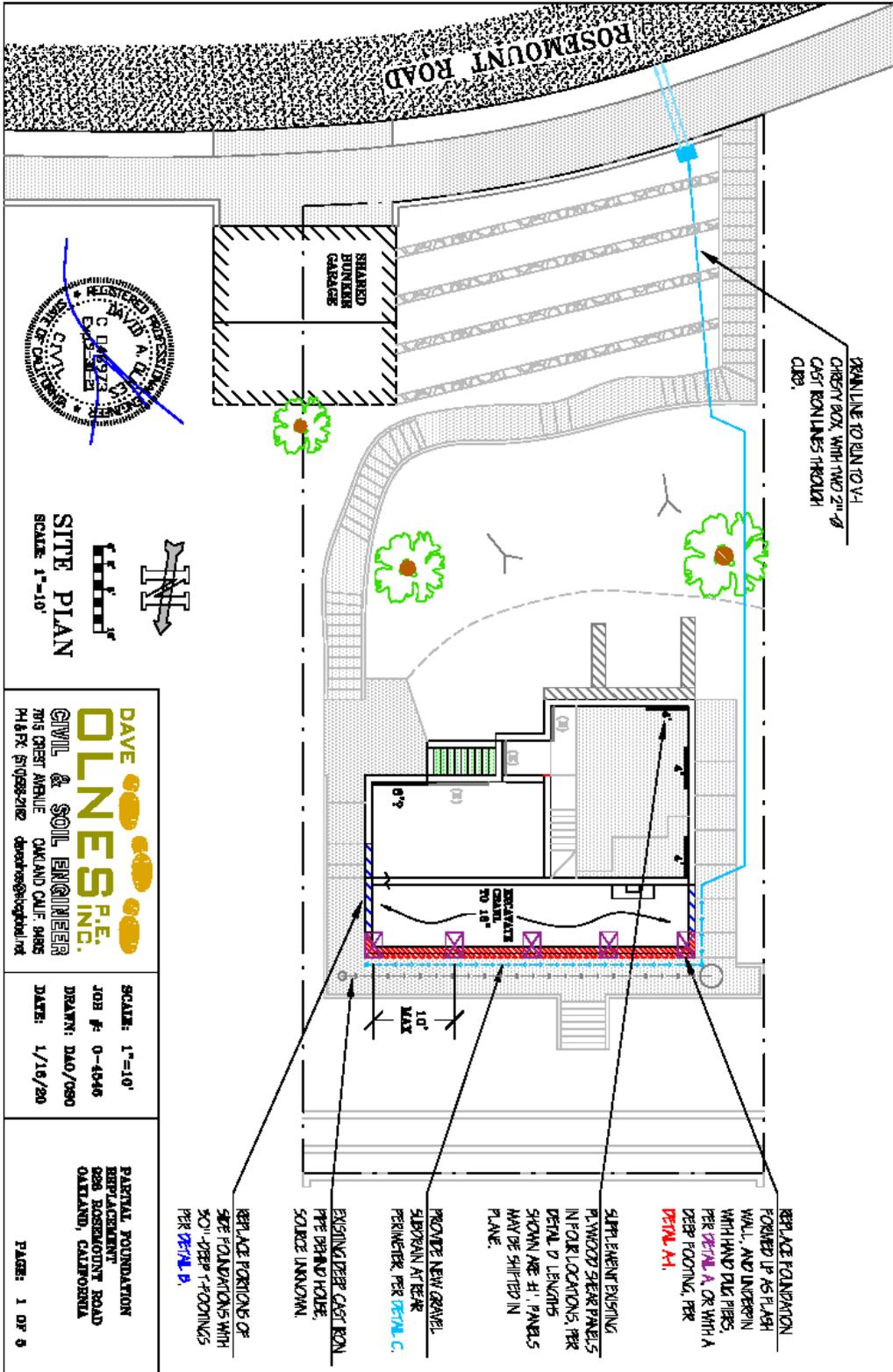
duvalconstruction@gmail.com

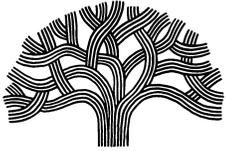
Thank you for your interest in Duval Construction. Special inspections, permit costs, design fees, and administrative fees to facilitate the Brace and Bolt Program are not included. All specifics are to be included in the contract. This estimate is valid for 90 days. If you have any questions, please call.
Respectfully Submitted,

Jim Duval



Foundation and Seismic Retrofitting Plans





Oakland Landmarks Preservation Advisory Board

MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612-2031 Phone: 510-238-3941

1. GENERAL INFORMATION

Property Address: 2804 Adeline Street Oakland, CA 94608

Assessor's Parcel Number(s): 5-456-23

Property Owner(s): Omar Morales

Applicant's Name: Omar Morales

Phone: (day) 424.345.4310 (evening) _____ **email:** o.morales06@yahoo.com

Year of Purchase: 2020 _____ **Assessed Value:** \$789,000 _____

Existing Use of Property: owner-occupied

Legal Description (from deed – if long, please attach)

Beginning at the point of intersection of the Eastern line of Adeline Street, with the Northern line of 28th Street; running thence Northerly along the Eastern line of Adeline Street 35 feet; thence Easterly parallel with said line of 28th Street 100 feet; thence Southerly parallel with said line of Adeline Street 35 feet to the Northern line of 28th Street; thence Westerly along the Northern line of 28th Street 100 feet to the point of beginning.
Being portions of Lots 16, 17, and 18, Block 660, "Resubdivision of Block 659 and 660, City of Oakland", filed May 13, 1891, Map Book 8, Page 72, Alameda County Records.

2. HISTORIC PROPERTY INFORMATION

If not already designated by Landmarks Board, Heritage Property application is required concurrently.

HISTORIC/Common Name: Hutchinson (Maud) house **CONSTRUCTION DATE:** 1905-06.

HISTORIC STATUS as of application date (contact Preservation staff at 510-238-6879 to confirm):

Designated Historic Property

Date of Designation _____

City Landmark

Heritage Property: in progress

Contributor to S-7 or S-20 District

Local Register of Historical Resources

Survey Rating A or B

Area of Primary Importance

National Register

Oakland Cultural Heritage Survey: Survey Rating: C2+ Date: 1992 Prelim/Intensive: Int.

Photo	Location Map

3. PRESERVATION WORK PROGRAM AND TIMELINE**Property Address: 2804 Adeline Street, Oakland 94608**

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe workprogram. *This page will become part of the contract: please keep to one page.*

- 1. Year:2020 Cost: \$23,100 Improvement: Foundation and structural engineering - straps attach second floor to first floor, A 35 up to the attic and retrofit foundation; 9 new piers under the joist and support; drywall and insulation**
- 2. Year:2021 Cost: Continued Improvement: Foundation and structural engineering - straps attach second floor to first floor, A 35 up to the attic and retrofit foundation; 9 new piers under the joist and support; drywall and insulation(continued)**
- 3. Year:2022 Cost: \$9,400 Improvement: Replacing windows (1st floor) – double pane, to match originals**
- 4. Year:2023 Cost: Continued Improvement: Replacing windows (1st floor) – double pane, to match originals (continued)**
- 5. Year:2024 Cost: \$9,400 Improvement: Replacing windows (2ndfloor) – double pane, to match originals**
- 6. Year:2025 Cost: Continued Improvement: Replacing windows (2ndfloor) – double pane, to match originals (continued)**
- 7. Year:2026 Cost: \$7,000 Improvement: Painting trim of house and windows (2 colors)**
- 8. Year:2027 Cost: Continued Improvement: Painting trim of house and windows (2 colors) (continued)**
- 9. Year:2028 Cost: \$12,000 Improvement: Updating stairs, porch and paved walkways – front/back of house**
- 10. Year:2029 Cost: Continued Improvement: Updating stairs, porch and paved walkways – front/back of house (continued)**

Total cost of repairs (project based on quote): \$60,900

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

4. SELECTION CRITERIA

The City of Oakland has adopted a Mills Act Property Tax Abatement Program for qualified historic properties. The 2006-08 ordinances creating the program limit impact on City revenues to \$25,000/year, plus \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000 a year for all redevelopment areas outside the Central Business District. In the Central Business District, impact on Redevelopment revenues is limited to \$100,000/building/year with a cumulative limit of \$250,000/year. Any property tax loss that exceeds the above limits requires special consideration by the City Council.

If applications exceed the above limits, selection will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

Necessity, quality, and impact of proposed work program:

- The property needs exterior or structural work (e.g., stabilization, maintenance, reversal of inappropriate modifications, etc. - not interior work or additions) and the cost of the proposed work is equal to or greater than the potential reduction of property taxes.
- The proposed work program has strong potential to act as a catalyst for neighborhood revitalization by increasing architectural integrity, preserving neighborhood character, and conserving materials and energy embodied in the existing building.
- The application exhibits timely completion, quality of documentation, well thought out and realistic work program, clear understanding of work program and contract, ability to follow through.

Diversity of property types and locations:

- Geographic distribution: The property's location contributes to the goal of Mills Act contracts in neighborhoods throughout the City.

Contracts will be especially encouraged for properties in the (former) West Oakland and Central City East Redevelopment Areas because implementation of the Mills Act was a mitigation measure in the West Oakland and Central City East Redevelopment Plans.

- Building type and nature of significance: The property contributes to the goal of a variety of Mills Act building types (e.g., residential, commercial, industrial; rarity, age, style, use, etc.).

Historic and architectural significance of building:

- Either currently a Designated Historic Property, *or* a Heritage Property, Landmark, or S-7/S-20 District application is submitted concurrently and building is eligible for designation.
- Oakland Cultural Heritage Survey rating and Landmarks Board eligibility determination.
- Timely completion, quality, depth, and active involvement in Heritage Property application.

5. SUBMITTAL REQUIREMENTS

- Mills Act Application Form: This application form completed and signed.
- Assessor’s Parcel Map and Legal Description: From deed or County Assessor’s office.
- For corporate owners (LLC, condo, etc.): Document exact entity name and signatory/ies.
- Photographs
 - Photographs must be in color, labeled, and printed on 8-1/2” x 11” paper.
 - Illustrate the overall exterior condition and character of the property.
 - Show the structure from across the street and from front, side and rear.
 - Include detailed close up views of each feature listed in the work program.
 - Label each photo (e.g., Work Program Item #1, #2, etc.).
- Oakland Landmark, Heritage Property or S-7/S-20 Preservation District Application
 - Required for properties that are not already designated by Landmarks Board.
- Additional pages to describe and illustrate the work program, as necessary.
- Copy of last property tax bill.
- Printout of Mills Act Calculator estimate, showing anticipated tax saving.
- Filing Fee - \$601.29, due at the time of application submittal.

Please read and review (online at www.oaklandnet.com/historicpreservation):

- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- (Model) Mills Act Agreement for Preservation of Historic Property (contract you will sign);
- Secretary of the Interior’s Standards for Rehabilitation (included in Mills contract);
- Minimum Property Maintenance Standards (included in Mills contract); and
- Mills Act Property Tax Calculator (for rough estimate of potential change in taxes).

NOTICE: Each property owner is advised to consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use at their sole risk, which does not substitute for or replace legal counsel or a financial advisor.

I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, and agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program. The information submitted is true and correct as of the date of application.

Owner’s Signature:  _____ Date May 29, 2020

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
Monday, Tuesday, Thursday & Friday: 8am-3pm; Wednesday: 9:30 – 3pm

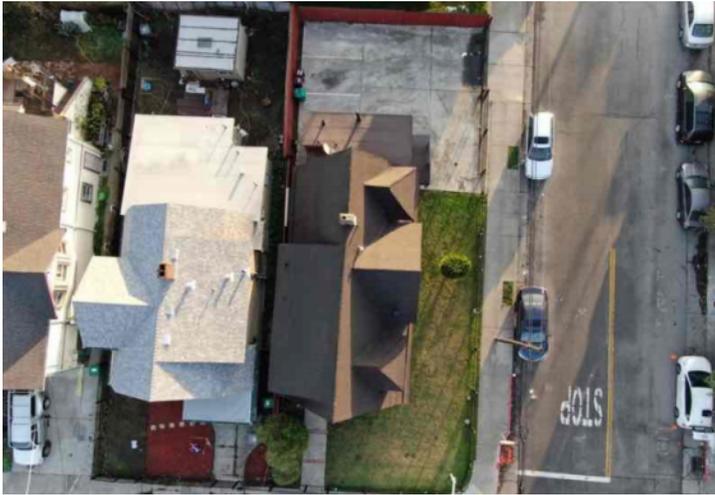
Adeline facade from corner of 28th Street



Rear of house, looking west on 28th Street



Aerial view showing complex roof structure



Improvements in 2022 – 2026:

Window Replacements

- 23 windows are being proposed for replacement
- 20 are original; 3 were added with addition of rear wing
- Replacement windows are Milgard Fiberglass Ultra Series

Itemized character-defining features:

- double hung
- upper pane smaller than lower pane
- slender wood sash with lugs
- plain flat sill
- narrow molded trim

Window close-ups:





Improvements in 2028 – 2030: Updating stairs, porch and paved walkways – front/back of house



MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

- **GENERAL INFORMATION**

APPLICANT'S NAME: Raquel O. Pea and Rosana O. Pea
PROPERTY ADDRESS: 724 Campbell Street, Oakland, CA, 94607
PROPERTY OWNER(S): __Raquel O. Pea and Rosana O. Pea
PHONE: (Day) 510-915-0466 **(Evening)** 510-915-0466 **email:** iamraquie@gmail.com
ASSESSOR'S PARCEL NUMBER(S): 6-3-24
YEAR OF PURCHASE: 2018 **ASSESSED VALUE:** \$714,000
EXISTING USE OF PROPERTY: Residential, Primary Residence

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE EASTERN LINE OF CAMPBELL STREET, DISTANT THEREON NORTHERLY 154 FEET 9 INCHES FROM THE INTERSECTION THEREOF WITH THE NORTHERN LINE OF 7TH STREET, FORMERLY RAILROAD AVENUE; RUNNING THENCE NORTHERLY ALONG SAID LINE OF CAMPBELL STREET 38 FEET; 4-½ INCHES; THENCE EASTERLY ON A LINE DRAWN AT RIGHT ANGLES TO PERALTA STREET 142 FEET 11 INCHES; THENCE AT RIGHT ANGLES SOUTHERLY 38 FEET 9 INCHES; THENCE AT RIGHT ANGLES WESTERLY 133 FEET 8 INCHES MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 527, AS SAID BLOCK IS SHOWN ON THE MAP OF OAKLAND AND VICINITY, W.F. BOARDMAN, FILED APRIL 23, 1883 IN BOOK 17 OF MAPS, AT PAGE 14, ALAMEDA COUNTY RECORDS.

- **HISTORIC PROPERTY INFORMATION**

HISTORIC/Common Name (if any): Martin House

CONSTRUCTION DATE: 1875 **LEGAL DESCRIPTION (From Deed, Please attach)**

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 to confirm.

DESIGNATED HISTORIC PROPERTY

City of Oakland Landmark
 City of Oakland Heritage Property
 Contributor to a City of Oakland S-7 or S-20 District

DATE OF DESIGNATION

_____ in progress _____

LOCAL REGISTER OF HISTORIC RESOURCES*

Listed on the National Register of Historic Places
 Oakland Cultural Heritage Survey rating of 'A' or 'B'
 Potential Designated Historic Property Located in an Area of Primary Importance



3. PRESERVATION WORK PROGRAM AND TIME LINE

PROPERTY ADDRESS: 724 Campbell Street, Oakland, CA, 94607

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration or repair of exterior character defining features. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction. (Please keep to one page; attach additional pages as necessary to fully describe work program.)

- 1. Year:** 2021 **Cost:** \$11,500 **Improvement:** Install new roof and gutters. (+\$11,500)

- 2. Year:** 2022 **Cost:** \$11,500 **Improvement:** Install new roof and gutters. (+\$8,500)
Repair dry rotted exterior, siding, trim, fascia, soffits, brackets, and hardwood siding. (+\$3,000)

- 3. Year:** 2023 **Cost:** \$11,500 **Improvement:** Repair dry rotted exterior, siding, trim, fascia, soffits, brackets, and hardwood siding. (+\$11,500)

- 4. Year:** 2024 **Cost:** \$11,500 **Improvement:** Repair dry rotted exterior. (+\$500)
Demolish and rebuild front staircase and porch. (+\$11,000)

- 5. Year:** 2025 **Cost:** \$11,500 **Improvement:** Demolish and rebuild front staircase and porch. (+\$4,000) Remove and replace deteriorated windows, doors, and frames with historically accurate counterparts. (+\$7,500)

- 6. Year:** 2026 **Cost:** \$11,500 **Improvement:** Remove and replace deteriorated windows, doors, and frames with historically accurate counterparts. (+\$11,500)

- 7. Year:** 2027 **Cost:** \$11,500 **Improvement:** Remove and replace deteriorated windows, doors, and frames with historically accurate counterparts. (+\$11,500)

- 8. Year:** 2028 **Cost:** \$11,500 **Improvement:** Remove and replace deteriorated windows, doors, and frames with historically accurate counterparts. (+\$9,500) Prime and paint exterior four colors minimum (+\$2,000)

- 9. Year:** 2029 **Cost:** \$11,500 **Improvement:** Prime and paint exterior four colors minimum (+\$11,500)

- 10. Year:** 2030 **Cost:** \$11,500 **Improvement:** Prime and paint exterior four colors minimum (+\$11,500)

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

Exterior, Historic Character, and Work Program Photographs



Front view from across the street



Right side view



Rear view



Left side (alley) view



Front portico porch



Front, 3-sided bay. Deep overhanging eaves are framed by large cornices and decorative corbels / brackets which run the entire perimeter of the home.

Work items #1 and #2 - Install new roof, gutters, downspouts and proper attic ventilation.



The gutters are cracked and their fastening screws are rusted, which has caused the gutters to detach from the home in many areas. The shingle roof is leaking in various places and also needs to be totally replaced to prevent further damage, and proper ridge and eave ventilation must be added.

Work program items #2, #3, and #4 - Repair exterior dry rotted siding, trim, fascia, soffits, brackets rafter tails and hardwood siding. (Images below)



Due to the water entering the eaves, the fascia, soffits and rafter tails are dry rotted on all four sides of the house. A number of the decorative brackets are also dry rotted and need to be repaired or replaced.

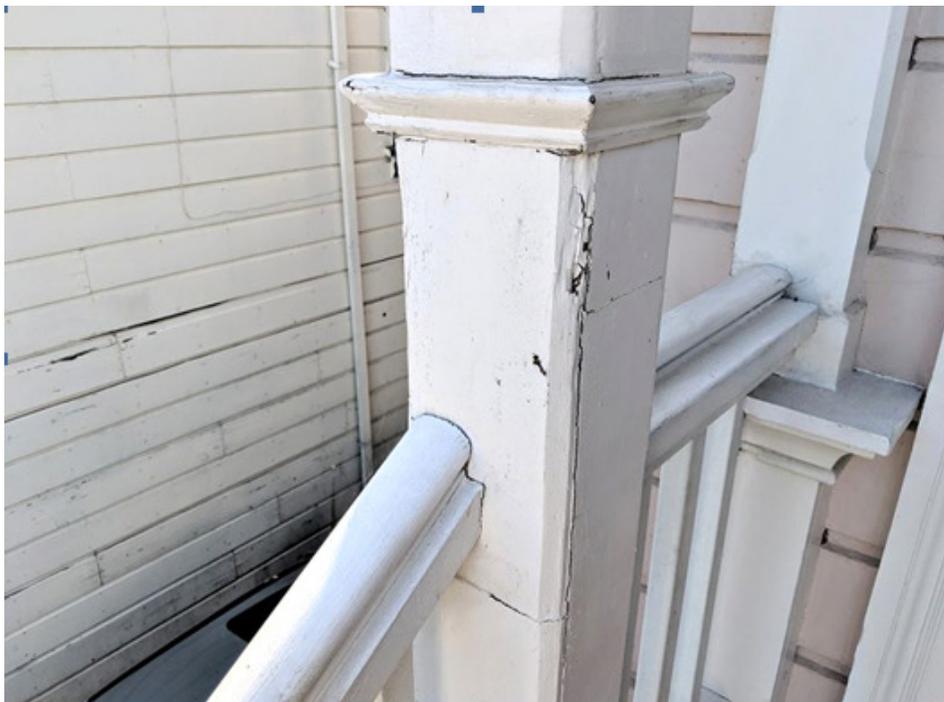


Many parts of the trim and some pieces of the hardwood siding also need to be replaced due to dry rot. Flat trim should be replaced with the historical molding.

Work program items #4 and #5 - Demolish and rebuild front staircase and porch. (below)



Rotted tongue and groove floor boards located on the front porch.



Patched dry rotted square chamfered columns located on the portico porch. They should be replaced with historically accurate turned balustrades.



Dry rotted hand rail on the front staircase. Most of the structure is rotted, and so the entire front staircase needs to be rebuilt.



Dry rotted treads on the front staircase.

Work program items #5, #6, and #7 - Remove and replace deteriorated windows, doors and frames with historically accurate counterparts. (Images below)



The window on the west or front side of the house is the only window that still features its original and ornate molding, including decorative frieze and large protruding cap. The side window (right), like most of the windows in the house today, features 6" flat molding without decorative elements. This flat molding most likely replaced the original sometime prior to 2010. Originally, the windows on the sides and rear may have had small pendants below the sills and a subtle cap similar to the molding on the window located on the front of the home, however simplified and scaled down.



Fogged window and dry rotted window sash.

Work program items #8, #9, and #10 - Prime and paint exterior. (Images below)



The paint is blistering and peeling, especially on the east (rear) and south (right) sides of the home.



The finish nails are pushing out of the siding in many places and need to be reset (left). The caulking which was added to the bottom edges of all the siding boards needs to be scraped out as it is chipped and blistering, and should not have been placed there in the first place (right). The entire exterior of the house then needs to be re-primed and painted.

4. SUBMITTAL REQUIREMENTS

- Mills Act Application Form
 - This application form, signed and completed. Original signatures or clear & legible copies are required.
- Assessor's Parcel Map
 - Available at the City of Oakland Engineering Services or zoning counter, Alameda County Assessor's Office, 1221 Oak Street, or Assessor's website.
- Photographs
 - Photographs must be labeled, and printed or mounted on 8-1/2" x 11" paper.
 - Photographs must sufficiently illustrate the exterior, overall condition and historic character of the property, including historic features.
 - Photographs must be in color and include the existing structure as seen from across the street and from front, side and rear property lines. Label each view.
 - Photographs must be in color and include detailed (close up) views of each of the listed areas in the proposed work program. Label each (e.g., Work Program Item #1, #2, etc.)
- Oakland Landmark, Heritage Property and S-7 Preservation Combining Zone Application
 - Required for properties that are not already designated as:
 - City of Oakland Landmark
 - City of Oakland Heritage Property
 - Contributor to a City of Oakland S-7 or S-20 Historic District
- Legal Description of the Property
 - Grant Deed
 - Legal Description
 - Assessor's Parcel Map
- Additional pages to describe the Work Program, as necessary
- Copy of Last Property Tax Bill
- Filing Fee - \$601.29, due at the time of application submittal.

5. SELECTION CRITERIA

The City has adopted a Mills Act Property Tax Abatement Program for qualified historic properties, with the program impact on City revenues limited to \$25,000/year, and \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000/year for all redevelopment areas with the exception of the Central Business District. In the Central Business District, there shall be a limit of the program impact on Redevelopment revenues to \$100,000/building/year with a cumulative limit of \$250,000/year. Any Mills Act applicant whose estimated Property Tax loss exceeds the above limits may request special consideration by the City Council.

If applications exceed the limited dollar amounts, applications will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

- The date the application is complete.
- The property is either currently a Designated Historic Property *or* the property is currently listed on the Local Register of Historic Resources *and* an Oakland Landmark, Heritage Property and/or S-7 Combining Zone Application has been submitted for Heritage Property Designation.
- The property needs exterior work (e.g., stabilization, maintenance, reversal of inappropriate building modifications, etc. - **not** interior work or additions) and the cost of the proposed exterior work is equal or greater than the potential reduction of property taxes.
- The proposed work program for maintenance, repair, rehabilitation and/or restoration has the strong potential to act as a catalyst for neighborhood revitalization by:

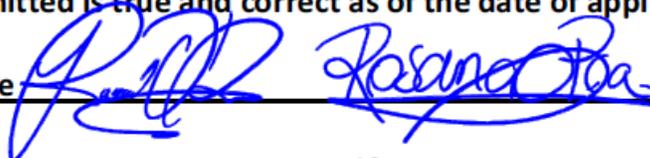
- Increasing architectural integrity;
- Preserving neighborhood character; and
- Conserving materials and energy embodied in existing building.
- Geographic Distribution:
 - A minimum total of six Mills Act Contracts will be awarded to properties in the West Oakland Redevelopment Area because Implementation of the Mills Act is a Mitigation Measure of the West Oakland Redevelopment Plan.
 - A minimum of six Mills Act Contracts will be awarded to properties in the Central City East Area because Implementation of the Mills Act is a Mitigation Measure of the Central City East Redevelopment Plan.
 - The property's location contributes to the goal of Mills Act Contract representation in neighborhoods throughout the City.
- The property's building type contributes to the goal of a variety of Mills Act Contract building types (e.g., residential, commercial and industrial buildings).

Please read and review (available online at www.oaklandnet.com/historicpreservation):

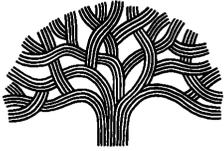
- the Mills Act brochure;
- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- the (MODEL) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY;
- Secretary of the Interior's Standards for Rehabilitation;
- Minimum Property Maintenance Standards; and
- Mills Act Property Tax Calculator (to calculate a rough estimate of potential change in taxes).

NOTICE: Each property owner should consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use (at their sole risk), which does not substitute for or replace legal counsel or a financial advisor.

I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program, and the information submitted is true and correct as of the date of application.

Owner's Signature  **Date: 05/01/2020**

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER
 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
 Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm



Oakland Landmarks Preservation Advisory Board MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612-2031 Phone: 510-238-3941

1. GENERAL INFORMATION

Property Address: 326-328 Henry St **Assessor's Parcel Number(s):** 4-103-260

Property Owner(s): Megan Sveiven & Gustavo De Leon (Field Engineering)

Applicant's Name: Megan Sveiven & Gustavo De Leon

Phone: (day) 415-846-6991 **(evening)** _____ **email** megwave@gmail.com

Year of Purchase: January 2019 **Assessed Value:** \$469,294 (Based on Supplemental Property Tax Assessment, Tracer 74273000) **Existing Use of Property:** Residential

Legal Description (from deed – if long, please attach)

the following described property in the City of **Oakland**, County of **Alameda**, State of **California**:

COMMENCING AT A POINT ON THE EASTERLY LINE OF HENRY STREET, DISTANT THEREON 263 FEET, SOUTHERLY FROM THE SOUTHERLY LINE OF WEST FIFTH STREET, RUNNING THENCE SOUTHERLY ALONG SAID LINE OF HENRY STREET, 25 FEET, THENCE AT RIGHT ANGLES EASTERLY 125 FEET, THENCE AT RIGHT ANGLES NORTHERLY 25 FEET, AND THENCE AT RIGHT ANGLES WESTERLY 125 FEET TO THE POINT OF COMMENCEMENT.

BEING LOT 15, BLOCK "F", AS SAME ARE LAID DOWN AND DELINEATED UPON A CERTAIN MAP ENTITLED "MAP OF THE BAY VIEW HOMESTEAD, OAKLAND, APRIL 1869 AND ADJOINING PROPERTY NORTH", FILED APRIL 15, 1869, IN BOOK 4, PAGE 5, OF MAPS, ALAMEDA COUNTY RECORDS.

2. HISTORIC PROPERTY INFORMATION

If not already designated by Landmarks Board, Heritage Property application is required concurrently.

HISTORIC/COMMON NAME: Brown (Henry) – Pereira (Serafino) House

CONSTRUCTION DATE: 1874-76

HISTORIC STATUS as of application date (contact Preservation staff at 510-238-6879 to confirm):

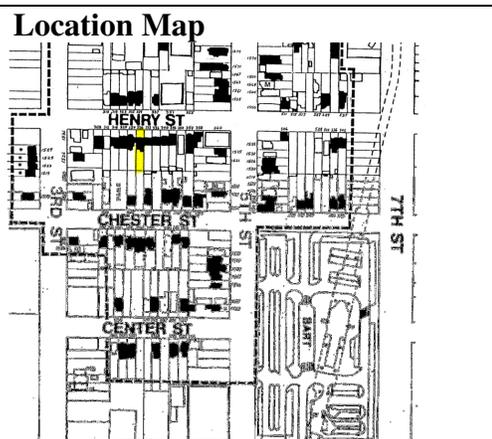
Designated Historic Property **Date of Designation** _____

City Landmark Heritage Property Contributor to S-7 or S-20 District

Local Register of Historical Resources

Survey Rating A or B Area of Primary Importance National Register

Oakland Cultural Heritage Survey: Survey Rating: D1+ Date: 1987ff Prelim/Intensive: Int.



3. PRESERVATION WORK PROGRAM AND TIME LINE**Property Address:** 326-328 Henry St

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe work program. *This page will become part of the contract: please keep to one page.*

- 1. Year:** 2021 **Cost:** \$4,500 **Improvement:** Restore front staircase and porch; requires replacement of wood members due to water damage and rot. Replace railings, treads, and restore second story porch overhang; detailing to match historic character.
- 2. Year:** 2022 **Cost:** \$4,500 **Improvement:** Item 01, continued
- 3. Year:** 2023 **Cost:** \$4,500 **Improvement:** Item 01, continued
- 4. Year:** 2024 **Cost:** \$4,100 **Improvement:** Replace remaining vinyl windows with period-appropriate wood sash windows, tall double-hung or similar at remaining (3) sides of house. Restore windows to original shape, material, configuration wherever possible.
- 5. Year:** 2025 **Cost:** \$4,100 **Improvement:** Item 04, continued
- 6. Year:** 2026 **Cost:** \$4,100 **Improvement:** Item 04, continued
- 7. Year:** 2027 **Cost:** \$4,100 **Improvement:** Item 04, continued
- 8. Year:** 2028 **Cost:** \$4,200 **Improvement:** Paint Exterior Siding, and restore minimal Italianate trim/hoods at windows and doors, similar to neighboring properties of same style and age
- 9. Year:** 2029 **Cost:** \$4,200 **Improvement:** Item 08, continued
- 10. Year:** 2030 **Cost:** \$4,300 **Improvement:** Front lot upgrades to include removal of existing iron gates, removal of existing concrete slab and adding permeable pavers/natural buffer at lot along Henry St (referencing previously documented photographs).

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

4. SELECTION CRITERIA

The City of Oakland has adopted a Mills Act Property Tax Abatement Program for qualified historic properties. The 2006-08 ordinances creating the program limit impact on City revenues to \$25,000/year, plus \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000 a year for all redevelopment areas outside the Central Business District. In the Central Business District, impact on Redevelopment revenues is limited to \$100,000/building/year with a cumulative limit of \$250,000/year. Any property tax loss that exceeds the above limits requires special consideration by the City Council.

If applications exceed the above limits, selection will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

Necessity, quality, and impact of proposed work program:

- The property needs exterior or structural work (e.g., stabilization, maintenance, reversal of inappropriate modifications, etc. - not interior work or additions) and the cost of the proposed work is equal to or greater than the potential reduction of property taxes.
- The proposed work program has strong potential to act as a catalyst for neighborhood revitalization by increasing architectural integrity, preserving neighborhood character, and conserving materials and energy embodied in the existing building.
- The application exhibits timely completion, quality of documentation, well thought out and realistic work program, clear understanding of work program and contract, ability to follow through.

Diversity of property types and locations:

- Geographic distribution: The property's location contributes to the goal of Mills Act contracts in neighborhoods throughout the City.

Contracts will be especially encouraged for properties in the (former) West Oakland and Central City East Redevelopment Areas because implementation of the Mills Act was a mitigation measure in the West Oakland and Central City East Redevelopment Plans.

- Building type and nature of significance: The property contributes to the goal of a variety of Mills Act building types (e.g., residential, commercial, industrial; rarity, age, style, use, etc.).

Historic and architectural significance of building:

- Either currently a Designated Historic Property, *or* a Heritage Property, Landmark, or S-7/S-20 District application is submitted concurrently and building is eligible for designation.
- Oakland Cultural Heritage Survey rating and Landmarks Board eligibility determination.
- Timely completion, quality, depth, and active involvement in Heritage Property application.

5. SUBMITTAL REQUIREMENTS

- Mills Act Application Form: This application form completed and signed.
- Assessor’s Parcel Map and Legal Description: From deed or County Assessor’s office.
- For corporate owners (LLC, condo, etc.): Document exact entity name and signatory/ies.
- Photographs
 - Photographs must be in color, labeled, and printed on 8-1/2” x 11” paper.
 - Illustrate the overall exterior condition and character of the property.
 - Show the structure from across the street and from front, side and rear.
 - Include detailed close up views of each feature listed in the work program.
 - Label each photo (e.g., Work Program Item #1, #2, etc.).
- Oakland Landmark, Heritage Property or S-7/S-20 Preservation District Application
 - Required for properties that are not already designated by Landmarks Board.
- Additional pages to describe and illustrate the work program, as necessary.
- Copy of last property tax bill.
- Printout of Mills Act Calculator estimate, showing anticipated tax saving.
- Filing Fee - \$601.29, due at the time of application submittal.

Please read and review (online at www.oaklandnet.com/historicpreservation):

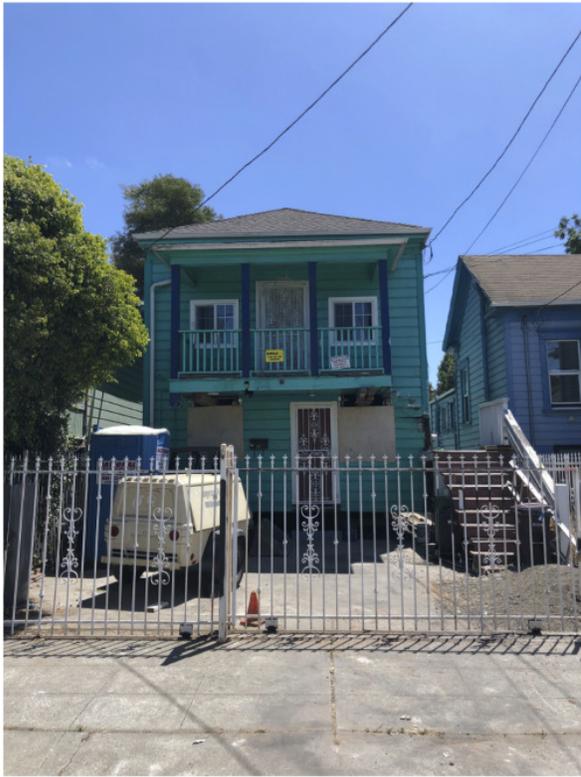
- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- (Model) Mills Act Agreement for Preservation of Historic Property (contract you will sign);
- Secretary of the Interior’s Standards for Rehabilitation (included in Mills contract);
- Minimum Property Maintenance Standards (included in Mills contract); and
- Mills Act Property Tax Calculator (for rough estimate of potential change in taxes).

NOTICE: Each property owner is advised to consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use at their sole risk, which does not substitute for or replace legal counsel or a financial advisor.

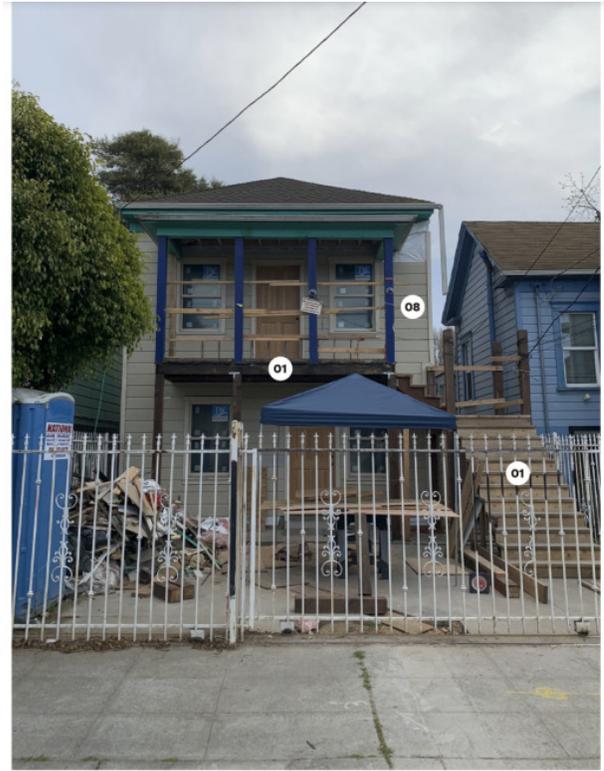
I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, and agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program. The information submitted is true and correct as of the date of application.

Owner’s Signature		Date <u>05/28/20</u>
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APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER
 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
 Monday, Tuesday, Thursday & Friday: 8am-3pm; Wednesday: 9:30 – 3pm



Front of house, January 2019



May 2020 Numbers refer to work program items



Back of house, January 2019



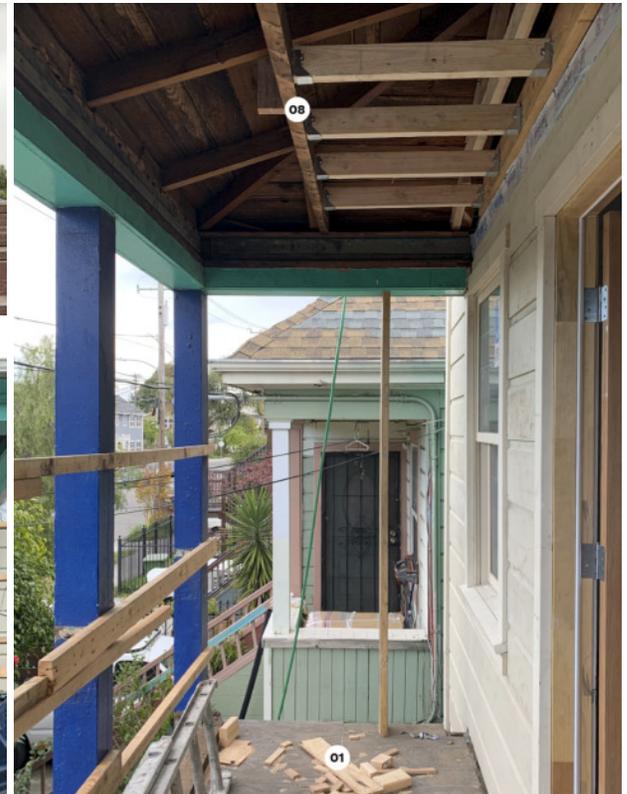
May 2020



Side of house, January 2019



May 2020



Stair and porch

1987 photo, Oakland Cultural Heritage Survey, South Prescott Historic Resources Inventory



Key to work items:

- 1.** Restore front staircase and porch; requires replacement of wood members due to water damage and rot. Replace railings, treads, and restore second story porch overhang; detailing to match historic character.
- 4.** Replace remaining vinyl windows with period-appropriate wood sash windows, tall double-hung or similar at remaining (3) sides of house. Restore windows to original shape, material, configuration wherever possible.
- 8.** Paint Exterior Siding, and restore minimal Italianate trim/hoods at windows and doors, similar to neighboring properties of same style and age
- 10.** Front lot upgrades to include removal of existing iron gates, removal of existing concrete slab and adding permeable pavers/natural buffer at lot along Henry St (referencing previously documented photographs).

MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: Anne, Paul, Laura and Jenna Redmond

PROPERTY ADDRESS: 5738 Picardy Drive Oakland, CA, 94605

PROPERTY OWNER(S): Anne and Paul Redmond

PHONE: (Day) 9498129163 (Evening) Same email paulredmond@me.com

ASSESSOR'S PARCEL NUMBER(S): 38-3171-22

YEAR OF PURCHASE: 2017 ASSESSED VALUE: \$802,740

EXISTING USE OF PROPERTY: 1100, single family home

2. HISTORIC PROPERTY INFORMATION

HISTORIC/COMMON NAME (If any): in Normandy Gardens subdivision

CONSTRUCTION DATE: 1926 LEGAL DESCRIPTION (From Deed, Please attach)

Lot 20, Map of Normandy Garden, in the City of Oakland, County of Alameda, State of California, filed February 18, 1926, Map Book 5, Page 45, Alameda County Records.

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 to confirm.

DESIGNATED HISTORIC PROPERTY

- City of Oakland Landmark
- City of Oakland Heritage Property
- Contributor to a City of Oakland S-7 or S-20 District

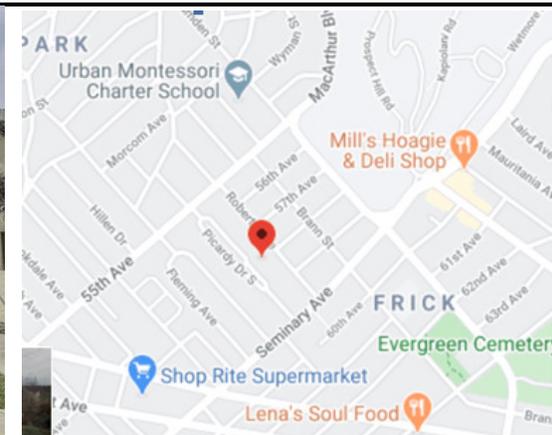
DATE OF DESIGNATION

- Preservation Study List, 1980
- In Progress

LOCAL REGISTER OF HISTORIC RESOURCES*

- Listed on the National Register of Historic Places
- Oakland Cultural Heritage Survey rating of 'A' or 'B'
- Potential Designated Historic Property located in an Area of Primary Importance

* Local Register properties not already designated by the Oakland Landmarks Board must concurrently submit an Oakland Landmark, Heritage Property or S-7 Preservation Combining Zone Application



3. PRESERVATION WORK PROGRAM AND TIME LINE

PROPERTY ADDRESS: 5738 Picardy Drive, Oakland, CA, 94605

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration or repair of exterior character defining features. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction. (Please keep to one page; attach additional pages as necessary to fully describe work program.)

1. Year: 2021 Cost: \$85,000+ Improvement: Required replacing of the entire foundation, which is crumbling and requires a full replacement to prevent collapse. Please see attached quote. This process may involve raising the house and would take several months, but needs to be completed all at once. Replacing the foundation would allow the structure to continue standing.

2. Year: 2022 Cost: _____ Improvement: foundation, continued

3. Year: 2023 Cost: _____ Improvement: foundation, continued

4. Year: 2024 Cost: _____ Improvement: foundation, continued

5. Year: 2025 Cost: \$350 Improvement: Paint/sand exterior front door. As pictured, front door needs repainting to retain appearance.

6. Year: 2026 Cost: \$20,000+ Improvement: Address drainage issues to prevent foundation crumbling again, install French drain, see attached quote. This would also prevent some of the wood rot that we initially addressed upon move-in. 6

7 Year: 2027 Cost: _____ Improvement: drainage, continued

8. Year: 2028 Cost: _____ Improvement: drainage, continued

9. Year: 2029 Cost: \$6000 Improvement: Paint exterior of house and protect wood paneling

10. Year: 2030 Cost: _____ Improvement: painting, continued

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

4. SUBMITTAL REQUIREMENTS

- Mills Act Application Form
 - This application form signed and completed. Original signatures or clear & legible copies are required.
- Assessor's Parcel Map
 - Available at the City of Oakland Engineering Services or zoning counter, Alameda County Assessor's Office, 1221 Oak Street, or Assessor's website.
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 - Increasing architectural integrity;
 - Preserving neighborhood character; and

- Conserving materials and energy embodied in existing building.
- Geographic Distribution:
 - A minimum total of six Mills Act Contracts will be awarded to properties in the West Oakland Redevelopment Area because Implementation of the Mills Act is a Mitigation Measure of the West Oakland Redevelopment Plan.
 - A minimum of six Mills Act Contracts will be awarded to properties in the Central City East Area because Implementation of the Mills Act is a Mitigation Measure of the Central City East Redevelopment Plan.
 - The property’s location contributes to the goal of Mills Act Contract representation in neighborhoods throughout the City.
- The property’s building type contributes to the goal of a variety of Mills Act Contract building types (e.g., residential, commercial and industrial buildings).

Please read and review (available online at www.oaklandnet.com/historicpreservation):

- the Mills Act brochure;
- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- the (MODEL) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY;
- Secretary of the Interior’s Standards for Rehabilitation;
- Minimum Property Maintenance Standards; and
- Mills Act Property Tax Calculator (to calculate a rough estimate of potential change in taxes).

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3/28/2020

Owner’s Signature

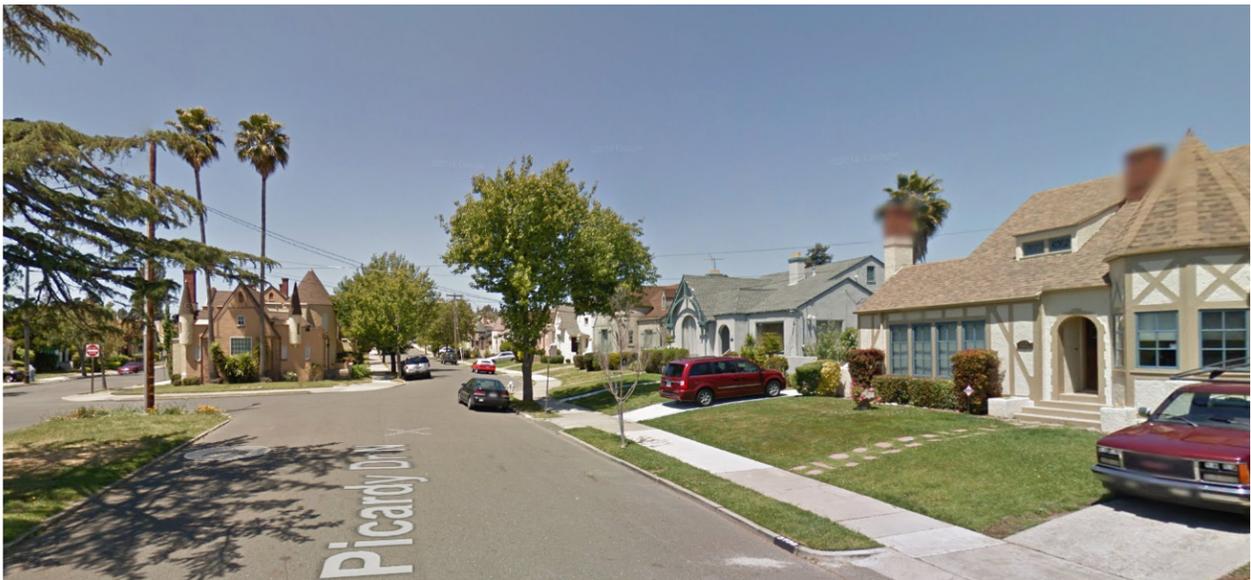
Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612



Font and right side of 5738 Picardy Drive, visible turret and wood paneling





Built in bookshelf in living room.



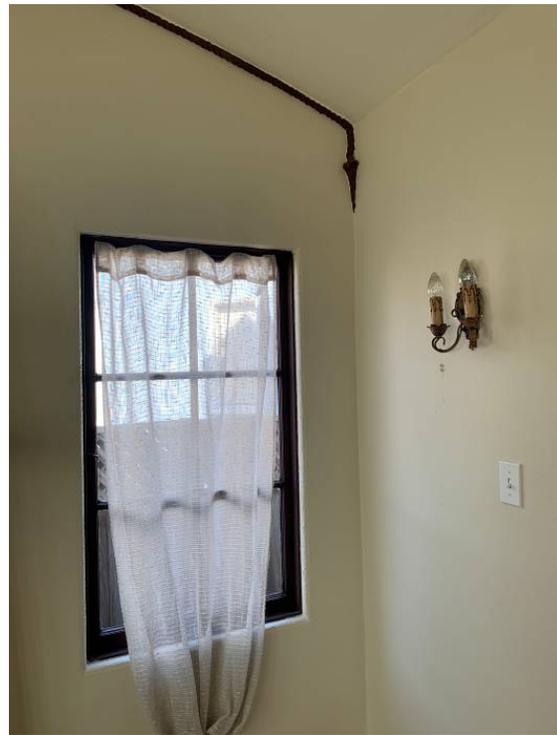
Front door interior



Front door and mailbox from outside with stained glass.



Interior built in cabinet



Living room details



Back of house



Typical off-street window



Left side of house



Trees in backyard



Front wood paneling, windows and planter



F. D. R. W. Inc
 Foundation
 Drainage
 Retaining
 Walls
Inspection and Evaluation Services
 A/B LIC. No. 936400
 PO Box 26
 Brentwood, CA 94513
 925-634-2899 office
 925-634-7831 fax

June 26, 2017

Mr. Paul Redmond
 c/o Ms. Andrea Saunders
 Realty World No Pressure Realty

Via Email: Andrea@Andreamadonna.com

Re: 5738 Picardy Drive, Oakland, CA 94605

Dear Mr. Redmond:

As requested the property was reviewed with an emphasis on the condition of the foundation and site drainage. The following is a summary of our visual observations and conclusions made while on-site.

Please note that visual observations are made without the benefit of destructive testing or completion of surveys. Unless otherwise noted in this document, we have not completed a detailed investigation of construction drawings, reports, records or other documents. While we are experienced in this field, our opinions are based on our best professional judgment from our limited review of the specific components noted above at the time of the review.

We have made reasonable efforts to ensure that this document is accurate; however, we cannot assume any liability for damage, which might result from it or for any conditions the document might fail to disclose. This document is not to be relied upon by third parties or as a definitive statement of the condition of the entire property and it should be understood that there is no guarantee or warranty associated with this review document.

The subject structure sits on a somewhat sloped lot with a limited overall grade from the rear fence line to the front street. The property itself is perched roughly three to four feet higher in elevation than the street with generally flatter rear yard spaces and a light slope from the rear fence line into the rear yard. The front yard slopes gradually to the front street. The detached garage structure at the right rear was briefly investigated while on-site.

REVIEW
 5738 Picardy Drive
 Oakland, CA 94605
 June 26, 2017
 PAGE 3

cycling of the soil can cause a structure to move significantly as the soils expand and contract.

The perimeter roof lines of the main structure have gutters installed which are routed to downspouts along the perimeters of the structure. Downspouts are uncollected around the structure and would discharge directly adjacent to the foundation, and in most locations water would be directed into the nearby planter boxes. Water discharged by these downspouts will likely saturate surrounding perimeter soils and may inadvertently travel into the crawlspace during periods of seasonal rain. At the right rear corner of the structure there is a surface drain encased in the concrete driveway section which the right rear downspout is directed to. It is unclear where this surface drain discharges to. At the left front of the structure adjacent to the driveway there appears to be a drain discharge or bubble up, which is holding water. There was no other visible drainage around the exterior property areas.

As mentioned prior the lower rear slab rooms appear to be conversions of an original basement or utility space. The slab floor sits roughly six to eight inches lower than exterior perimeter grade effectively placing these lower rear rooms below the property elevation. Within the rear portion of the slab, located in the small storage closet, there is a sump pump system in place. This sump pump is approximately three feet in depth and was noted to be relatively dry at this time with no significant standing water observed in the basin. The pump was unable to be tested as the cover with the tile floor coverings was not removed; although, it would appear to be an operational system. The pump is plugged into a nearby electrical outlet and the discharge is routed through the rear wall and may connect to the discharge located near the front driveway. This was not verified while on-site.

The interior floors of the structure were reviewed and a cursory floor level survey was completed with the use of a high precision digital allimeter to obtain a general estimation of level variations at the perimeter and interior. It should be noted that floor level elevation differentials are generally considered acceptable in a new structure within a range of one inch of elevation change across twenty linear feet of floor area.

Measurements were taken independently within the lower rear slab and the front main living spaces. The main spaces have various crowns and undulations throughout the floors with an overall slope from the front perimeter to the rear of approximately one and one-half inches. This amount of variation spans distances between approximately fifteen to twenty-five linear feet and appears to be slightly

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 5738 Picardy Drive
 Oakland, CA 94605
 June 26, 2017
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Verbal information provided on-site indicated that the structure was constructed in the mid 1920's. It is unclear if the existing footprint of the structure has been modified or expanded upon; however, it is fairly apparent that the rear slab living spaces are a conversion of a possibly older basement or utility room. The overall extent of modification of the structure could not be definitively confirmed as there were no permits, construction blueprints or any other documentation that was provided for review to definitively confirm these speculations. It should also be noted that the structure appears to have been recently renovated and appears to include newer exterior stucco, or at least newer exterior paint. It also appears that the interior has been somewhat updated and that the original walls have been repainted.

At the exterior of the structure the perimeter face of the concrete foundation is not readily visible at any one location. The stucco siding extends to grade and obstructs view at all areas with the exception of what appears to be a foundation modification along the left rear wall of the structure. It would appear that there is an extra concrete beam placed along the exterior face of the foundation which could be a concrete bond beam or sister beam improvement. Bond beams are generally placed along the faces of a concrete foundation that have experienced significant deterioration in an effort to increase concrete coverage and prolong serviceability. This information was not definitively confirmed; although, on a visual basis this appears to be the case.

At the left front and right corners of the structure there are cosmetic privacy walls that extend from the corners of the structure. These cosmetic walls do not appear to be foundation extension wall, rather cosmetic additions to the structure. The left front wall is slightly separated from the wall of the structure creating a minor crack along the inside corner where it meets the wall.

The right rear detached garage was entered and some of the interior slab floor is visible. Some areas are obstructed from view by stored items. The slab surfaces exhibit cracking and separations, many of which appear to have been patched or overlaid in the past with what appears to be a grout material. Many of these patches are overlays are cracking and separating. The garage slab has apparently settled and shifted; although, it appears to be in a generally serviceable condition despite the cracking and separations. The garage structure was also noted to have no roof gutters and water would free fall from the roof areas and most likely collects around the perimeter of the slab.

Poor control of site water commonly results in differential movement of a structure as expansive soils experience moisture swings. The shrink and swell

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 5738 Picardy Drive
 Oakland, CA 94605
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excessive by tolerances. The rear slab areas have an approximate two to two and one-half inches of general sloping from the left side to the right side. The interior lathe in plaster wall coverings exhibit various cracks have been patched at typical locations above doors and windows.

The interior crawlspace was accessible from a small closet located along the front wall toward the left side of the lower conversion rooms. This closet access point appears to be a small wood frame extension which is sitting above bricks placed directly in soil grade. Some of the wood members directly below the closet space are in direct contact with soil grade and exhibit significant water staining and possible deterioration. Upon entrance into the crawlspace it was determined that there is moisture presence throughout the soil areas, mainly prominent throughout the low space around the furnace. It would appear that water intrusions and accumulations have occurred below this structure most likely on a seasonal basis following seasonal rains. No specific standing water was observed at this time.

The interior face of the concrete foundation is visible throughout this crawlspace and appeared to be of original construction as noted by the significant surface deterioration and exposure of internal rocky embedment. Along the left side wall of the structure, just inside the access point, there is a fairly significant crumbled patch of the concrete which has created a small to medium size hole along the face. At various additional locations along the remaining foundation walls there was evidence of additional significant deterioration and crumbling of rocky internal embedment. The overall integrity of the concrete appears to be somewhat serviceable, yet this concrete is nearing the end of its serviceability. This concrete foundation is un-reinforced with no internal steel, which is expected due to the age. There are no seismic anchor bolts installed.

The isolated internal support posts of this structure consist of concrete pier blocks and wood support posts. The supports directly inside the crawlspace entrance appear to be sitting above semi-buried cinder blocks. Some of the edges of the cinder blocks and the pier blocks are undermined along the entrance point, mainly where the low area surrounds the interior furnace. Posts throughout the right side portions of the crawlspace appear to be generally secure in their locations; although, it is unknown if the pier blocks are set above concrete piers or additional cinder blocks.

The left side perimeter wood framing up to the left front living room space appears to have been modified at one time and possibly adjusted. It appears that the sill plate was lifted and small wood blocking was placed in between to

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PAGE 5

support this elevation. This appears to be an unfinished leveling technique known as a separation and re-level of perimeter framing. Typically the void created by lifting the sill plate is filled with concrete and seismically anchored. Below the left front living room it appears that the cross member supports for the floor joisting was never secured and the toe nails were noted to be sticking out at the wood cross members and they are free hanging from the floors. It should also be noted that perimeter wood framing locations and most of the support posts exhibit significant water staining to the wood members. It is highly likely that there is dry rot deterioration that is occurring; although, is beyond the scope and realm of this inspection.

It is concluded that overall, the foundation of this structure appears to be nearing the end of serviceability. The concrete is not necessarily failed at this time; although, it will inevitably require a complete replacement in the near future. No definitive time frame can be placed on the remaining lifetime of the concrete and the following recommendations are provided as general maintenance and property upgrades in an effort to prolong remaining serviceability of the foundation.

It would be advised that a highly beneficial improvement is completed to this property with the placement a subsurface drain system, commonly referred to as a French drains. This type of drain system should be placed to surround the left, the right, and the rear perimeters of the structure to a depth that is deeper than the perimeter crawlspaces and the lower rear slab conversion rooms which effectively sit below soil grade. This drain system would be best to begin at the front corners of the structure extending to the rear and discharging into a sump pump system placed at the exterior rear of the structure. Installation of a subsurface drain system should begin at a depth of approximately three feet and the maintain gravity flow through the system to the discharge point. This type of improvement would require concrete or paver stone modification, removal and / or replacement as needed. Landscape removal and replacement would also be required as needed. Installation of a drain system as described would be expected to be in the cost range of approximately \$ 22,000.00 to \$ 26,000.00.

In the future, this foundation will require replacement and it would be best done so as an in place replacement below this structure to support a re-leveled and adjusted perimeter frame. This would include removing sections of the concrete and re-supporting the internal wood framing to provide for a complete re-level and reset above a new steel reinforced concrete foundation that is engineered and designed to support the structure. This improvement would require obtaining the appropriate permits through governing agencies and also the completion of

REVIEW
5738 Picardy Drive
Oakland, CA 94605
June 26, 2017
PAGE 6

engineering and design. Replacement of the foundation below this structure will also require significant wood related repairs and modification which would effectively vary the overall cost of such a replacement. It could be expected that if the foundation was removed and replaced it would be expected to be in the cost range of approximately \$ 80,000.00 to \$ 110,000.00 and as noted could vary greatly depending upon the overall need for improvement or replacement of wood framing.

FDRW is an (A) General Engineering and (B) General Building contractor licensed by the California State Contractor's Licensing Board specializing in foundation, drainage and retaining wall inspections and evaluations with over thirty years of experience with the design, installation and remediation of foundations, drainage, retaining walls and soil related issues.

FDRW does not offer bids or proposals for repair or improvements; however, information will be submitted to a contractor specializing in these services for submittal of proposals upon your request.

If you have any further questions, please feel free to contact us.

Respectfully Submitted,

Robert J. Brockman

Robert J. Brockman
Principle Inspector

RJB/amr





Oakland Landmarks Preservation Advisory Board

MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612-2031 Phone: 510-238-3941

1. GENERAL INFORMATION

Property Address: 671/669 24th st and 674 23rd st Oakland CA
Assessor's Parcel Number(s): 8-663-17 and 8-663-6
Property Owner(s): 671 24th Street LLC , 674 23rd Street LLC
Applicant's Name: Colin Nelson
Phone: (day) 530 966 5777 **(evening)** email colin.nelson@owow.com **Year of Purchase:** _____
Assessed Value: _____
Existing Use of Property: under construction to be Live/ Work
Legal Description (from deed – if long, please attach)

Lot 9 and the Eastern 10 feet of lot 8, Block "Q" map of the Kelsey tract", filed October 14, 1874 Map book 5, page 28, Alameda county records.

2. HISTORIC PROPERTY INFORMATION

If not already designated by Landmarks Board, Heritage Property application is required concurrently.

HISTORIC/COMMON NAME: The Armory/ Armory Lofts

CONSTRUCTION DATE: 1922

HISTORIC STATUS as of application date (contact Preservation staff at 510-238-6879 to confirm):

Designated Historic Property **Date of Designation** _____

City Landmark Heritage Property Contributor to S-7 or S-20 District

Local Register of Historical Resources

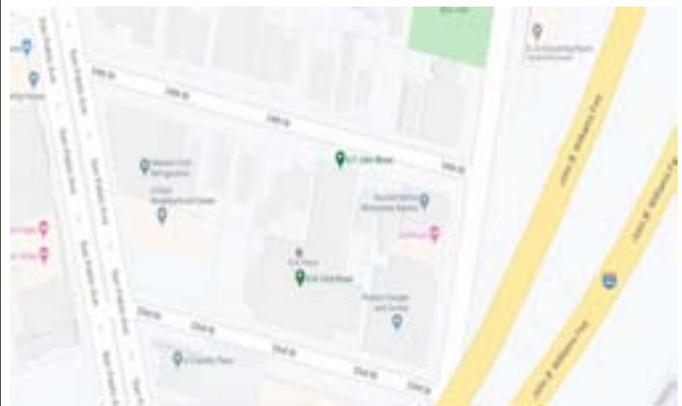
Survey Rating A or B Area of Primary Importance National Register

Oakland Cultural Heritage Survey: Survey Rating: _____ Date: _____ Prelim/Intensive: _____

Photo



Location Map



201630910213



Secretary of State
Articles of Organization
Limited Liability Company (LLC)

LLC-1

FILED *SK*
Secretary of State *GS*
State of California
NOV 04 2016

IMPORTANT — Read Instructions before completing this form.

Filing Fee - \$70.00

Copy Fees - First plain copy free; Additional copies: First page \$1.00 & .50 for each attachment page; Certification Fee - \$5.00

Important! LLCs may have to pay an annual minimum \$800 tax to the California Franchise Tax Board. For more information, go to <https://www.ftb.ca.gov>.

LLC This Space For Office Use Only

1. Limited Liability Company Name (See Instructions – Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

671 24th Street LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
Pier 54, Suite 205	San Francisco	CA	94158
b. Initial Mailing Address of LLC, if different than Item 2a	City (no abbreviations)	State	Zip Code

3. Agent for Service of Process

Item 3a and 3b: If naming an individual, the agent must reside in California and Item 3a and 3b must be completed with the agent's name and complete California street address.
Item 3c: If naming a California Registered Corporate Agent, a current agent registration certificate must be on file with the California Secretary of State and Item 3c must be completed (leave Item 3a-3b blank).

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
Danny		Haber	
b. Street Address (if agent is not a corporation) - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
Pier 54, Suite 205	San Francisco	CA	94158
c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b			

4. Management (Select only one box)

The LLC will be managed by:

One Manager More than One Manager All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The information contained herein, including in any attachments, is true and correct.

Organizer sign here

Alexander J. Pugh

Print your name here



**Secretary of State
Business Programs Division**

Business Entities, 1500 11th Street, 3rd Floor, Sacramento, CA 95814

Welcome to California

Congratulations on the registration of your limited liability company with the California Secretary of State. Please see below for important information.

Required Statement of Information

California law requires limited liability companies to keep their public record updated by filing a Statement of Information with the California Secretary of State.

Limited liability companies must file a complete Statement of Information (Form LLC-12) within the first 90 days of filing the Articles of Organization or Application to Register, and then every 2 years after that before the end of the month of the registration date.

Statements of Information for limited liability companies must be submitted on paper to the California Secretary of State, and can be mailed or delivered in person (drop off) to the Sacramento office. Additional information regarding Statements of Information, including forms, instructions and current fees is available at www.sos.ca.gov/business-programs/business-entities/statements.

Current processing times for Statements of Information may be found at www.sos.ca.gov/business-programs/business-entities/processing-times.

Other Business Information and Resources

All business entities are subject to state and federal tax laws. You may wish to contact the following agencies to assist you with these issues:

- Internal Revenue Service – www.irs.gov or call (800) 829-1040 for forms and issues concerning Federal tax, employer identification numbers, subchapter S elections
- Franchise Tax Board – www.ftb.ca.gov or call (800) 852-5711 for forms and issues concerning franchise tax and state income tax requirements
- State Board of Equalization – www.boe.ca.gov or call (800) 400-7115 for forms and issues concerning sales taxes or use taxes
- Employment Development Department – www.edd.ca.gov or call (800) 300-5616 for forms and issues concerning employment and payroll taxes

Please refer to www.sos.ca.gov/business-programs/business-entities/resources for a list of other agencies you may need to contact to ensure proper compliance with the laws of the State of California. Please be aware that the California Secretary of State does not license limited liability companies. For licensing requirements, please contact the California city and/or county where the principal place of business is located and/or the state agency, or board with jurisdiction over the activities of the limited liability company

669 24th Street – Legal Description.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 9 AND THE EASTERN 10 FEET OF LOT 8, BLOCK "Q", "MAP OF THE KELSEY TRACT", FILED OCTOBER 14, 1874, [MAP BOOK 5, PAGE 28](#), ALAMEDA COUNTY RECORDS.

APN: **008-0663-017-00**

671 23rd Street – Legal Description.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL ONE: LOTS 16 AND 17, BLOCK Q, MAP OF THE KELSEY TRACT, OAKLAND, ALAMEDA COUNTY, CALIFORNIA, FILED OCTOBER 14, 1874, MAP BOOK 5, PAGE 28, ALAMEDA COUNTY RECORDS. PARCEL TWO: THE SOUTHEASTERN 25 FEET, FRONT AND REAR MEASUREMENT OF LOT 18, BLOCK Q, MAP OF W. F. KELSEY'S TRACT, OAKLAND, ALAMEDA COUNTY, CALIFORNIA, FILED APRIL 3, 1869, MAP BOOK 5, PAGE 28, ALAMEDA COUNTY RECORDS.

APN: **008-0663-006**

3. PRESERVATION WORK PROGRAM AND TIME LINE

Property Address: 669/671 24th st Oakland

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe work program. This page will become part of the contract: please keep to one page.

1. Year: 2020 Cost: \$7,500 Improvement:

Hire Mills Act Architect, Mark Hulbert of Preservation Architecture, to design a site-specific work plan, contractor specifications, and construction quality assurance.

2. Year: 2021 Cost: \$55,000 Improvement:

Source 16 steel property line warehouse-style windows, at the West concrete addition, that match the historic system and language of the original damaged warehouse-style windows. Replace with 45 minute-rated windows and provide individually sprinklered window openings as is required by the City of Oakland to protect life-safety of tenants.

3. Year: 2022 Cost: \$25,000 Improvement:

Replace 13 new windows on the 24th Street facade to be replaced to match the original system type and language using Milgard (or similar) historic replacement windows with multi-lite divided mullions. New window flashing and waterproofing to be provided for a complete watertight installation.

4. Year: 2023 Cost: \$25,000 Improvement:

Repair portions of the East and West original terra-cotta property line walls on the 24th Street side of the property per guidance from Mills Act Architect. Some areas at the top of the wall need complete re-building and will require original terra-cotta molds from Pacific Boast Building Products provided by historic specifications consultant, in order to recreate in-kind hollow units of burned clay or shale, as well as Portland Cement Mortar and Grout. All other areas will repair and clean the surfaces with ProSoCo/Sure Klean or equivalent methods.

5. Year: 2024 Cost: \$25,000 Improvement:

Add new metal coping at top of wall structure, of East and West exterior walls, as well as liquid waterproofing over exterior and interior faces (open as a courtyard so both sides of the wall are fully open to the exterior elements) of terra-cotta walls in order to seal and waterproof all nooks and cranny's from the elements. (picture at top of parapet of 24th and 23rd prior to new construction.

6. Year: 2025 Cost: \$75,000 Improvement:

Provide Structural Steel bracing that run the full length of the East and West terra cotta walls and attach directly, at the inside face of the wall, in order to stabilize and seismically retrofit in a liquefaction zone.

7. Year: 2026 Cost: \$25,000 Improvement:

Repair damaged masonry work with masonry units to match original with cement Lime mortar to match existing. Provide chemical cleaning of masonry North and South Facades, with ProSoCO Sure Klean (or equivalent), then tuck pointing to take place after cleaning and repairing.

8. Year: 2027 Cost: \$25,000 Improvement:

New coping and flashing over North and South Facades. Add flashing and waterproofing to integrate into the roof membrane at top of wall. Provide liquid waterproofing membrane over brick to seal and fill cracks and crannys at both the exterior and interior of the existing brick walls.

9. Year: 2028 Cost: \$25,000 Improvement:

Provide non-sacrificial anti-graffiti coating system, such as Evonik Industries Protectosil, compatible with surfaces indicated to receive graffiti resistant coating and that does not change appearance of substrate when coating is dry.

10. Year: 2029 Cost: \$5,000 Improvement:

Hire Mills Act Architect, Mark Hulbert of Preservation Architecture, to design a long-term O&M plan in order to maintain and continue improvements for the lifetime of the project.

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

work Plan #2

2. Source 16 steel property line warehouse-style windows, at the West concrete addition, that match the historic intent of the original damaged warehouse-style windows. Replace with 45 minute-rated windows and provide individually sprinklered window openings as is required by the City of Oakland to protect life-safety of tenants.



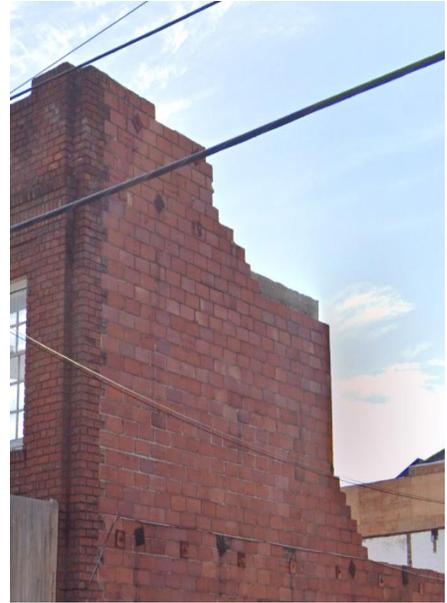
work Plan #3

3. Replace 13 new windows on the 24th Street façade to be replaced to match the original intent using Milgard (or similar) historic replacement windows with multi-lite divided mullions. New window flashing and waterproofing to be provided for a complete watertight installation.



work Plan #4

4. Repair portions of the East and West original terra-cotta property line walls on the 24th Street side of the property per guidance from Mills Act Architect. Some areas at the top of the wall need complete re-building and will require original terra-cotta molds from Pacific Boast Building Products provided by historic specifications consultant, in order to recreate in-kind hollow units of burned clay or shale, as well as Portland Cement Mortar and Grout. All other areas will repair and clean the surfaces with ProsoCo/Sure Klean or equivalent methods. .



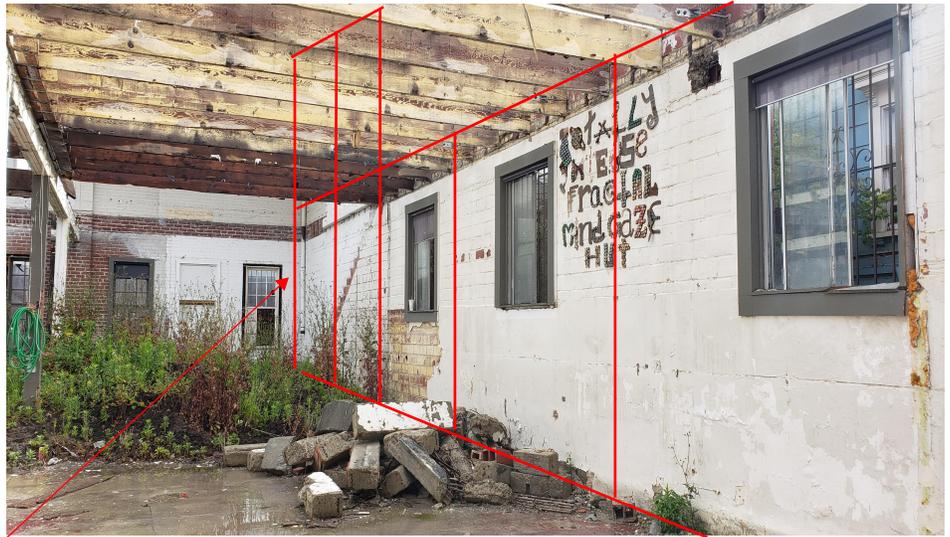
work Plan #5

5. Add new metal coping at top of wall structure as well as liquid waterproofing over exterior and interior faces (open as a courtyard so both sides of the wall are fully open to the exterior elements) of terra-cotta walls in order to seal and waterproof all nooks and cranny's from the elements. (picture at top of parapet of 24th and 23rd prior to new construction.



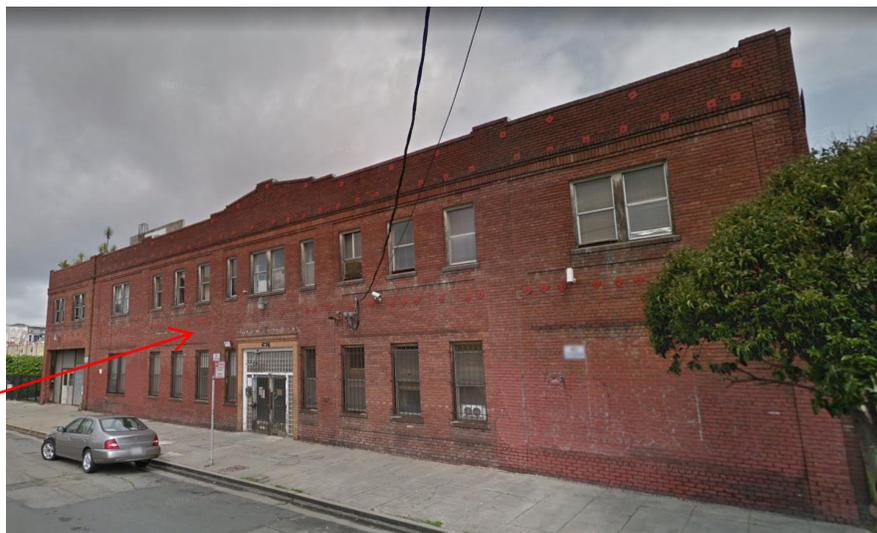
work Plan #6

6. Provide Structural Steel bracing that run the full length of the East and West terra cotta walls and attach directly, at the inside face of the wall, in order to stabilize and seismically retrofit in a liquefaction zone.



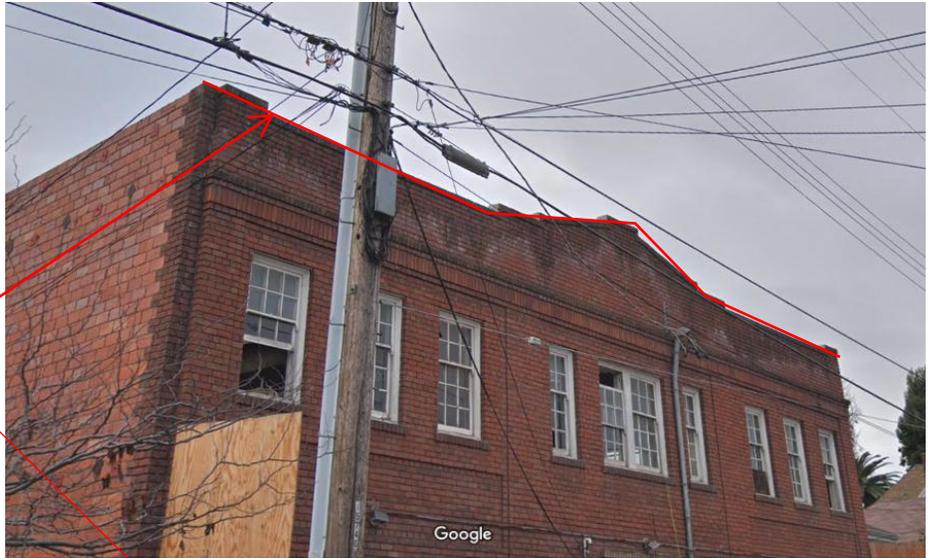
work Plan #7

7. Repair damaged masonry work with masonry units to match original with cement Lime mortar to match existing. Provide chemical cleaning of masonry North and South Facades, with ProSoCO Sure Klean (or equivalent), then tuck pointing to take place after cleaning and repairing.



work Plan #8

8. New coping and flashing over North and South Facades. Add flashing and waterproofing to integrate into the roof membrane at top of wall. Provide liquid waterproofing membrane over brick to seal and fill cracks and crannies at both the exterior and interior of the existing brick walls.



work Plan #9

9. Provide non-sacrificial anti-graffiti coating system, such as Evonik Industries Protectosil, compatible with surfaces indicated to receive graffiti resistant coating and that does not change appearance of substrate when coating is dry.



4. SELECTION CRITERIA

The City of Oakland has adopted a Mills Act Property Tax Abatement Program for qualified historic properties. The 2006-08 ordinances creating the program limit impact on City revenues to \$25,000/year, plus \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000 a year for all redevelopment areas outside the Central Business District. In the Central Business District, impact on Redevelopment revenues is limited to \$100,000/building/year with a cumulative limit of \$250,000/year. Any property tax loss that exceeds the above limits requires special consideration by the City Council.

If applications exceed the above limits, selection will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

Necessity, quality, and impact of proposed work program:

- The property needs exterior or structural work (e.g., stabilization, maintenance, reversal of inappropriate modifications, etc. - not interior work or additions) and the cost of the proposed work is equal to or greater than the potential reduction of property taxes.
- The proposed work program has strong potential to act as a catalyst for neighborhood revitalization by increasing architectural integrity, preserving neighborhood character, and conserving materials and energy embodied in the existing building.
- The application exhibits timely completion, quality of documentation, well thought out and realistic work program, clear understanding of work program and contract, ability to follow through.

Diversity of property types and locations:

- Geographic distribution: The property's location contributes to the goal of Mills Act contracts in neighborhoods throughout the City.

Contracts will be especially encouraged for properties in the (former) West Oakland and Central City East Redevelopment Areas because implementation of the Mills Act was a mitigation measure in the West Oakland and Central City East Redevelopment Plans.

- Building type and nature of significance: The property contributes to the goal of a variety of Mills Act building types (e.g., residential, commercial, industrial; rarity, age, style, use, etc.).

Historic and architectural significance of building:

- Either currently a Designated Historic Property, *or* a Heritage Property, Landmark, or S-7/S-20 District application is submitted concurrently and building is eligible for designation.
- Oakland Cultural Heritage Survey rating and Landmarks Board eligibility determination.
- Timely completion, quality, depth, and active involvement in Heritage Property application.

5. SUBMITTAL REQUIREMENTS

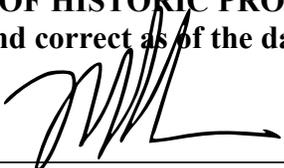
- Mills Act Application Form: This application form completed and signed.
- Assessor’s Parcel Map and Legal Description: From deed or County Assessor’s office.
- For corporate owners (LLC, condo, etc.): Document exact entity name and signatory/ies.
- Photographs
 - Photographs must be in color, labeled, and printed on 8-1/2” x 11” paper.
 - Illustrate the overall exterior condition and character of the property.
 - Show the structure from across the street and from front, side and rear.
 - Include detailed close up views of each feature listed in the work program.
 - Label each photo (e.g., Work Program Item #1, #2, etc.).
- Oakland Landmark, Heritage Property or S-7/S-20 Preservation District Application
 - Required for properties that are not already designated by Landmarks Board.
- Additional pages to describe and illustrate the work program, as necessary.
- Copy of last property tax bill.
- Printout of Mills Act Calculator estimate, showing anticipated tax saving.
- Filing Fee - \$601.29, due at the time of application submittal.

Please read and review (online at www.oaklandnet.com/historicpreservation):

- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- (Model) Mills Act Agreement for Preservation of Historic Property (contract you will sign);
- Secretary of the Interior’s Standards for Rehabilitation (included in Mills contract);
- Minimum Property Maintenance Standards (included in Mills contract); and
- Mills Act Property Tax Calculator (for rough estimate of potential change in taxes).

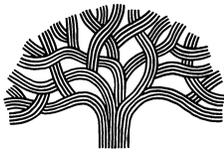
NOTICE: Each property owner is advised to consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use at their sole risk, which does not substitute for or replace legal counsel or a financial advisor.

I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, and agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program. The information submitted is true and correct as of the date of application.

Owner’s Signature  Date 6/1/20

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
Monday, Tuesday, Thursday & Friday: 8am-3pm; Wednesday: 9:30 – 3pm



Oakland Landmarks Preservation Advisory Board

MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612-2031 Phone: 510-238-3941

1. GENERAL INFORMATION

Property Address: 369 MacArthur Blvd **Assessor's Parcel Number(s):** 10-785-21-2
Property Owner(s): 369 MacArthur Blvd, LLC, c/o Arvand Sabetian
Applicant's Name: 369 MacArthur Blvd, LLC, 550G Tiburon Blvd #343, Tiburon CA 94920
Phone: (day) 415-419-9533 **(evening)** _____ **email** i@arvand.com _____
Year of Purchase: 2019 **Assessed Value:** \$570,000 _____
Existing Use of Property: vacant (previously residential used as triplex) _____
Legal Description (from deed – if long, please attach) - **Attached**

2. HISTORIC PROPERTY INFORMATION

If not already designated by Landmarks Board, Heritage Property application is required concurrently.

HISTORIC/COMMON NAME: Lemos House _____

CONSTRUCTION DATE: 1910 _____

HISTORIC STATUS as of application date (contact Preservation staff at 510-238-6879 to confirm):

Designated Historic Property **Date of Designation** (currently submitted for consideration)

City Landmark Heritage Property Contributor to S-7 or S-20 District

Local Register of Historical Resources

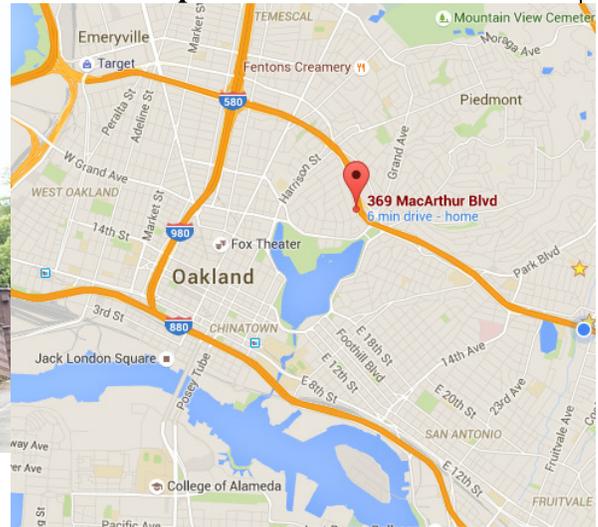
Survey Rating A or B Area of Primary Importance National Register

Heritage Property Evaluation: B (26.5 points) Date: 2016__ Prelim/Intensive:Cb2 , intensive (1986)

Photo(2016)



LocationMap



3. PRESERVATION WORK PROGRAM AND TIME LINE

Property Address: 369 MacArthur Blvd.

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe work program. *This page will become part of the contract: please keep to one page.*

Restoration and repair of existing structure to restore the exterior of the building to its original character, including the restoration of all the primary historical-defining features. Proposed project includes renovation to the existing 3,090 sf (net) historic residential building to create two (2) (3) bedroom units within. Proposed 1,344 sf (net) new 2-story addition for two (3) bedroom units, behind existing residence, to be carefully designed, constructed, and reviewed. New parking and site work. Existing trees to remain. New addition shall be compatible with existing structure in exterior materiality and scale, with consistent accent elements (i.e. railings, windows, etc.)

- 1. Year:** 2021 **Cost:** __\$200,000__ **Improvement:** begin primary structure (grading, restoring walls and roof framing, including decorative / flared gable eaves and beamwork, etc.)
- 2. Year:** 2022 **Cost:** __\$200,000__ **Improvement:** finish primary structure (restoring walls and roof framing, including decorative / flared gable eaves and beamwork, etc. Continued)
- 3. Year:** 2023 **Cost:** __\$200,000__ **Improvement:** finish primary structure (restoring walls and roof framing, including decorative / flared gable eaves and beamwork, etc. Continued)
- 4. Year:** 2024 **Cost:** __\$200,000__ **Improvement:** finish primary structure (restoring walls and roof framing, including decorative / flared gable eaves and beamwork, etc. Continued)
- 5. Year:** 2025 **Cost:** \$175,000 **Improvement:** facade / fenestration (windows+doors; shingle siding; ornamental sash, etc.)
- 6. Year:** 2026 **Cost:** \$175,000 **Improvement:** facade / fenestration (windows+doors; shingle siding; ornamental sash, etc. continued)
- 7. Year:** 2027 **Cost:** \$75,000 **Improvement:** full-width front porch with decorative railings, bannister, etc.
- 8. Year:** 2028 **Cost:** \$75,000 **Improvement:** full-width front porch with decorative railings, bannister, etc. (continued)
- 9. Year:** 2029 **Cost:** \$50,000 **Improvement:** Interior Finishes (continued)
- 10. Year:** 2030 **Cost:** \$50,000 **Improvement:** Interior finishes (continued)

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

4. SELECTION CRITERIA

The City of Oakland has adopted a Mills Act Property Tax Abatement Program for qualified historic properties. The 2006-08 ordinances creating the program limit impact on City revenues to \$25,000/year, plus \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000 a year for all redevelopment areas outside the Central Business District. In the Central Business District, impact on Redevelopment revenues is limited to \$100,000/building/year with a cumulative limit of \$250,000/year. Any property tax loss that exceeds the above limits requires special consideration by the City Council.

If applications exceed the above limits, selection will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

Necessity, quality, and impact of proposed work program:

- The property needs exterior or structural work (e.g., stabilization, maintenance, reversal of inappropriate modifications, etc. - not interior work or additions) and the cost of the proposed work is equal to or greater than the potential reduction of property taxes.
- The proposed work program has strong potential to act as a catalyst for neighborhood revitalization by increasing architectural integrity, preserving neighborhood character, and conserving materials and energy embodied in the existing building.
- The application exhibits timely completion, quality of documentation, well thought out and realistic work program, clear understanding of work program and contract, ability to follow through.

Diversity of property types and locations:

- Geographic distribution: The property's location contributes to the goal of Mills Act contracts in neighborhoods throughout the City.

Contracts will be especially encouraged for properties in the (former) West Oakland and Central City East Redevelopment Areas because implementation of the Mills Act was a mitigation measure in the West Oakland and Central City East Redevelopment Plans.

- Building type and nature of significance: The property contributes to the goal of a variety of Mills Act building types (e.g., residential, commercial, industrial; rarity, age, style, use, etc.).

Historic and architectural significance of building:

- Either currently a Designated Historic Property, *or* a Heritage Property, Landmark, or S-7/S-20 District application is submitted concurrently and building is eligible for designation.
- Oakland Cultural Heritage Survey rating and Landmarks Board eligibility determination.
- Timely completion, quality, depth, and active involvement in Heritage Property application.

5. SUBMITTAL REQUIREMENTS

- Mills Act Application Form: This application form completed and signed.
- Assessor’s Parcel Map and Legal Description: From deed or County Assessor’s office.
- For corporate owners (LLC, condo, etc.): Document exact entity name and signatory/ies.
- Photographs
 - Photographs must be in color, labeled, and printed on 8-1/2” x 11” paper.
 - Illustrate the overall exterior condition and character of the property.
 - Show the structure from across the street and from front, side and rear.
 - Include detailed close up views of each feature listed in the work program.
 - Label each photo (e.g., Work Program Item #1, #2, etc.).
- Oakland Landmark, Heritage Property or S-7/S-20 Preservation District Application
 - Required for properties that are not already designated by Landmarks Board.
- Additional pages to describe and illustrate the work program, as necessary.
- Copy of last property tax bill.
- Printout of Mills Act Calculator estimate, showing anticipated tax saving.
- Filing Fee - \$601.29, due at the time of application submittal.

Please read and review (online at www.oaklandnet.com/historicpreservation):

- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- (Model) Mills Act Agreement for Preservation of Historic Property (contract you will sign);
- Secretary of the Interior’s Standards for Rehabilitation (included in Mills contract);
- Minimum Property Maintenance Standards (included in Mills contract); and
- Mills Act Property Tax Calculator (for rough estimate of potential change in taxes).

NOTICE: Each property owner is advised to consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use at their sole risk, which does not substitute for or replace legal counsel or a financial advisor.

I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, and agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program. The information submitted is true and correct as of the date of application.

Owner’s Signature  Date 6/8/2020

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
Monday, Tuesday, Thursday & Friday: 8am-3pm; Wednesday: 9:30 – 3pm

Attachment A, Legal Description (from deed – if long, please attach)

A portion of Lot 19, Block K, Revised Map of Oakland Heights, filed June 11, 1890, in Map Book 9, Page 54, Alameda County Records, described as follows:

Beginning at a point on the Southwestern boundary line of Lot 19, in Block "K", distant thereon 40 feet Southeasterly from the most Western corner of said Lot, as said Lot and Block are shown on the Map herein referred to; and running thence Southeasterly along said Southwestern boundary line 40 feet; thence at right angles Northeasterly 161 feet, more or less, to the Southwestern line of MacArthur Boulevard, formerly Perry Street, as said Perry Street is shown on said Map; thence Northwesterly along said line of MacArthur Boulevard 40 feet, more or less, to the point of intersection thereof with a line drawn Northeasterly from the point of beginning, and at right angles to the aforesaid Southwestern boundary line of Lot 19 in Block "K"; thence Southwesterly along said line so drawn 155 feet, more or less, to the point of beginning. Excepting therefrom that portion described in the Deed to the State of California, recorded May 26, 1961 in Reel 333 of OR, Image 262, (AS/64148).

Attachment B, photos from 2016, providing information to be used in restoration

Left side from front



Right side from property line



Stained glass on right side



Interiors 2016 real estate ad



Attachment C, photos from 2019, showing current condition of building



Front from street



Right side from property line



Left side from property line



Left side from property line



Left side from property line

WHEN RECORDED, MAIL TO:

City of Oakland
Bureau of Planning, Historic Preservation
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

**MILLS ACT AGREEMENT FOR
PRESERVATION OF HISTORIC PROPERTY**

This Agreement is entered into this ___ day of _____, 20__, by and between the City of Oakland, a municipal corporation (hereinafter referred to as the “City”), and _____ (hereinafter referred to as the “Owner(s)”), owner(s) of the structure located at _____ in the City of Oakland (Exhibit A: Legal Description of Property).

RECITALS

Owner possesses and owns real property located within the City and described in Exhibit A (“Property”) attached and made a part hereof.

The Property is a Qualified Historic Property within the meaning of California Government Code Section 50280.1, in that it is a privately owned property which is not exempt from property taxation and is on the City of Oakland’s Local Register of Historic Resources.

Both City and Owner desire to carry out the purposes of Sections 50280 *et seq.* of the California Government Code and Section 439 of the California Revenue and Taxation Code.

Both Owner and City desire to enter into an Agreement to preserve the Property so as to retain its characteristics of cultural, historical and architectural significance and to qualify the Property for an assessment of valuation pursuant to Section 439.2(a) of the Revenue and Taxation Code of the State of California.

NOW, THEREFORE, both Owner and City, in consideration of the mutual promise, covenants and conditions contained herein and the substantial public benefit to be derived therefrom, do hereby agree as follows:

- 1) **Effective Date and Term of Agreement (California Government Code Section 50281.a)** The term of this Agreement shall be effective commencing on **December 31, 20__** and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement (hereinafter “renewal date”), one (1) year shall automatically be added to the term of the Agreement, unless timely notice of nonrenewal, as provided in paragraph 2, is given. If either City or Owner(s) serves written notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.
- 2) **Notice of Nonrenewal (California Government Code Section 50282, California Revenue and Taxation Code Section 439.3)** If City or Owner(s) desires in any year not to renew the Agreement, that party shall serve written notice of nonrenewal in advance of the annual renewal date of the Agreement as follows:
- a. Owners must serve written notice of nonrenewal at least ninety (90) days prior to the renewal date; or
 - b. City must serve written notice within sixty (60) days prior to the renewal date. Owners may make a written protest of the notice. City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice of nonrenewal to Owner(s).
 - c. If the City or Owner(s) serves notice of intent in any year to not renew the Agreement, the existing Agreement shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the Agreement, as the case may be.
 - d. Any notice required to be given by the terms of this Agreement shall be provided by U.S. mail or hand delivery at the address of the respective parties as specified below or at any other address as may be later specified in writing by the parties hereto.

To City: City of Oakland
Bureau of Planning, Historic Preservation
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612-2032

To Owner:

Oakland CA 946--

- 3) **Valuation of Historical Property (California Revenue and Taxation Code, Section 439.2)** During the term of this Agreement, Owner(s) are entitled to seek assessment of valuation of the Historical Property pursuant to the provisions of Section 439 et. seq. of the California Revenue and Taxation Code.

- 4) **Preservation/Rehabilitation and Maintenance of Property (California Government Code Section 50281(b)(1))** During the term of this Agreement, the Property shall be subject to the following conditions, requirements and restrictions:
- a. Owner(s) agree to preserve/rehabilitate and maintain cultural, historical and architectural characteristics of the Property during the term of this Agreement as set forth in the attached schedule of improvements, which has been reviewed by the Landmarks Preservation Advisory Board and approved by the City Council (Exhibit B attached and made a part hereof). No demolition or other work may occur which would adversely impact the cultural, historical and architectural characteristics of the Property during the term of this Agreement.
 - b. All work on the Property shall meet, at a minimum, the Secretary of Interior's Standards for Rehabilitation of Historic Properties (Exhibit C attached and made a part hereof), the Minimum Property Maintenance Standards (Exhibit D attached and made a part hereof), the State Historical Building Code as determined applicable by the City of Oakland, and all required review and conditions of the Landmarks Preservation Advisory Board, the Planning Commission, the City Council, and/or the Department of Planning and Building of the City of Oakland.
 - c. If the schedule set out in Exhibit B is not complied with, then City will use the following process to determine whether the Owner(s) are making good faith progress on the schedule of work. Upon City's request, the Owner(s) shall timely submit documentation of expenditures made to accomplish the next highest priority improvement project for the property within the last 24 months. The Owner(s) shall be determined to be in substantial compliance when the expenditures are equal to or greater than the property tax savings provided by the Property being in the Mills Act Program. This schedule set out in Exhibit B shall be revised to reflect the schedule change. The Department of Planning and Building's Director, or his/her designee, shall have the ability to administratively adjust the schedule timeline, in concurrence with the Property Owners(s), only by written recorded instrument executed by the parties hereto.
 - d. Owner(s) shall, within five (5) days of notice from the City, furnish City with any information City shall require to enable City to determine (i) the Property's present state, (ii) its continuing eligibility as a Qualified Historic Property, and (iii) whether the Owner is in compliance with this Agreement.
- 5) **Destruction through "Acts of God" or "Acts of Nature"** To the extent authorized by state law, Owner(s) shall not be held responsible for replacement/repair of the Property if it is Damaged or Destroyed through "Acts of

God/Nature”, such as slide, flood, tornado, lightning or earthquake. Damaged or Destroyed means that the property is no longer restorable to a condition eligible for historic designation due to substantial loss of integrity, as determined by a historic architect meeting the minimum qualifications contained within the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

- 6) **Inspections (California Government Code Section 50281(b)(2))** Every five years from the original execution of this Agreement, Owner(s) agrees to permit examinations/inspections, by appointment, of the interior and exterior of the Property by one or more of the following: City staff, Members of the Landmarks Preservation Advisory Board, representatives of the County Assessor’s Office, representatives of the State Board of Equalization and representatives of the Department of Parks and Recreation, as may be necessary to determine the Owner’s compliance with this Agreement. Such examination/inspection shall be upon not less than five (5) days written or oral notice.
- 7) **Payment of Fees (California Government Code Section 50281.1)** The Owner shall pay the City a fee established pursuant to the City’s Master Fee Schedule, for costs related to the preparation and review of the Agreement and related documents at the time of application.
- 8) **Binding on Successors and Assigns (California Government Code Section 50281(b)(3))** Owner agrees that this Agreement shall be binding upon and inure to the benefit of all parties herein, their heirs, successors in interest, legal representatives, assigns and all persons acquiring any part or portion of the Property, whether by operation of law or otherwise, and that any such person(s) shall have the same rights and obligations under this Agreement.
- 9) **Cancellation (California Government Code Section 50284)** City, following a duly noticed public hearing before the City Council, as set forth in California Government Code Section 50285, may cancel this Agreement if it determines that Owner(s): (a) have breached any of the conditions of the Agreement; (b) have allowed the property to deteriorate to the point that it no longer meets the standards for being on the City’s Local Register of Historic Resources; or (c) if the Owner(s) have failed to restore or rehabilitate the Property in the manner specified in paragraph 4 of this Agreement.

In the event of cancellation, Owner(s) shall be subject to payment of those cancellation fees set forth in California Government Code Section 50286, described herein. Upon cancellation, Owner(s) shall pay a cancellation fee of twelve and one-half percent (12 ½%) of the current fair market value of the Property at the time of cancellation, as determined by the County Assessor as though the Property were free of any restrictions pursuant to this Agreement.

- 10) **No Compensation** Owner shall not receive any payment from City in consideration of the obligations imposed under this Agreement, it being

recognized and agreed that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owner as a result of the effect upon the Property's assessed value on account of the restrictions required for the preservation of the Property.

11) Enforcement of Agreement (California Government Code Section 50284) As an alternative to cancellation of the Agreement for breach of any condition as provided in paragraph 9, City may, in its sole discretion, specifically enforce, or enjoin the breach of the terms of this Agreement. In the event of a default, under the provisions of this Agreement by the Owners, City shall give written notice to Owners by registered or certified mail. If such a violation is not corrected to the reasonable satisfaction of City within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default if said breach or default cannot be cured within thirty (30) days provided that acts to cure the breach or default may be commenced within (30) days and must thereafter be diligently pursued to completion by Owners, then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owners arising out of the terms of this Agreement, apply to any violation by Owners or apply for such other relief as may be appropriate.

12) Indemnification Owner shall indemnify, defend (with counsel reasonably acceptable to City) and hold harmless the City of Oakland, and all of its Councilmembers, boards, commissions, departments, agencies, attorneys, agents, officers, and employees (individually and collectively, the "City") from and against any and all actions, causes of actions, liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses (collectively called "Claims") incurred in connection with or arising in whole or in part from this Agreement, including without limitation:

- a. any accident, injury to or death of a person, loss of or damage to property occurring in or about the Property;
- b. the use or occupancy of the Property by Owner, its Agents or Invitees;
- c. the condition of the Property; or
- d. any construction or other work undertaken by Owner on the Property.

This indemnification shall include, without limitation, reasonable fees for attorneys, consultants and experts and related costs and City's cost of investigating any Claims. Owner shall defend the City from any and all Claims even if such Claim is groundless, fraudulent or false. Owner's obligations under this Paragraph shall survive termination of this Agreement.

13) Governing Law This Agreement shall be construed and enforced in accordance with the laws of the State of California.

14) Amendments This Agreement may be amended in whole or in part only by a written recorded instrument executed by the parties hereto in the same manner as

this Agreement.

- 15) **No Waiver** No failure by the City to insist on the strict performance of any obligation of Owner under this Agreement or to exercise any right, power or remedy arising out of a breach hereof, shall constitute a waiver of such breach or of City's right to demand strict compliance with any terms of this Agreement. No acts or admissions by City, or any agent(s) of City, shall waive any or all of City's right under this agreement.
- 16) **Severability** If any provision of this Agreement is determined to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each other provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 17) **Recording with Alameda County (California Government Code Section 50282(e))** No later than 20 days after execution of this Agreement, the Owner shall record with the county recorder a copy of the Agreement and provide proof of such to the City.
- 18) **Notice to State Office of Historic Preservation** The Owner shall provide written notice of the Agreement to the State Office of Historic Preservation within six (6) months of the date of this Agreement, and provide City with a copy of such notice.
- 19) **Eminent domain (California Government Code Section 50288)** In the event that the Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the legislative body to frustrate the purpose of the Agreement, such Agreement shall be canceled and no fee shall be imposed under Paragraph 9. This Agreement shall be deemed null and void for all purposes of determining the value of the Property so acquired.
- 20) **General Provisions** None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership, joint venture, or joint enterprise between any of the parties hereto, or any of their heirs, successors or assigns.
- 21) **Attorney's Fees** In the event legal proceedings are brought by any party or parties hereto, to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover its reasonable attorney's fees in addition to court costs and other relief ordered by the court.

22) **Complete Agreement** This Agreement represents the complete understandings and agreement of the parties and no prior oral or written understandings are in force and effect.

23) **Headings** The headings in this Agreement are for reference and convenience of the parties and do not represent substantive provisions of this Agreement.

IN WITNESS WHEREOF, City and Owners have executed the Agreement on the day and year first written above.

Property Owner(s):

_____ date

_____ date

City of Oakland:

Sabrina B. Landreth date
City Administrator

APPROVED AS TO FORM AND LEGALITY

Jordan Flanders date
City Attorney

EXHIBITS

- EXHIBIT A: Legal Description of Property
- EXHIBIT B: Schedule of Improvements
- EXHIBIT C: The Secretary of the Interior's Standards for Rehabilitation
- EXHIBIT D: Minimum Property Maintenance Standards

EXHIBIT C: SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES - Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

EXHIBIT D: MINIMUM PROPERTY MAINTENANCE STANDARDS

The following conditions are prohibited:

Dilapidated, deteriorating, or unrepaired structures, such as fences, roofs, doors, walls, windows, broken windows, peeling exterior paint, broken structures;

Graffiti;

Incomplete exterior construction where no building inspections have been requested for six or more months, or for work which does not require a building permit, where there has been no significant progress for 90 days.