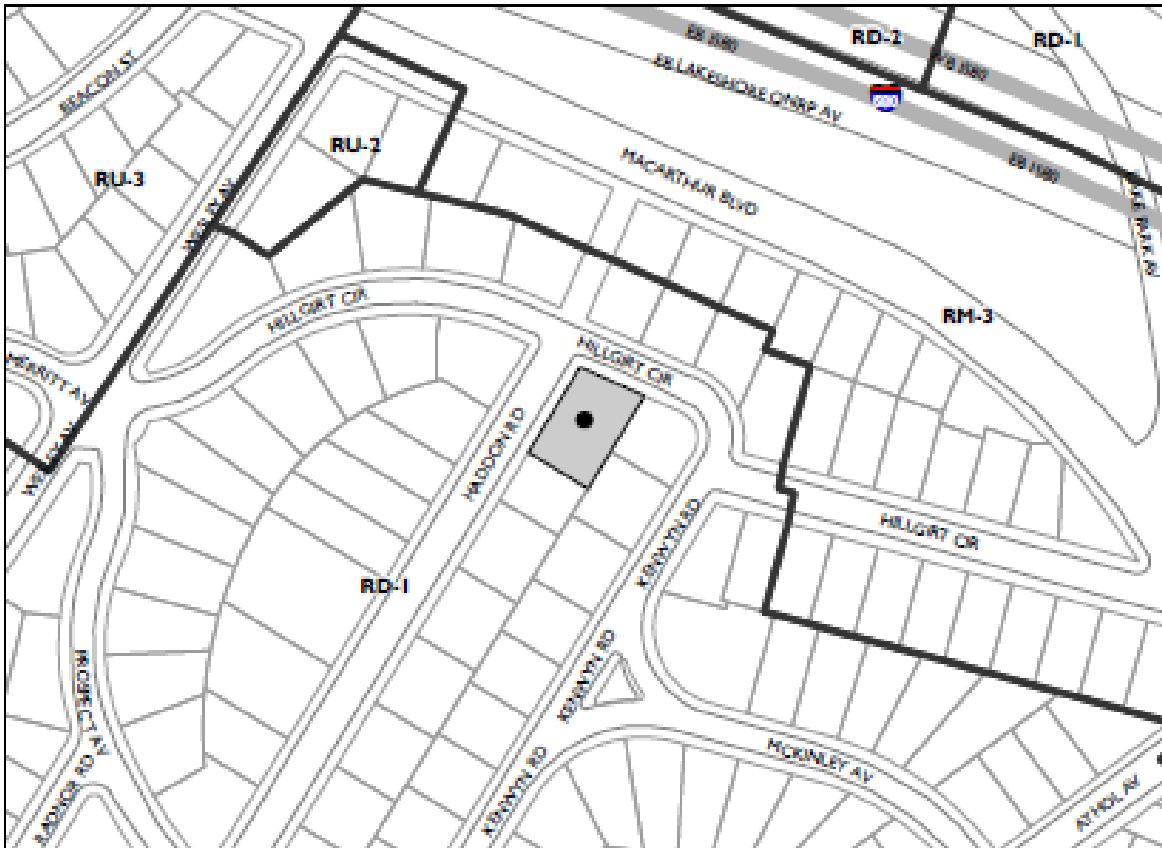


| | |
|-------------------------------------|--|
| Location: | 664 Haddon Road |
| Assessor's Parcel Number: | 023 043000100 |
| Proposal: | Request to designate the Henry J. Kaiser Residence located at 664 Haddon Road as a City of Oakland Landmark. |
| Applicant: | Skyler Denniston |
| Phone Number: | (323) 514-3653 |
| Owner: | Kaiser Foundation Health Plan, Inc. |
| Case File Number: | LM19012 |
| Planning Permits Required: | Application for Landmark Designation |
| General Plan: | Detached Unit Residential |
| Zoning: | RD-1- Detached Unit Residential Zone |
| Environmental Determination: | Exempt per Section 15331 of the State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Section 15183 Projects consistent with the Community Plan, General Plan or Zoning. |
| Historic Status: | Current OCHS rating: C1+ (C=secondary importance; 1+ = contributor to the Haddon Hill Area of Primary Importance). Landmarks Preservation Advisory Board Evaluation and Determination of Landmark Eligibility (January 13, 2020 and June 22, 2020: A1+ (A= highest importance; 1+ = contributor to the Haddon Hill API). |
| City Council district: | 2 |
| Status: | Under Review |
| Staff Recommendation: | Recommend designation of the Henry J. Kaiser Residence as a City of Oakland Landmark, and direct staff to forward the nomination to the City Council for public hearing and adoption of an Ordinance designating the Henry J. Kaiser Residence as a City of Oakland Landmark. |
| Finality of Decision: | Planning Commission only to provide a recommendation to the City Council. |
| For further information: | Contact case planner Peterson Z. Vollmann at 510-238-6167 or by e-mail at pvollmann@oaklandca.gov . |

INTRODUCTION

The applicant, Skyler Denniston, representing the property owner, requests that the Planning Commission consider and recommend nomination of the Henry J. Kaiser Residence (664 Haddon Road) for a City of Oakland Landmark Designation. If such designation is recommended, the nomination of the Henry J. Kaiser Residence will also require a separate public hearing and adoption of an Ordinance by the City Council before any Landmark Designation can become effective.

CITY OF OAKLAND PLANNING COMMISSION



Case File: LM19012
Applicant: Kaiser Foundation
Address: 664 Haddon Rd
Zone: RD-1

BACKGROUND

In 1996, the 664 Haddon Road property (Henry J. Kaiser Residence) was surveyed as part of the Oakland Cultural Heritage Survey and assigned a preliminary rating of C1+ (C = secondary importance; 1+ = contributor to the Haddon Hill Area of Primary Importance [API]). Preliminary inventory ratings are based on field observation only and subject to change with additional information or changes to the building.

In July 2019, the property owner filed an application to initiate a Landmark Designation Eligibility for the private residence located at 664 Haddon Road. After reviewing the nomination and supporting documentation, staff found that 664 Haddon Road residence appears eligible for City of Oakland Landmark designation.

The application request appeared before the Landmarks Preservation Advisory Board (LPAB) on January 13, 2020, and again on June 22, 2020. Pertinent information regarding the application that was presented to the LPAB is repeated within this report and attachments, however, you may also view the prior LPAB reports in their entirety online at the following links:

January 13, 2020: <https://www.oaklandca.gov/meeting/january-13-2020-landmarks-preservation-advisory-board-meeting>

June 22, 2020: <https://www.oaklandca.gov/meeting/june-22-2020-landmarks-preservation-advisory-board-special-meeting-online-only>

At the January 13, 2020, meeting, the LPAB reviewed the application materials for the Landmark Nomination and the Historic Resource Evaluation, which included the Evaluation Sheet for Landmark Eligibility. Based on the evaluation sheet, a total score of 49 points was given, and the evaluation rating of “A” was assigned. In order for a property to be eligible for landmark designation it must receive a rating of “A” (35+ points) or “B” (23 -35 points). After receiving the applicant’s presentation and reviewing the application materials, the LPAB unanimously passed a motion that the Henry J. Kaiser Residence preliminarily appears eligible for City of Oakland Landmark Designation and voted to direct staff to draft a Resolution formally initiating Landmark Designation for review and consideration at a future meeting of the LPAB.

At their June 22, 2020, public meeting, the LPAB considered the Landmark Designation for the 664 Haddon Road residence and adopted an LPAB Resolution (**Attachment A**). The LPAB then forwarded the proposal to the Planning Commission for a public hearing, review, and recommendation to the City Council.

In the fall of 2020, the applicant requested to place the application on hold. However, they have now requested to continue the landmark designation process, which is why it has taken two plus years to appear before the Planning Commission since the passing of the LPAB Resolution in June of 2020.

LANDMARKS NOMINATION-PROCESS

The first step for the nomination of the Henry J. Kaiser Residence for City of Oakland Landmark Designation was for the Landmarks Preservation Advisory Board (LPAB) to review and consider the Preliminary Evaluation Sheet for Landmark Eligibility (**included in Attachment A**) and adopt an LPAB Resolution. The second step for the nomination of the Henry J. Kaiser Residence is for the Planning Commission to conduct this public meeting, consider the proposed designation and provide a recommendation to the City Council. The final step for the proposed nomination of Landmark Designation would be for the City Council to conduct a public hearing and adopt an Ordinance designating the 664 Haddon Road residence as a City of Oakland Landmark property pursuant to the Zoning and Law Change procedure under Chapter 17.144 of the Oakland Planning Code.

The purpose of this Planning Commission item is to take the second step of the Landmark Designation process by seeking a recommendation from the Planning Commission to the City Council.

EXISTING ZONING REGULATIONS

The subject property is located in the RD-1 Zone (Detached Residential Zone District-1). The intent of the RD-1 Zone is to create, maintain, and enhance areas with detached, single unit residences. In the RD-1 Zone, certain activities and facilities are also permitted, and conditionally permitted (Planning Code Chapter 17.15.030). The proposed Landmark Designation for the 664 Haddon Road property does not change or waive the existing regulations that apply to this property under the RD-1 Zoning District.

REGULATORY EFFECTS

Per Section 17.144.010 of the Oakland Planning Code, the proposal for a Landmark Designation is subject to the Rezoning and Law Change procedure. This procedure applies to all proposals to rezone property; to change the text of the zoning regulations; or to establish, amend, or delete any designated Landmark or Landmark site. The proposal to establish the 664 Haddon Road property as a Landmark Designation is subject to this procedure. Prior to City Council determination on any Landmark Designation, the proposal requires review by the Landmarks Preservation Advisory Board (LPAB), and recommendation by the Planning Commission. On June 22, 2020, the LPAB reviewed and adopted a Resolution determining the property meets the criteria for landmark designation.

Per Section 17.136.070(A) of the Oakland Planning Code, the proposal is also subject to the special regulations for designated Landmarks, where the City Council may designate as a Landmark any facility which has special character, interest or value of any of the types as referred to in Section 17.07.030(P) of the Oakland Planning Code. The intent of this section is to prevent the unnecessary destruction or impairment of structures, other physical features, site, and

areas of special character or special historical, cultural, architectural, aesthetic, educational, or value. The 664 Haddon Road residential property will be subject to these regulations.

EFFECTS OF LANDMARK DESIGNATION

Benefits of Landmark designation for property owners include, but are not limited to:

- Eligibility for various incentives listed in the General Plan - Historic Preservation Element Policy 2.6:
 - Contracts through the Mills Act Property Tax Abatement Program
 - Use of the State Historical Building Code and other related alternative codes for older buildings
 - Conservation easements to reduce property tax assessments

Benefits for the City of Oakland include, but are not limited to:

- Enhancement of property values, stabilization of neighborhoods and areas of the City, increase of economic and financial benefits to the City and its inhabitants, and promotion of tourist trade and interest (Planning Code, Chapter 17.07.030.P.3)
- Special regulations for designated Landmarks (Planning Code, Chapter 17.136.070; Historic Preservation Element Policy 2.4)
- Special procedures to establish, amend, or delete any designated Landmark or Landmark site (Planning Code, Chapter 17.144)

Significant exterior changes to Landmark properties are referred to the LPAB for recommendations (Oakland Planning Code Section 17.136.060) before a decision on the design review application is made by the Director of Planning or the Planning Commission. Minor exterior changes to a Landmark building can be processed administratively by the Director of Planning, who may seek input from the LPAB as needed. There are special design review findings for Landmarks, including, “that the proposal will not adversely affect the exterior features of the designated Landmark...” and “that the proposal will not adversely affect the special character, interest or value of the landmark and its site, as viewed both in themselves and in their setting...” (Oakland Planning Code Chapter 17.136.070(c)).

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists the projects that qualify for exemption from environmental review. The project proposal is exempt from the environmental review requirements pursuant to Sections 15331 for Historical Resource Restoration / Rehabilitation; and 15183 for Projects consistent with the Community Plan, General Plan or Zoning.

PRELIMINARY EVALUATION OF LANDMARK ELIGIBILITY

The 5,000-square-foot, single-family residence at 664 Haddon Road was constructed in 1924 for Henry J. Kaiser. It occupies a roughly rectangular, moderately sloped parcel that measures 8,056 square feet parcel located at the southeast corner of Haddon Road and Hillgirt Circle. The two-story-over-raised-basement residence was designed in the Italian Renaissance Revival style of architecture and embodies many distinctive characteristics of the style. The primary façade faces west and is set back from and elevated above the street; the primary entrance is accessed by a compound concrete staircase with a concrete balustrade. The parcel includes mature vegetation on the north, west, and south sides of the residence.

There are five findings of architectural and historical significance for 664 Haddon Road:

1. It is a high-style representation of the Italian Renaissance Revival style in Oakland. The period of significance for this finding is 1924, which corresponds to the construction date of the building.
2. It was designed by master architect William E. Schirmer. The period of significance is 1924-32, which corresponds to the construction date through all additions designed by Schirmer.
3. It is closely associated with the productive life of Henry J. Kaiser, a prominent American industrialist. The period of significance is 1924-46, which corresponds to the years of Kaiser's residence.
4. It was the site of an important conference hosted by Kaiser during which a plan was developed that would open the Kaiser employee health care plan to community enrollment. The period of significance is 1943, which corresponds to the year the conference was held.
5. It is associated with Clausen House, a system of care for developmentally disabled adults. The period of significance is 1967-77, which corresponds to the years of Clausen House operation at 664 Haddon Road.

664 Haddon Road is a very good example of the Italian Renaissance Revival style as it exhibits many character-defining features of this architectural style. Character-defining features of the building identified in the Landmark nomination include:

- Simple, rectangular massing;
- Two-story building height;
- Low-pitched hipped roof with ceramic roof tiles;
- Moderate overhanging eaves supported by a compound cornice molding;
- Flat primary façade;
- Stucco cladding;
- Symmetrical arrangement of fenestration at the primary façade;
- Recessed primary entrance;
- Full-height windows on the first floor;
- Round arches above doors and first-floor windows;
- Smaller and less elaborate windows on the second floor;

- Balustrades at the entry staircase; and
- Decorative façade articulation including quoins and molded cornices.

The property retains a relatively high degree of integrity and maintains its character as a contributor to the Haddon Hill Area of Primary Importance (API). Alterations, most of which are located on the rear and south (off-street) elevations, do not detract from the original design of the building. While interior photos have been included for reference, no evaluation points were allocated to interior spaces because they are not open to the public. For more information, see the applicant's Oakland Landmark, S-7/S-20 Preservation Combining Zone and Heritage Property Application Form (**included within Attachment A**).

EVALUATION SHEET FOR LANDMARK ELIGIBILITY

A Historical Resource Evaluation (HRE) was prepared by SWCA Environmental Consultants in February 2019. Based on information in the HRE in **Attachment B**, the applicant has prepared a Landmarks Board evaluation sheet for preliminary determination of Landmark eligibility. The Landmark Preservation Advisory Board found that the 664 Haddon Road residence appears eligible for Landmark designation with an "A1+" rating, signifying that the building is of the highest importance (A) and is a contributor to the Haddon Hill Area of Primary Importance (1+). Item ratings are highest (i.e., "excellent") for Designer/Builder, Person/Organization, Event, Site, and Condition. Additionally, Exterior/Design, Interior, Style/Type, Patterns, and Continuity are all rated "very good." A Landmarks Board evaluation differs somewhat from the Cultural Heritage Survey system in giving greatest weight to history and somewhat less to architecture. The evaluation sheet is included in this report for Planning Commission review and potential modification.

RECOMMENDATION

Staff finds that the nominated property meets the criteria for City of Oakland Landmark Designation as provided in the City's General Plan Historic Preservation Element and recommends that the Planning Commission:

1. Receive testimony from the property owner and general public;
2. Affirm the environmental determination;
3. Recommend the property for City of Oakland Landmark Designation; and
4. Forward the proposed designation to the City Council for a public meeting and consideration for adoption of an Ordinance.

Prepared by:



Peterson Vollmann, Planner IV
Bureau of Planning

Reviewed by:



Catherine Payne
Acting Development Planning Manager
Bureau of Planning

Approved for forwarding to the
City Planning Commission:



Ed Manasse, Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. LPAB Approved Resolution (including application and evaluation sheet)
- B. Historic Resource Evaluation (HRE), prepared by SWCA consultants

ATTACHMENT A

RESOLUTION No. 2020-1
LANDMARKS PRESERVATION ADVISORY BOARD
CITY OF OAKLAND

WHEREAS, a proposal to designate 664 Haddon Road, also known as the Henry J. Kaiser Residence (the “Property”) as an Oakland landmark pursuant to Section 17.144 of the Oakland Planning Code has been considered by the Landmarks Preservation Advisory Board (the “Board”); and

WHEREAS, the Board has reviewed and examined the material pertaining to the Property in Case File **LM19012** and the Oakland Landmark Nomination Application form, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Board has determined that the Property meets the landmark designation criteria found at Section 17.07.030P of the Planning Code and the Board’s Guidelines for Determination of Landmark Eligibility in that the Property:

- is of the highest importance and is a contributor to the Haddon Hill Area of Primary Importance;
- is a high-style representation of the Italian Renaissance Revival style in Oakland and whose character-defining features include simple, rectangular massing; two-story height; low-pitched hipped roof with ceramic roof tiles; moderate overhanging eaves supported by a compound cornice molding; flat primary façade; stucco cladding; symmetrical arrangement of fenestration at the primary façade; recessed primary entrance; full-height windows on the first floor; round arches above doors and first-floor windows; smaller and less elaborate windows on the second floor; balustrades at the entry staircase; and decorative façade articulation including quoins and molded cornices;
- was constructed in 1924 and designed by master architect William E. Schirmer, who also designed later additions;
- is closely associated with the productive life of Henry J. Kaiser, a prominent American industrialist, who resided there from 1924 to 1946;
- was the site of an important conference hosted by Kaiser in 1943, during which a plan was developed that would open the Kaiser employee health care plan to community enrollment; and
- is associated with Clausen House, a system of care for developmentally disabled adults, which operated there from 1967 to 1977.

WHEREAS, an Evaluation Sheet for Landmark Eligibility has been prepared for the Property in accordance with the Board's Guidelines for Determination of Landmark Eligibility; and

WHEREAS, the Evaluation Sheet shows that the Property meets the Guidelines; and

WHEREAS, the Board has reviewed and accepted the Evaluation Sheet, a copy of which is attached hereto as Exhibit B; and

WHEREAS, the Board has determined that the Property merits designation as an Oakland landmark, protective regulations, and preservation for the enjoyment of future generations;

Now therefore be it

RESOLVED: That the Landmarks Preservation Advisory Board hereby initiates, under Section 17.144.030 C of the Oakland Planning Code, action to establish as an Oakland landmark the following property:

HISTORICAL NAME: Henry J. Kaiser Residence
COMMON NAME: 664 Haddon Road
ADDRESS: 664 Haddon Road
DATE BUILT: 1924-32
ARCHITECT: William E. Schirmer
ORIGINAL USE: Single-family residential
PRESENT USE: Vacant
PARCEL NUMBER: 023 0430 001 00

And be it

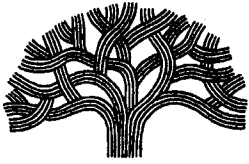
FURTHER RESOLVED: That this action be forwarded to the City Planning Commission for public hearing and consideration;

Approved by the Landmarks Preservation Advisory Board,
Oakland, California: June 22, 2020

ATTEST:  _____, Secretary

Exhibit A
Oakland Landmark Nomination Application Form

EXHIBIT A



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: Henry J. Kaiser Residence
B. and/or Common Name: 664 Haddon Road

2. ADDRESS/LOCATION

Street and number: 664 Haddon Road Zip Code: 94610

3. CLASSIFICATION

A. Category

- District
 Building(s)
 Structure
 Site
 Object

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

- | | |
|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Educational | <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Other (Specify): Vacant |

B. Status

- Occupied
 Unoccupied
 Work in progress

E. Number of Resources within Property

| | |
|--------------------------|-------------------------------------|
| Contributing | Non-contributing |
| <u> 1 </u> | <input type="checkbox"/> buildings |
| <input type="checkbox"/> | <input type="checkbox"/> sites |
| <input type="checkbox"/> | <input type="checkbox"/> structures |
| <input type="checkbox"/> | <input type="checkbox"/> objects |
| <u> 1 </u> | <u> 0 </u> Total |

C. Accessible

- Yes: restricted
 Yes: unrestricted
 No

F. Application for:

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

4. OWNER OF PROPERTY

Name: Kaiser Foundation Health Plan, Inc.

Email: skyler.x.denniston@kp.org

Street and Number: 1800 Harrison Street, 19th Floor, Attn.: Terry Wood

City: Oakland State: CA Zip Code: 94612

Assessor's Parcel Number: 23-430-1

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

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

B. State

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

6. REPRESENTATION IN EXISTING SURVEYS

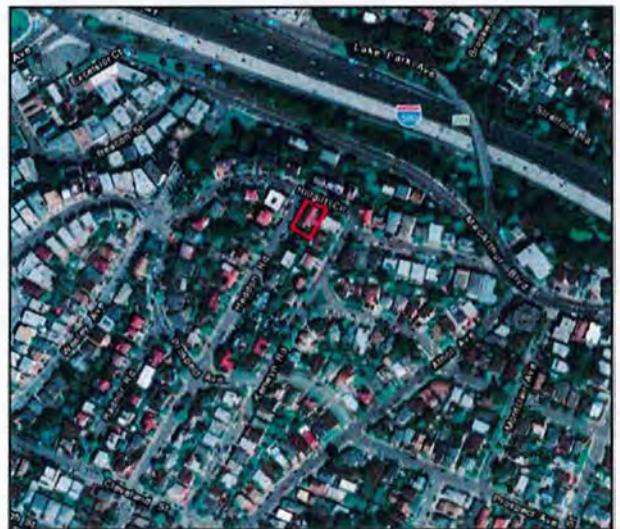
| Name of Survey | Survey Rating (if applicable) | Date | Depository |
|----------------------------------|----------------------------------|----------------|-------------------------------------|
| Oakland Cultural Heritage Survey | C1+ (Preliminary) | September 1996 | Oakland Planning Dept. & CHRIS NWIC |

Photographs

Location Map



Overview of north and primary (west) façade at 664 Haddon Road, view east (SWCA, 2019).



Project location on 2016 aerial photography with local streets, 1:4,000 scale.

Photographs



Figure 1. Overview of north and primary (west) façade at 664 Haddon Road, view east (SWCA, 2019).



Figure 2. Overview of primary (west) façade at 664 Haddon Road, view east (SWCA, 2019).



Figure 3. Detail of compound staircase, view east (SWCA, 2018).



Figure 4. Overview of north façade, view south (SWCA, 2018).



Figure 5. Overview of south façade, view north (SWCA, 2018).

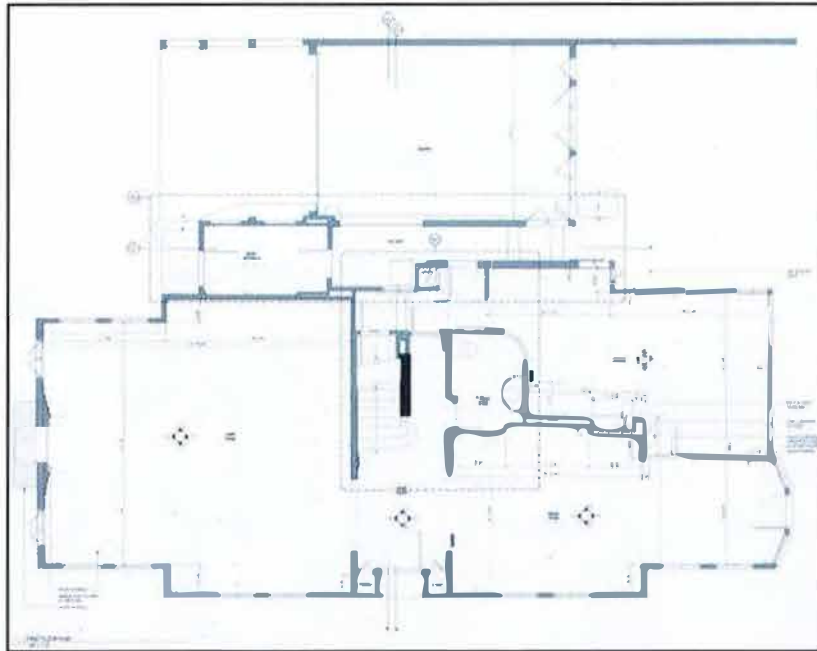


Figure 6. As-Built plan of first floor, 2017 (Revel Architecture & Design).

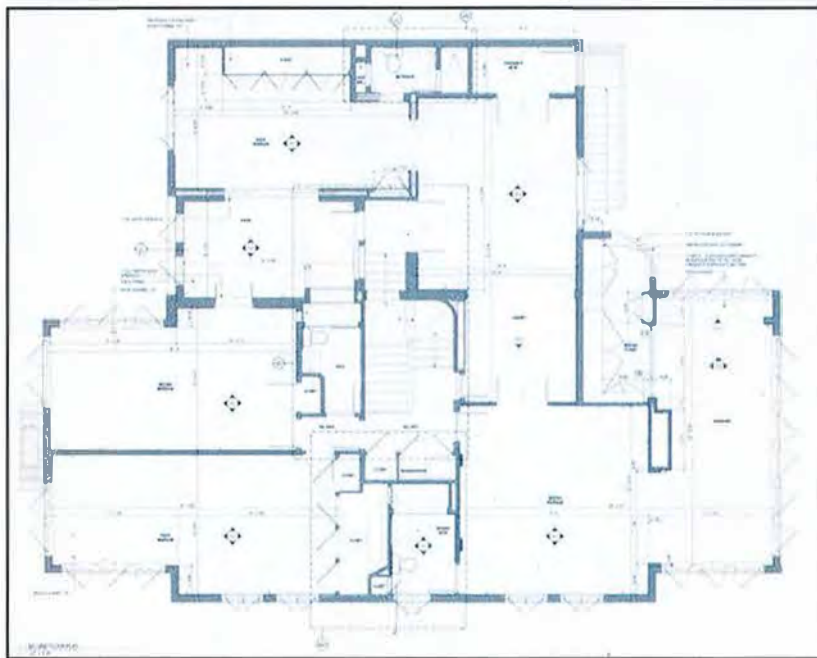


Figure 7. Second-floor plan (Revel Architecture & Design).



Figure 8. Primary entrance and closets in the foyer, view west (SWCA, 2018).

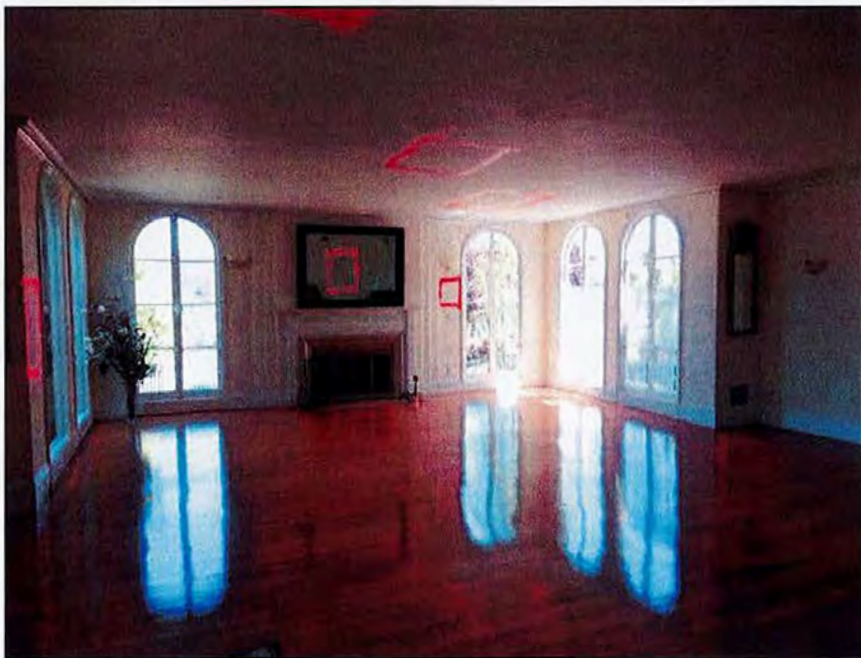


Figure 9. Living room, view north from foyer (SWCA, 2018).

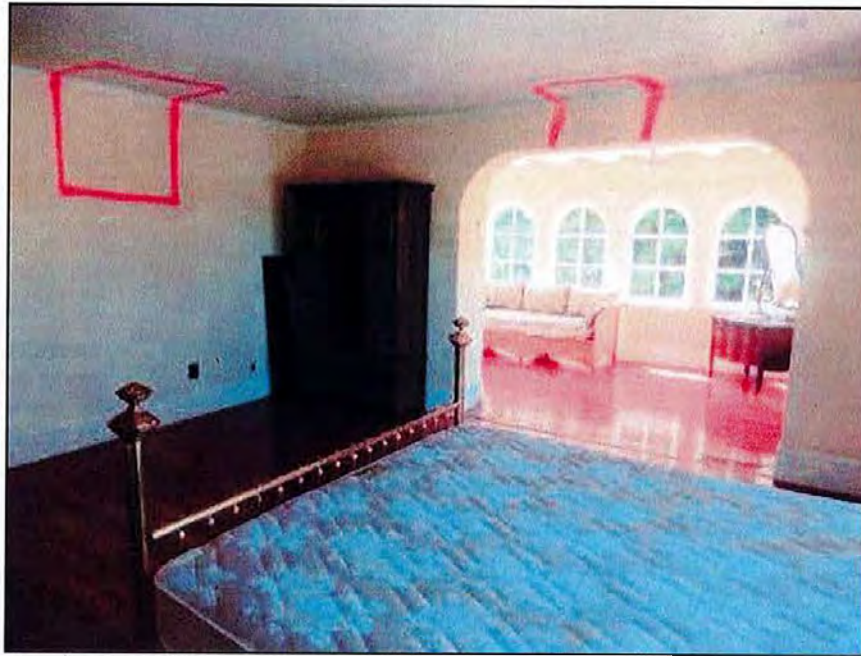


Figure 10. Master bedroom, view southeast (SWCA, 2018).

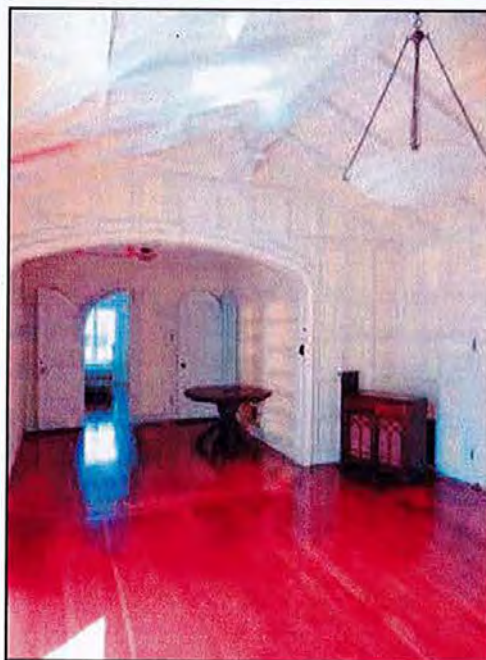


Figure 11. Library, view west (SWCA, 2018).

7. DESCRIPTION

A. Condition:

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

B. Alterations:
(Check one)

Unaltered
 Altered

C. Site
(Check one)

Original Site
 Moved

D. Style/Type: Italian Renaissance Revival

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

Introduction

664 Haddon Road is a two-story-over-raised-basement, single-family dwelling clad in stucco and capped with a hipped roof covered in red tile. The Italian Renaissance Revival-style dwelling was designed by architect William E. Schirmer and constructed in 1924 for first owner Henry J. Kaiser. The 5,000-square-foot wood-frame dwelling is located on an 8,056-square-foot lot at the southeast corner of the intersection of Haddon Road and Hillgirt Circle. The primary (west) façade is set back from Haddon Road and the rear (east) is flush with the lot line. North and south side yards are small. The site includes mature vegetation, and due to topography, the dwelling is approximately 12 feet above street grade. Windows and doors are wood unless otherwise noted.

Primary (West) Façade

The primary (west) façade is generally symmetrical, with a broad central volume flanked by narrower, slightly recessed volumes (Figure 2). A compound concrete staircase with a balustrade of simplified urn-shaped balusters provides access from the street to the house; a small niche fountain faces the street at the stairs' intermediate landing (Figure 3). The basement includes four narrow, three-lite casement windows at left, which are partially above-grade and further exposed by an areaway, and three small narrow vented openings at right.

An arched eight-panel wood door is located within an arched recess at the center of the first floor. The recess is lit by an amber-glass pendant lamp; ornamented by stucco quoins; enclosed by a wrought-iron scroll-work security gate; and flanked by wrought-iron amber-glass sconce lamps. The door is flanked by pairs of full-height, four-lite French casement windows with exaggerated sills and recessed blind lunettes, trimmed together at their upper perimeter with molded cornices. Other first-floor windows include two full-height, arched, undivided fixed windows at the far left, and two pairs of full-height, arched, four-lite French casement windows at the far right, all finished with exaggerated sills, recessed blind lunettes, and trimmed together at their upper perimeter with molded cornices.

Windows at the second floor continue the symmetrical arrangement of the first floor. At the center, full-height, three-lite French casement windows open onto a small balcony with a wrought-iron railing and balustrade. This window is flanked by two pairs of three-lite French casement windows. At the far left and the far right, there are three, arched, six-lite casement windows that are trimmed together with wood molding which gives the appearance of engaged pilasters, and that have simple raised circular moldings within their spandrel panels. The corners of the second story are beveled, and the façade terminates with a molded cornice and moderate eave overhang, with ball-cap finials at the roof corners.

North Façade

The north façade is asymmetrically arranged, with the primary volume of the house at right (including north-facing and east-facing facets), and a recessed volume at left (Figure 4).

At the right side of the north façade, the basement level is at grade due to the slope of the lot, and includes a two-panel wood door, scored at the upper panel to form the letter "H." The north-facing facet is dominated by an oversized brick chimney with decorative brickwork, which narrows in several steps as it ascends from the ground level to above the roofline. The chimney is flanked at the first-floor level by full-height, arched, four-lite French casement windows with simple wrought-iron balconettes, and at the second floor by pairs of six-lite, arched, casement windows. The east-facing facet includes two full-height, arched, four-lite French casement windows at the first floor, and three, arched, six-lite casement windows at the second floor. The corners of the second story are beveled, and the façade terminates with a molded cornice and moderate eave overhang, with ball-cap finials at the roof corners.

At the left side of the north façade, there is a recessed two-car garage with a wide, articulated wood door with a molded, six-pointed star pattern. The ceiling of the recess is ornamented by dropped stucco-clad beams spanned by arches and groin arches, and supported at far left by square stucco posts topped by molded cornices and scrolled brackets. Brick half-walls topped by wood pickets with floral cut-outs mark the east lot line.

A secondary entrance is located at the junction of the two volumes. The fully glazed arched door is composed of leaded circular glass panes and ornamented by a decorative wrought-iron grate which includes the letter "K." The entry door provides access to a vestibule paved in ceramic brick and lit by two full-height, arched, undivided fixed windows with the same wrought-iron grate found at the door.

Above the garage, a second-floor addition constructed in 1936 includes an arched, steel-sash fixed and casement window group with a simple wrought-iron balconette. Right of this window, the façade is slightly recessed and encloses an interior sunroom, which was enclosed in 1940-1941. Windows here include two six-lite, arched, French casement windows. The left side of the north façade terminates with a band of flat wood molding and flush eaves.

South Façade

The south façade is also asymmetrically arranged, with the primary volume of the house at left (including south-facing and east-facing facets), and a recessed volume at right (Figure 5).

At the left side of the south façade, there is a canted bay at the first floor with a fully glazed door flanked by full-height, six-lite fixed windows. Right of the canted bay there are two non-original metal sliding windows. At the second floor there are two eight-lite, full-height arched casement windows with a wrought-iron balconette, flanked by pairs of six-lite, arched casement windows. At the east-facing facet, there is a non-original metal sliding window at the left side of the first story, and three six-lite, arched casement windows at the second story. The left side of the façade terminates with a molded cornice and moderate eave overhang, with ball-cap finials at the roof corners, and a stucco-clad chimney rises from the ridgeline of the hipped roof.

At the junction of the two portions of the façade, there is an entry door at the first floor and a semicircular tower with a large glass-block window at the second floor.

At the right side of the south façade, there is a band of seven eight-lite casement windows at the first floor. A wood stair rises to the second floor, which was constructed in 1936, and includes a large, arched, steel-sash, six-part fixed and casement window and a half-glazed single-panel wood door at far right. This portion of the façade terminates with a shallow eave overhang: above the window the roofline has a gabled profile trimmed with red tile.

Rear (East) Façade

The rear (east) façade is flush with the east lot line and has no windows or doors.

Overview of Interior

The interior of 664 Haddon Road includes a finished basement and first- and second-floor levels (Figures 6-7). The basement includes a small apartment and storage areas. The first floor includes a central foyer (Figure 8), large living room (Figure 9), smaller dining room with attached breakfast room, kitchen which is currently unfinished, small bathroom, and several closets and circulation corridors. From the foyer, the second floor is accessed via a double-return stair with two upper landings. The second floor includes four bedrooms (Figure 10), a sunroom, a library with a vaulted coffered ceiling (Figure 11), three restrooms, an enclosed solarium, and several closets and circulation corridors. At both floor levels, rooms are generally laterally arranged around the centrally-located stairwell. Throughout the interior, floors are hardwood, wall finishes are smooth painted plaster, and doors are solid wood or wood panel with ornamental glass doorknobs. The second-floor restrooms retain their original fixtures.

Alterations

At the primary façade, 664 Haddon Road largely retains its historical appearance from its 1924 date of construction. Permit research and secondary sources indicate that Henry J. Kaiser made a series of alterations during the years that he owned the house (1924-1950), including enclosure of a second-floor room to make a sunroom (1931); addition of a single room (potentially the garage; 1932); addition to the existing garage (1935); new rooms in the basement (1936); addition of a second-floor bedroom above the garage (1936); remodel of the kitchen and breakfast room (1939); roof repairs (1940); fireplace work (1940); and enlargement and enclosure of the solarium with a glass skylight (1941). Additional alterations that are not reflected in the permit record include construction of the tower and glass block window (ca. 1945); updates to the first-floor bathroom (ca. 1990); and installation of non-original metal kitchen windows (ca. 1975). The house is currently unoccupied.

8. SIGNIFICANCE

A. Period:

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

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

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

C. Period(s) of Significance: The property has five periods of significance: 1924; 1924-1932; 1924-1946; 1943; and 1967-1977.

D. Significant dates: April 9, 1943

E. Architect: William E. Schirmer

F. Significant Persons: Henry J. Kaiser

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

664 Haddon Road appears eligible for Oakland Landmark status under five findings of historic significance: as a property that embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture; for an association with a master architect, William E. Schirmer; for an association with American industrialist Henry J. Kaiser, who lived at the property from its construction in 1924 through 1946; for its association as the site of a 1943 conference where Kaiser and colleagues discussed the creation of the Kaiser employee health care plan, precursor to the Kaiser Permanente health care system; and for association with development of Clausen House, an innovative system of care for developmentally disabled adults.

664 Haddon Road embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture. The property includes close to the full complement of character-defining features of the style, including 1924 date of construction; simple, rectangular massing; two-story height; low-pitched hipped roof with ceramic tile; moderate overhanging eaves supported by a compound cornice molding; flat primary façade; stucco cladding; symmetrical arrangement of fenestration at the primary façade; recessed primary entrance; full-height first-floor-level windows; round arches above doors and first-floor-level windows; smaller and less elaborate second-floor-level windows; balustrades (at the entry staircase); and decorative façade articulation including quoins and molded cornices. While some ornamental elements such as the wrought-iron balconettes, gates, railings, and lighting, reflect a broader

Mediterranean Revival style, the fundamental design elements of the building are overwhelmingly Italian Renaissance Revival, and the building exemplifies the style. Alterations are generally concentrated at the rear and south façade and do not detract from the building's overall Italian Renaissance Revival style and the original design of the building remains readily identifiable. The period of significance for this finding is 1924, the year the building was constructed.

664 Haddon Road represents the work of master architect William E. Schirmer, who worked nearly exclusively throughout his career in Oakland and Piedmont and is recognized for his specialization in fine residential designs. Starting in 1925, after training with master architect Willis Polk and a partnership with architect Arthur S. Bugbee, Schirmer practiced independently and primarily designed large single-family houses in Period Revival styles. His designs are noted for their attention to detail, such as wrought-iron work at windows and doors, and the integration of outdoor and indoor space, especially in his use of sunrooms, French doors, and expansive windows. He is also known for his use of sprawling floor plans, a precursor to the Ranch style which would later exemplify California residential architecture. 664 Haddon Road includes many of the design features which characterize Schirmer's residential designs, including large size and Period Revival style; integration of outdoor and indoor space through the use of French doors, full-height windows, and sunrooms; and architectural details including wrought-iron work at windows and doors. Additionally, the 1924 date of construction indicates that 664 Haddon Road was one of Schirmer's earliest commissions following establishment of his independent practice. Schirmer also designed a one-room addition to the building in 1932, indicating that owner Henry J. Kaiser enjoyed Schirmer's design for the home to a degree that he wished to continue Schirmer's involvement in the property. Alterations that are not known to be the work of Schirmer were concentrated at the rear and south façade and do not detract from the building's overall ability to convey its design as conceived by Schirmer. The period of significance for this finding is 1924-1932, representing the year of construction through the last William E. Schirmer-designed addition.

664 Haddon Road is directly associated with Henry J. Kaiser, a significant American industrialist, builder, and innovator of health care systems. As an industrialist, he was the founder of the Kaiser Company, which grew from a small road paving company to a global enterprise. He also manufactured cement, steel, aluminum, and automobiles. As a builder, he constructed roads, dams, tunnels, pipelines, ships, and houses. As the co-founder of Kaiser Permanente, he worked with partnerships of physicians, built hospitals and other health care facilities, established a nursing school, and contributed to medical education. Kaiser established his business headquarters in Oakland in 1921 and commissioned the subject property in 1924. With his wife, Bess Kaiser, he raised two sons at the subject property. Kaiser also used his home as a business and social center. The house was the site of elaborate Christmas parties for his employees and their families, and was decorated extensively at the exterior as a gesture to the neighborhood. In 1943, he hosted at the subject property a conference where the tentative plan to open the Kaiser employee health care plan to community enrollment was developed. Kaiser commissioned nine alterations to the property between its original construction in 1924 and 1941. He was documented in a contemporaneous publication as regarding the ongoing alterations and improvements to his Oakland home as one of his "thrills." Kaiser lived in the subject property from its construction in 1924 through 1946, during extremely productive years of what can only be called a remarkably and

consistently significant life: he was living at the subject property by 1927, when he went to Cuba to build a 200-mile highway and 500 bridges; during the 1930s, when he oversaw the construction of the Hoover and Grand Coulee dams; and during the 1940s, when Kaiser and his associates operated 58 shipways at seven yards that built 1,490 ships during World War II. While Kaiser presumably conducted the vast majority of the operation of his companies from corporate business offices in Oakland, his long residence at the subject property, as well as the documented use of the subject property for important business and social events and Kaiser's continued hand in the physical development of the house, is evidence of a direct association between the subject property and Henry J. Kaiser. The period of significance for this finding is 1924-1946, representing the years that Henry J. Kaiser lived at the property.

664 Haddon Road is directly associated with the development of the Kaiser Permanente health care system. Henry J. Kaiser established himself as a pioneer in the provision of health care in the late 1930s, a period when most Americans had little or no access to health care. Kaiser developed a health care program that evolved from the need to provide health care at affordable costs for his remotely-located workers and their families. During World War II, the program was replicated to serve Kaiser's shipyard and steel mill workers and their families. On April 9, 1943, Henry J. Kaiser hosted a small conference of physicians and medical industry professionals at 664 Haddon Road, by the end of which a tentative plan was formulated to open the Kaiser employee health care plan to community enrollment. The events of this conference were characterized as "the promise of a model for the community Mayo Clinic for the common man," and led over following decades to the formation of thousands of similar organizations across the United States. Historians writing about major events of the 20th century today see the work of Henry J. Kaiser in co-founding Kaiser Permanente and launching employer-sponsored health care in the United States as one of the century's major social contributions. Additionally, the establishment of the Kaiser Permanente health care system was regarded by Henry J. Kaiser as his most significant work: "Of all the things I've done, I expect only to be remembered for my hospitals. They're the things that are filling the people's greatest need – good health." Because the subject property is the location of the 1943 conference where Kaiser and a small group of physicians and medical industry professionals established a tentative plan for a health care plan open to community enrollment, it is directly associated with the development of the Kaiser Permanente health care system. The period of significance for this finding is 1943, representing the year the conference was held.

664 Haddon Road is also directly associated with the establishment of Clausen House, which, when it opened in 1967, introduced to the Bay Area a paradigm-shifting system of care for developmentally disabled adults. In contrast to existing models in the 1960s, in which care options were generally limited to custodial care or institutionalization in California's overcrowded mental institutions, Clausen House was a residential group home located within a residential community, in which clients could live together, somewhat independently and under supervision, and receive an individualized assistance to develop skills to help them participate more fully in mainstream society. Following establishment of the Clausen House facility at 664 Haddon Road, there was immediately a waiting list for more clients with developmental disabilities, indicating the efficacy of this new model of care. Within ten years of its establishment in 1967, Clausen House expanded into additional single-family dwellings and apartment buildings, and initiated what is now its Independent Living Services program (ILS), the first of its kind in Northern California. Clausen House has expanded further, and

currently the organization operates three residential group homes, an apartment complex, and a community center. It provides independent and supported living, education, supported employment, and social recreation programs. Because 664 Haddon Road was the first location of Clausen House, it is directly associated with the establishment of an innovative system of care for developmentally disabled adults which remains in operation today. The period of significance for this finding is 1967-1977, representing the years during which the Clausen house was established and operated at 664 Haddon Road.

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10. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres): 0.189 acres

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

USGS Quadrangle Name: Oakland, CA USGS Quadrangle Scale: 7.5'

Zone: 10N Easting: 566559 Northing: 4184734

C. Verbal boundary description (address):

The property at 664 Haddon Road (APN: 23-430-1) is located on an 8,056-square-foot corner lot. To the west the property is bordered by Haddon Road and to the north it is bordered by Hillgirt Circle. To the south and east the property is bordered by adjacent properties. The dwelling sits flush with the east lot line and has no rear yard.

11. FORM PREPARED BY

Name/Title: Nelson White & Stacy Farr (Architectural Historians)

Organization: SWCA Environmental Consultants Date: April 12, 2019

Street and Number: 330 Townsend Street, Suite 216 Telephone: (415) 536-2883

City/Town: San Francisco State: CA Zip Code: 94107 Email: NWhite@swca.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: _____

Exhibit B
Evaluation Sheet for Landmark Eligibility

EXHIBIT B

Historical Resource Evaluation for 664 Haddon Road, City of Oakland, County of Alameda, California

Oakland General Plan
Historic Preservation Element

Appendix D

LPAB FORM 3.1

City of Oakland -- Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address 664 Haddon Road
Name Henry J. Kaiser home

- | | | | |
|------------------------|----------------------|---|---------|
| A. ARCHITECTURE | | | |
| 1. | Exterior/Design | E | VG G FP |
| 2. | Interior | E | VG G FP |
| 3. | Construction | E | VG G FP |
| 4. | Designer/Builder | E | VG G FP |
| 5. | Style/Type | E | VG G FP |
| B. HISTORY | | | |
| 6. | Person/Organization | E | VG G FP |
| 7. | Event | E | VG G FP |
| 8. | Patterns | E | VG G FP |
| 9. | Age | E | VG G FP |
| 10. | Site | E | VG G FP |
| C. CONTEXT | | | |
| 11. | Continuity | E | VG G FP |
| 12. | Familiarity | E | VG G FP |
| D. INTEGRITY | | | |
| 13. | Condition | E | VG G FP |
| 14. | Exterior Alterations | E | VG G FP |

Evaluated by SWCA, Inc. Date June 8, 2018

STATUS

Rating: _____

City Landmark Eligibility: Eligible Not eligible

National Register Status: Listed In process

Determined eligible Appears eligible

Appears ineligible

Site of Opportunity

This evaluation sheet was accepted by the Landmarks Preservation Advisory Board at its meeting of _____ (Date)

Attest: _____ (Secretary)

Appendix D

Oakland General Plan
Historic Preservation Element

LPAB FORM 3.2

City of Oakland -- Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY

Address 664 Haddon Road
Name Henry J. Kaiser Home

| | | | | | |
|--|------|------|------|--|---------------|
| 12 | 6 | 3 | 0 | 1. Exterior/Design | |
| 6 | 3 | 2 | 0 | 2. Interior | |
| 6 | 3 | 2 | 0 | 3. Construction | |
| 4 | 2 | 1 | 0 | 4. Designer/Builder | |
| 6 | 3 | 2 | 0 | 5. Style/Type | |
| A. ARCHITECTURE TOTAL | | | | | 18 (max. 26) |
| 30 | 15 | 8 | 0 | 6. Person/Organization | |
| 30 | 15 | 8 | 0 | 7. Event | |
| 18 | 9 | 5 | 0 | 8. Patterns | |
| 8 | 4 | 2 | 0 | 9. Age | |
| 4 | 2 | 1 | 0 | 10. Site | |
| B. HISTORY TOTAL | | | | | 75 (max. 60) |
| 4 | 2 | 1 | 0 | 11. Continuity | |
| 14 | 7 | 4 | 0 | 12. Familiarity | |
| C. CONTEXT TOTAL | | | | | 6 (max. 14) |
| PRELIMINARY TOTAL (Sum of A, B and C) | | | | | 99 (max. 100) |
| 0 | -3% | -5% | -10% | 13. Condition (From A, B and C total) | -0 |
| 0 | -25% | -50% | -75% | 14. Exterior Alterations (From A, B and C total excluding 2) | -50 |
| D. INTEGRITY | | | | | -50 |
| ADJUSTED TOTAL (Preliminary total minus Integrity) | | | | | 49 |

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

F-116 3EVALTAL.C8

ATTACHMENT B

HISTORICAL RESOURCE EVALUATION FOR 664 HADDON ROAD, CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA

February 2019

PREPARED FOR

Kaiser Permanente
825 Colorado Boulevard, Suite 222
Los Angeles, CA 90041

PREPARED BY

SWCA Environmental Consultants
51 W. Dayton Street
Pasadena, CA 91105

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**Historical Resource Evaluation for
664 Haddon Road, City of Oakland, County of Alameda, California**

Prepared for

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Kaiser Permanente
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Prepared by

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SWCA Project No. 49648
SWCA CRRD No. 18-352

February 25, 2019

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EXECUTIVE SUMMARY

Purpose and Scope: Kaiser Permanente retained SWCA Environmental Consultants (SWCA) to prepare a Historical Resource Evaluation (HRE) for the property (Assessor Parcel No. [APN] 23-430-1) located at 664 Haddon Road (subject property) in the City of Oakland, County of Alameda, California. This HRE includes the following: 1) the results of a cultural resource records search and literature review, 2) an intensive-level built environment survey, 3) a site history, and 4) an evaluation to determine if the property is eligible for listing in the National Register of Historic Places (NRHP), listing in the California Register of Historical Resources (CRHR), and/or designation as a City of Oakland Historic Property, and therefore constitutes an historical resource for the purposes of the California Environmental Quality Act (CEQA). The methodology for this HRE complies with best professional practices.

Dates of Investigation: SWCA requested a California Historical Resources Information System (CHRIS) records search (within a 350-foot radius) at the Northwest Information Center (NWIC) at Sonoma State University on April 25, 2018. SWCA conducted an intensive-level survey of the subject property on April 19, 2018, and completed archival research in April 2018.

Survey Findings: The CHRIS records search (within the 350-foot radius) identified no previously recorded and evaluated resources and no previous cultural resource studies.

664 Haddon Road is eligible for the NRHP and the CRHR under Criteria A/1 because it is directly associated with the development of the Kaiser Permanente health care system; under Criteria A/1 because it is directly associated with the development of the innovative care center Clausen House; under Criteria B/2 because it is directly associated with the significant American industrialist Henry J. Kaiser; under Criteria C/3 as a property that embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture; and under Criteria C/3 as the work of a locally-recognized master architect, William E. Schirmer. The property would also be considered a contributor to a Haddon Hill/Lakemont historic district, which, based on a windshield survey and limited research conducted for this report, appears to be eligible for the NRHP and CRHR under Criteria A/1 for its association with the development of City Beautiful-style planned residential subdivisions in Oakland, and under Criteria C/3 for its concentration of architect-designed, large- and moderate-scale single-family homes. Overall, the periods of significance for the property under these various themes of significance are 1924-1946 and 1966-1977. Although the property has undergone a series of alterations, all but one known-completed alterations were commissioned by Henry J. Kaiser, and took place during the property's periods of significance. Additionally, the majority of the alterations are located at secondary façades of the property, leaving the most significant character-defining features of the property intact. For these reasons, the property retains amply sufficient integrity to convey its historic significance. Finally, using an evaluative framework established by the City of Oakland, the property is eligible for Oakland Designated Historic Property status, with a rating of "A1," indicating that it is a building of highest importance, located in an area of primary importance. For these reasons, the property will be considered a historic resource for the purposes of CEQA.

Disposition of Data: The final Historical Resources Evaluation and any subsequent related reports will be submitted to Kaiser Permanente; copies will be retained by SWCA's Pasadena, California, office. All field notes, photographs, and records related to the current study are also on file at the SWCA Pasadena office.

CONTENTS

| | |
|--|-----------|
| EXECUTIVE SUMMARY | I |
| I. INTRODUCTION | 1 |
| PROPERTY LOCATION | 1 |
| II. CURRENT HISTORIC STATUS..... | 1 |
| III. ARCHITECTURAL DESCRIPTION..... | 5 |
| INTRODUCTION | 5 |
| EXTERIOR | 5 |
| INTERIOR | 22 |
| SITE | 46 |
| SETTING | 50 |
| IV. HISTORIC AND NEIGHBORHOOD CONTEXT..... | 55 |
| DEVELOPMENT OF THE HADDON HILL/LAKEMONT SUBDIVISION | 55 |
| LANDSCAPE ENGINEER: MARK R. DANIELS (1881-1952)..... | 62 |
| V. ARCHITECTURAL CONTEXT..... | 64 |
| ITALIAN RENAISSANCE REVIVAL, 1890-1935..... | 64 |
| ARCHITECT: WILLIAM E. SCHIRMER (1889-1957)..... | 65 |
| VI. KAISER..... | 66 |
| HENRY J. KAISER | 66 |
| MAYO CLINIC FOR THE COMMON MAN | 70 |
| VII. SITE HISTORY | 71 |
| VIII. EVALUATION..... | 80 |
| NRHP AND CRHR ELIGIBILITY | 80 |
| CITY OF OAKLAND DESIGNATED HISTORIC PROPERTY ELIGIBILITY | 82 |
| PERIOD OF SIGNIFICANCE OVERVIEW | 86 |
| INTEGRITY ASSESSMENT | 87 |
| CHARACTER-DEFINING FEATURES | 89 |
| DISTRICT EVALUATION | 91 |
| IX. CONCLUSION | 93 |
| REFERENCES CITED..... | 94 |

Figures

| | |
|---|----------|
| Figure 1. Project vicinity map, 1:800,000 scale..... | v |
|---|----------|

| | |
|---|----|
| Figure 2. Project location on the USGS 7.5-minute quadrangle, Oakland East, California. | 3 |
| Figure 3. Project location on 2016 aerial photography with local streets, 1:4,000 scale. | 4 |
| Figure 4. Overview of primary (west) façade at 664 Haddon Road, view east (SWCA, 2018). | 7 |
| Figure 5. Detail of compound staircase, view east (SWCA, 2018)..... | 7 |
| Figure 6. Detail of basement level left of staircase on primary (west) façade, view northeast (SWCA, 2018). | 8 |
| Figure 7. Detail of basement level right of staircase on primary (west) façade, view southeast (SWCA, 2018). | 8 |
| Figure 8. Primary entrance, view southeast (SWCA, 2018). | 9 |
| Figure 9. First-floor windows flanking the primary entrance, view southeast (SWCA, 2018). | 9 |
| Figure 10. Detail of first-floor windows at far left, view northeast (SWCA, 2018). | 10 |
| Figure 11. Detail of first-floor windows at far right, view east (SWCA, 2018). | 10 |
| Figure 12. Detail of second-floor windows, view east (SWCA, 2018)..... | 11 |
| Figure 13. Detail of second-floor windows at far left, including view of beveled corner profile and roof finials, view southeast (SWCA, 2018)..... | 11 |
| Figure 14. Overview of north façade, view south (SWCA, 2018). | 13 |
| Figure 15. Detail of basement-level entrance to the right of the chimney, view south (SWCA, 2018). | 14 |
| Figure 16. Detail of brick chimney, view south (SWCA, 2018). | 14 |
| Figure 17. Detail of the east-facing facet of the primary volume of the house, view west (SWCA, 2018). | 15 |
| Figure 18. Left portion of the north façade, showing the recessed volume of the garage, view south (SWCA, 2018). | 15 |
| Figure 19. Detail of side entry at the junction of the two volumes, view west (SWCA, 2018). | 16 |
| Figure 20. Detail of side entry door: circular rondels in leaded glass window and wrought iron “K” (SWCA, 2018). | 16 |
| Figure 21. Detail of perimeter wall at east boundary, ceiling in front of garage and garage door, view southeast (SWCA, 2018). | 17 |
| Figure 22. Overview of south façade, view north (SWCA, 2018). | 19 |
| Figure 23. Detail of left portion of south façade, view north (SWCA, 2018). | 20 |
| Figure 24. Detail of north portion of south façade, view north (SWCA, 2018). | 20 |
| Figure 25. Oblique view of rear (east) façade, including chimney, view southwest (SWCA, 2018). | 21 |
| Figure 26. As-Built plan of basement floor, 2017 (Revel Architecture & Design). | 22 |
| Figure 27. Basement vestibule, view northwest (SWCA, 2018). | 23 |
| Figure 28. Open-plan room in the apartment, view southwest (SWCA, 2018). | 23 |
| Figure 29. Steel cabinet in basement storage room, view east (SWCA, 2018). | 24 |
| Figure 30. As-Built plan of first floor, 2017 (Revel Architecture & Design). | 26 |
| Figure 31. Primary entrance and closets in the foyer, view west (SWCA, 2018). | 27 |
| Figure 32. Primary staircase in foyer, view east (SWCA, 2018). | 27 |
| Figure 33. Living room, view north from foyer (SWCA, 2018). | 28 |
| Figure 34. Detail of fireplace, view north (SWCA, 2018). | 28 |
| Figure 35. Dining room, view north from breakfast room (SWCA, 2018). | 29 |
| Figure 36. Breakfast room, view south from dining room (SWCA, 2018). | 29 |

| | |
|---|----|
| Figure 37. Kitchen, view south from service corridor (SWCA, 2018). | 30 |
| Figure 38. Service corridor, view north from kitchen (SWCA, 2018)..... | 30 |
| Figure 39. Exterior service corridor between garage (left) and dwelling (right), view south from vestibule (SWCA, 2018). | 31 |
| Figure 40. Vestibule, view south from exterior doorway (SWCA, 2018). | 32 |
| Figure 41. Garage, view south (SWCA, 2018). | 33 |
| Figure 42. Garage, view north (SWCA, 2018). | 33 |
| Figure 43. Second-floor plan (Revel Architecture & Design). | 35 |
| Figure 44. Second-floor landings, view east (SWCA, 2018)..... | 36 |
| Figure 45. Northwest bedroom, view northwest (SWCA, 2018)..... | 37 |
| Figure 46. Northeast bedroom, view northeast (SWCA, 2018). | 37 |
| Figure 47. Hallway bathroom, view north (SWCA, 2018). | 38 |
| Figure 48. Hallway bathroom, view northeast (SWCA, 2018)..... | 38 |
| Figure 49. Master bedroom, view southeast (SWCA, 2018). | 39 |
| Figure 50. Master bath, view northeast from master bedroom (SWCA, 2018). | 39 |
| Figure 51. Sunroom, view southeast (SWCA, 2018)..... | 40 |
| Figure 52. Sunroom, view west (SWCA, 2018). | 40 |
| Figure 53. Master closet, view east from sunroom (SWCA, 2018)..... | 41 |
| Figure 54. Library, view west (SWCA, 2018). | 42 |
| Figure 55. Library, view east (SWCA, 2018). | 42 |
| Figure 56. East bedroom, view north (SWCA, 2018)..... | 43 |
| Figure 57. Bathroom off east bedroom, view southeast (SWCA, 2018)..... | 43 |
| Figure 58. Solarium, view north from stair landing (SWCA, 2018)..... | 44 |
| Figure 59. Solarium, view south toward stair landing (SWCA, 2018). | 44 |
| Figure 60. Back (east) end of stair landing, view north from library (SWCA, 2018)..... | 45 |
| Figure 61. East property boundary, brick and wood fence. View southeast (SWCA, 2018)..... | 47 |
| Figure 62. Front (west) yard, vegetation and retaining wall. View east (SWCA, 2018). | 47 |
| Figure 63. South yard, balustrade and fountain, view northwest (SWCA, 2018). | 48 |
| Figure 64. South yard, retaining wall and flagstone steps. View east (SWCA, 2018). | 48 |
| Figure 65. Detail of patio of breakfast room, view north (SWCA, 2018)..... | 49 |
| Figure 66. Detail of upper patio south of garage, view north (SWCA, 2018). | 49 |
| Figure 67. Overview of Haddon Road, view south from Hillgirt Circle (SWCA, 2018). | 51 |
| Figure 68. Overview of Haddon Road, view north from Prospect Avenue (SWCA, 2018). | 51 |
| Figure 69. View of the former grand staircase entrance to Haddon Hill, view north from the intersection of Haddon Road and Hillgirt Circle (SWCA, 2018)..... | 52 |
| Figure 70. 643 Hillgirt Circle, neighbor to the west of subject property, view northwest. Constructed circa 1922 (SWCA, 2018)..... | 53 |
| Figure 71. 639 Haddon Road, southwest of the subject property, view west. Constructed circa 1926 (SWCA, 2018). | 53 |
| Figure 72. 614 Haddon Road, south of the subject property, view northeast. Constructed circa 1914 (SWCA, 2018)..... | 54 |

Figure 73. Haddon Hill tract, subdivided 1912. Subject property shaded in gray (U.C. Berkeley Libraries). 58

Figure 74. Grand staircase entrance to Haddon Hill, circa 1913. Note the puma sculpture on top of the pedestal. (Oakland Public Library History Room, Peralta Heights neighborhood file.) 59

Figure 75. 636 Hillgirt Circle, view northwest. Designed by Leonard Cooke, also attributed to Julia Morgan, constructed 1912 (SWCA, 2018). 60

Figure 76. 662 Kenwyn Road, view southeast. Designed by Charles W. Dickey, constructed 1914 (SWCA, 2018). 60

Figure 77. 609 Kenwyn Road, view west. Designed by Sidney and Noble Newsome, constructed 1928 (SWCA, 2018). 61

Figure 78. Aerial photograph of Haddon Hill, 1939. Tract and subject property (Lot 1) outlined in white (Environmental Data Resources). 62

Figure 79. 664 Haddon Road, as depicted in the 1928 Sanborn *Fire Insurance Maps of Oakland* (Sanborn Fire Insurance Map Company 1928 - volume 4. sheets 420, 421, 437, 438). Subject property shaded in gray. 79

Tables

Table 1. Building Permits on File with City of Oakland, Department of Planning and Building..... 78

Appendices

Appendix A. Regulatory Setting

Appendix B. Research and Field Methodology

Appendix C: Historic and Neighborhood Context: Oakland

Appendix D. Resumes of Key Staff

Appendix E. California Department of Parks and Recreation 523-Series Forms

Appendix F: City of Oakland Evaluation Sheet for Landmark Eligibility

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I. INTRODUCTION

Purpose and Scope: Kaiser Permanente retained SWCA Environmental Consultants (SWCA) to prepare a Historical Resource Evaluation (HRE) for the property (Assessor Parcel No. [APN] 23-430-1) located at 664 Haddon Road (subject property) in the City of Oakland, County of Alameda, California. This HRE includes the following: 1) the results of a cultural resource records search and literature review, 2) an intensive-level built environment survey, 3) a site history, and 4) an evaluation to determine if the property is eligible for listing in the National Register of Historic Places (NRHP), listing in the California Register of Historical Resources (CRHR), and/or designation as a City of Oakland Historic Property, and therefore constitutes a historical resource for the purposes of the California Environmental Quality Act (CEQA). The methodology for this HRE complies with best professional practices.

SWCA Architectural Historians Nelson White and Stacy Farr prepared this evaluation. Mr. White has a master's degree in Historic Preservation and Ms. Farr has a master's degree in Architectural History. Both meet and exceed the Secretary of the Interior's Professional Qualifications Standards (PQS) for Architectural History. Resumes of key staff follow this report as Appendix A.

Property Location

The subject property is in the Cleveland Heights section of the City of Oakland, County of Alameda, California (Figures 1-3). The property occupies a roughly rectangular 0.189-acre parcel on the east side of Haddon Road, between Prospect Avenue on the south and Hillgirt Circle on the north. The parcel consists of Lot 1 and 25 feet of the south adjacent Lot 2 in the Haddon Hill tract.

II. CURRENT HISTORIC STATUS

The subject property at 664 Haddon Road is not listed individually in the NRHP, CRHR, or designated as a City of Oakland Historic Property. The property is also not located within a designated Historic District.

The California Historical Resources Information System (CHRIS) records search indicated that the subject property has been previously recorded and evaluated as part of the Oakland Cultural Heritage Survey's reconnaissance survey of the Haddon Hill District in September 1996.¹ The survey found that the district, composed of "domestic/single dwelling[s]," appeared to be potentially eligible for the National Register of Historic Places. 664 Haddon Road was assigned a preliminary rating of C1+, meaning it was found to be of "secondary importance" and a "contributor" to a "National Register quality district."² Of the 114 buildings surveyed within the Haddon Hill District, 4 were rated A or B (highest or major importance), 44 were rated C (secondary importance), 59 were rated D (minor importance), and 7 were rated E (of no particular interest, modernized, or too recent to be rated). Furthermore, the survey found that 99 out of those 114 buildings "appear to contribute to the district's significance."

¹ Oakland Cultural Heritage Survey. "HD1 – Haddon Hill District, HRI# 4623-3511-9999." Form DPR 523, Department of Parks and Recreation, The Resources Agency, State of California. September 30, 1996.

² "Historical and Architectural Rating System." Historic Preservation, Planning and Building, City of Oakland. <http://www2.oaklandnet.com/government/o/PBN/OurServices/Historic/DOWD009155>.

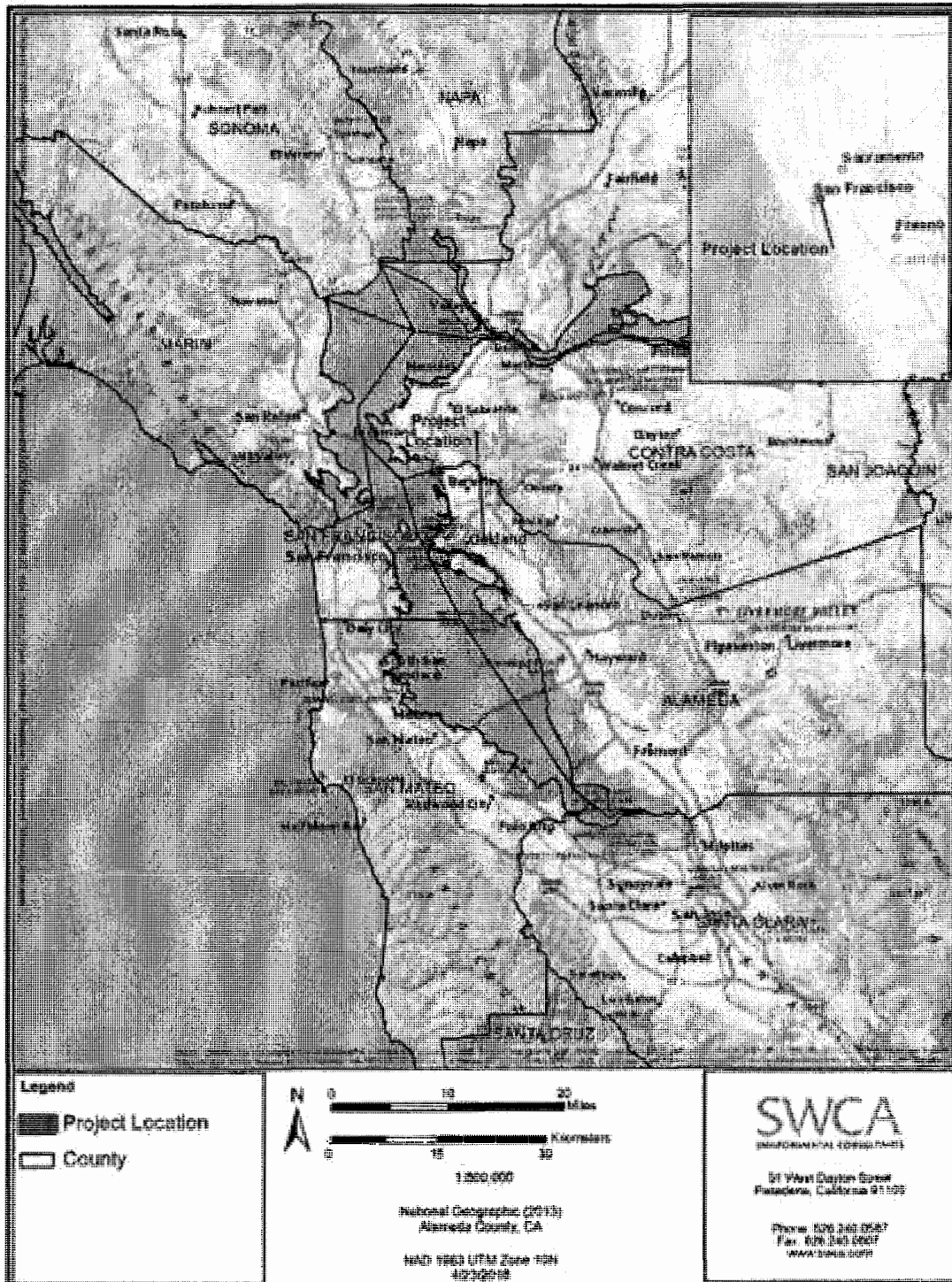


Figure 1. Project vicinity map, 1:800,000 scale.



Figure 2. Project location on the USGS 7.5-minute quadrangle, Oakland East, California.



Figure 3. Project location on 2016 aerial photography with local streets, 1:4,000 scale.

III. ARCHITECTURAL DESCRIPTION

Introduction

The property features a two-story-over-raised-basement, single-family dwelling clad in stucco and capped with a hipped roof covered in red tile. The Italian Renaissance Revival-style residence was constructed in 1924 and is wood-frame construction. The 5,000-square-foot dwelling has a generally rectangular footprint and is located on an 8,056-square-foot lot at the southeast corner of the intersection of Haddon Road and Hillgirt Circle. The primary (west) façade of the residence features a narrow setback from Haddon Road and the rear (east) is flush with the lot line. North and south side yards are small. The property features mature vegetation. Due to the topography of the site, the building sits approximately 12 feet above street grade. All fenestration is wood unless otherwise noted. The architectural description begins with the primary (west) façade, continues to the north and south façades, and ends with the rear (east) façade.

Exterior

Primary (West) Façade

The primary (west) façade faces west onto Haddon Road and is generally symmetrically composed, with a broad central volume flanked by narrower, slightly recessed volumes (Figure 4).³ A compound concrete staircase provides access from the street to the house, composed of a straight stair; an intermediate landing with a niche fountain; paired dog-leg stairs with half-space landings; and a broad entry-level landing (Figures 4-5). The staircase is trimmed with a centrally located wrought-iron railing in the straight stair, low stucco cheek walls, square stucco posts, and stucco railings supported by a balustrade of simplified urn-shaped balusters.

Left of the stair, the basement level is partially above grade and further exposed by a concrete-finished areaway, and includes four narrow, vertically oriented three-lite casement windows, recessed within the thickness of the façade with exaggerated sills (Figure 6). Three of these windows are at the primary volume of the house, while one is below the entry landing. Right of the stair, a similar areaway includes three small vertically oriented vented openings (Figure 7).

The primary entrance is located at the center of the first-floor level and consists of an arched eight-panel wood door located within an arched recess (Figure 8). The arched recess is ornamented by stucco quoins and enclosed by a wrought-iron scroll-work security gate. The entrance is lit by a globe pendant lamp with amber-colored glass and flanked by wrought-iron sconce lamps with amber-colored glass.

The primary entrance is flanked on both sides at the first-floor level by a pair of full-height, four-lite French casement windows (Figure 9). These windows are slightly recessed within the thickness of the façade and have exaggerated sills; each window is surmounted by a recessed blind lunette, and window pairs are trimmed together at their upper perimeter with molded cornices.

At far left, the first-floor level includes two non-original full-height, arched, undivided fixed windows within original openings, slightly recessed within the thickness of the façade with simple wood sills. These windows are also trimmed together at their upper perimeter with molded cornices, and further ornamented together by a wrought-iron balconette (Figure 10). At far right, the first-floor level includes two pairs of full-height, arched, four-lite French casement windows (Figure 11). These windows are also slightly recessed within the thickness of the façade with simple wood sills and are trimmed together at their upper perimeter with molded cornices.

³ The footprint of the building at 664 Haddon Road is rotated clockwise approximately fifteen degrees from cardinal directions: cardinal directions are used throughout this report for clarity and simplification.

The second-floor level of the primary (west) façade continues the largely symmetrical arrangement found at the first-floor level. At center, above the primary entrance, there are full-height, three-lite French casement windows which open onto a small balcony with a wrought-iron railing and balustrade (Figure 12). This central window is flanked at the second-floor level by two pairs of three-lite French casement windows, which are slightly recessed within the thickness of the façade with exaggerated sills.

At far left, the second-floor level includes three, arched, six-lite casement windows, trimmed together with wood molding which gives the appearance of engaged pilasters, and with simple raised circular moldings within their spandrel panels (Figure 13). This same window arrangement is repeated at the far right of the second-floor level. The corners of the second story feature a beveled profile. The primary façade terminates with a molded cornice and moderate eave overhang; there are wood ball-cap finials at the roof corners.

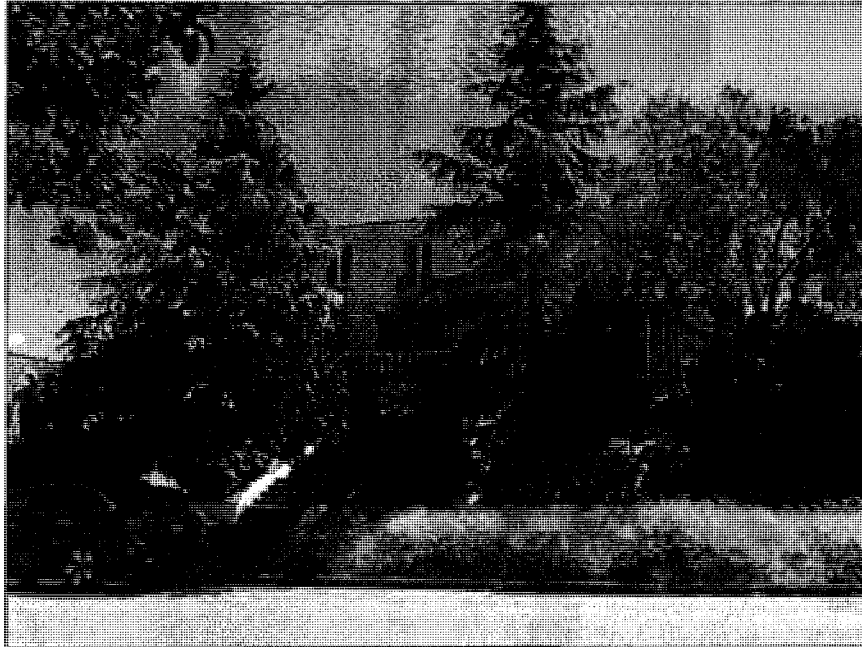


Figure 4. Overview of primary (west) façade at 664 Haddon Road, view east (SWCA, 2018).



Figure 5. Detail of compound staircase, view east (SWCA, 2018).



Figure 6. Detail of basement level left of staircase on primary (west) façade, view northeast (SWCA, 2018).

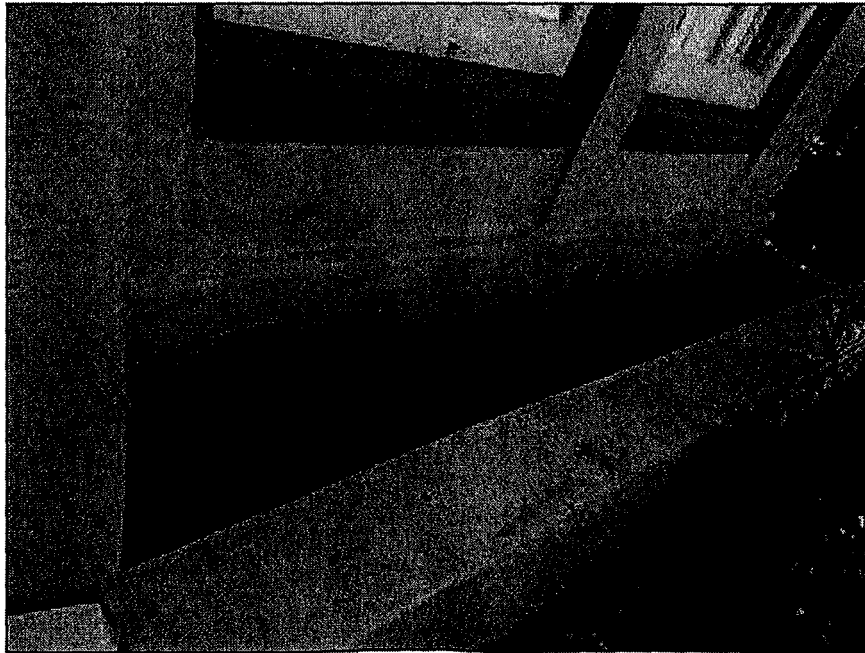


Figure 7. Detail of basement level right of staircase on primary (west) façade, view southeast (SWCA, 2018).

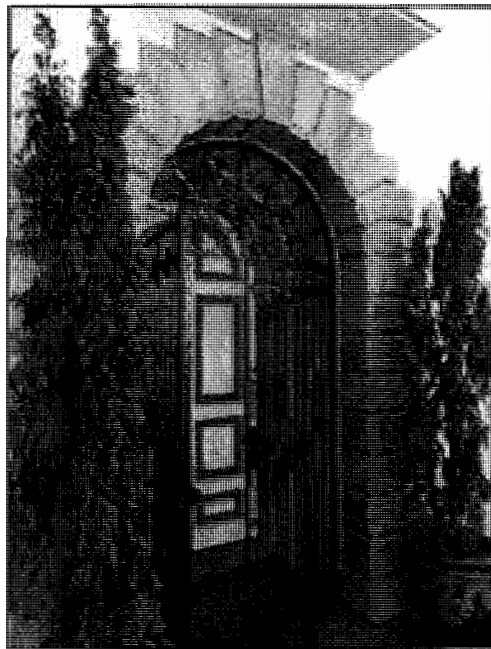


Figure 8. Primary entrance, view southeast (SWCA, 2018).



Figure 9. First-floor windows flanking the primary entrance, view southeast (SWCA, 2018).



Figure 10. Detail of first-floor windows at far left, view northeast (SWCA, 2018).



Figure 11. Detail of first-floor windows at far right, view east (SWCA, 2018).



Figure 12. Detail of second-floor windows, view east (SWCA, 2018).

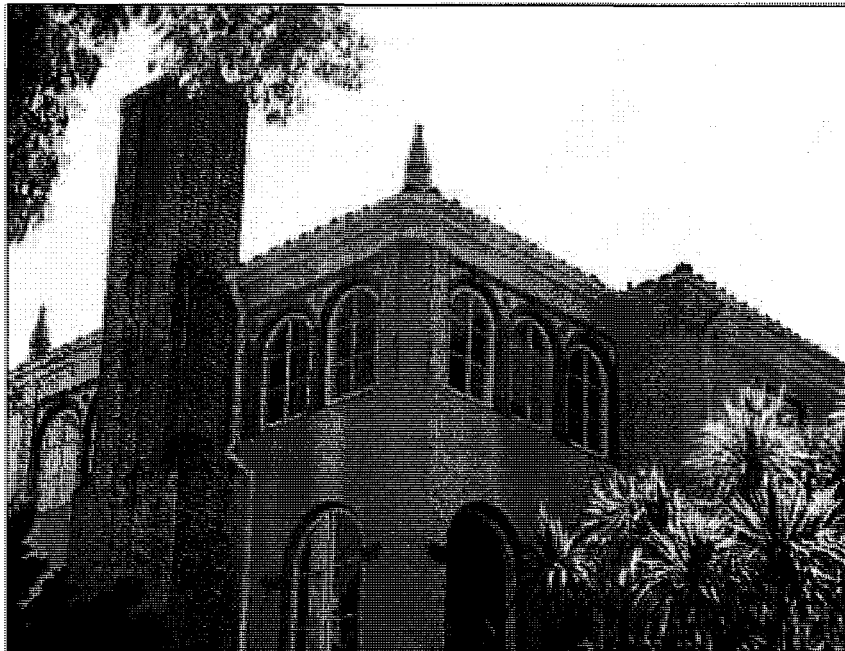


Figure 13. Detail of second-floor windows at far left, including view of beveled corner profile and roof finials, view southeast (SWCA, 2018).

North Façade

The north façade faces onto Hillgirt Circle and is asymmetrically arranged, with the primary volume of the house at right (including north-facing and east-facing facets), and a recessed volume at left (Figure 14).

At the north-facing facet of the primary volume of the house, the basement level is at grade due to the slope of the lot, and includes, at far right, a two-panel wood pedestrian entrance, scored at the upper panel to form the letter “H” (Figure 15). The north-facing facet is dominated by an oversized brick chimney, ornamented by decorative brickwork, which narrows in several steps as it ascends from the ground level to above the roofline (Figure 16).

The chimney is flanked at the first-floor level by full-height, arched, four-lite French casement windows, slightly recessed within the thickness of the façade with simple wood sills, trimmed at their upper perimeter with molded cornices, and further ornamented by simple wrought-iron balconettes (Figure 16). The chimney is flanked on both sides at the second-floor level by a pair of six-lite, arched, casement windows, which continue in the motif established at the far left of the second-floor level of the primary façade (Figure 16).

At the east-facing facet of the north façade, the first-floor level features two full-height, arched, four-lite French casement windows, slightly recessed within the thickness of the façade with simple wood sills, trimmed together at their upper perimeter with a molded cornice. At the second-floor level, three, arched, six-lite casement windows continue in the motif established at the primary façade and the north-facing facet of the north façade. At both the north-facing and east-facing facets, the corners of the second-floor level have beveled profiles, and the façade terminates with a molded cornice and moderate eave overhang. There are ball-cap finials at the roof corners (Figure 17).

At the left portion of the north facade, the recessed volume is accessed from Hillgirt Circle by a two-lane concrete driveway, trimmed at its right side by a simple wrought-iron handrail with wrought-iron posts (Figure 18). At the first-floor level, an entrance at the junction of the two volumes is recessed beneath the second floor above and accessed via a brick landing with two brick steps with a curved profile and a wrought-iron handrail (Figure 19). The arched entry door is fully glazed with leaded circular glass panes and is ornamented by a decorative wrought-iron grate which includes the letter “K” (Figure 20). The entry door accesses an enclosed vestibule paved in ceramic brick in a basket-weave pattern, and lit by two full-height, arched, undivided fixed windows ornamented with the same wrought-iron grate found at the door.

The remainder of the first-floor level is spanned by the garage, which is further recessed under the second floor above. The ceiling is ornamented by dropped stucco-clad beams that are spanned by arches and, in places, groin arches, and supported at far left by square stucco posts topped varyingly by molded cornices and scrolled brackets (Figures 19 and 21). The square posts abut the east lot line and are infilled by brick half-walls topped by wood pickets with floral cut-outs. The wide, articulated overhead garage door is unpainted wood and shows a molded, six-pointed star pattern.

Above the garage, the non-original second-floor level (added 1936, 1940-1941) includes a large, arched, steel-sash, six-part window group, with a large fixed central pane flanked by narrow casements, surmounted by three fixed panes. This window group is slightly recessed within the thickness of the façade with simple wood sills, trimmed at its upper perimeter with a molded cornice, and further ornamented by a simple wrought-iron balconette (Figure 18). Right of this window, the façade is slightly recessed and includes two six-lite, arched, French casement windows with simple wood sills, trimmed together at their upper perimeter with wood molding. The façade terminates with a band of flat wood molding and flush eaves.



Figure 14. Overview of north façade, view south (SWCA, 2018).

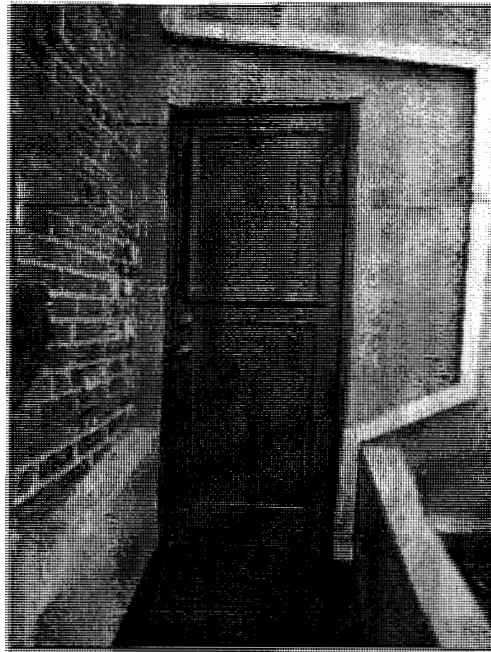


Figure 15. Detail of basement-level entrance to the right of the chimney, view south (SWCA, 2018).

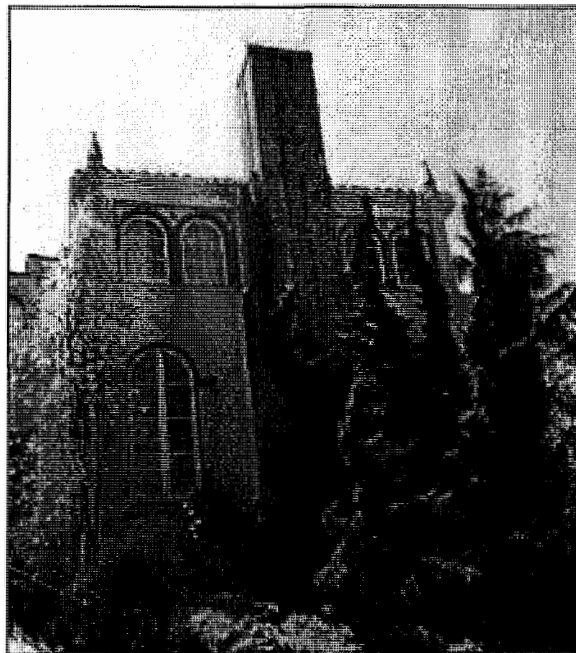


Figure 16. Detail of brick chimney, view south (SWCA, 2018).

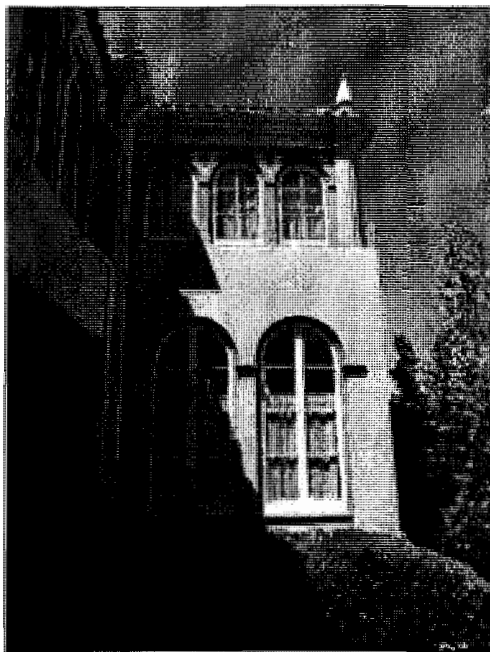


Figure 17. Detail of the east-facing facet of the primary volume of the house, view west (SWCA, 2018).

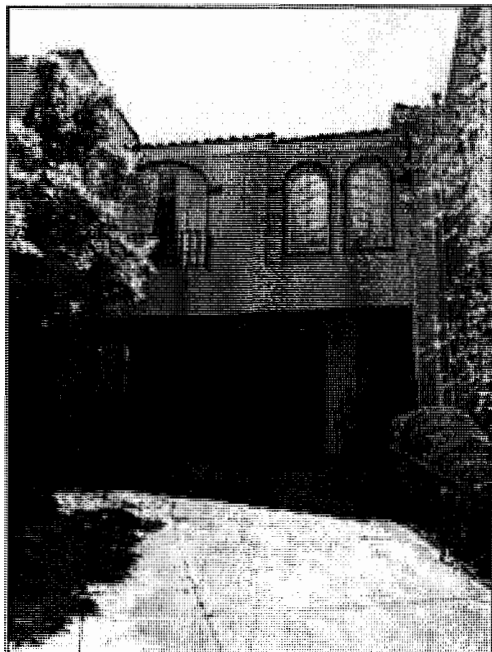


Figure 18. Left portion of the north façade, showing the recessed volume of the garage, view south (SWCA, 2018).



Figure 19. Detail of side entry at the junction of the two volumes, view west (SWCA, 2018).

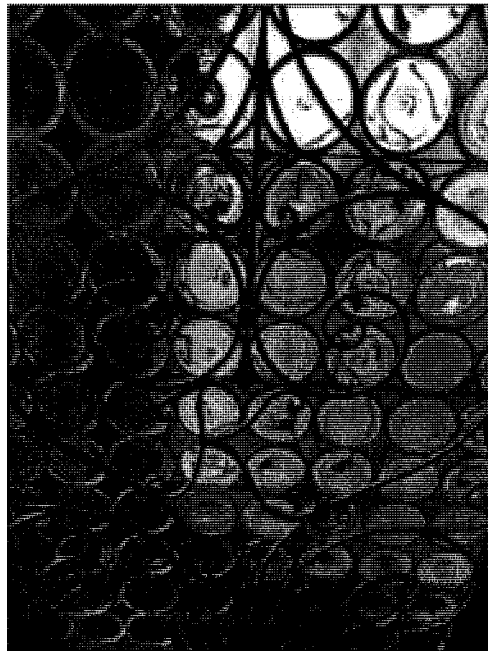


Figure 20. Detail of side entry door: circular rondels in leaded glass window and wrought iron "K" (SWCA, 2018).



Figure 21. Detail of perimeter wall at east boundary, ceiling in front of garage and garage door, view southeast (SWCA, 2018).

South Façade

The south façade faces onto a small terraced side yard, and like the north façade is asymmetrically arranged, with the primary volume of the house at left (including south-facing and east-facing facets) and a recessed volume at right (Figure 22).

At the south-facing facet of the primary volume of the house, the first-floor level includes a canted bay at far left, with a fully glazed door at its center facet and full-height, six-lite fixed windows at its side facets, capped by a hipped roof. The door opens onto a scored concrete patio with a hexagonal footprint (Figure 23). Right of the canted bay there are two non-original metal sliding windows, one of which is located at the far right of the façade. Between these windows, a large wrought-iron sconce lamp with amber-colored glass is affixed to the façade. The second-floor level overhangs the first slightly, largely due to the thickness of applied stucco, and includes two centrally located, eight-lite, full-height arched casement windows ornamented by a wrought-iron balconette, flanked on each side by a pair of six-lite, arched casement windows, which continue in the motif established at the far right of the second-floor level of the primary façade. The far-right side of the second-floor level has some variation in the façade profile, and a chamfered profile at its corner.

At the east-facing facet of the primary volume of the house, the first-floor level includes a non-original metal sliding window at the far left and a large wrought-iron sconce lamp with amber-colored glass at the center (Figure 22). The second-floor level includes three six-lite, arched casement windows, which continue the motif established at the primary façade and the south-facing facet of the south façade. At both the south-facing and east-facing facets, the corners of the second-floor level have engaged pilasters with beveled profiles, and the façade terminates with a molded cornice and moderate eave overhang. There are ball-cap finials at the roof corners and a stucco-clad chimney rises from the ridgeline of the hipped roof.

At the right portion of the south façade, the recessed volume includes a wrought-iron and Plexiglass entry gate at left, which accesses an enclosed passageway between the house and the garage (Figure 24). Left of this door, at the junction of the two volumes of the south façade, a square volume includes non-original metal sliding windows at both facets. Right of the door, there is a band of seven eight-lite casement windows. At the non-original second-floor level, a semicircular tower projects from the junction of the two volumes and has a large glass-block window. Right of this tower, there is a large, arched, steel-sash, six-part window group, with a large fixed central pane flanked by narrow casements, surmounted by three fixed panes. At the far right there is a half-glazed single-panel wood door, accessed by a non-original wood open-riser stair with wood handrail which rises from the ground-floor level from left to right. This portion of the south façade terminates with a shallow eave overhang: the portion of the façade above the window group rises in a gabled profile trimmed with red tile.

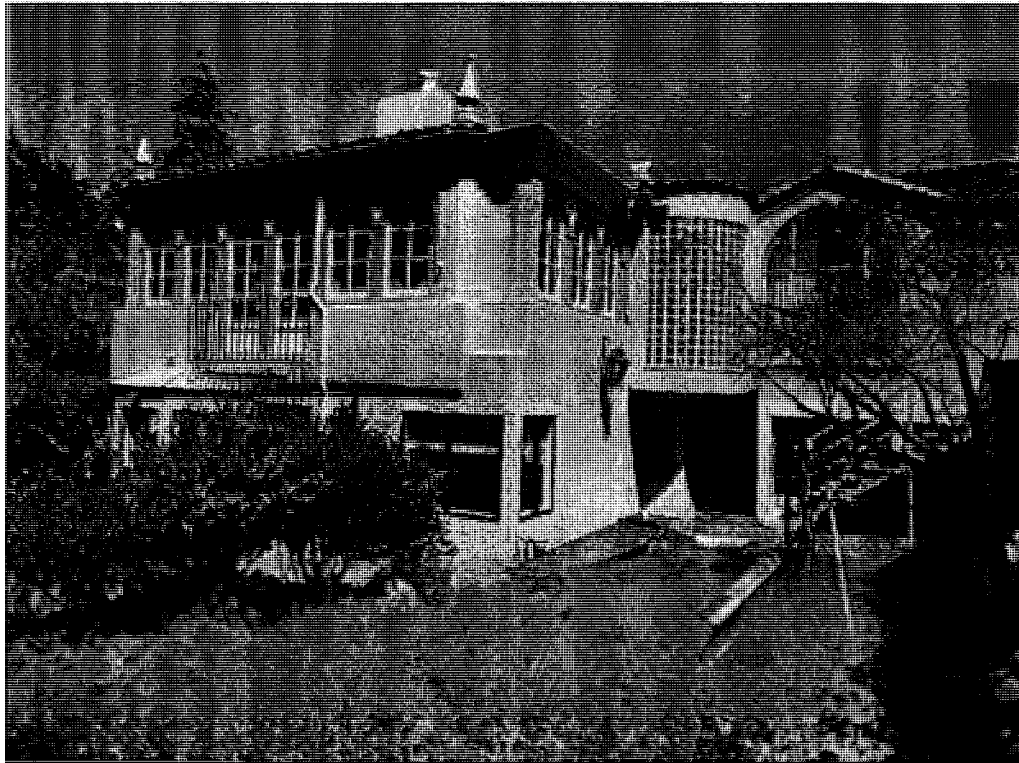


Figure 22. Overview of south façade, view north (SWCA, 2018).

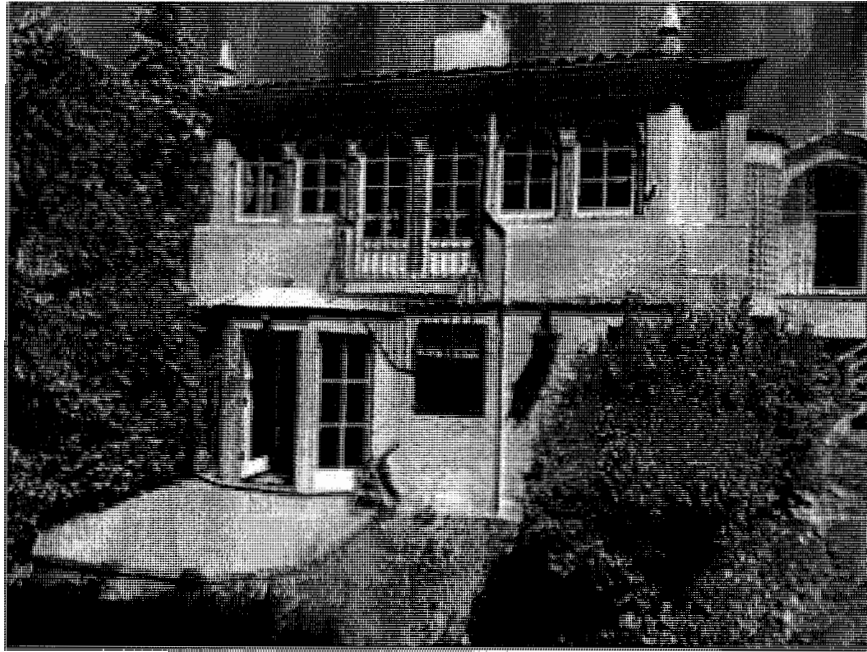


Figure 23. Detail of left portion of south façade, view north (SWCA, 2018).

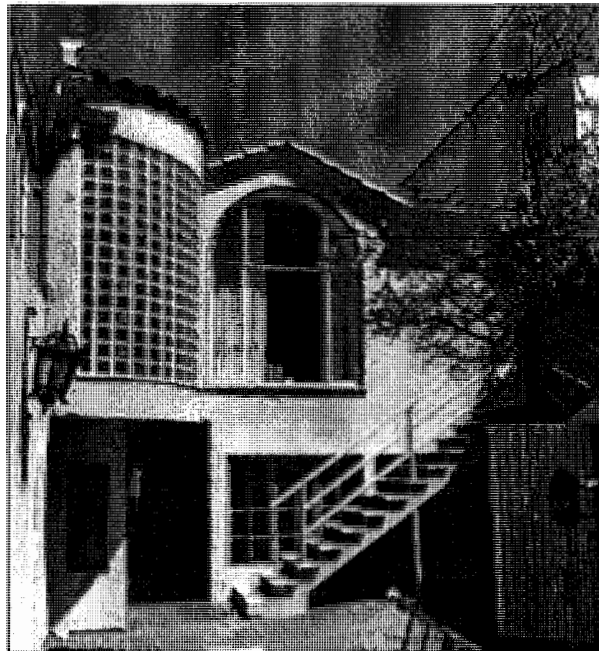


Figure 24. Detail of north portion of south façade, view north (SWCA, 2018).

Rear (East) Façade

The rear (east) façade is flush with the east lot line and was viewed obliquely during a site visit (Figure 25). The façade has no fenestration and terminates with a flush roofline, above which rises a stucco-clad chimney.

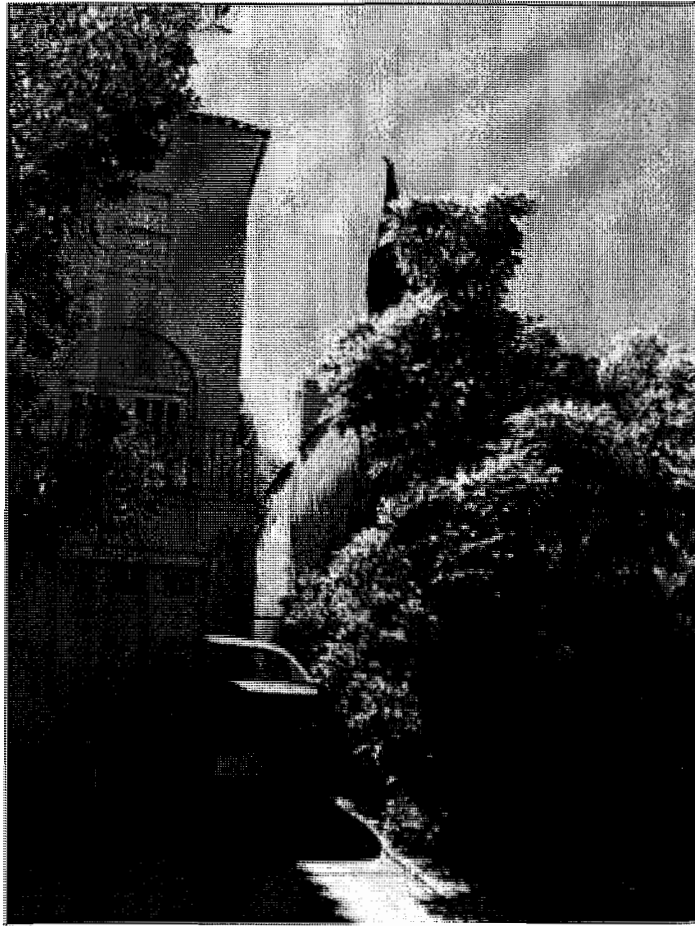


Figure 25. Oblique view of rear (east) façade, including chimney, view southwest (SWCA, 2018).

Interior

The interior of 664 Haddon Road includes basement, first-, and second-floor levels. Access between the basement and first-floor levels is provided by a straight stair, while access between the first- and second-floor levels is provided by a double-return stair with two upper landings. Both staircases are located at the center of the house. All interior wall finishes are smooth painted plaster unless otherwise noted.

Basement

The basement is excavated at the north side of the house and is accessed from the first-floor level via the straight wood stair and from the exterior of the north side of the house by a pedestrian door. (See Figure 26 for the As-Built floor plan.) At the bottom of the stair there is a vestibule with four wood doors (Figure 27). Three of these doors lead to storage rooms and closets, and one leads to a finished apartment (1936), situated at the north side of the house. The apartment includes an open-plan room, a kitchen, and a bathroom, and is lit on three sides by basement-level windows (Figure 28). The stair, the walls of the vestibule, and the apartment are finished in unpainted vertical wood paneling with some decorative trim elements. The storage room at the west side of the house includes a steel cabinet with steel doors and is otherwise minimally finished in concrete and exposed post and beams (Figure 29).

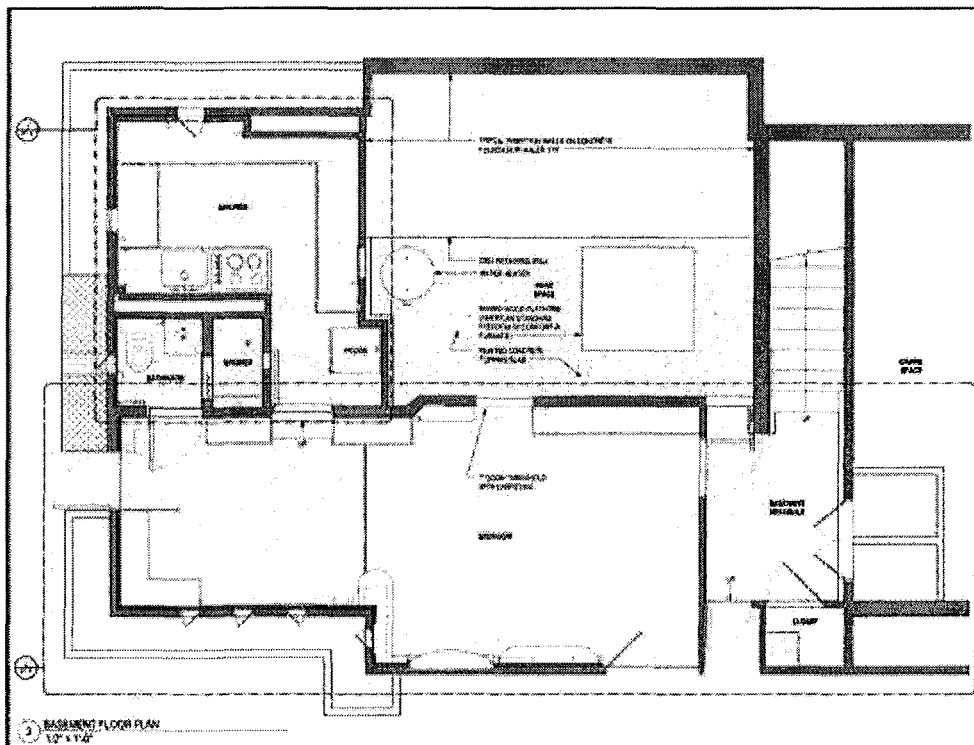


Figure 26. As-Built plan of basement floor, 2017 (Revel Architecture & Design).

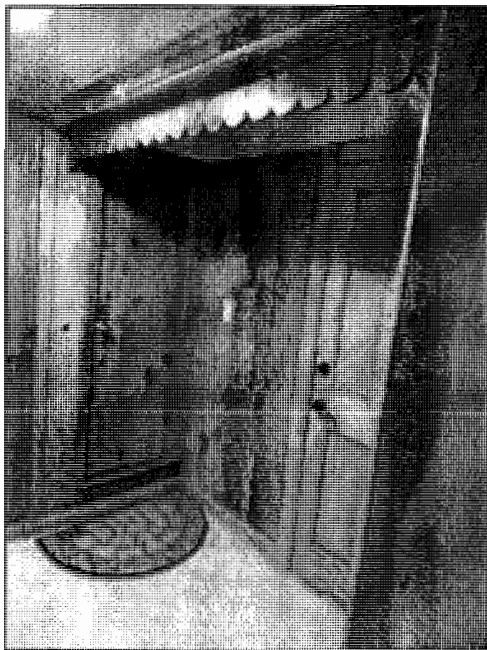


Figure 27. Basement vestibule, view northwest (SWCA, 2018).



Figure 28. Open-plan room in the apartment, view southwest (SWCA, 2018).



Figure 29. Steel cabinet in basement storage room, view east (SWCA, 2018).

First-Floor Level

At the first-floor level, the primary entrance opens onto a foyer and is flanked by narrow coat closets with single-panel wood doors (Figure 31). (See Figure 30 for As-Built floor plan.) The hall has a groin-vaulted ceiling with rib crown molding which comes down around the primary entry to form corner pillars with decorative capitals. The hall is lit by a globe pendant lamp with amber glass.

Left and right of the primary entrance, the foyer lets on through broad arched openings to the living room and dining room, respectively. Opposite the primary entrance, the foyer is framed by chamfered pilasters with compound cornices, beyond which the primary staircase leads up to the second-floor level. The lowest two steps of the stair have a broad, curved profile and the stair has a brass handrail with a floral and curlicue balustrade. Right of the stair, the foyer includes two arched eight-panel wood doors, both set within the thickness of the walls: one leads to a small bathroom with completely modernized finishes and fixtures, and the other leads to the service circulation corridor at the rear of the house. Baseboards in the hall are tall and molded and are interrupted by ventilation grates, and the wood flooring is trimmed by simple border. This baseboard and flooring arrangement continues throughout the house unless otherwise noted.

The living room is located to the left (north) of the foyer and is lit on three sides by full-height arched windows (Figure 33). A fireplace at the north wall is built out from the wall with a stepped profile, and is framed by stone and has a wood mantle (Figure 34). The room has crown moldings, which continue throughout the house unless otherwise noted, and typical flooring and baseboards, though ventilation grates are located above, rather than at, the baseboards in this room.

The dining room is located to the right (south) of the entry hall and is lit on the west side by full-height arched windows as well as a multi-light pendant lamp at the center of the room (Figure 35). A large rectangular niche in the east wall may have historically accommodated a piece of furniture or built-in cabinetry. This room has typical flooring, baseboards, and crown molding, above which the ceiling has a slightly stepped coved profile.

The east wall includes an arched paneled door which leads to the kitchen. The south side of the dining room opens onto a breakfast room (Figure 36). The breakfast room is lit at its west by full-height arched windows and at its south by a canted bay with a fully glazed door and full-height windows. The breakfast room has a centrally located pendant lamp and includes the typical baseboard, flooring, and crown molding.

The kitchen is located at the southeast corner of the first-floor level of the house and currently does not have appliances or cabinetry, as planned construction of a new kitchen was halted (Figure 37). The kitchen is lit by aluminum sash windows at its south and east walls. There is a full-height glass-brick window at the northwest corner of the kitchen which provides passive lighting to the bathroom located off of the entry hall. The kitchen has wood floors and simple baseboards, and lacks crown molding. A hollow-core wood door at the north wall of the kitchen lets onto the service circulation corridor. The service circulation corridor (Figure 38) includes an arched paneled door which leads to the entry hall; the basement door; a small metal utility-panel door; a blinded double-hung window at its east wall (which formerly faced the exterior of the building); and a hollow-core metal door on its east wall which leads to an exterior circulation corridor.

East of the service circulation corridor, the hollow-core metal door provides access to an exterior circulation corridor (Figure 39), which is enclosed by rough stucco walls and has a barrel-arched ceiling. The corridor is lit by metal sconces with globe lamps. This corridor can be accessed at the north by an arched paneled door which leads to the enclosed vestibule and entrance at the north façade of the house (Figure 40), and at the south by a wrought-iron and Plexiglass entry door that leads to the side yard. The exterior circulation corridor leads to the garage along its northeast edge, which is below the grade of the

corridor, and is accessed via two concrete steps. The garage has a largely scored concrete floor and is lit at its south side by multi-lite casement windows (Figures 41-42). There appears to be a covered-over fireplace on the east wall of the garage, which aligns with the chimney visible at the east façade.

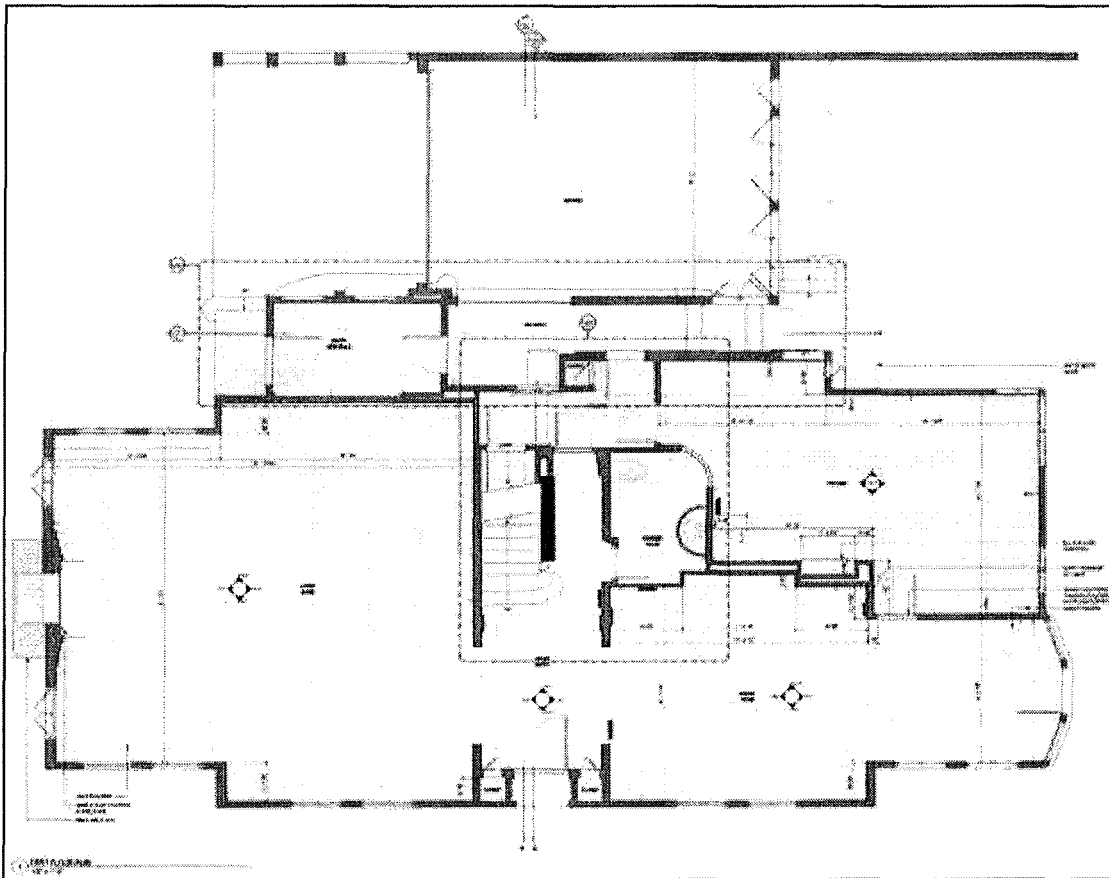


Figure 30. As-Built plan of first floor, 2017 (Revel Architecture & Design).



Figure 31. Primary entrance and closets in the foyer, view west (SWCA, 2018).



Figure 32. Primary staircase in foyer, view east (SWCA, 2018).



Figure 33. Living room, view north from foyer (SWCA, 2018).

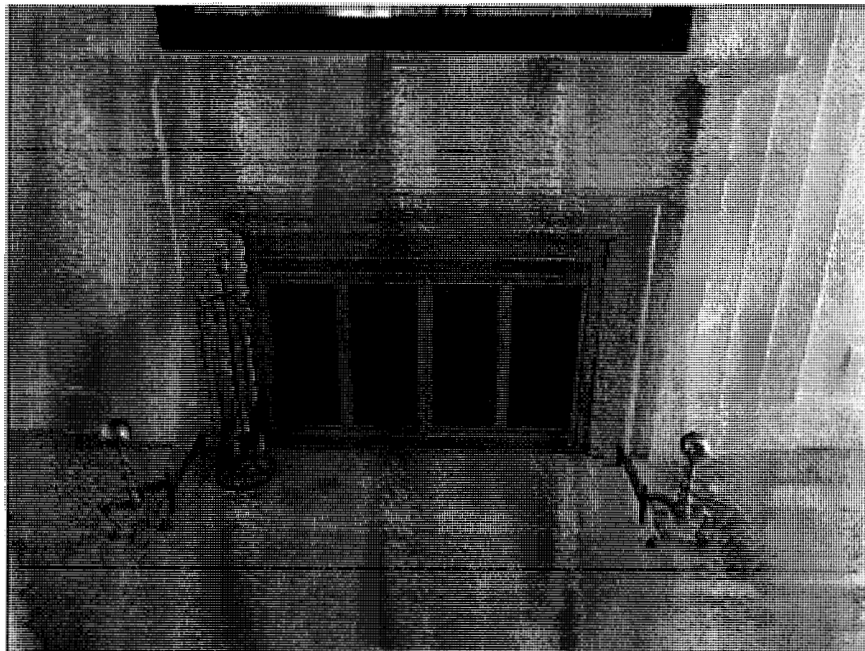


Figure 34. Detail of fireplace, view north (SWCA, 2018).



Figure 35. Dining room, view north from breakfast room (SWCA, 2018).

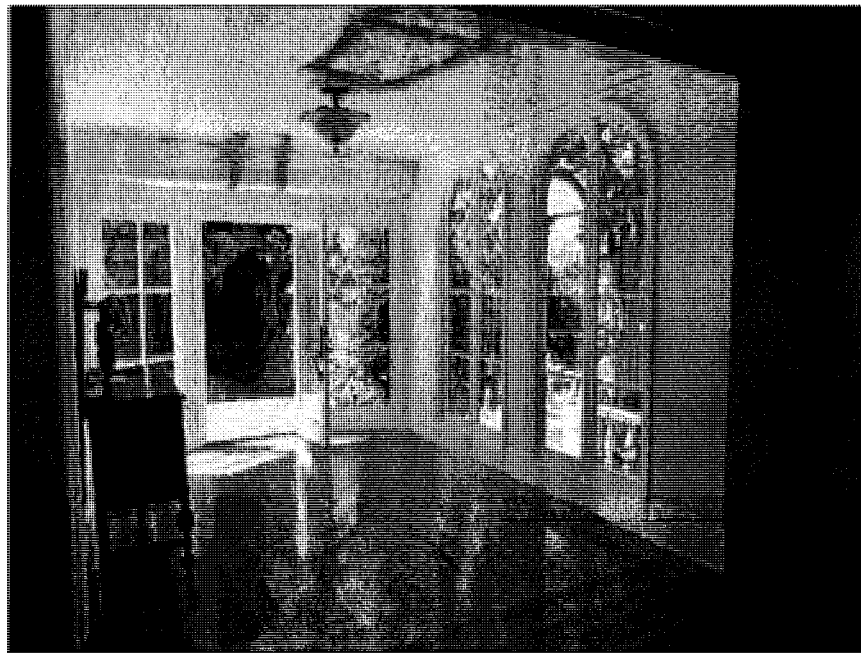


Figure 36. Breakfast room, view south from dining room (SWCA, 2018).



Figure 37. Kitchen, view south from service corridor (SWCA, 2018).



Figure 38. Service corridor, view north from kitchen (SWCA, 2018).

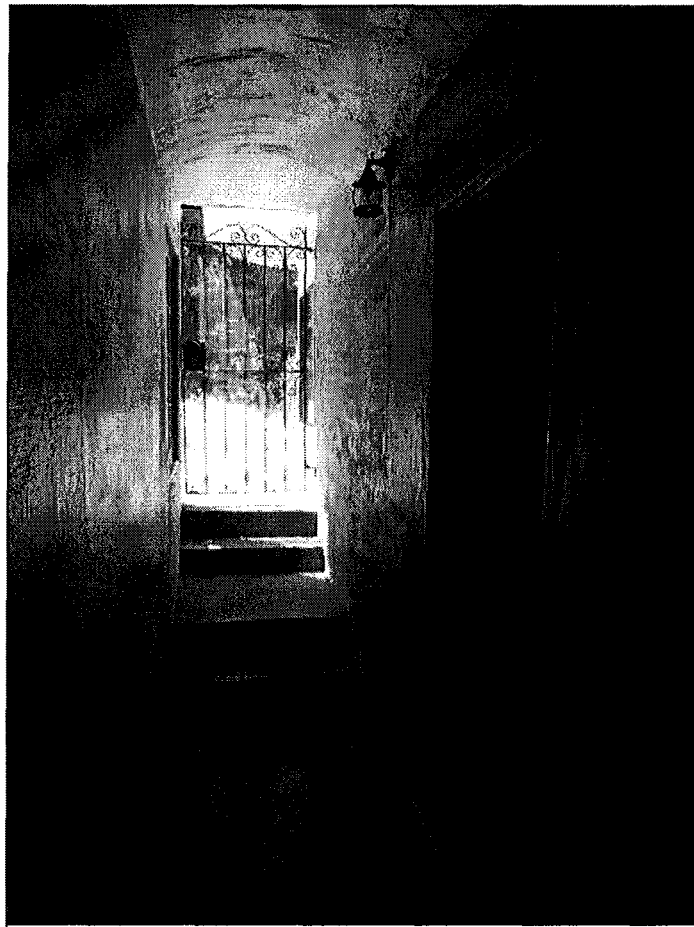


Figure 39. Exterior service corridor between garage (left) and dwelling (right), view south from vestibule (SWCA, 2018).

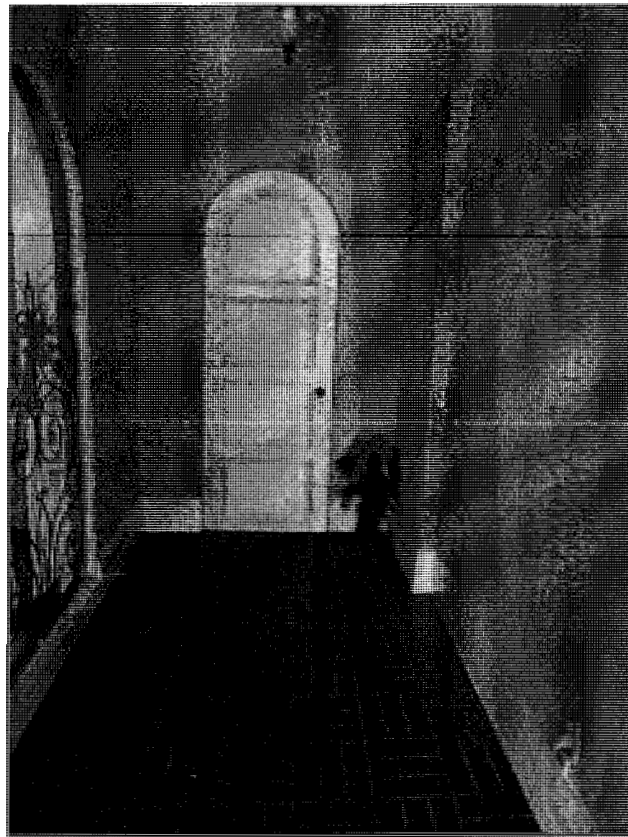


Figure 40. Vestibule, view south from exterior doorway (SWCA, 2018).

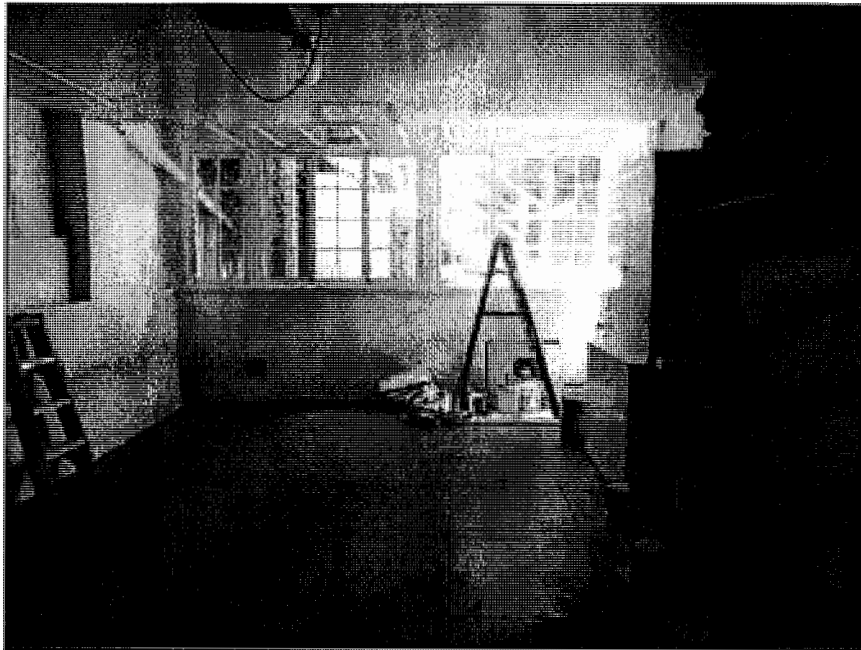


Figure 41. Garage, view south (SWCA, 2018).

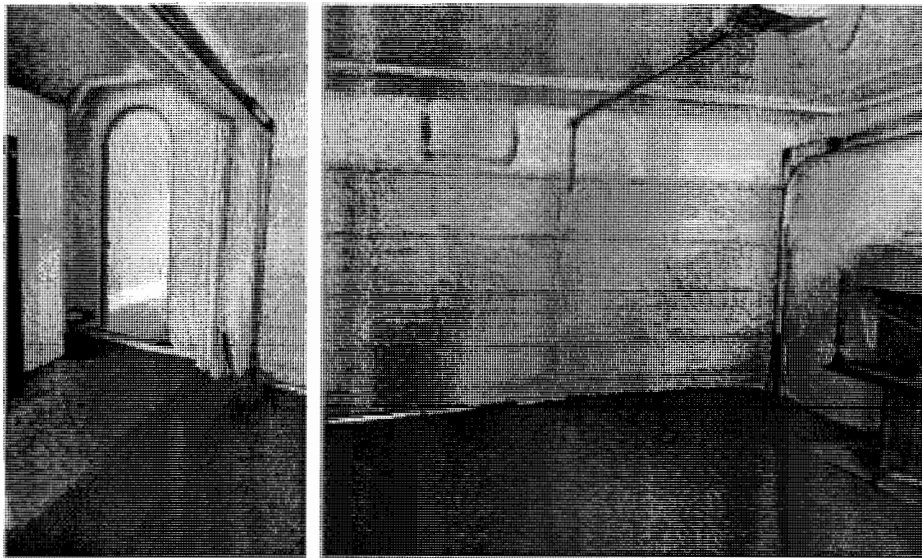


Figure 42. Garage, view north (SWCA, 2018).

Second-Floor Level

At the second-floor level, the primary staircase leads to a small landing, from which a short straight stair leads to the rear (east) side of the house, and a one-quarter turn stair leads to the second-floor-level hall at the center of the building (Figure 44). (See As-Built floor plan in Figure 43.) The stairwell and hall are lit by a large scrollwork chandelier with a grapes and grape leaf motif. The hall includes a hollow-core arched wood door which provides access to the library at the south portion of the dwelling; another hollow-core arched wood door which provides access to the master bedroom at the southwest portion of the building; two single-panel wood doors which provide access to two large linen closets at the west side of the hall; and an opening and short corridor which provide access to two bedrooms and a shared bathroom on the north side of the building.

The two bedrooms on the north side of the second-floor level are both lit by a mixture of arched and rectangular windows, with operable roll-down screens (Figures 45-46). Each bedroom includes a large cedar-lined closet and has the typical wood floors, molded baseboards, and crown molding. The bedroom at the northeast corner of the second-floor level had a fully glazed door at its east side which leads to the solarium. A small bathroom located in the corridor between the hall and the bedrooms is finished in blue tile and includes all of its original fixtures: the rear wall of the bathroom is finished in glass brick through which the room receives passive lighting from the solarium (Figures 47-48).

The master bedroom is located at the southwest part of the second-floor level and is lit by rectangular windows at the west wall (Figure 49). The master bedroom has the typical floor, baseboards, and crown moldings found elsewhere in the house. The master bath is located on the north side of the master bedroom. It is finished in plaster above green tile and includes all of its original fixtures (Figure 50). The master bathroom is lit by a rectangular window on the west wall.

A broad arched opening at the south wall of the master bedroom is trimmed by cornice moldings and opens onto the sunroom, which is lit by arched casement windows on the west, south, and east sides (Figure 51). The sunroom has the typical floors and baseboards, and an exposed beam ceiling. A large affixed mirror at the north wall appears to cover the former location of a fireplace, corresponding with the chimney at the roof (Figure 52). The northeast corner of the sunroom lets onto a walk-in closet at the east side of the building, lit at its east wall by a curved wall of glass blocks (Figure 53).

Paired arched paneled doors on the east wall of the master bedroom lead to the library at the southeast portion of the building. A small anti-chamber at the west side of the room reflects the original footprint of this room, which originally terminated at its east side with a faceted bay profile; this profile is visible in the wood flooring (Figures 54-55). The walls of the library are fully paneled, and the multi-form gabled and vaulted ceiling is coffered with exposed beams. The room is lit by an arched six-lite metal frame window at its south wall and a pendant lamp in the middle of the room. The library can be accessed from many points, including the aforementioned arched doors from the master bedroom; a hollow-core arched wood door from the hall; arched wood doors at the north wall which lead to a small circulation landing; arched wood pocket doors at the far east side of the north wall which lead to a bedroom suite; and paired wood doors at the east wall which lead to a utility area and a short corridor, which leads to a half-glazed door at the south façade of the dwelling.

At the northeast corner of the second-floor level there is a bedroom suite with fully paneled walls and a coffered ceiling with exposed beams (Figure 56). The room is lit by an arched multi-lite metal window at the north wall and paired fully glazed fixed and sliding doors at the west wall which lead to the solarium. The bedroom has large closets on the east wall and a small bathroom at its southeast corner which is finished in green tile and has all of its original fixtures (Figure 57). The bathroom is lit by a small double-hung window which opens onto an airshaft.

At the middle of the north side of the second-floor level there is a solarium, which has plaster walls and a green-tiled floor, and is capped by a metal-seamed hipped roof of translucent safety glass. The solarium is lit by its roof as well as a pair of arched eight-lite casement windows at the north wall separated by a lantern sconce (Figures 58-59). The solarium is accessed from fully glazed doors at its east and west sides, which open onto bedrooms, and from a fully glazed door and large sidelight at its south side, which open onto a small circulation landing. The solarium also includes a glass brick window at its west side which illuminates an interior bathroom.

At the center of the second-floor level there is a small circulation landing (Figure 60). The landing is accessed via the building's main staircase at the west, and opens onto the solarium at its north side and the library at its south side, through paired arched doors. The landing is lit by the solarium door and window, and by a sconce lamp on its west wall, and has a full height mirror at its east wall.

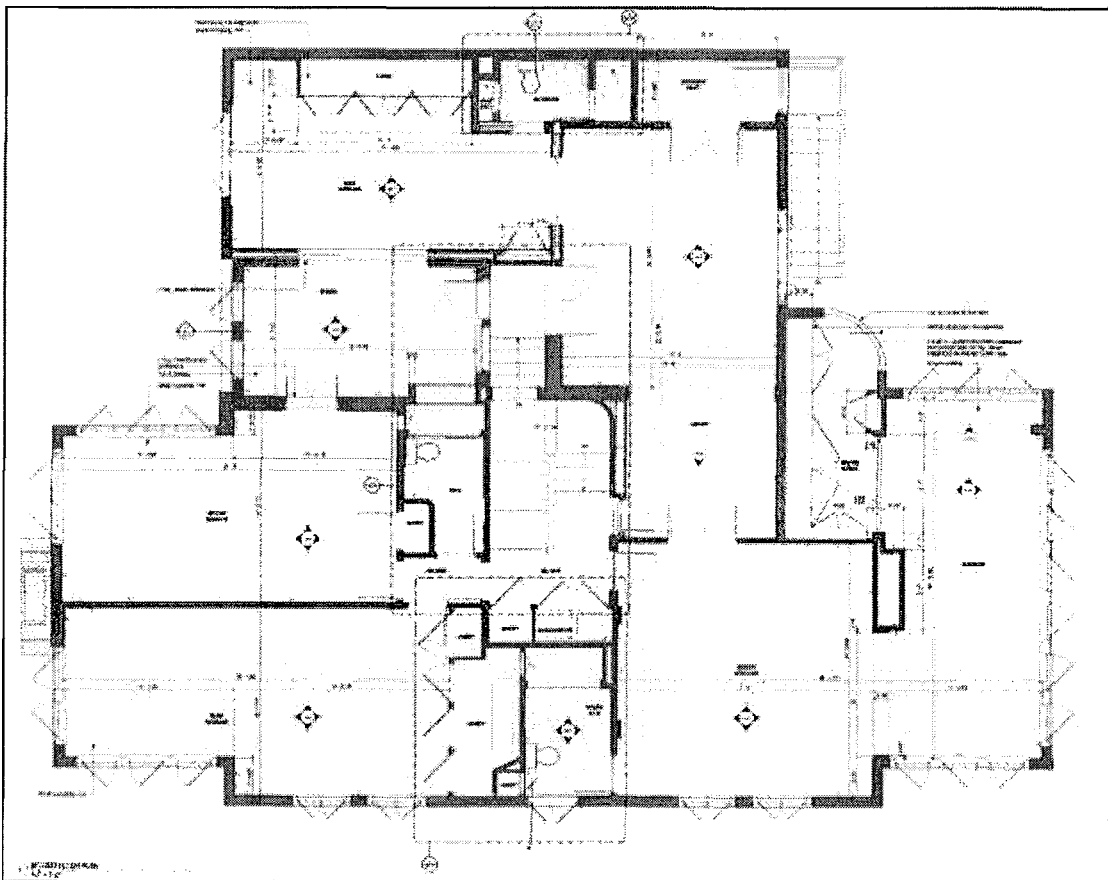


Figure 43. Second-floor plan (Revel Architecture & Design).



Figure 44. Second-floor landings, view east (SWCA, 2018).



Figure 45. Northwest bedroom, view northwest (SWCA, 2018).



Figure 46. Northeast bedroom, view northeast (SWCA, 2018).



Figure 47. Hallway bathroom, view north (SWCA, 2018).



Figure 48. Hallway bathroom, view northeast (SWCA, 2018).

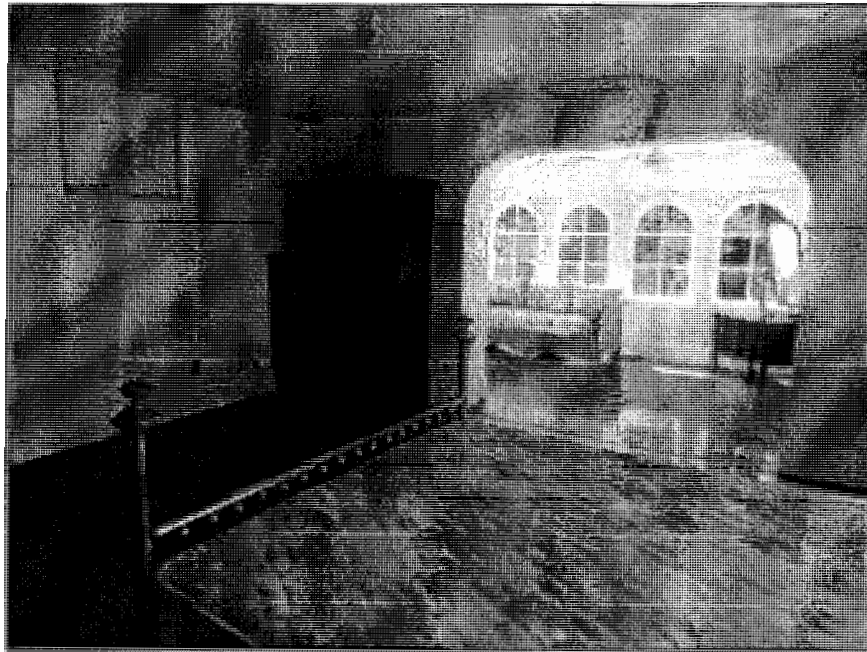


Figure 49. Master bedroom, view southeast (SWCA, 2018).

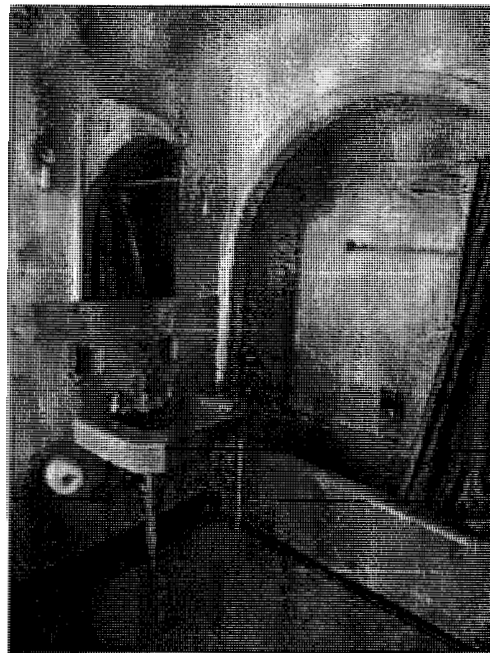


Figure 50. Master bath, view northeast from master bedroom (SWCA, 2018).

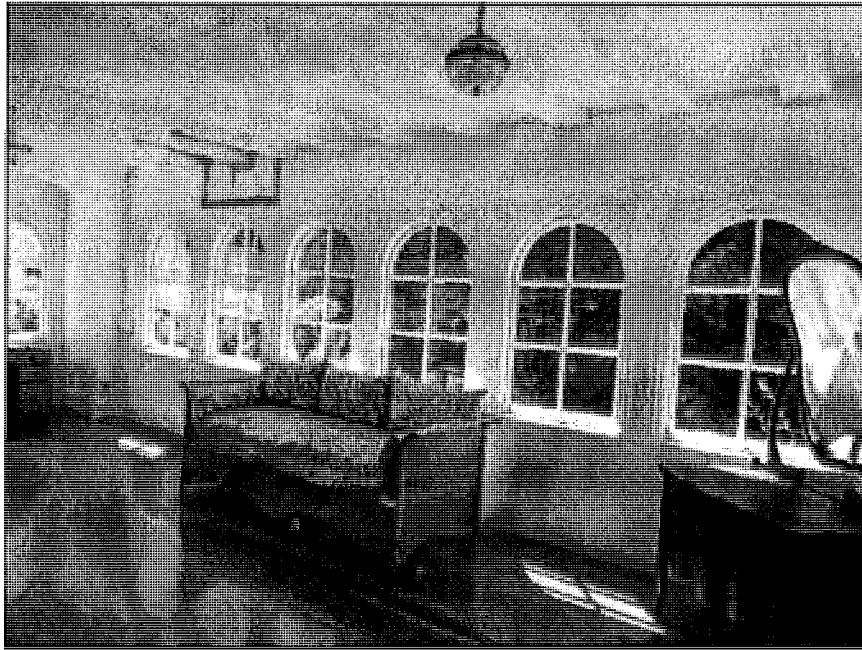


Figure 51. Sunroom, view southeast (SWCA, 2018).

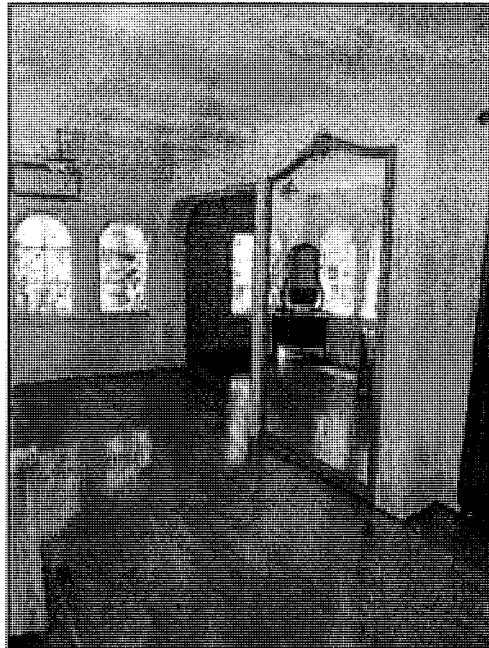


Figure 52. Sunroom, view west (SWCA, 2018).



Figure 53. Master closet, view east from sunroom (SWCA, 2018).

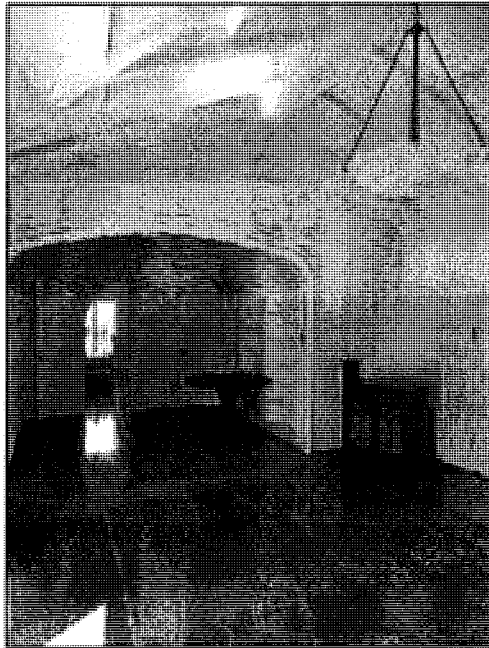


Figure 54. Library, view west (SWCA, 2018).



Figure 55. Library, view east (SWCA, 2018).

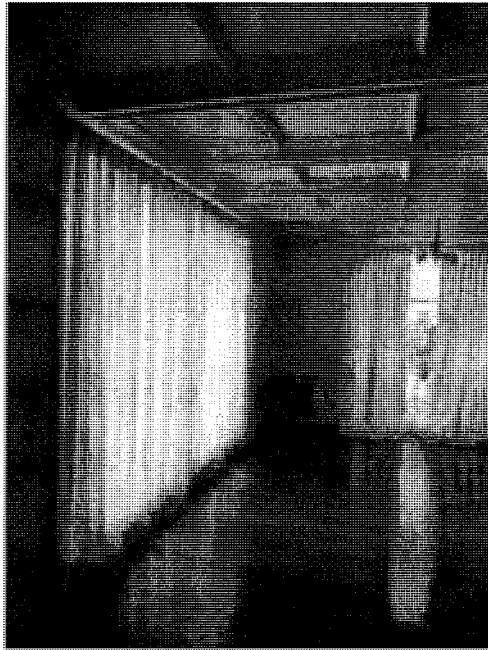


Figure 56. East bedroom, view north (SWCA, 2018).

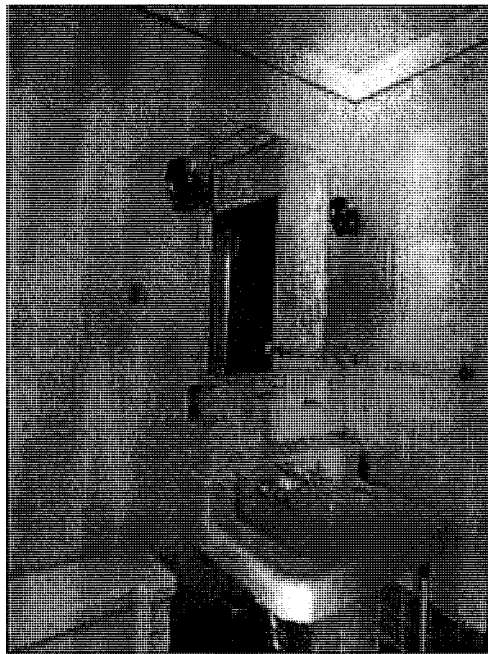


Figure 57. Bathroom off east bedroom, view southeast (SWCA, 2018).

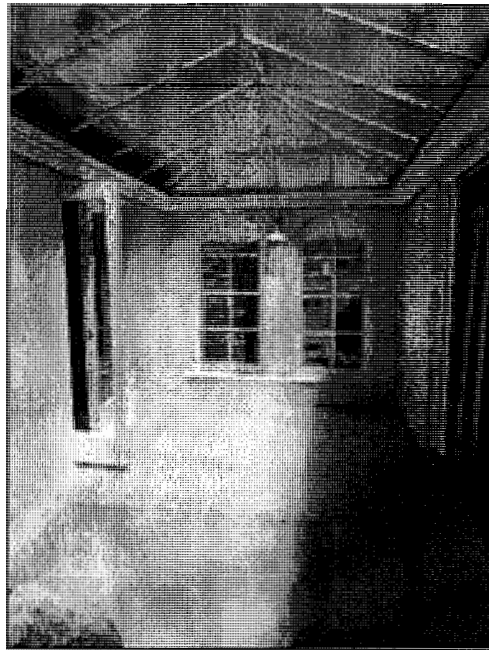


Figure 58. Solarium, view north from stair landing (SWCA, 2018).



Figure 59. Solarium, view south toward stair landing (SWCA, 2018).



Figure 60. Back (east) end of stair landing, view north from library (SWCA, 2018).

Site

The subject property is located on an 8,056-square-foot lot. The dwelling sits flush with the east lot line and has no rear yard. At the east lot line there is a decorative fence, composed of brick piers and a brick half-wall topped by broad wood pickets with floral cut-outs and a painted wood railing (Figure 61). A short, curved concrete driveway provides access from the Hillgirt Circle to the garage; the east side of the driveway is bordered by a low concrete wall, and the west side of the driveway is marked by a wrought-iron handrail.

Both the north and west sides of the property include a mixture of bushes, mature trees, and groundcover vegetation. The largest trees on the property are two Douglass Fir trees on the west side, framing the main staircase from the street to the house. A concrete retaining wall borders the property beginning at the right of the main staircase and travelling around the northwest corner of the lot and ending at the driveway (Figure 62).

The south side of the property includes a small terraced yard. The balustrade at the upper landing of the staircase extends south into the side yard and curves outward to create a small promontory, where the balustrade breaks to include a small concrete birdbath (Figure 63). In line with the plane of the primary façade of the house, a low concrete retaining wall is surmounted by a chain-link fence with a gate that is accessed via three curved steps constructed of flagstone (Figure 64). The chain-link fence is overgrown with vegetation. Behind the fence, the first-floor-level breakfast room opens onto a scored concrete patio with a hexagonal footprint (Figure 65). East of the patio, a short stair leads up to a paved area south of the garage (Figure 66). An unkempt retaining wall separates higher elevation areas of the yard from lower elevation areas. The remainder of the south yard is covered in lawn that is currently largely overgrown.

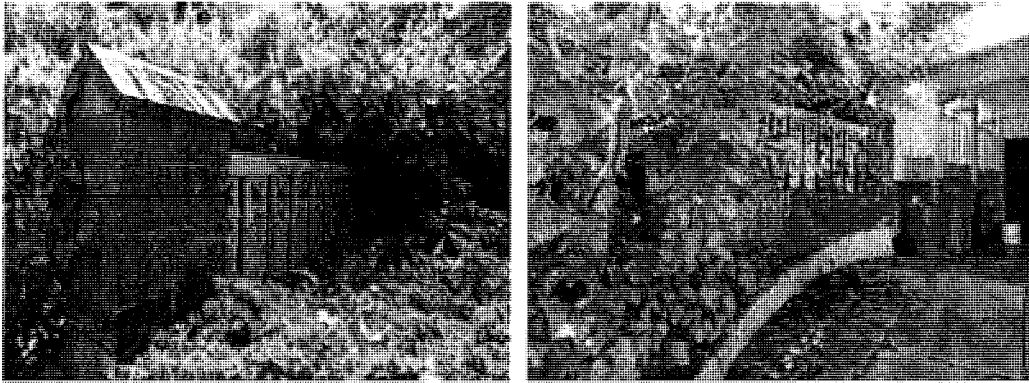


Figure 61. East property boundary, brick and wood fence. View southeast (SWCA, 2018).



Figure 62. Front (west) yard, vegetation and retaining wall. View east (SWCA, 2018).



Figure 63. South yard, balustrade and fountain, view northwest (SWCA, 2018).



Figure 64. South yard, retaining wall and flagstone steps, view east (SWCA, 2018).

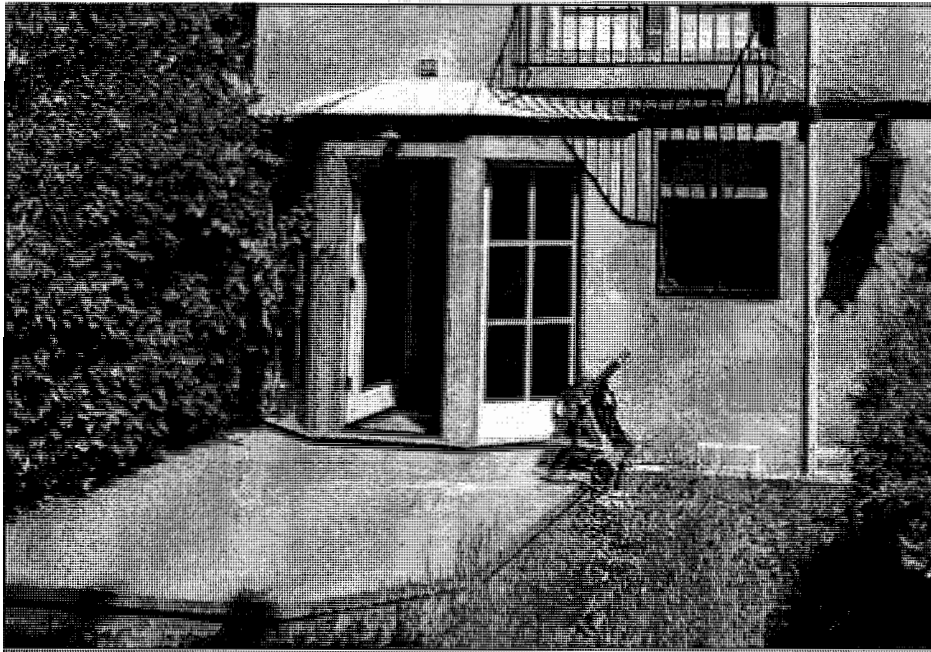


Figure 65. Detail of patio of breakfast room, view north (SWCA, 2018).



Figure 66. Detail of upper patio south of garage, view north (SWCA, 2018).

Setting

The property is located in the Cleveland Heights neighborhood of Oakland. Although the neighborhood includes a mixture of single-family homes and multi-family flats and apartment buildings, the subject property is surrounded by single-family homes (Figures 67-72). The property is prominently sited within the neighborhood: it is almost the highest elevation lot in the neighborhood, and it is directly south across the street from Hillgirt Circle, the former location of the neighborhood's once-grand staircase, which has been largely dismantled and is currently blocked by a board fence. The homes directly surrounding the subject property reflect the "villa sites" layout of the Haddon Hill subdivision, designed by prestigious landscape designer Mark Daniels, wherein lots along the main roads were platted wider than they were deep to allow for the construction of large-scale homes with dramatic, impressive primary façades. As detailed elsewhere in this report, home construction took place in two phases within the neighborhood: from 1912-1914, and more robustly from 1920-1928. Architectural styles represented include Tudor Revival, Arts and Crafts, Italian Renaissance Revival, Spanish Colonial Revival, Colonial Revival, and French Eclectic (Figures 70-72). While some houses have undergone exterior alterations, including removal of original windows and insertion of contemporary aluminum or vinyl replacement windows, enclosure of porches, and repainting or resurfacing, overall most houses in the neighborhood retain exceptional integrity and convey their historic appearance.

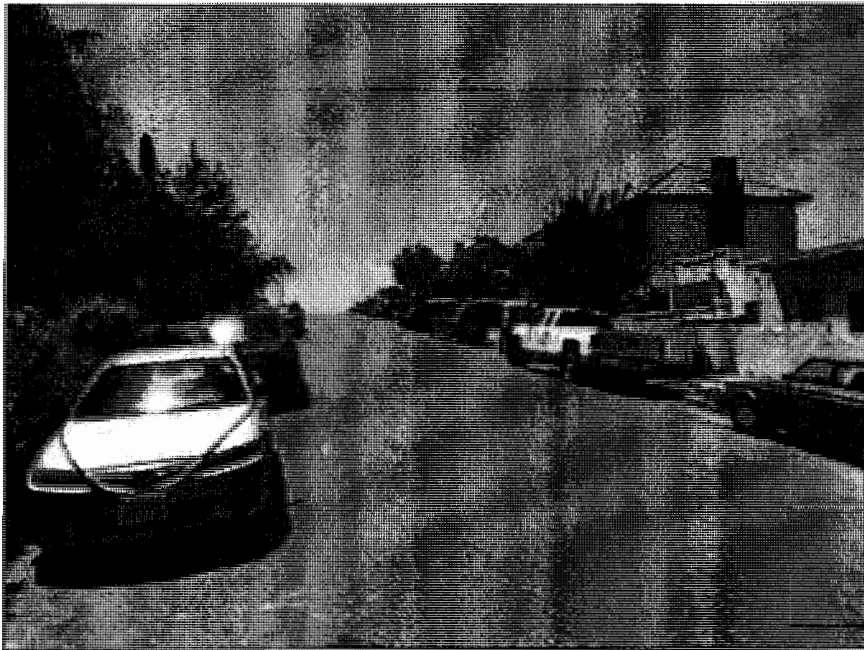


Figure 67. Overview of Haddon Road, view south from Hillgirt Circle (SWCA, 2018).



Figure 68. Overview of Haddon Road, view north from Prospect Avenue (SWCA, 2018).



Figure 69. View of the former grand staircase entrance to Haddon Hill, view north from the intersection of Haddon Road and Hillgirt Circle (SWCA, 2018).



Figure 70. 643 Hillgirt Circle, neighbor to the west of subject property, view northwest. Constructed circa 1922 (SWCA, 2018).



Figure 71. 639 Haddon Road, southwest of the subject property, view west. Constructed circa 1926 (SWCA, 2018).

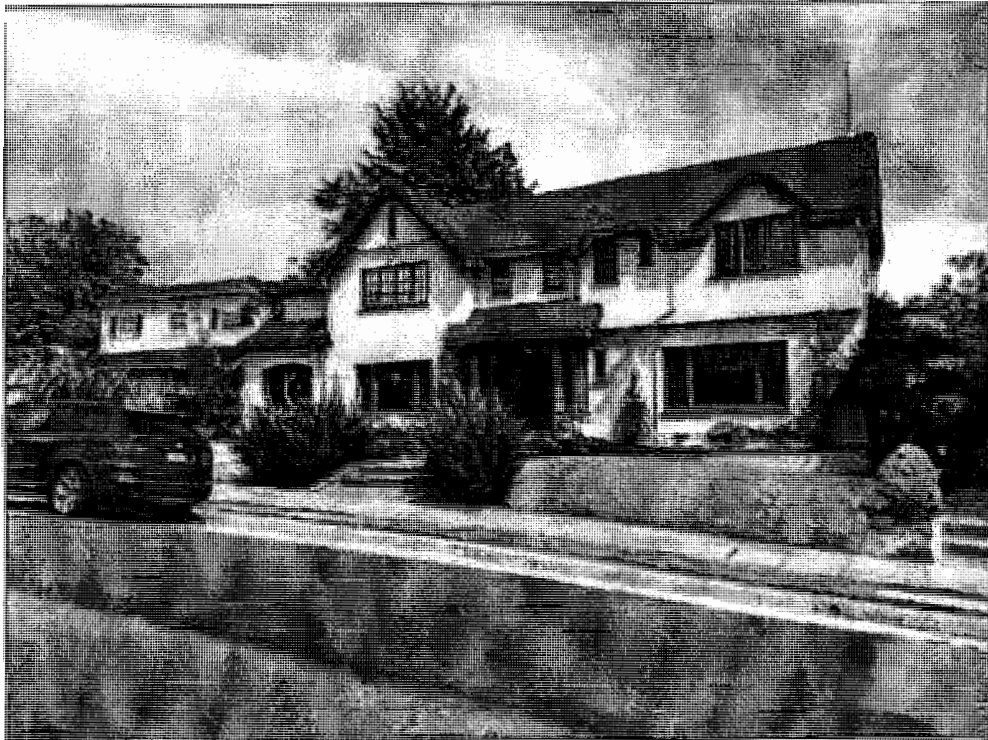


Figure 72. 614 Haddon Road, south of the subject property, view northeast. Constructed circa 1914 (SWCA, 2018).

IV. HISTORIC AND NEIGHBORHOOD CONTEXT

Development of the Haddon Hill/Lakemont Subdivision

The subject property is located within the Cleveland Heights neighborhood of Oakland, a topographically hilly area east of Lake Merritt bordered by Lakeshore Avenue at the west, E. 18th Street at the south, Park Boulevard at the east, and Interstate 580/the MacArthur Freeway at the north.⁴ The area, like all of Oakland, was first owned by Luis Maria Peralta and was part of the 16,067 acres that Peralta granted to his son Antonio in 1842.⁵ Although it is not known when Antonio Peralta lost ownership of the land that would later be known as Cleveland Heights, the area was annexed to Oakland in November 1872.⁶ A Thompson & West map of Oakland drawn in 1877 shows the area completely subdivided into speculative subdivisions including Capital Homestead, 33 Acre Tract, Clinton Mound Tract, and the Watson Tract. J. B. Watson was the property manager for H. W. Carpenter, one of the founders of Oakland itself.⁷ These speculative tracts consists of gridded rectangular blocks and small lots that do not reflect the current streetscape. Boston-born millionaire James C. Jordan, developer of the exclusive residential enclave Jordan Park in San Francisco, reportedly purchased land in this area close to Lake Merritt in 1892; however, the area appeared largely unchanged from 1877 in an 1899 map drawn by William J. Dingee.⁸ Steep topography and the lack of public transportation near the east side of Lake Merritt likely combined to hinder residential development in the area prior to the turn of the twentieth century.

James C. Jordan died in 1910, and in 1912, his widow, Jeanette Jordan, published the first map of Haddon Hill, a planned residential subdivision bordered by Wesley Avenue at the west, Excelsior (now MacArthur) Avenue at the north, Athol Avenue at the east, and Cleveland Avenue at the south (Figure 73). Represented by agents Wickham Havens, Inc. of Oakland and Newell-Murdoch Co. of Berkeley, the street plan of Haddon Hill was designed by renowned landscape engineer Mark Daniels (more on him to come), a pioneer in the City Beautiful design movement who also designed the Forest Hills subdivision in San Francisco.⁹ Daniels provided many characteristic City Beautiful design elements in Haddon Hill, including curvilinear streets, street furniture including fountains, urns and planters, and a broad flight of 140 marble stairs, which led from the intersection of Haddon Road and Hillgirt Circle down to Excelsior (now MacArthur) Avenue. At the top of the staircase there was a marble puma designed by prolific sculptor Arthur Putnam (Figure 74). Daniels also incorporated an innovative plan for “villa sites” in Haddon Hill, wherein lots along the main roads were wider than they were deep, allowing the construction of “a spacious domicile” and eliminating any view of the “usually unsightly” back yard.¹⁰ The subdivision was also reportedly the first in the Bay Area to bury its utility lines in underground conduits.¹¹ Lots could be purchased for \$250, and by 1913 the area was served by two streetcar lines, on Lakeshore Avenue and Fourth (now Park) Street.¹²

Despite these efforts, a review of construction permits indicates that only half a dozen houses were constructed in Haddon Hill between its subdivision in 1912 and 1914, after which construction halted.¹³

⁴ “Cleveland Heights,” Street Advisor, accessed at <https://www.streetadvisor.com/cleveland-heights-oakland-alameda-county-california> on May 6, 2018.

⁵ “Peralta Family History.” Peralta Hacienda Historical Park website, <http://www.peraltahacienda.org/pages/main.php?pageid=69>, accessed May 5, 2018.

⁶ Oakland Annexation map, in the collection of the Oakland Public Library, History Center.

⁷ Oakland Heritage Alliance, “‘Hidden’ Haddon Hill, a Mediterranean Gem,” Self-published booklet for walking tour, May 20, 1990, 1.

⁸ “Jordan Tract is Subdivided,” *San Francisco Call*, September 9, 1912, 16.

⁹ “Innovation Tried in Select Park,” *San Francisco Chronicle*, September 21, 1912, 11.

¹⁰ *Ibid.*

¹¹ Ed Phillips, Betty Marvin, and Lynn Fonfa, Handout for Oakland Heritage Alliance Walking Tour of Haddon Hill, August 12, 1989.

¹² “Haddon Hill, at the Head of Lake Merritt,” *Oakland Tribune*, advertisement, September 8, 1913, 16.

¹³ Ed Phillips, Betty Marvin, and Lynn Fonfa.

Homes built during the early years vary in size and style, from the modest Craftsman style bungalow at 538 Haddon Road, to the larger Tudor Revival style home at 646 Haddon Road, to the Arts and Crafts style home at 636 Hillgirt Circle, the permit for which lists Leonard Cooke as the architect, but which is attributed to Julia Morgan in several published monographs about the architect (Figure 76).¹⁴

In 1920, the Fred T. Wood Company purchased Haddon Hill from the heirs of the Jordan estate and renamed it Lakemont.¹⁵ A robust advertising campaign touted the area's underground utilities, wide streets and sidewalks following the natural contour of the land, plantings of rare trees and shrubs, and proximity to Lake Merritt and Park Boulevard. Lots with 40, 60, and 80 feet of street frontage were available, with 60-foot lots offered at \$850, reportedly less than half the price formerly asked in Haddon Hill. Restrictive covenants prohibited construction of apartments, flats, sanitariums, or stores, as well as "rigid restrictions as to race and color."¹⁶ Lots sold rapidly starting in September 1920, with early sales going to residents of Oakland, Piedmont, San Francisco, and other California cities including Los Angeles and Bakersfield.¹⁷ Construction began in earnest in the early part of 1921, and in the eight-year period between 1921 and 1928, about 70 percent of the neighborhood was developed.¹⁸

The variation in lot sizes enabled construction of a variety of types of houses, including small bungalows on Kenwyn Road, more spacious two-story homes on Radnor Road, and grand houses on the 600 block of Haddon. Period revival styles dominate the neighborhood, reflecting a broader trend in architecture in the 1920s, when American architects and their clients had interest in and access to travel in Europe. In California, revivalist architectural styles were particularly influenced by the State's Spanish heritage, popularized in part by the 1915 Pan-pacific Exposition in San Diego. This influence is visible in the development of Lakemont, with most homes designed in the Italian Renaissance Revival or Spanish Colonial Revival style, with examples of Tudor Revival and French Eclectic as well.

Characteristic architectural details in the neighborhood include the use of heavy-textured plaster, lending the illusion of thick stone or adobe walls, often capped by tile roofs or tiled cornices. Many homes feature arches, pilasters, and decorative grilles of iron and wood. Exterior design materials and motifs tend to extend to the interior of these homes, and entry areas often include textured walls, tile floors, and wrought iron details. Other common interior features include exposed ceiling beams (some with Mudajar painting), vaulted ceilings, decorative mantle pieces, and fine craftsmanship of carved or paneled woodwork.¹⁹ Most houses occupy a high percentage of their lots, and enclosed garden patios, garden rooms, and small gardens are common. Many homes in the neighborhood feature interior rooms with special relationships to the outdoors, with porches or windows that capture specific views of Lake Merritt, Mount Tamalpais, or the East Bay hills.²⁰

Noted architects who designed houses in Lakemont include Charles W. Dickey (662 Kenwyn Road; 1914), architect of the Claremont Hotel (Figure 77); William E. Schirmer (664 Haddon Road, 1924), who later designed the Alameda County Superior Court building; Sidney and Noble Newsome (609 Kenwyn Road, 1928), designers of many notable Bay Area homes (Figure 78); Douglas Dacre Stone (590 Merritt Road, 1928), architect of Oakland Children's Hospital and other hospitals around the Bay Area; and Alfred W. Smith (551 Haddon Road, 1929, and 589 Haddon Road, 1925), an extremely prolific Bay Area designer, known to have designed over 400 houses, commercial and industrial buildings, apartment

¹⁴ Ibid.

¹⁵ "Lakemont Soon to go on Market," *San Francisco Chronicle*, August 14, 1920, 6.

¹⁶ "Lakemont (Formerly Haddon Hill)," *Oakland Tribune*, August 27, 1920, advertisement, 10.

¹⁷ "Sales Record is Smashed by Transbay Firm," *San Francisco Chronicle*, September 4, 1920, 8.

¹⁸ Ed Phillips, Betty Marvin, and Lynn Fonfa.

¹⁹ Oakland Heritage Alliance, 3.

²⁰ Ibid.

buildings, churches, lodges, and institutional buildings during his career.²¹ The most prolific builder was C. W. Short, who built approximately a dozen homes, including bungalows and large houses, and one apartment building. The tract's owner, Fred T. Wood, built several homes on speculation, including 650 Kenwyn Road and 631 Haddon Road, likely in order to lure buyers to the neighborhood and enliven the subdivision in the early years.

Prominent residents included industrialist Henry J. Kaiser (664 Haddon Road); artist Leonard Foss, a noted lampshade designer with showrooms in New York, Chicago, and Los Angeles (609 Kenwyn Road); Alfred J. Lundberg, president of the Key System for many years (596 Haddon Road); William Joost, vice-president and general manager of Electrical Products Corp. in Oakland (590 Radnor Street); Victor DeVencenzi, owner of Yellow Cabs and the Oakland Oaks baseball team (566 Radnor Road); and H. M. Shane, a jeweler (558 Radnor Street).²²

Lakemont was almost completely built-out during the surge of construction from 1921 to 1928 and was almost entirely developed by 1939 (Figure 79): fewer than two dozen houses were built here between 1929 and 1955, and while some homes have been modernized through alterations, the district includes very few examples of contemporary construction. The neighborhood became more diverse after racial restrictions were invalidated by the Supreme Court in 1948, and today what was subdivided as Haddon Hill, and more successfully developed as Lakemont, is now commonly considered part of the larger Cleveland Heights neighborhood.

²¹ Betty Marvin, "A. W. Smith...Architect Extraordinaire," published in *The Alameda Architectural Preservation Society* newsletter, January 2006, accessed at <http://www.alameda-preservation.org/preservation/wp-content/newsletters/2006JanuaryAAPSNewsletter.pdf> on May 6, 2018.

²² Ed Phillips, Betty Marvin, and Lynn Fonfa.

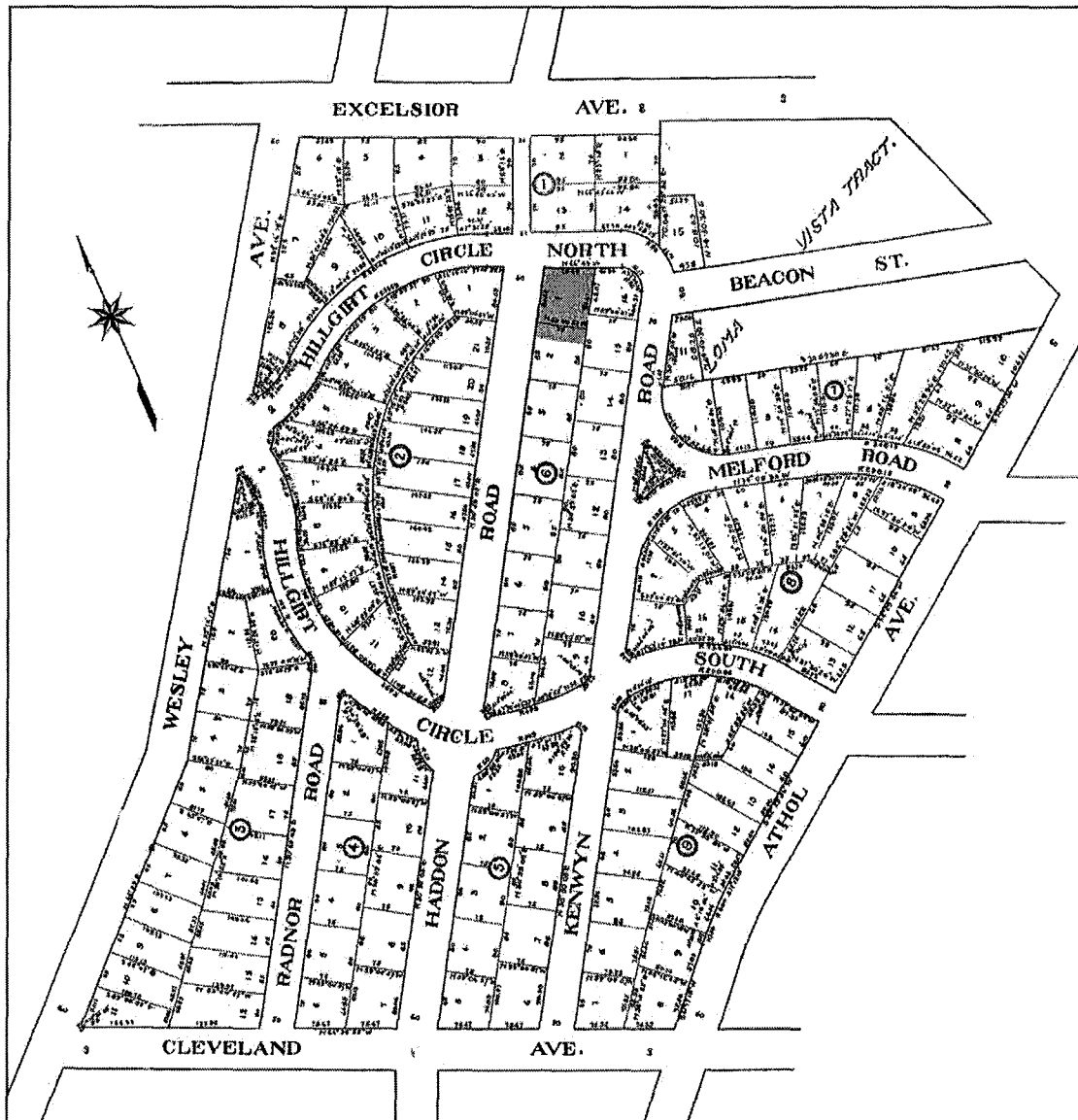


Figure 73. Haddon Hill tract, subdivided 1912. Subject property shaded in gray (U.C. Berkeley Libraries).



Figure 74. Grand staircase entrance to Haddon Hill, circa 1913. Note the puma sculpture on top of the pedestal. (Oakland Public Library History Room, Peralta Heights neighborhood file.)



Figure 75. 636 Hillgirt Circle, view northwest. Designed by Leonard Cooke, also attributed to Julia Morgan, constructed 1912 (SWCA, 2018).



Figure 76. 662 Kenwyn Road, view southeast. Designed by Charles W. Dickey, constructed 1914 (SWCA, 2018).

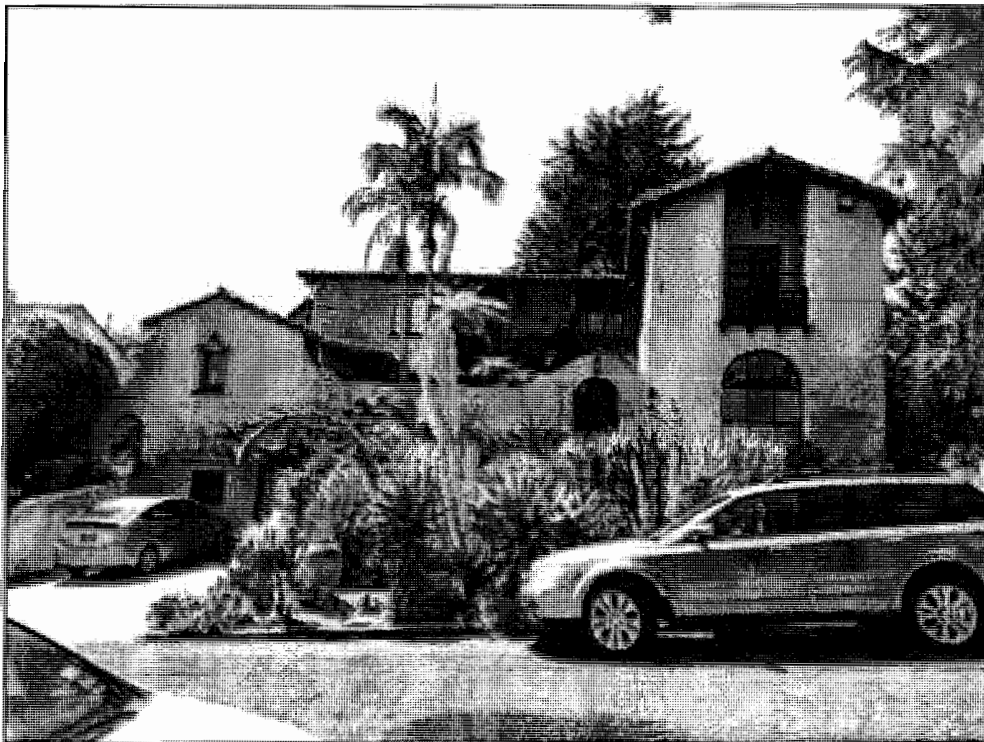


Figure 77. 609 Kenwyn Road, view west. Designed by Sidney and Noble Newsome, constructed 1928 (SWCA, 2018).



Figure 78. Aerial photograph of Haddon Hill, 1939. Tract and subject property (Lot 1) outlined in white (Environmental Data Resources).

Landscape Engineer: Mark R. Daniels (1881-1952)

The following presents a biographical overview of Mark Daniels; this material is excerpted from the website Outside Lands:²³

Although born in Spring Arbor, Michigan, Mark Daniels defined California landscape architecture in the early 20th century. He designed San Francisco's Forest Hill residence park, and worked on the Sea Cliff, St. Francis Wood, St. Mary's Park and Crocker-Amazon neighborhoods. The world-renowned 17-mile drive in Pebble Beach, California; the Thousand Oaks development in Berkeley; and the movie-star mansion community of Bel-Air in Los Angeles, were all his creations.²⁴

After he received his degree at the University of California, Daniels did post-graduate study in city planning and landscape architecture at Harvard. In 1914, he received an appointment as landscape engineer in Yosemite National Park, and immediately got the attention of the Secretary of the Interior, Franklin K. Lane.²⁵

The National Park Service as an entity had just begun, and just a couple of months after starting his work in Yosemite, Daniels was promoted to General Superintendent and Landscape Engineer to the entire Park Service. Although he served only a year and a half in this position, Daniels made sure this job with the government wasn't forgotten. (An excellent self-promoter, Daniels never hesitated to list his resume credits in interviews and articles, and "General Superintendent" was always near the top.)

Daniels belonged to exclusive clubs and his clients were invariably rich and influential. He worked for the Crockers and the Sutros and the Southern Pacific. He had a great interest in Chinese landscape design and created the Chinese Village at the Treasure Island World's Fair in 1939-40. Anti-Japanese sentiment ran so high after the attack of Pearl Harbor that there arose a serious proposal to turn San Francisco's Japanese Tea Garden into a hamburger stand. Daniels wrote the *San Francisco Examiner* pleading to save the decorative elements and go with an authentic "Chinese Tea Garden" instead.²⁶

Despite his connections to wealth, power, and the elite (one of his wives, Frances Trust Daniels, won a divorce from him with the complaint that he spent all of his time at the Bohemian Club), Daniels also reveled in arts and the free-to-all natural wonders of California. He not only was a musician and actor, but he painted, gardened, wrote newspaper articles describing beach and wildflower hikes, and promoted his vision of residential development wedded to natural beauty:

"The art of the landscape architect consists more in knowing what not to do than what to do. In other words, he must seek to retain the natural effects of the setting and, where changes are essential to utility, to disguise man's handiwork as much as possible. It is merely obedience to the familiar rule--'true art is to conceal art.'"²⁷

²³ <http://outsidelands.org/daniels.php>

²⁴ Mark Daniels resume, *San Francisco Heritage*.

²⁵ *San Francisco Examiner*. April 19, 1914.

²⁶ Letters to Editor, *San Francisco Examiner*. March 13, 1942.

²⁷ Daniels, Mark, "California as a Place of Homes." *California Magazine*, Volume 1, Issue 1, July 1915.

For all his surety of artistic expression, Daniels never seemed to find his footing in his personal life. He married and divorced four times and his only child committed suicide just a couple of years before his own death.

V. ARCHITECTURAL CONTEXT

Italian Renaissance Revival, 1890-1935

The dwelling at the subject property is designed in the Italian Renaissance Revival style. Prior to World War I, the Italian Renaissance Revival style was most commonly used for architect-designed civic and institutional buildings in urban contexts.²⁸ The style began to spread into vernacular and residential designs after World War I, bolstered in part by the fact that by the 1920s, many American architects and their prosperous clients had travelled to Italy and seen first-hand the inspiration behind the style. Photographic printing had improved by this time as well, adding direct visual inspiration for designers. Authenticity in replication of the appearance of original Italian prototypes was also bolstered by the perfection of masonry veneering techniques, critical to replicate historically stuccoed or masonry walls.

Although less common than the contemporaneously constructed Craftsman, Tudor Revival, and Colonial Revival style, the use of classically-derived cladding, fenestration, and facade details in the Italian Renaissance Revival style often confers a comparatively grandiose appearance to even modest houses designed in the style. Popular through the 1920s, use of the style declined through the 1930s and examples constructed after 1940 are rare.

Four principal subtypes of the style are distinguished primarily by their roof form. Over half of Italian Renaissance Revival-style houses have a simple hipped roof with a flat, symmetrical front façade. Examples of this type constructed before 1920 often include full-width porches with massive square piers as supports. Some Italian Renaissance Revival-style houses have a hipped roof with one or more projecting wings at the front façade, either with a single centrally-located wing, or paired, symmetrically located wings. A small proportion of Italian Renaissance Revival-style houses have asymmetrical façades; usually the asymmetry involves the placement of doors and windows, although, very rarely, L plans or other more complex footprints are used. And finally, some high-style examples of Italian Renaissance Revival buildings are capped by flat roofs, usually with a prominent cornice with dentil molding and a roof-line balustrade. These high-style examples are generally architect-designed and include a richer display of façade material and ornament, including first-story rustication and stone construction.

Character-defining features of the Italian Renaissance Revival style include simple, often rectangular massing; two- to three-story height; symmetrical arrangement of fenestration at the primary façade; a low pitched roof (sometimes flat) with widely overhanging eaves supported by decorative brackets; ceramic tile at the roof; stone, stucco or brick cladding; recessed entry porches; full-height first-story windows; round arches above doors, first-story windows and porches; upper-story windows smaller and less elaborate than ground- or lower-story windows; and decorative façade articulation including quoins, roof-line balustrades, pedimented windows, classical door surrounds, molded cornices, and belt courses.

²⁸ Virginia Savage McAllister. *A Field Guide to American Houses (Revised): The Definitive Guide* (New York: Knopf, 2015) 498.

Architect: William E. Schirmer (1889-1957)

William Edward Schirmer was born on January 9, 1889, in Oakland, California. His father, William Schirmer, was a former Pacific Coast Master Mariner and owner of Schirmer Stevedoring and Ballast, a shipping company. His father wanted him to join the shipping business, but instead Schirmer decided to study architecture at the Mark Hopkins Institute in San Francisco.

From 1910 to 1916, Schirmer trained as a draftsman with the architecture firms of Willis Polk, C. W. Dickey, and C. W. McCall. In 1917, he partnered with architect Arthur S. Bugbee to form Schirmer-Bugbee Company. Together they designed the Sweets Ballroom in 1923. The firm became known for their designs for elegant apartment buildings and residences in the Oakland area. Irving F. Morrow, in an *Architect and Engineer* article bemoaning the lack of thought and design that went into apartment buildings (saying they were “at the bottom of the aesthetic scale”²⁹), praised the work of Schirmer and Bugbee. Unlike other apartment buildings, Morrow wrote, those designed by Schirmer and Bugbee were “coherent in composition, refined in taste, human (man’s size) in scale, domestic in feeling, and respectable in execution. [...] the field of the medium-sized apartment seems to be one in which they appear in the role of pioneers. Their work – anomalous as it may seem to be compelled to say so – is almost unique. And though it perform no other service, it must surely dispose of the time-worn argument that it is impossible to do an attractive apartment house.”³⁰ Schirmer practiced in partnership with Bugbee until 1925, after which he practiced on his own.

Schirmer designed in the popular Period Revival styles of the time. Many of his residences can be found in Piedmont and Oakland’s Broadway Terrace and Crocker Highlands neighborhoods. Among his residential commissions are the W. H. Eliason House (894 Longridge Road, 1927), the Haddon Hill Model Home (650 Kenyon Road, 1932-1926), and the Stafford House (912 Grand St, 1932). His designs for single-family residences were noted for their attention to detail, such as wrought-iron work at windows and doors, and the integration of outdoor and indoor space, especially in his use of sunrooms, French doors, and expansive windows.³¹ He is also known for his use of sprawling plans similar to the work of Southern California architect Cliff May, whose designs in the 1920s were a prelude to his Ranch houses of later decades, and William Wurster in Northern California. His later work was characterized by its simpler, farmhouse-like style, though his use of large windows remained.

Schirmer, though known for his residential commissions, also designed two car dealerships in Oakland (1920, 1925) and partnered with William A. Rich to design a Roman Catholic School and Convent addition in Oakland (1949). He was also part of the design team for the Alameda County Courthouse (1935-1936). He was a leader of the Society of Alameda Architects and joined the American Institute of Architects in 1945.

Schirmer married Helen Hediger in 1916. They had three children. Schirmer and his wife both passed away on November 29, 1957, in a fatal car accident.

²⁹ Irving F. Morrow, “Humanity in Apartment Houses,” *The Architect and Engineer*, Vol. 65 (2) May 1921, 48.

³⁰ Morrow, 49.

³¹ Dave Weinstein, “Serious Craftsmanship,” *San Francisco Gate*, August 2, 2008.

<https://www.sfgate.com/bavarea/article/Serious-craftsmanship-3201625.php#photo-2342213> (accessed May 24, 2018).

VI. KAISER

Henry J. Kaiser

The following presents a brief overview of the life and career of Henry J. Kaiser (1882-1967); this material was prepared by Tom Debley and is adapted from a former Kaiser Industries biography issued in 1982 on the centennial of Henry J. Kaiser's birth and from "Serving the East Bay for 60 years," a special newspaper supplement prepared by Kaiser Permanente and published by ANG Newspapers in September 2002 in connection with the 60th anniversary of the opening of the Oakland Medical Center.

Henry J. Kaiser was a 20th century American industrialist with worldwide interests, a builder and co-founder of Kaiser Permanente. The son of German immigrants, he became a world-renowned entrepreneur.

As an industrialist, he was the founder of the Kaiser companies, which grew from a small road paving company to a global enterprise. As a builder, he constructed roads, dams, tunnels, pipelines, ships and houses. As an industrialist, he manufactured cement, steel, aluminum and automobiles. As the co-founder of Kaiser Permanente, he worked with partnerships of physicians, built hospitals and other health care facilities, established a nursing school and contributed to medical education.

Kaiser Permanente Was Closest to Kaiser's Heart

Closest to Henry Kaiser's heart was the development of Kaiser Permanente as the world's largest privately sponsored health care delivery system, which he co-founded with Sidney R. Garfield, MD. "Of all the things I've done," he told a reporter on his 85th birthday, "I expect only to be remembered for my hospitals. They're the things that are filling the people's greatest need – good health."

Kaiser's opportunity to pioneer with physicians in health care financing and delivery came in 1938, when he was building dams far removed from hospitals and doctors. The Medical Care Program evolved from Kaiser's need to provide workers and their families with health care at affordable costs in remote areas of the West. The program was replicated to serve the health care needs of shipyard and steel mill workers and their families during World War II, and, by public demand, was subsequently opened to community enrollment.

Partly because of his pioneering in medical care, Henry Kaiser received the AFL-CIO's Murray-Green Humanitarian Award "in recognition of notable accomplishments in voluntary medical care, housing and labor-management relations." A citation from President Lyndon B. Johnson stated this was "the first occasion on which the AFL-CIO selected an outstanding industrialist to receive their highest honor. Henry Kaiser epitomizes a departure from the past...a pioneer of the new breed of responsible businessmen..."

Historians writing about major events of the 20th Century today see the work of Henry Kaiser in co-founding Kaiser Permanente and launching employer-sponsored health care in the United States as one of the century's major social contributions.

An Idea Born During Crisis of the Great Depression

The idea was born out of crisis during the Great Depression and President Roosevelt's response with the New Deal. It was a way to address the fact that most Americans had little or no access to health care.

This story is captured in historian Kevin Starr's 2002 book "Embattled Dreams: California in War and Peace, 1940-1950."

"Roosevelt," Starr wrote, "saw Henry Kaiser as the essence of the New Deal industrialist, a man capable of working with government on the largest possible scale... In the case of his health care program, in which he played an equal role as founder along with Garfield and his physicians, Kaiser bridged the public philosophy of the New Deal and private capitalism.

"Criticized in the 1940s and 1950s as socialized medicine, the Kaiser Health Plan and its affiliated Permanente Medical Groups in reality had the very opposite effect. They proved that private social medicine could remain free of government while meeting mass health care needs..."

Henry Kaiser's Early Years

Henry J. Kaiser was born on May 9, 1882 in a white frame farm-house at Sprout Brook, New York, one of four children of Francis J. Kaiser, a shoemaker, and Mary Yops Kaiser, a practical nurse, both immigrants from Germany. He died in Honolulu, Hawaii, on August 24, 1967.

He left school at 13 to take a job at \$1.50 a week as a cash boy in a drygoods store at Utica in upstate New York to help support his family, and boosted his income by taking photographs after working hours. Despite a limited formal education, he always was learning. His restless, driving spirit was constantly seeking new ways of doing things. Later, the same drive challenged his managers, engineers and other employees in daring projects and new ventures.

Young Henry Kaiser traveled as a photographic salesman in upper New York. At Lake Placid, New York, he offered to work for nothing for the owner of a photographic studio, on the condition that if he doubled the business in a year, he would receive a half interest. He trebled the business, became a junior partner at 22, bought out the business a year later and added new stores at Daytona Beach and Miami, Florida, and Nassau. Outside his first store he placed a prophetic sign: "Meet the Man with a Smile."

Building Career Starts in the West

Deciding to stake his future with the West, he moved to Spokane, Washington, in 1906 and was hired by a hardware company, later becoming sales manager. He went into construction in 1912 as a salesman and manager of road paving contracts in Washington and British Columbia.

It was in 1914 that he established his first company -- Henry J. Kaiser Company, Ltd. -- at Vancouver, B.C. with a \$20,000 loan. His first job was to pave a street two-and-a-half miles long. He was then 32.

During the next seven years, he continued road-paving work in Washington, Idaho and British Columbia and created a new way of doing the job by replacing mules with machinery. Doing jobs in better and faster new ways became a Kaiser trademark, and he saved his men many backbreaking hours by putting pneumatic tires on wheelbarrows and mechanizing his jobs.

He won his first job in California by jumping off a moving train. He wanted to bid on the job of building a 30-mile road between Red Bluff and Redding in Northern California, but the train didn't stop at Redding. When it slowed down nearby to drop off the mail, Henry Kaiser jumped off. He won the contract and in 1921 established his headquarters in Oakland, where it remained for the rest of his life.

On this first California job, Henry Kaiser demonstrated another of his trademarks -- speed. At that time the average progress for paving a road was two miles a month. Henry Kaiser tied five scrapers to a tractor, instead of one to a team of horses, and completed one mile every week.

He moved into the sand and gravel business in 1923 while he was paving a road between Livermore and Pleasanton in California. The aggregate plant developed into one of the largest producers of aggregates in Northern California. It was also Henry Kaiser's start in the business of mining and processing raw materials.

A Cuban Highway Led to Western Dams

The year 1927 was a turning point in Henry Kaiser's career when he went to Cuba to build a 200-mile highway and 500 bridges. It was a huge project for the young contractor and the principle of teamwork learned on this job guided his future work. He was a pioneer of the joint venture concept that led to partnerships and associations of contractors for cooperative construction of projects too large for a single builder.

In Cuba, Henry Kaiser realized that a growing organization must develop its management from within itself. He went into the business of hiring young talent and training his future leaders -- "building people" as he described it.

The 1930s was the era of the big dams -- first Hoover, 726 feet high on the Colorado River, then Bonneville and Grand Coulee on the Columbia River. A joint venture combine called Six Companies, Inc., of which Henry Kaiser was elected chairman of the executive committee, constructed Hoover Dam. The dam was built in four years -- two years ahead of schedule.

While the dams were being built, Kaiser's men were building piers for the San Francisco-Oakland Bay Bridge, levees on the Mississippi River and pipelines in Kansas, Texas, Oklahoma, Arizona and Montana. Up to the start of World War II, Kaiser and associated firms built some 1,000 projects totaling \$383 million. His engineering and construction activities led to the development of Kaiser Engineers.

Another dam started Henry Kaiser in his industrial era. Although he had no cement plant, he successfully bid to supply six million barrels of cement to build Shasta Dam in Northern California at a saving of \$1,683,866 under the next lowest bid. With the contract in hand, he built a cement plant at Permanente, California, in only seven months from start of construction to production. He also supplied 11 million tons of aggregates

for the dam, and built a nine and one-half mile conveyor belt -- then the world's longest -- to transport the material through the mountains in place of a railroad line.

At the time of his death, Kaiser Cement Corporation was the largest cement company in the West.

Shipbuilding Winds Worldwide Recognition

In 1940, when the Allies desperately needed ships, Britain called on the Kaiser "know-how" at marshaling men and materials and contracted for a Kaiser-managed group to build shipyards and 30 cargo ships. Thus began the shipbuilding program that won worldwide recognition.

At the peak of the shipbuilding era, Henry Kaiser and his associates operated 58 shipways at seven yards that built 1,490 ships during World War II -- roughly 27 percent of the American production of merchant shipping in this period -- plus 50 small aircraft carriers. The Kaiser shipyards established a reputation for speed, averaging one new ship a day and an aircraft carrier per week.

On November 15, 1942, the Liberty ship Robert E. Peary was launched -- 4 days and 15 hours after the keel was laid. The ship was complete with bath towels and sharpened pencils in the chart room. Kaiser's streamlined, mass production of ships was based on prefabrication of major units and assembly line fitting of the parts into the whole.

During World War II, Henry Kaiser also managed the largest artillery shell operation in the U.S. He built and operated magnesium plants for the production of the light metal and "goop," the magnesium incendiary. He supplied all the bulk cement used by the United States to construct Pacific fortifications. He operated an aircraft and aircraft parts manufacturing plant, and joined with Howard Hughes in the development of the famous "Spruce Goose," a huge wooden flying ship that was proposed to replace and supplement Liberty ships in transporting troops and military supplies.

One acute problem for the World War II shipbuilder was the availability of steel ship plate in the West, so Henry Kaiser built his own steel plant at Fontana in Southern California -- the first fully rounded steel plant in the Western United States. This venture was the forerunner to Kaiser Steel Corporation.

Postwar Period Launches Kaiser's Greatest Growth

During the war, Henry Kaiser looked to the future and envisioned the postwar needs. He was convinced that four essentials would be in great demand -- metals, building materials, homes and automobiles. He anticipated a growth period needing steel, cement and sand and gravel, and he also saw promise in another material -- aluminum.

In 1946, Henry Kaiser entered the aluminum business by leasing surplus plants from the War Assets Administration. Industry sources claimed that "aluminum will be running out of our ears" -- so great had been the wartime expansion of capacity. One "expert" report listed 16 reasons why Kaiser's entry into aluminum was doomed to failure.

Within five years, Henry Kaiser and his team of energetic young managers were producing and marketing more aluminum than the entire U.S. annual output up to 1937, and in its first 20 years Kaiser Aluminum & Chemical Corporation was destined to

expand its capacity to approximately five times the pre-war level. How it was accomplished has been called one of America's greatest industrial success stories. Kaiser's constant search for new ideas anticipated the need for this light metal that would jump to 47 pounds per capita in 1966 from only 10 pounds in 1946.

Manufacture of Automobiles Becomes Worldwide

Believing his men, who produced ships faster and at lower cost than ever before, could make a contribution to the postwar production of automobiles, Henry Kaiser formed the Kaiser-Frazer Corporation in 1945. Starting from scratch, the auto manufacturing plant at Willow Run, Michigan led the industry in producing the first all-new American car since 1941. Pioneering the postwar styling, the new company overcame terrific shortages of materials in its first full year of operations. It produced its own engines, its own bodies, and its own steering gears. It built a new dealer organization, and broke all records in the history of the industry for number of new cars produced by a starting company in a new plant.

Automobile manufacturing in the postwar period was an exceedingly competitive business. After 10 years of passenger car production in which 750,000 Kaiser cars rolled off the assembly line, Henry Kaiser withdrew from the passenger car market in the United States and concentrated on the production of the famous four-wheel-drive "Jeep" utility vehicle in this country and overseas.

In the early 1950s, he started complete manufacturing facilities of motor vehicles in South America, establishing Willys-Overland do Brasil and Industrias Kaiser Argentina. After moving to Hawaii in 1955, Henry Kaiser directly supervised the building of the 1,146-room Hawaiian Village Hotel; a Kaiser Foundation Hospital; a \$13.5 million cement plant; radio and television broadcasting facilities; and the new community of Hawaii Kai.

At the time of his death in 1967, the ventures he founded had grown from a small road paving company to more than 100 enterprises that encompassed 300 products and services; 180 plants, projects and hospitals, in 33 states and 41 countries; more than 90,000 employees; annual payrolls exceeding \$630 million; annual sales of more than \$2.1 billion; and more than 140,000 public shareholders.

Mayo Clinic for the Common Man

The following presents a brief overview of the founding of the health care program which would become Kaiser Permanente, as originally conceived during a conference held at the property on April 9, 1943. This material is excerpted from *Kaiser Wakes the Doctors* by Paul DeKruif, which was originally published in 1944.

April 9th 1943. at Henry Kaiser's home in Oakland there was a conference. It deserves to be noted and remembered by America's medically forlorn. Dr. Harold Brunn, world-famous chest surgeon from San Francisco, was there. An honest man, he deplored the bankruptcy of ideas for progress that marked organized medicine's invisible hand in today's medical crisis. Brunn was no medical poo-bah remotely authoritative because of those mystic letters, M.D. He was looking toward Henry Kaiser, graduate of the seventh grade, as a medical leader.

Ray Lyman Wilbur, Chancellor of Stanford University and past President of the A.M.A., honoured Kaiser by his presence. He was likewise not medically authoritative or snooty. He was dour in outward manner but with a great doctor's heart. Wilbur understood this medical qualification of Kaiser's that had been written about him many years ago by Leland Cutler:

'Builder that he is, I think he has not ever crushed a flower half-hidden in the grass that he did not wish he might have walked some other way. He has not built upon the ruins or the wreckage of his fellowmen, nor erected selfish slabs of structured stone to glorify himself.'

Kaiser's old friend, Dr. Louis Lohse, conservative, came too, that evening, to show his willingness to follow non-medical Henry Kaiser in his revolutionary medical adventure.

Swede Larsen of the California Physician's Service and Sydney Garfield were there to work out the details of this projected historic co-working of the medical profession on the one hand and industry and labor on the other.

That evening the plan of campaign of this co-operative death fight was drawn up tentatively. California Physician's Service would undertake the medical care of the workers' wives and children. The payroll deductions for the family plan would be managed, as with the workers, by the Permanente Foundation. The health centres on the Kaiser housing projects would be staffed by Physician's Service's doctors and nurses. The Permanente and Field Hospital facilities would be opened up to any dependent entitled to care under the plan who is receiving treatment from any doctor of the Physician's Service, whether a member of the Permanente staff or not.

The doctors of Garfield's Permanente staff were to be invited to become members of the California Physician's Service. In short, the Kaiser Physician's were to be taken into organized medicine's sacred precincts. Such were the terms of the proposed momentous union. The benefits of this alliance of industry and medicine were unquestioned. The California Physician's Service members would enjoy the advantages of the Kaiser health plan's mighty power to build hospital facilities. It would expose individually practicing doctors to group medicine. Garfield's doctors would become respectable, and have the interchange of science with the cream of the medical profession of the San Francisco Bay region.

That night was born the promise of a model for the community Mayo Clinic for the common man. Let it succeed – and how could it fail? – and it would spark the formation of thousands of such death-fighting organizations from coast to coast.

VII. SITE HISTORY

As recorded by the Alameda County Assessor, Henry J. Kaiser acquired the property on March 23, 1924. The original building permit for the residence was not found during the course of research.

On June 27, 1931, Mr. Kaiser received a permit to enclose a second floor to make a sunroom.³² While unspecified in the permit, research to date suggests the sunroom enclosure is the sunroom off the master bedroom, at the south end of the dwelling. It was to cost \$1,000. No architect was listed. Fred Woodland was the specified contractor.

A year later, on July 25, 1932, Mr. Kaiser was issued a permit to add a single room that was to measure 21 feet by 22 feet.³³ The location of the new room was unspecified. Estimated cost was to be \$975. William E. Schirmer was listed as the architect with Fred J. Westland listed as the contractor.

Three years later, on December 5, 1935, Mr. Kaiser received a permit to add an addition to the existing garage.³⁴ Research to date suggests the addition was to extend the garage to the south. The permit recorded the existing garage dimensions as 15 feet by 19 feet and the new addition's dimensions as 15 feet wide by 9 feet long. The addition was to have a concrete floor and a tile roof to match the existing. Cost was to be \$200. No architect was specified, and Mr. Kaiser was to serve as the contractor.

On September 2, 1936, the City issued Mr. Kaiser a permit to partition the basement to create a new passage dividing the existing laundry room from a new servant's bedroom and bathroom.³⁵ The cost was estimated at \$300. No architect was listed, and Mr. Kaiser was to serve as the contractor.

Two months later, on November 2, 1936 the City issued a second permit to add a second-floor bedroom above the garage.³⁶ The addition was to measure 14 feet square and feature a tile roof. Cost was to be \$500. No architect was specified, and Mr. Kaiser was to serve as the contractor.

On March 14, 1939, Mr. Kaiser received a permit for an interior remodel to the kitchen and breakfast room.³⁷ While the scope of work as described on the permit is somewhat illegible, it appears the work was to include several projects: 1) install a 5-foot steel sash corner window in the kitchen, 2) convert a bathroom to a pantry by removing the plumbing and installing shelves, and 3) install a 2-foot bay window in the breakfast room. Total cost was estimated to be \$450. No architect was listed. W. H. Pollard was listed as the contractor.

On January 24, 1940, the City issued a permit to Mr. Kaiser for unspecified roof repairs and to cover a small deck with felt, asphalt, and tile.³⁸ Research to date suggests the deck may be the one situated off of the breakfast room. Cost was to be \$25. No architect was specified. Ed C. Pagee was listed as the contractor.

On August 28, 1940, the City issued a permit to Mr. Kaiser for fireplace work.³⁹ The project was to include removing the existing fireplace and adjacent wall in the living room and to replace with a steel I-beam. A new fireplace was to be built at exterior wall of house. A concrete slab was to measure 4 feet by 7 feet and be 12 inches thick. Estimated cost was \$1,500. No architect was specified. Mr. Kaiser was to serve as the contractor.

On November 14, 1941, Mr. Kaiser received a permit to enlarge a patio/conservatory.⁴⁰ The patio/conservatory was to be enlarged 8 feet by 9 feet. Tile was to be installed on the floor with a glass

³² OPB, Building permit no. A46965, June 27, 1931.

³³ OPB, Building permit no. A50365, July 25, 1932.

³⁴ OPB, Building permit no. A60484, December 2, 1935.

³⁵ OPB, Building permit no. A64034, September 2, 1936.

³⁶ OPB, Building permit no. A85113, November 2, 1936.

³⁷ OPB, Building permit no. A77324, March 14, 1939.

³⁸ OPB, Building permit no. A83075, January 24, 1940.

³⁹ OPB, Building permit no. A86747, August 24, 1940.

⁴⁰ OPB, Building permit no. A93707, November 14, 1941.

skylight above. The existing study was to be enlarged by 4 feet and a wood floor installed. Cost was to be \$1,000. H. J. Kaiser Co. was listed as both the architect and the contractor.

As told by Albert Heiner in his book *Henry J. Kaiser, Western Colossus: An Insider's View*, Mr. Kaiser lived in this house longer than any other. In describing Kaiser's relation to the home, Heiner quoted a Frank Taylor's *Saturday Evening Post* article of June 7, 1941.

He gets as much satisfaction out of doing a little job as out of a big job. One of his thrills is his home in Oakland, which he built sixteen years ago before he became a rich man. He and Mrs. Kaiser, who is 'Mother Kaiser' to the whole Kaiser outfit, are proud of the fact that they still live in the old house in which their sons grew up. But as one of Kaiser's men remarked, 'It's the same old foundation, but not the same house.' At least twice a year Kaiser rebuilds, tearing out walls, changing rooms, redecorating, and refinishing. He does this just as he builds a Coulee Dam or a shipyard, with day and night crews.

Kaiser also used his home as a center of business and socialization. In 1943, he hosted at the subject property a conference, described in more detail in the preceding section of this report, where the tentative plan to open the Kaiser employee healthcare plan to community enrollment was developed. The Kaisers also hosted elaborate Christmas receptions for his employees and their families at the subject property, wherein Kaiser tried to include as many guests as possible from among those he had anything to do with directly. The Kaisers also wanted their neighbors and the public in general to share in the festivities, so each year they went to great trouble and expense to decorate the home spectacularly on the outside.⁴¹

Soon after the end of World War II, Henry J. and Bess Kaiser moved to the top floor of the Bellevue Staten apartments on Lake Merritt in Oakland. While living in this apartment Henry J. Kaiser began the construction of a new home in Lafayette, California. After owning the subject property for 26 years, Mr. Kaiser sold the property to Ralph and Thelma Montali on March 6, 1950.

Ralph H. Montali (1910-1990) was born on January 19, 1910, in San Francisco. The 1940 U.S. Federal Census recorded Mr. Montali as a sales manager of a liquor business. He was married to Eleanor Montali and together they had a five-year-old son, Thomas. The family resided at 1808 Harvard Street, Alameda. City directories in 1941 listed him as a department manager at McKesson-Langley-Michaels.⁴² Later, Mr. Montali worked as a wholesale liquor distributor and served as the president of the Wholesale Liquor Distributors Association of Northern California.⁴³ He also served as the chairman of the Small Craft Harbors Commission.⁴⁴ Mr. Montali passed away on March 26, 1990, in Oakland.⁴⁵ Research to date revealed no information on Thelma Montali.

Mr. Montali sold the property on July 22, 1959, to Alvin F. T. and Kari Rene Kassow.

Alvin Ferdinand Theodore Kassow (1918-1980) was born on September 28, 1918, in Cedar Mills, Minnesota. The 1940 U.S. Federal Census recorded him as a soldier in the Army, stationed in Champaign County, Illinois. In 1942 he married Mari Gene Woolley in Boise, Idaho.⁴⁶ By 1945, he lived in San

⁴¹ Albert Heiner. *Henry J. Kaiser. Western Colossus: An Insider's View*. San Francisco: Halo Books, 1991. Page unknown.

⁴² Ancestry.com

⁴³ "Liquor Leaders Meet Over Flynn Association," *Hayward Daily Review*. December 11, 1953, p.9. www.ancestry.com (accessed May 21, 2018).

⁴⁴ "Small Craft Unit Elects Chairman." *Hayward Daily Review*, February 16, 1965, 7, www.ancestry.com (accessed May 21, 2018).

⁴⁵ Ancestry.com

⁴⁶ Ibid.

Francisco and in the late 1940s he worked as a service manager for H. S. Scales and lived in Colma. By 1953 he had moved to Oakland.⁴⁷ By the time Mr. Kassow acquired the property, he had remarried to a Kari Rene Kassow.⁴⁸ Mr. Kassow died in 1980 in Alameda County.

On June 2, 1967, the Kassows sold the property to Ralph B. and Helen E. Pahlmeyer, Alfred L. and Thelma A. Phelps, and Shirley S. Clausen (a widow), with each family party owning a one-third share of the property.

With the sale in 1967 the property became the Clausen House, a group home for individuals with intellectual and developmental disabilities. It was named for Shirley Clausen's husband, Oakland physician Dr. Edwin G. Clausen. Their daughter Ann was among the first patients in the program. Mr. and Mrs. Pahlmeyer's daughter Sue Ellen was also among the early patients.⁴⁹ Together, the Clausen and Pahlmeyer families developed the idea of buying a home where their developmentally disabled children and others could live together, somewhat independently and under supervision, so that they could reach their full potential. This idea stood in contrast to existing options for developmentally disabled persons in the 1960s, which were generally limited to custodial care or institutionalization in California's overcrowded mental institutions.⁵⁰ Almost immediately after opening their first group care facility at the subject property in 1967, there was a waiting list for more clients with developmental disabilities.⁵¹

Dr. Edwin George Clausen (1910-1966) was born and raised in Ferndale, California.⁵² In 1932 he graduated from the University of California Medical School at Berkeley.⁵³ His *Oakland Tribune* obituary stated that he was "one of those rare individuals whose profession also was his major avocation."⁵⁴ He was a practicing surgeon, medical administrator, educator, and supporter of health organizations. Among the numerous posts he held were chief of surgery at Cowell Hospital at the University of California at Berkeley and associate professor at U.C. Medical School in San Francisco, as well as serving on the staffs of Merritt and Providence Hospitals. He sat on the board of directors at Children's Hospital Medical Center of Northern California and Peralta Hospital. Dr. Clausen was president of the California Academy of Medicine, president of the San Francisco Surgical Society, and director of the Alameda County branch of the American Cancer Society. He also served as the American College of Surgeons' Eastbay chairman of the selection committee. Dr. Edwin and Mrs. Shirley Ann (Stephens) Clausen married in 1944. The couple had three children: Edwin G., Jr., Ann, and John C. Dr. Clausen died age 55 on February 12, 1966.⁵⁵

The following presents an historical overview of Clausen House; this material is excerpted from the Clausen House website:⁵⁶

Clausen House has long been a pioneer in assisting adults with intellectual and developmental disabilities become part of the community. In 1967 Clausen House began as a single group home for the developmentally disabled providing an alternative to being institutionalized or isolated in a family home.

⁴⁷ Ibid.

⁴⁸ Alameda County Assessor

⁴⁹ Piedmont Post. "Clausen House – Serving the Community for 50 Years." October 4, 2017.

⁵⁰ Ibid.

⁵¹ Ibid.

⁵² Ancestry.com

⁵³ "Graduation announcement." *Oakland Tribune*. May 15, 1932. 8.

⁵⁴ "Obituary of Dr. Edwin G. Clausen." *Oakland Tribune*. February 21, 1966. 30.

⁵⁵ "Final Rites Held for Dr. Clausen." *Oakland Tribune*. "Final Rites Held for Dr. Clausen." February 14, 1966. 24.

And "Obituary of Dr. Edwin G. Clausen." *Oakland Tribune*. February 21, 1966. 30.

⁵⁶ clausenhouse.org/2014/about

Since then, Clausen House has expanded to include three residential group homes, an apartment complex, a community center, and to provide independent and supported living, education, supported employment, and social recreation programs.

The organization's first residence for women with developmental disabilities was located in the former home of industrialist Henry J. Kaiser at 664 Haddon Road in Oakland. The residence was named after an Oakland physician, Dr. Edwin Clausen, whose daughter Ann was one of the first participants in the program. At the time, the concept was innovative because the residence was in the community and the women who lived there learned skills to help them participate more fully in mainstream society. In those days the only alternatives to living at home with one's family were the state hospital system (now called Developmental Centers) or a board-and-care situation, typically with a poor family trying to supplement its income by taking in persons with disabilities. In either case, it was purely custodial care.

The Clausen House model was different. By 1975 several residences were established and an array of skills classes were developed in partnership with the Oakland Unified School District Adult Education program. In 1976 Clausen House purchased the Lenox apartment building and initiated what is now its Independent Living Services program (ILS), the first of its kind in Northern California. Five years later, Clausen House had established a performing arts troupe, a catering company, and what is now the Supported Employment program.

Remodeling of the 664 Haddon property occurred almost immediately after acquisition. Dr. and Mrs. Clausen's son Edwin Clauson, Jr. received a permit on June 29, 1967 for alterations to "care for six mentally retarded children."⁵⁷ While the scope of work as described on the permit is somewhat illegible, it appears the work was to include several projects: 1) enclose stairs to second floor, 2) add a new stair to north side, and 3) install a new exit from basement. The total estimated cost was to be \$2,000. Neither an architect nor a contractor was listed. The Clausen House opened with seven residents.⁵⁸ However, it is unclear if this work was completed as it is not presently reflected in the house.

Two years later, on February 24, 1969, the property transferred to the Clausen House.

Nearly three years later on December 15, 1972, the property was sold to the Donald J. Wood Foundation. The Donald J. Wood Foundation was established by Helen Reimann Wood and dedicated to helping developmentally disabled persons. Clausen House purchased an apartment building on Lennox Avenue, in the Adams point neighborhood of Oakland, and by 1977 were providing housing to 80 residents in six different locations in the East Bay.⁵⁹ By 1981, Clausen House had purchased the former home of California governor and Chief Justice of the Supreme Court Earl Warren, on Vernon Street in the Adams Point neighborhood, and were using it as their headquarters and residence.⁶⁰ The organization remains headquartered at the property on Vernon Street. A 2017 *East Bay Times* article reported that the subject property was a hospice "after Clausen House," but did not give further details.⁶¹

On January 18, 1978, the Donald J. Wood Foundation sold the property to Phillip and Louise Hong.

⁵⁷ OPB, Building permit no. C37604, June 29, 1957.

⁵⁸ Roger Eliassen and Jerry Metzker. "Clausen House -- Serving the Community for 50 Years." *Piedmont Post*. October 4, 2017.

⁵⁹ Roger Eliassen and Jerry Metzker.

⁶⁰ Elizabeth Bussing. "Clausen House." *The Living Church*, September 6, 1981, 8-9.

⁶¹ "Kaiser Permanente Buys Founder's Historic Home." *East Bay Times*. March 31, 2017.

Seven months later, on August 1, 1978, the City issued a permit to Philip Hong to remodel the kitchen.⁶² No details were provided. Cost was to be \$9,200. Custom Kitchens was specified as the contractor. A 2004 *San Francisco Chronicle* article about the listing of the home reported Mr. Hong combined the butler's pantry with the kitchen. About the general condition and style of the house, he was quoted saying "A rich old man lived that way [referring to Henry J. Kaiser]...I thought, 'I don't care, I will too.'"⁶³

After the death of Louise Hong, sole ownership transferred to Phillip Hong on May 7, 1998. On November 16, 1998, Mr. Hong transferred the property to the Phillip Hong Trust.

On December 1, 2004, the property was sold to Jay and Marlies Patterson.

Jay William Patterson, III (1944-2010) was a fourth generation San Franciscan. In 1969 he began public service as the deputy registrar and city recorder. Between 1980 and 1987 he served as the registrar of voters. He is remembered for his 1985 creation of the provisional ballot, for which then San Francisco Mayor Diane Feinstein proclaimed May 6, 1985, as Jay Patterson Day in San Francisco.⁶⁴

A 2017 *East Bay Times* article about the property's acquisition by Kaiser Permanente Health Plan, Inc., reported the Pattersons spent about \$500,000 restoring the property. In 2007 The Oakland Heritage Alliance honored the Pattersons with a Partners in Preservation award for their largely structural restoration work. Included in the project were replacing, leveling, and strengthening three-quarters of the foundation, restoring the grand staircase with new framing, and repairing or recreating balusters.⁶⁵ After all the work, the Pattersons reportedly ran out of money before they could finish renovating the kitchen.⁶⁶

After a couple transfers between Patterson family trusts, on November 11, 2016, the property was sold to the Kaiser Foundation Health Plan Inc.

While the primary (west) façade retains its historical appearance, since the original construction of the residence in 1924 there have been numerous alterations. The first of these is the possible enclosure of two second-floor sun decks. While a 1931 permit confirms the enclosure of one deck, the 1928 Sanborn fire insurance maps recorded both ends of the residence to have a one-story projection. This suggests two sun decks were enclosed to preserve the symmetrical appearance of the primary (west) façade. Further alterations include an unspecified addition (1932), the garage addition (1935), the addition of a second-floor back bedroom above the garage and the basement remodel (1936), an addition to the second-floor library (perhaps 1936), the extension of a staircase and landing (likely 1936), the breakfast room bay window (1939), chimney and fireplace (1940), the second-floor solarium enclosure (1940-1941), replacement windows in the primary (west) façade/living room (date unknown), the exterior staircase outside library (date unknown), master closet addition and glass block wall (date unknown), the glass block wall in the first-floor powder room (date unknown), and the non-original metal kitchen windows (date unknown). In 1967 a permit was issued to enclose a stair to the second floor and to add an exit from the basement. It is unclear if these alterations were executed. The 1928 Sanborn map (the earliest available to record the property) provides a visual record of the property (Figure 79). The subsequent seven Sanborns (1950, 1952, 1957, 1960, 1962, 1968, and 1969) are of minimal value as they show only

⁶² OPB, Building permit no. D4325. August 1, 1978.

⁶³ "Find a House and Fill It: Oakland's Kaiser Mansion on Market After Over 20 Years." *San Francisco Chronicle*. July 25, 2004, G36.

⁶⁴ "Obituary of Jay W. Patterson, III." *San Francisco Chronicle*. "Obituary of Jay W. Patterson, III." September 16, 2010. And "Kaiser Permanente Buys Founder's Historic Home." *East Bay Times*. March 31, 2017.

⁶⁵ Valerie Garry. "2007 Partners in Preservation award winners." *Oakland Heritage Alliance News* 27, no. 1 (2007), 4-5.

⁶⁶ "Kaiser Permanente Buys Founder's Historic Home." *East Bay Times*. March 31, 2017.

the earliest footprint of the dwelling and did not record the known additions in the 1930s and 1940s. Details on construction and alterations are provided in Table 1, which lists all available building permits.

Table 1. Building Permits on File with City of Oakland, Department of Planning and Building

| Date | Permit Number | Owner | Architect | Builder | Cost | Description |
|-------------------|---------------|-----------------|-----------------|------------------|---------|--|
| June 27, 1931 | A46965 | Henry J. Kaiser | N/A | Fred Woodland | \$1,000 | Alteration: Enclose present deck on 2 nd floor to make sunroom |
| July 25, 1932 | A50365 | Henry J. Kaiser | E.W. Schirmer | Fred J. Westland | \$975 | Alteration: One room addition to measure 21 ft x 22 ft. |
| December 5, 1935 | A60484 | Henry J. Kaiser | N/A | Owner | \$200 | Alteration: Addition to present garage (15 ft x 19 ft), 15 ft wide x 9 ft long. Concrete floor and tile roof to match existing. |
| September 2, 1936 | A64034 | Henry J. Kaiser | N/A | Owner | \$300 | Alteration: Partition basement laundry room into two rooms separated by a passage, creating servant's room with bathroom. |
| November 6, 1936 | A85113 | Henry J. Kaiser | N/A | Owner | \$500 | Alteration: 2 nd floor bedroom addition over garage, 14 ft x 14 ft, Spanish tile roof. |
| March 14, 1939 | A77324 | Henry J. Kaiser | N/A | W. H. Pollard | \$450 | Alteration: Install 5 ft steel sash corner window in kitchen by bathroom. Create pantry, install shelves, remove plumbing. In breakfast room 2 ft bay window. |
| January 24, 1940 | A83075 | Henry J. Kaiser | N/A | Ed C. Pagee | \$25 | Alteration: Roof repair. Cover small deck with two layers of 15# felt & one layer of asphalt under tile. |
| August 28, 1940 | A86747 | Henry J. Kaiser | N/A | Owner | \$1,500 | Alteration: Remove fireplace in living room and wall portion adjacent thereto. Replace wall with steel I-beam. Build new fireplace at present exterior wall of house. New fireplace concrete slab to measure 4 ft x 7 ft x 12 in. |
| November 14, 1941 | A93707 | Henry J. Kaiser | H.J. Kaiser Co. | H.J. Kaiser Co. | \$1,000 | Alteration: Enlarge patio or conservatory: 8 ft x 9 ft. Tile floor in patio. Glass skylight over patio Enlarge study by 4 ft. Wood floor in study. |
| June 29, 1967 | C37604 | E. G. Clausen | N/A | N/A | \$2,000 | Alteration: Alter for care of six mentally retarded children. 1) enclose stairs to second floor, 2) add a new stair to north side, and 3) install a new exit from basement. |
| August 1, 1978 | D4325 | Philip Hong | N/A | Custom Kitchens | \$9,200 | Alteration: Kitchen remodel. |

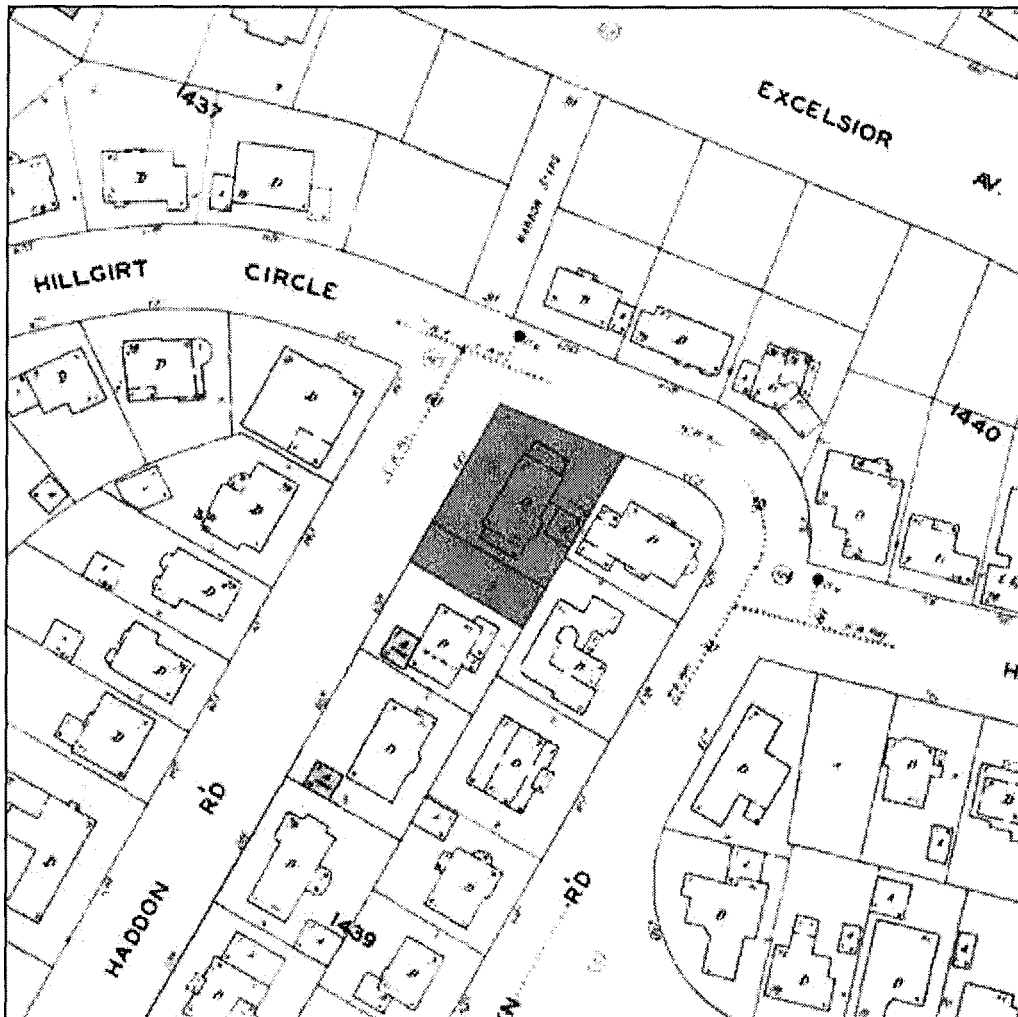


Figure 79. 664 Haddon Road, as depicted in the 1928 Sanborn *Fire Insurance Maps of Oakland* (Sanborn Fire Insurance Map Company 1928 - volume 4, sheets 420, 421, 437, 438). Subject property shaded in gray.

VIII. EVALUATION

NRHP and CRHR Eligibility

Criteria A/1:

The subject property is individually eligible for listing in the NRHP and the CRHR under Criteria A/1 because it is directly associated with the development of the Kaiser Permanente health care system. Henry J. Kaiser established himself as a pioneer in the provision of health care in the late 1930s, a period when most Americans had little or no access to health care. Kaiser developed a healthcare program for his employees, most of whom were in remote locations, far removed from established doctors and hospitals. Kaiser's healthcare program evolved from the need to provide these remotely-located workers and their families with health care at affordable costs. During World War II, the program was replicated to serve the health care needs of Kaiser's shipyard and steel mill workers and their families. On April 9, 1943, Henry J. Kaiser hosted a conference at the subject property, by the end of which a tentative plan to open the Kaiser employee healthcare plan to community enrollment was formulated. The events of the conference held at the subject property were characterized as "the promise of a model for the community Mayo Clinic for the common man," and led over following decades to the formation of thousands of similar organizations across the United States. Historians writing about major events of the 20th century today see the work of Henry J. Kaiser in co-founding Kaiser Permanente and launching employer-sponsored health care in the United States as one of the century's major social contributions. Additionally, the establishment of the Kaiser Permanente healthcare system was regarded by Henry J. Kaiser as his most significant work: "Of all the things I've done, I expect only to be remembered for my hospitals. They're the things that are filling the people's greatest need – good health." Because the subject property is the location of the 1943 conference where Kaiser along with a small group of physicians and medical industry professionals established a tentative plan for a healthcare plan open to community enrollment, the property is eligible for listing in the NRHP and the CRHR under Criteria A/1 because it is directly associated with the development of the Kaiser Permanente health care system. The period of significance for this finding of significance is 1943, the year the conference took place.

The subject property is also individually eligible for listing in the NRHP and the CRHR under Criteria A/1 for its association with Clausen House, which, when it opened in 1967, introduced to the Bay Area a paradigm-shifting system of care for developmentally disabled adults. In contrast to existing models in the 1960s, in which care options for developmentally disabled adults were generally limited to custodial care or institutionalization in California's overcrowded mental institutions, Clausen House was a residential group home located within a residential community, in which clients could live together, somewhat independently and under supervision, and receive an individualized assistance to develop skills to help them participate more fully in mainstream society. Following establishment of the Clausen House facility at the subject property, there was immediately a waiting list for more clients with developmental disabilities, indicating the efficacy of this new model of care. Within ten years of its establishment in 1967, Clausen House expanded into additional single-family dwellings and apartment buildings, and initiated what is now its Independent Living Services program (ILS), the first of its kind in Northern California. Clausen House has expanded further and currently the organization operates three residential group homes, an apartment complex, a community center, and provides independent and supported living, education, supported employment, and social recreation programs. Because the subject property was the first location of Clausen House, it is property is eligible for listing in the NRHP and the CRHR under Criteria A/1 because it is directly associated with an innovative system of care for developmentally disabled adults which remains in operation today. The period of significance for this finding of significance is 1967, the year that the group of three families that established Clausen House purchased the subject property, through 1977, the last year that the subject property was owned by the Donald J. Wood Foundation, a foundation dedicated to helping developmentally disabled persons, and presumably

the last year the subject property operated as a Clausen House group home.

Criteria B/2:

The subject property is individually eligible for listing in the NRHP and the CRHR under Criteria B/2 because it is directly associated with Henry J. Kaiser, who is broadly regarded as a significant American industrialist, builder, and innovator of health care systems. As an industrialist, he was the founder of the Kaiser companies, which grew from a small road paving company to a global enterprise. He also manufactured cement, steel, aluminum and automobiles. As a builder, he constructed roads, dams, tunnels, pipelines, ships and houses. As the co-founder of Kaiser Permanente, he worked with partnerships of physicians, built hospitals and other health care facilities, established a nursing school and contributed to medical education. Kaiser established his business headquarters in Oakland in 1921 and commissioned the subject property in 1924. With his wife Bess Kaiser he raised two sons at the subject property. Kaiser also used his home as a center of business and socialization. In 1943, he hosted at the subject property a conference where the tentative plan to open the Kaiser employee healthcare plan to community enrollment was developed. The house was also the site of elaborate Christmas parties for his employees and their families, and was decorated extensively at the exterior as a gesture to the neighborhood. Kaiser also had a strong involvement in the physical development of the subject property. He commissioned nine alterations to the property between its original construction in 1924 and 1941, and was documented in a contemporaneous publication as regarding the ongoing alterations and improvements to his Oakland home as one of his "thrills." Henry J. Kaiser lived at the subject property from its construction in 1924 through approximately 1946, when he moved with his wife to a nearby apartment building. Kaiser lived in the subject property during extremely productive years of what can only be called a remarkably and consistently significant life: he was living at the subject property by 1927, when he went to Cuba to build a 200-mile highway and 500 bridges; during the 1930s, when he oversaw the construction of the Hoover and Grand Coulee dams; and during the 1940s, when Kaiser and his associates operated 58 shipways at seven yards that built 1,490 ships during World War II. While Kaiser presumably conducted the vast majority of the operation of his companies within corporate business offices in Oakland, his long residence at the subject property, as well as the documented use of the subject property for important business and social events and Kaiser's continued hand in the physical development of the house, is evidence of a direct association between the subject property and Henry J. Kaiser. For these reasons, the subject property is individually eligible for listing in the NRHP and the CRHR under Criteria B/2 for its association with Henry J. Kaiser. The period of significance for this finding of significance is 1924, the year the property was commissioned by and constructed for Kaiser, through 1946, the approximate year Kaiser stopped living at the property and moved to a nearby apartment.

Criteria C/3:

The subject property is individually eligible for listing in the NRHP and the CRHR under Criteria C/3 (Design/Construction) as a property that embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture. The property includes close to the full complement of character-defining features of the style, including 1924 date of construction; simple, rectangular massing; two-story height; low-pitched hipped roof with ceramic tile; moderate overhanging eaves supported by a compound cornice molding; flat primary façade; stucco cladding; symmetrical arrangement of fenestration at the primary façade; recessed primary entrance; full-height first-floor-level windows; round arches above doors and first-floor-level windows; smaller and less elaborate second-floor level windows; balustrades (at the entry staircase); and decorative façade articulation including quoins and molded cornices. While some ornamental elements at the building, such as the wrought-iron balconettes, gates, railings, and lighting, reflect a broader Mediterranean Revival style, the fundamental design elements of the building are overwhelmingly Italian Renaissance Revival, and the building exemplifies the style.

Alterations made after original construction was completed in 1924 were concentrated at the rear and south façade and do not detract from the building's overall Italian Renaissance Revival style and the original design of the building remains readily identifiable. For these reasons, 664 Haddon Street is historically significant under Criteria C (Design/Construction) as a property that embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture. The period of significance for this finding of significance is 1924, the year original construction of the building was completed.

The subject property is also eligible for listing in the NRHP and the CRHR Criteria C/3 (Design/Construction) as a property that represents the work of master architect William E. Schirmer. Schirmer is recognized as an architect who specialized in fine residential designs and worked nearly exclusively throughout his career in Oakland, Piedmont, and Montclair. After training in the office of, among others, master architect Willis Polk, Schirmer partnered with architect Arthur S. Bugbee, and the firm of Schirmer-Bugbee Company became known for elegant single-family homes and apartment buildings in San Francisco, Oakland, and other Bay Area cities. Starting in 1925 Schirmer practiced independently, and primarily designed large single-family houses in Period Revival styles. His designs are noted for their attention to detail, such as wrought-iron work at windows and doors, and the integration of outdoor and indoor space, especially in his use of sunrooms, French doors, and expansive windows. He is also known for his use of sprawling floor plans, a precursor to the Ranch style which would later exemplify California residential architecture. The dwelling at 664 Haddon Road includes many of the design features which characterize Schirmer's residential designs, including large size and Period Revival style; integration of outdoor and indoor space through the use of French doors, full-height windows, and sunrooms; and architectural details including wrought-iron work at windows and doors. Additionally, the 1924 date of construction indicates that 664 Haddon Road was one of Schirmer's earliest commissions following establishment of his independent practice. Finally, Schirmer also designed a one-room addition to the building in 1932, indicating that owner Henry J. Kaiser enjoyed Schirmer's design for the home to a degree that he wished to continue Schirmer's involvement in the property. Alterations made to the house after original construction was completed in 1924 that are not known to be the work of Schirmer were concentrated at the rear and south façade and do not detract from the building's overall ability to convey its design as conceived by Schirmer. For these reasons, 664 Haddon Road is historically significant under Criteria C (Design/Construction) as a property that represents the work of a master architect. The period of significance for this finding of significance is 1924 through 1932, which reflects the year original construction of the building was completed through the year that Schirmer designed a one-room addition. Therefore, the subject property is eligible for listing in the NRHP and the CRHR under Criteria C/3.

Criteria D/4:

The subject property is not evaluated in this report for its eligibility for listing in the NRHP and the CRHR under Criteria D/4. These criteria are applied most commonly to buildings, structures or objects that have been used as a source of archeological data and are believed to contain more, as yet unretrieved data. The subject property has not been used as a source of archeological data and is not likely to contain as yet unretrieved archeological data. However, evaluation under Criteria D/4 is generally conducted by archeologists, and this report does not include an evaluation under Criteria D/4 for this reason.

City of Oakland Designated Historic Property Eligibility

Evaluative criteria for status as an Oakland Designated Historic Property are included in Appendix D of the Historic Preservation Element of the Oakland General Plan and have been described briefly in the Local Regulations section of this report.⁶⁷ In order to determine whether a property is eligible as a

⁶⁷ City of Oakland, Oakland General Plan, Historic Preservation Element, September 1993.

landmark, the property is rated on an Evaluation Sheet for each of fourteen evaluation criteria.⁶⁸ The ratings are then converted to numerical scores and added together for a total score, which is then converted into an overall rating—A, B, C, or D. Buildings of no interest are given E ratings and buildings that are too recent to rate are given a rating of F (synonymous with the use of *). A property that has been altered or that is less than 50 years old may also have a contingency rating shown by a lowercase letter, indicating that the property may be eligible for a higher rating in the future. Buildings also receive a numerical rating indicating their association with a district: 1 indicates the building is in an Area of Primary Importance (API), 2 indicates that the building is in an Area of Secondary Importance (ASI), and 3 indicates that the building is not associated with a district. A “+” indicates that a building is a contributor to the district, a “-” indicates that it is not a contributor, and a “*” indicates that it is a potential contributor.

While 664 Haddon Road has likely been previously evaluated as part of the Oakland Cultural Heritage Survey, the survey results were not consulted in the preparation of this report at the request of the client.

The Evaluation Sheet for Landmark Eligibility is included in Appendix C. A brief explanation of the evaluation, including each of the fourteen evaluative criteria, follows. Ratings for the categories of Architecture, History/Association, and Context below are: Excellent (E), Very Good (VG), Good (G), and Fair/Poor (FP).

A. Architecture

1. Exterior/Design

664 Haddon Road has very good (VG) quality of form, detailing, and overall visual quality. The property embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture and includes close to the full complement of character-defining features of the style, including 1924 date of construction; simple, rectangular massing; two-story height; low-pitched hipped roof with ceramic tile; moderate overhanging eaves supported by a compound cornice molding; flat primary façade; stucco cladding; symmetrical arrangement of fenestration at the primary façade; recessed primary entrance; full-height first-floor-level windows; round arches above doors and first-floor-level windows; smaller and less elaborate second-floor-level windows; balustrades (at the entry staircase); and decorative façade articulation including quoins and molded cornices. While some ornamental elements at the building, such as the wrought-iron balconettes, gates, railings and lighting, reflect a broader Mediterranean Revival style, the fundamental design elements of the building are overwhelmingly Italian Renaissance Revival, and the building exemplifies the style.

2. Interior

The City of Oakland’s evaluation process only rates interiors of public buildings, but a review of the interior of 664 Haddon Road indicates that it has very good (VG) interior form and details. The property includes generously sized rooms that have not been altered outside of the period of significance or subdivided such that they would not convey their original design. Original features and details that retain integrity include arched openings and doors, decorative moldings, inlaid floorboards with baseboards, crown moldings, coffered ceilings, exposed beam ceilings, and bathroom finishes and fixtures, among other details.

⁶⁸ Both the Oakland Cultural Heritage Survey (OCHS) and the Landmarks Preservation Advisory Board (LPAB) criteria and evaluations determine eligibility for Oakland’s Local Register. Using either would determine if a building, structure, object, or site is eligible for the Local Register. The OCHS criteria are based on the National and California Register criteria, which have already been analyzed in the Historic Resource Evaluation. Therefore, using the LPAB criteria gives an alternate evaluation, making the analysis more comprehensive in determining which properties warrant preservation.

3. Construction

Construction is good (G). 664 Haddon Road is a good example of frame construction finished in stucco, of which many good examples exist throughout Oakland.

4. Designer/Builder

Designer/Builder rating is excellent (E), indicating that William E. Schirmer is a designer of primary importance in Oakland. Schirmer is recognized as an architect who specialized in fine residential designs and worked nearly exclusively throughout his career in Oakland, Piedmont, and Montclair. He also contributed to the design of many distinguished apartment buildings in Oakland; designed two Oakland car dealerships; worked in partnership on the design of a Roman Catholic School and Convent in Oakland; and was also part of the design team for the Alameda County Courthouse.

5. Style/Type

Style/Type is very good (VG), as 664 Haddon Road embodies both the distinctive characteristics of the Italian Renaissance Revival style, and is an example of a type, that is a large, architect-designed home associated with the upper-middle and middle-class in Oakland. In style, 664 Haddon Road includes close to the full complement of character-defining features of the Italian Renaissance Revival style, including 1924 date of construction; simple, rectangular massing; two-story height; low-pitched hipped roof with ceramic tile; moderate overhanging eaves supported by a compound cornice molding; flat primary façade; stucco cladding; symmetrical arrangement of fenestration at the primary façade; recessed primary entrance; full-height first-floor-level windows; round arches above doors and first-floor-level windows; smaller and less elaborate second-floor-level windows; balustrades (at the entry staircase); and decorative façade articulation including quoins and molded cornices. The Italian Renaissance Revival-style residential building is a generally common style/type in Oakland and in wealthy residential neighborhoods through the East Bay, so 664 Haddon Road receives a very good rather than excellent rating under this criterion. In type, 664 Haddon Road was designed by a prestigious architect, located in a restricted residential subdivision, and constructed for a wealthy client. Together, these factors convey a specific type of residential property associated with upper-middle and upper-class residential development in Oakland.

B. History/Association

6. Person/Organization

The property has two significant Person/Organization associations. 664 Haddon Road's association with a Person/Organization is excellent (E) for its association with Henry J. Kaiser. The building was commissioned by Henry J. Kaiser, a person of primary importance in Oakland history. Kaiser lived at the house from its construction in 1924 through approximately 1946, a time period in which Kaiser expanded his industrial empire and made an ongoing series of alterations and improvements to his house. Kaiser was noted for his social activities within his home, and meetings related to his work at his home, including one meeting at which the development of the Kaiser Permanente health care system was initiated. In addition to Henry J. Kaiser, the property later operated as the first location of Clausen House, a pioneering residential care facility for developmentally disabled persons. Clausen House later purchased an apartment building and initiated what is now its Independent Living Services program (ILS), the first of its kind in Northern California. 664 Haddon Road's association with Clausen House is very good (VG) as the property served as the first location of an innovative care facility.

7. Event

664 Haddon Road's association with events is excellent (E) as it is described in published accounts as the location of a meeting in 1943 where Kaiser along with four doctors discussed the specifics of forming a cooperative plan for health service provision for Kaiser's workforce. From this meeting grew the health

care conglomerate which continues to carry Kaiser's name and which established a prototype for mass provision of medical care in California and elsewhere.

8. Patterns

664 Haddon Road has a very good (VG) association with the pattern of planned residential subdivision in Oakland. Planned residential subdivisions emerged after the turn of the twentieth century and reflected the influence of the City Beautiful movement, to provide cohesive suburban neighborhoods with a general plan of development, specifications and standards, and the use of deed restrictions to control house design, ensure quality and harmony of construction, and create spatial organization suitable for fine homes in a park setting. As originally designed by noted landscape engineer Mark Daniels, the subdivision of Haddon Hill included curvilinear streets; street furniture including fountains, urns and planters, and a broad flight of marble stairs with a marble puma at the summit; "villa sites" along the main roads that were wider than they were deep; underground conduits; and proximity to two of Oakland's widest boulevards, Park and Lakeshore. These amenities continued as selling points during the subdivision's later phase of development in the 1920s. 664 Haddon Road is intimately connected to the pattern of planned residential subdivision in Oakland, as it is located on one of the primary sites within the subdivision, at the top of where the subdivision's broad stair was located, and on a "villa lot." The pattern itself is of secondary importance, as Haddon Hill was not the only residential subdivision in Oakland nor was it particularly successful in its earliest phase of development, and was not fully developed until the early 1920s. For these reasons 664 Haddon Road qualifies for a rating of very good (VG).

9. Age

664 Haddon Road was constructed in 1924, which qualifies it for a rating of good (G).

10. Site

664 Haddon Road is located on the site on which it was constructed and therefore receives a rating of excellent (E).

C. Context

11. Continuity

664 Haddon Road helps establish the character of an area of primary importance, and thus receives a rating of excellent (E) for continuity. In Oakland, an Area of Primary Importance is an area are historically or visually cohesive areas or property groupings that usually contain a high proportion of individual properties with ratings of "C" or higher and appear eligible for the NRHP, either as a district or as a historically-related complex. Based on the limited-scope windshield survey completed for this report, the Haddon Hill/Lakemont subdivision is eligible for the NRHP and CRHR under both Criteria A/1 for its association with the development of City Beautiful-style planned residential subdivisions in Oakland, and Criteria C/3 for its concentration of architect-designed, large- and moderate-scale single-family homes. The property is located in a prominent location within the Haddon Hill/Lakemont subdivision, at near to the highest elevation and at the top of the subdivision's original grand marble staircase (since removed). It is also one of the largest properties within the subdivision and reflects the "villa lot" wherein primary façades were wider than their depth. The Haddon Hill/Lakemont subdivision would be considered an area of primary importance, as it is a historically and visually cohesive area and property grouping that contains a high proportion of individual properties that are register-eligible, and overall it appears eligible for listing in the NRHP and CRHR.

12. *Familiarity*

664 Haddon Road receives a good (G) rating for familiarity, as it is a conspicuous and familiar feature within the neighborhood where it is located, but due to the residential character of the neighborhood, the property is not particularly familiar to the larger city or the region.

D. Integrity

Ratings in this category are Excellent (E), Good (G), Fair (F), and Poor (P).

13. *Condition*

664 Haddon Road receives an excellent (E) rating for condition. No apparent surface wear or structural problems were observed during the course of an intensive site visit, and none of the building's design elements appear to require replacement due to deterioration.

14. *Exterior Alterations*

664 Haddon Road has undergone alterations which bring its rating in this category to good (G). Following completion of original construction in 1924, a series of alterations were made between 1931 and 1941 by original owner Henry J. Kaiser, including enclosure of a second-floor-level deck to make a sunroom; a one-room addition; an addition to the garage; partition within the basement to construct servant's quarters; addition of a second-floor-level bedroom over the garage; alterations to the kitchen including new windows; covering a deck with new roof; alterations to the interior and exterior portions of the fireplace; and enlargement of the patio/conservatory and the study. Additional alterations made between 1967 and 1978 include interior renovations for the change of use to a group care facility, and a kitchen remodel: the kitchen remodel has been removed, which is not reflected in the permit record. However, the majority of alterations were made during the property's various periods of significance, which range from 1924 through 1977, and were concentrated at the sides and rear of the building, enabling the overall historic character of the property to remain strong. For these reasons 664 Haddon Road has a good (G) rating for exterior alterations.

Conclusion

The intensive survey and evaluation assigns 664 Haddon Road a rating of "A1," signifying that the building is of highest importance and is located in a district or area of primary importance.

Period of Significance Overview

664 Haddon Road had been found significant under several criteria and contexts, each with a slightly varying period of significance, which are summarized below:

- Criteria A/1 for its association with the development of the Kaiser Permanente health care system, with a period of significance of 1943, the year the conference where the creation of the health care system was explicitly discussed took place;
- Criteria A/1 for its direct association with Clausen House, which developed an innovative system of care for developmentally disabled adults, with a period of significance of 1967, the year that the Clausen House was established at the subject property, through 1977, the last year that the subject property likely operated as a group home;
- Criteria B/2 for its direct association with Henry J. Kaiser, with a period of significance of 1924, the year the property was commissioned by and constructed for Kaiser, through 1946, the approximate year Kaiser stopped living at the property and moved to a nearby apartment;

- Criteria C/3 as a property that embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture, with a period of significance of 1924, the year the house was originally constructed; and
- Criteria C/3 as a property that represents the work of master architect William E. Schirmer, with a period of significance of 1924 through 1932, which reflects the year original construction was completed through the year that Schirmer designed a one-room addition.

Based on this overview of the various periods of significance, the property has two overarching periods of significance. The first begins in 1924, when the property was constructed; continues through the 1920s, 1930s and the first half of the 1940s, when Henry J. Kaiser lived at the property, conducted various business and social events at the property, and oversaw nearly continuous alterations to the property; and ends in 1946 which is the approximate year that Kaiser moved out of the house. The subject property then has a second, later period of significance associated with its tenure as the first location of Clausen House, from 1967 through 1977. Overall, the periods of significance for the property are 1924-1946, and 1966-1977.

Integrity Assessment

In addition to a finding of historic significance, in order to be eligible for listing on the CRHR or NRHP, a property must retain integrity. Integrity is defined in National Register Bulletin 15 as the “ability of a property to convey its significance.” The National Park Service recognizes seven aspects or qualities of integrity, which include location; design; setting; materials; workmanship; feeling; and association. To retain integrity, a property must possess several, if not all, of these seven qualities.

The subject property has not been moved and therefore retains excellent integrity of location.

The property retains strong integrity of design to its two overarching periods of significance. The property has undergone a series of alterations, detailed on page 83 of this report and summarized here: enclosure of second-floor level sunrooms (1931); an unspecified room addition (1932); garage addition (1935); construction of a bedroom above the garage and basement remodel (1936); an addition to the second-floor library (perhaps 1936); the extension of a staircase and landing (likely 1936); construction of breakfast room bay window (1939), chimney and fireplace alterations (1940); second-floor level solarium enclosure (1941); and kitchen remodel (1978). Additional alterations that are not reflected in the permit history include likely replacement of divided windows with plate windows in the primary (west) façade/living room; construction of exterior staircase at the east side of the south façade; master closet and glass block wall at the junction of the two facets of the south façade; the glass block wall in the first-floor bathroom; and the insertion of metal kitchen windows. Considered together, these changes reduce integrity of design under the Criteria C/3 findings of significance, namely as a property that embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture, and as a property that represents the work of master architect William E. Schirmer. The periods of significance for these two findings are 1924 and 1924-1932, respectively, and the majority of alterations at the subject property post-date those years. However, even with this reduced integrity of design as it relates to these two significance findings, the property retains the character-defining design elements of Italian Renaissance Revival style architecture and most of the original design elements and design intent of Schirmer. Therefore, it can be said that the property retains reduced yet sufficient integrity of design to continue to convey its historic significance under these areas. Regarding the remaining findings of significance (Criteria A/1 for two associations, and B/2) the only alterations that are known to have taken place after the periods of significance for these findings include kitchen alterations, which are located in a service area of the house and associated exterior changes to three windows located at rear facades of the building. For this reason, the property retains excellent integrity of design for the findings of significance under Criteria A/1 and B/2.

The subject property retains excellent integrity of setting, because its immediate setting, including the lot on which it is located, retains a mixture of hardscaping and landscaping which do not appear substantially changed since the periods of significance, and its broader setting, including the residential properties, streets, and general neighborhood character, do not appear substantially changed since the period of significance.

The property retains very strong integrity of materials. Similar to the discussion of the property's integrity of design and workmanship, the alterations detailed on page 88 of this report and summarized above reduce integrity of materials under the two Criteria C/3 findings of significance. The periods of significance for these findings are 1924 and 1924-1932, and the alterations at the subject property that post-date those years removed some of the materials that were used during original construction of the building and the 1932 addition. However, because the majority of these alterations were concentrated at the rear (east) façade of the building; because the material pallet of alterations is largely in kind with the historic material pallet; and because the primary (west) and north facades are almost completely unaltered and retain a significant amount of the building's original materials, the property retains strong integrity of materials and continues to convey its historic significance under Criteria C/3. Regarding the remaining findings of significance (Criteria A/1 for two associations, and B/2) alterations that are known to have taken place after the periods of significance for these findings include kitchen alterations, which are located in a service area of the house. Associated exterior changes are confined to three windows located at rear facades of the building. These changes removed only a small amount of original materials at the property, and for this reason, the property retains excellent integrity of workmanship for the findings of significance under Criteria A/1 and B/2.

The property retains strong integrity of workmanship. Similar to the discussion of the property's integrity of design, the alterations detailed on page 83 of this report and summarized above reduce integrity of workmanship under the two Criteria C/3 findings of significance. The periods of significance for these findings are 1924 and 1924-1932, and the alterations at the subject property that post-date those years are likely to have removed some examples of workmanship. However, because the majority of these alterations were concentrated at the rear (east) façade of the building, and because the primary (west) and north facades are almost completely unaltered and retain the distinctive workmanship elements of Italian Renaissance Revival style architecture and the original workmanship details included in Schirmer's original design of the building, the property retains strong integrity of workmanship and continues to convey its historic significance under Criteria C/3. Regarding the remaining findings of significance (Criteria A/1 for two associations, and B/2) alterations that are known to have taken place after the periods of significance for these findings include kitchen alterations, which are located in a service area of the house. Associated exterior changes are confined to three windows located at rear facades of the building. These changes are not likely to have removed any examples of workmanship at the property, and for this reason, the property retains excellent integrity of workmanship for the findings of significance under Criteria A/1 and B/2.

The property retains very strong integrity of feeling. Integrity of feeling is assessed by determining if the property retains enough physical features, contained in the design, materials and workmanship of the property, to convey the property's historic character. As detailed in the preceding discussions of design, materials and workmanship, despite alterations, the property retains reduced yet sufficient integrity under Criteria C/3, and excellent integrity under Criteria A/1 and B/2. For these reasons, the property can easily convey its historic character and retains very strong integrity of feeling.

The property retains excellent integrity of association, because it is the location where the events for which it is historically significant took place, namely it is the residence of Henry J. Kaiser; it is the location where the conference where the creation of Kaiser's health care system took place; and it is the location where Clausen House was established. The property remains able to convey its association with these people and events because the single alteration that has taken place at the property since the period

of significance affected the kitchen, a secondary area of the property that would not be characterized as causing a major change to the building's historic character.

In summary, the subject property retains excellent integrity of location, setting, and association and strong integrity of design, materials, workmanship, and feeling. Overall, the property retains sufficient integrity to convey its historic significance and remains eligible for listing on the CRHR or NRHP.

Character-Defining Features

Character-defining features are the visual and physical features that give a building its identity and distinctive character. They may include the overall building shape, its materials, craftsmanship, decorative details, interior spaces and features, and aspects of its site and environment.

Exterior facades

General

- Two-story height and roughly rectangular footprint
- Rectangular massing
- Stucco exterior
- Recessed volumes at north and south ends of the building
- Molded cornices with minimal to moderate eave overhang
- Hipped roof covered in clay tile
- Ball-cap finials at the roof corners

Exterior – Primary façade

- Symmetrical arrangement
- Compound grand staircase including scored concrete landings, balustrades, and fountain
- Primary entrance including arched doorway, decorative quoins, French iron security gate, and paneled door
- Wrought-iron sconce lamps with amber-colored glass
- Wrought-iron balconette above primary entrance
- Full-height, wood, four-lite, French casement windows with exaggerated sills and molded cornices
- Full-height, wood, arched, four-lite, French casement windows with exaggerated sills and molded cornices
- Wood, three-lite, French casement windows with exaggerated sills
- Wood, arched, six-lite casement windows with molded cornices
- Beveled profile corners on second floor

Exterior – North façade, right portion

- Oversized, ornamented, brick chimney that narrows in several steps as it ascends
- Full-height, wood, arched, four-lite, French casement windows with exaggerated sills and molded cornices, ornamented by wrought-iron balconettes
- Wood, arched, six-lite casement windows with molded cornice

Exterior – North façade, left portion

- Recessed garage entry including dropped, stucco-clad beams spanned by arches and some groin arches, paneled two-car overhead garage door

- Pedestrian entrance including curved brick stairs and rectangular landing, arched metal door with circular panes, and wrought-iron grate with the letter “K”
- Large, arched, steel-sash, window ornamented by a wrought-iron balconette
- Wood, arched, four-lite casement windows

Exterior – South façade, left portion

- Canted bay window capped by hipped roof
- Large wrought-iron sconce lamps with amber-colored glass
- Beveled profile corners on second floor
- Pair of full height, wood, arched, eight-lite, casement windows ornamented by a wrought-iron balconette
- Wood, arched, six-lite casement windows with molded cornices

Exterior – South façade, right portion

- Wood, flat, eight-lite, casement windows
- Projecting semicircular tower with large glass block window
- Large, arched, steel-sash, window
- Peaked roof line above arched window

Site

Primary (west) yard

- Low retaining wall
- Narrow, landscaped setback with pair of mature Douglas Fir trees

North yard

- Narrow landscaped setback
- Curved concrete driveway
- Brick and wood picket fence with floral cut-outs
- Wrought iron railing

South yard

- Terraced south yard including divided semi-circular balustrade, with concrete bird bath in the middle
- Low retaining wall on line with primary façade of dwelling, including three curved flagstone steps
- Hexagonal, scored concrete patio adjacent to bay window

Interior

Basement

- Vestibule apartment
- Wood paneling in apartment

First Floor

- Paneled main entrance door

- Closets flanking main entrance
- Main staircase with brass handrail and floral and curlicue balustrade
- Groin-vaulted ceiling with rib crown molding
- Pillars with decorative capitals in foyer
- Arched eight-panel wood doors in foyer
- Globe pendant light with amber glass in foyer
- Light adjacent to main staircase
- Chamfered pilasters with compound cornices
- Tall, molded baseboards
- Wood flooring
- Crown molding throughout interior of house
- Living room fireplace with wood mantel and marble hearth
- Dining room
- Multi-light pendant lamp in dining room
- Coved ceiling in dining room
- Arched paneled doors
- Pendant lamp in breakfast room
- Enclosed vestibule adjacent to service corridor
- Metal sconces with globe lamps in service corridor

Second Floor

- Scrollwork chandelier with grapes and grape leaf motif in hallway
- Arched wood doors (excluding hollow-core wood doors)
- Wood floors
- Molded baseboards
- Crown molding
- Arched door openings
- Library
- Master bedroom
- Bedrooms
 - Roll-down screens
 - Glazed door leading to solarium
 - Exposed ceiling beams
 - Coffered ceiling
 - Wood paneled walls
- Bathroom
 - Blue tile, green tile
 - Original fixtures
- Solarium with green-tiled floor and roof of translucent safety glass
- Lantern sconces
- Fully glazed doors in solarium
- Paired arched doors providing access to library

District Evaluation

The U. S. Department of the Interior, National Park Service guidance indicates that a potential historic district must possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its

importance from being a unified entity, that can convey the interrelationship of its resources and provide a visual sense of the overall historic environment and/or arrangement of historically or functionally related properties. A district must be historically significant for either architectural, archeological, engineering, or cultural associations, and must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations.

Based on research conducted for this report and a limited-scope windshield survey, the portion of Cleveland Heights that was subdivided and developed as Haddon Hill in 1912-1914, and more successfully developed as Lakemont in 1920-1928 is historically significant as a district under Criteria A/1 (Events) for its association with the development of City Beautiful-style planned residential subdivisions in Oakland. The street plan of Haddon Hill was designed in 1912 by renowned landscape engineer Mark Daniels, a pioneer in the City Beautiful design movement who also designed the Forest Hills subdivision in San Francisco. Daniels provided many characteristic City Beautiful design elements in Haddon Hill, including curvilinear streets, street furniture including fountains, urns and planters, a broad flight of marble stairs with a marble puma at the top designed by prolific sculptor Arthur Putnam. Daniels also incorporated an innovative plan for “villa sites” in Haddon Hill, wherein lots along the main roads were wider than they were deep, allowing the construction of large homes with imposing primary facades. The subdivision was also reportedly the first in the Bay Area to bury its utility lines in underground conduits. While the first phase of development of the subdivision did not include extensive residential construction, the high quality of the layout, amenities, and location of the subdivision contributed to its rapid development during its second phase of development under new ownership, from 1920-1928. By 1928, approximately 78 percent of the neighborhood was developed. Due to the City Beautiful design elements of the subdivision, it appears to be historically significant under Criterion A (Events). The period of significance for this finding of significance is 1912, the year construction began in the subdivision, through 1928, the end of the period of rapid construction in the subdivision’s second phase of development. 664 Haddon Road would qualify as a contributing resource within this potential historic district.

Based on research conducted for this report and a limited-scope windshield survey, the portion of Cleveland Heights that was subdivided and developed as Haddon Hill in 1912-1914, and more successfully developed as Lakemont in 1920-1928 is also historically significant as a district under Criterion C (Design/Construction) for its concentration of architect-designed, large- and moderate-scale single family homes. Homes built during both phases of development vary in size, as intended based on the inclusion of a variety of sizes of lots within the subdivision. Small bungalows were constructed on

Kenwyn Road, with more spacious two-story homes on Radnor Road, and the largest houses located in the center of the subdivision, on the 600 block of Haddon Road. Properties vary in style, common within subdivisions where owners purchased lots and hired their own preferred architects. Period revival styles dominate the neighborhood, reflecting a broader trend in architecture in the 1920s, with most homes designed in the Italian Renaissance Revival or Spanish Colonial Revival style, with examples of Tudor Revival and French Eclectic as well. Noted architects who designed houses in Haddon Hill/Lakemont include Charles W. Dickey (662 Kenwyn Road; 1914), architect of the Claremont Hotel; Leonard Cooke with possible design assistance or extensive alterations by Julia Morgan (636 Hillgirt Circle, 1914;1917); William E. Schirmer (664 Haddon Road, 1923), who later collaborated on the design the Alameda County Superior Court building; Sidney and Noble Newsome (609 Kenwyn Road, 1928), designers of many notable Bay Area homes; Douglas Dacre Stone (590 Merritt Road, 1928), architect of Oakland Children’s Hospital and other hospitals around the Bay Area; and Alfred W. Smith (551 Haddon Road, 1929, and 589 Haddon Road, 1924), an extremely prolific Bay Area designer, known to have designed over 400 houses, commercial and industrial buildings, apartment buildings, churches, lodges, and institutional buildings during his career. Lakemont was almost completely built-out during the surge of construction between 1921 and 1928; fewer than two dozen houses were built here between 1929 and 1955, and while some homes have been modernized through alterations, the district includes very few examples of

contemporary construction. Overall, the area that was subdivided as Haddon Hill and more fully developed as Lakemont includes a notable concentration of architect-designed, large- and moderate-scale single family homes with very few alterations and examples of new construction, and appears to be historically significant under Criterion C (Design/Construction). The period of significance for this finding of significance is 1912, the year construction began in the subdivision, through 1928, the end of the period of rapid construction in the subdivision's second phase of development. 664 Haddon Road would qualify as a contributing resource within this potential historic district.

IX. CONCLUSION

Based on the preceding investigation and analysis, 664 Haddon Road is eligible for the NRHP and the CRHR under Criteria A/1 because it is directly associated with the development of the Kaiser Permanente health care system; under Criteria A/1 because it is directly associated with the development of the innovative care center Clausen House; under Criteria B/2 because it is directly associated with the significant American industrialist Henry J. Kaiser; under Criteria C/3 as a property that embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture; and under Criteria C/3 as the work of a locally-recognized master architect, William E. Schirmer. The property would also be considered a contributor to a Haddon Hill/Lakemont historic district, which, based on a windshield survey and limited research conducted for this report, appears to be eligible for the NRHP and CRHR under Criteria A/1 for its association with the development of City Beautiful-style planned residential subdivisions in Oakland, and under Criteria C/3 for its concentration of architect-designed, large- and moderate-scale single family homes. Overall, the periods of significance for the property under these various themes of significance are 1924-1946, and 1966-1977. Although the property has undergone a series of alterations, all but one known-completed alterations were commissioned by Henry J. Kaiser, and took place during the property's periods of significance. Additionally, the majority of the alterations are located at secondary facades of the property, leaving the most significant character defining features of the property intact. For these reasons, the property retains amply sufficient integrity to convey its historic significance. Finally, using an evaluative framework established by the City of Oakland, the property is eligible for Oakland Designated Historic Property status, with a rating of "A1," indicating that it is a building of highest importance, located in an area of primary importance. For these reasons, the property will be considered a historic resource for the purposes of CEQA.

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US City Directories, 1822-1995

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Appendix A.
Regulatory Setting

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REGULATORY SETTING

This section discusses the applicable federal, state, and local laws, ordinances, regulations, and standards informing the identification of eligible historical resources.

Federal Regulations

National Register of Historic Places (NRHP)

The NRHP was established by the National Historic Preservation Act of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (36 Code of Federal Regulations [CFR] 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. In general, a resource must be 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B: It is associated with the lives of persons who are significant in our past;
- Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance.”⁶⁹ In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities:

1. Location – the place where the historic property was constructed or the place where the historic event occurred;
2. Design – the combination of elements that create the form, plan, space, structure, and style of a property;
3. Setting – the physical environment of a historic property;
4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;

⁶⁹ National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 2002).

5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
6. Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time; and
7. Association – the direct link between an important historic event or person and a historic property.

State Regulations

California Register of Historical Resources (CRHR)

Created in 1992 and implemented in 1998, the CRHR is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.”⁷⁰ Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys or designated by local landmarks programs, may be nominated for inclusion in the CRHR. A resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Criterion 2: It is associated with the lives of persons important in our past.
- Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.⁷¹

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

Local Regulations

City of Oakland Designated Historic Property

Local landmarks in the City of Oakland are known as Historic Properties and are under the aegis of the City of Oakland Planning and Building Department.

⁷⁰ Public Resources Code, Sections 21083.2 and 21084.1.

⁷¹ Public Resources Code, Section 15024.1(c).

In order to determine whether a property is eligible for inclusion on the local register as a designated historic property, the property is rated on an Evaluation Sheet for each of fourteen evaluation criteria.⁷² These criteria are grouped into four categories: architecture, history, context, and integrity. The ratings are then converted to numerical scores and added together for a total score, which is then converted into an overall rating—A, B, C, D, or E. An A property is of highest importance, a B property is of major importance, a C property is of secondary importance, and a D property is of minor importance. E properties are “of no particular interest.” A property that has been altered or that is less than 50 years old may also have a contingency rating shown by a lowercase letter, indicating that the property may be eligible for a higher rating if alterations are removed or as the property becomes age-eligible in the future. Buildings also receive a numerical rating indicating their association with a district: 1 indicates the building is in an Area of Primary Importance (API), 2 indicates that the building is in an Area of Secondary Importance (ASI), and 3 indicates that the building is not associated with a district. A “+” indicates that a building is a contributor to the district, a “-” indicates that it is not a contributor, and a “*” indicates that it is a potential contributor.

The City of Oakland considers properties with A, B, C, and contingency ratings of C and above to “warrant consideration for possible preservation.”⁷³ These properties, if not already Designated Historic Properties, are classified as Potential Designated Historic Properties (PDHPs).

Evaluation for Designation as a City of Oakland Local Historic District

The Historic Preservation Element of the City of Oakland General Plan describes two levels of Preservation Districts: Class 1 Preservation Districts are all APIs identified by the intensive survey plus other areas that meet the “Guidelines for Determination of Preservation District Eligibility,” and Class 2 Preservation Districts are all ASIs identified by the intensive survey plus other areas that meet the “Guidelines for Determination of Preservation District Eligibility.”⁷⁴

APIs are areas that have been identified by an intensive survey as having a high proportion of individual properties with ratings of “C” or higher. At least two-thirds of the properties within an API must be contributory to the API, i.e. they reflect the API’s principal historical or architectural themes. APIs appear eligible for the National Register of Historic Places either as districts or as historically related complexes. In general, properties with excellent or good integrity that were constructed within the period of significance and are otherwise compatible will contribute to National Register districts.

ASIs are similar to Areas of Primary Importance except that an ASI does not appear eligible for the National Register, and altered properties which do not now contribute to the ASI but would if restored are counted as contributors for purposes of the two-thirds threshold. In general, properties with fair integrity may contribute to ASIs.

Status of a Building as a Historical Resource for CEQA

In the City of Oakland, an historical resource under CEQA is a resource that meets any of the following Thresholds of Significance:

⁷² Both the Oakland Cultural Heritage Survey (OCHS) and the Landmarks Preservation Advisory Board (LPAB) criteria and evaluations determine eligibility for Oakland’s Local Register. Using either would determine if a building, structure, object, or site is eligible for the Local Register. The OCHS criteria are based on the National and California Register criteria, which have already been analyzed in the Historic Resource Evaluation. Therefore, using the LPAB criteria gives an alternate evaluation, making the analysis more comprehensive in determining which properties warrant preservation.

⁷³ “Summary of the Historic Preservation Element of the Oakland General Plan,” City of Oakland (adopted 1994). <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/webcontent/oak035242.pdf>, accessed May 2, 2018).

⁷⁴ Oakland General Plan, Historic Preservation Element, Chapter 4: Preservation Incentives and Regulations, Policy 2.2: Landmark and Preservation District Eligibility Criteria.

- 1) A resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources;
- 2) A resource included in Oakland's Local Register of historical resources, unless the preponderance of evidence demonstrates that it is not historically or culturally significant;
- 3) A resource identified as significant (e.g., rated 1-5) in a historical resource survey recorded on Department of Parks and Recreation Form 523, unless the preponderance of evidence demonstrates that it is not historically or culturally significant;
- 4) Any object, building, structure, site, area, place, record, or manuscript which the Oakland City Council determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the determination is supported by substantial evidence in light of the whole record. Generally, a resource is considered "historically significant" if it meets the criteria for listing on the California Register of Historical Resources (CEQA Guidelines section 15064.5); or
- 5) A resource that is determined by the City Council to be historically or culturally significant even though it does not meet the other four criteria listed here.

A "local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution, unless the preponderance of evidence demonstrates otherwise.

In March 1994, the Oakland City Council adopted a Historic Preservation Element of the General Plan (amended July 21, 1998). The Historic Preservation Element sets out a graduated system of ratings and designations resulting from the Oakland Cultural Heritage Survey (OCHS) and Oakland Zoning Regulations. The Element provides Policy 3.8: "Definition of 'Local Register of Historical Resources' and Historic Preservation 'Significant Effects' for Environmental Review Purposes" related to identifying historic resources under CEQA:

For purposes of environmental review under the California Environmental Quality Act, the following properties will constitute the City of Oakland's Local Register of Historical Resources:

1. All Designated Historic Properties (Landmarks, Heritage Properties, Study List Properties, Preservation Districts, and S-7 and S-20 Preservation Combining Zone Properties); and
2. Those Potential Designated Historic Properties that have an existing rating of "A" or "B" or are located within an Area of Primary Importance.

The Local Register also includes properties within APIs. An API is a district that appears eligible for the National Register of Historic Places.

Summary of Process of Historic Resource Evaluation for CEQA Purposes

664 Haddon Road and the adjacent residential buildings are evaluated in this report to arrive at two findings, which will determine whether they are considered historic resources for the purposes of CEQA:

1. Eligibility for listing as an individual resource and/or historic district in the California Register of Historical Resources (Category 1); and

2. Individual rating of A, B, or C under the Oakland Designated Historic Property Criteria for Eligibility, and district rating of API or ASI under the Oakland Guidelines for Preservation District Eligibility (Category 2).

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Appendix B.

Research and Field Methodology

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RESEARCH AND FIELD METHODOLOGY

This evaluation was conducted and completed in accordance with the practices described in the Secretary of the Interior's *Standards and Guidelines for Historic Preservation*, including standards for planning, identifying, evaluating, and documenting resources. Applicable national, state, and local level criteria were considered.

Cultural Resource Record Search

SWCA requested a CHRIS records search (within a 350-foot radius of the subject property) at the Northwest Information Center (NWIC) at Sonoma State University on April 25, 2018. In addition to official maps and records, the following sources of information were consulted as part of the records search:

- California Historic Resources Inventory (HRI)
- California Points of Historical Interest
- California Register of Historical Resources (CRHR)
- California State Historical Landmarks
- City of Oakland Designated Historic Properties and Historic Districts
- National Register of Historic Places (NRHP)

Previously Recorded Resources

The CHRIS records search identified no previously recorded resources within a 350-foot radius of the subject property.

Previously Conducted Cultural Resource Studies

The CHRIS records search revealed that no cultural resource studies have been previously conducted within 350 feet of the subject property.

Additional Research

Further property and neighborhood-specific research was performed to confirm and/or inform building construction dates of the subject property and characterize the historical development of the surrounding area. In addition to reviewing building permits on file with the City of Oakland Planning and Building Department, the following digital archives and organizations were consulted in an effort to identify relevant historic photographs, newspaper articles, city directories, and maps:

- Alameda County Assessor
- Ancestry.com
- Calisphere

- Oakland Public Library
- Online Archive of California
- ProQuest
- San Francisco Public Library
- Sanborn fire insurance maps

As part of the Historical Resource Evaluation, Ms. Farr and Mr. White conducted a built environment survey of the subject property on April 19, 2018. The purpose of the survey was to identify and photograph the subject property and to inform its historical significance evaluation. The field survey consisted of a visual inspection of the existing building and any associated features. Mr. White and Ms. Farr also performed a reconnaissance survey of the surrounding area, in consideration of any potential historic districts and to identify other similar property types. All field notes, photographs, and records related to the current study are on file at the SWCA Pasadena office.

Appendix C.

Historic and Neighborhood Context: Oakland

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HISTORIC AND NEIGHBORHOOD CONTEXT

Oakland

The first inhabitants of the Oakland area were indigenous Ohlone, hunter-gatherers who occupied the land and utilized its resources undisturbed until Spanish explorers discovered the area in the 1770s. The Ohlone did not have extended contact with the Spanish until 1797 when Mission de San Jose was established in present-day Fremont. In 1820, the Spanish government granted a vast swath of land spanning from the shores of San Francisco Bay to the crest of the Oakland hills, and from the present-day cities of San Leandro at the south and Albany at the north, to retired military soldier Luis Maria Peralta, encompassing all of what would later become the City of Oakland. Peralta used this land to graze cattle until 1842, when he sub-divided and gifted it to his four sons.

The 1849 Gold Rush that notoriously impacted San Francisco also brought new settlement to Oakland. Miners, lumbermen, businessmen, bankers, and speculators began to settle in small shoreline communities in the East Bay, establishing towns such as Clinton, San Antonio, and Oceanview. In 1850, a consortium of three East Coast men—Horace W. Carpenter, Edson Adams, and Andrew Moon—each leased 160 acres of land from Vincente Peralta, son of Luis Peralta, and opened the land to squatters. The consortium hired Swedish engineer Julius Kellersberger to plat the land in a gridded pattern, starting at the Bay, and sold these lots, despite holding no legal claim to the land. Peralta never regained ownership of his land, and Oakland incorporated in 1852, spanning from what is today West Oakland to Lake Merritt, and from the Bay to 22nd Street. At this time, Lake Merritt was a broad tidal estuary, east of which the small towns of Clinton and San Antonio merged in 1856 to form Brooklyn, which remained a separate municipality until annexation by Oakland in 1872.

Transportation improved rapidly, including ferry service to San Francisco in 1854, a bridge to Brooklyn in 1856, and the arrival of the Central Pacific Railroad in 1863. In 1869, Oakland became the western terminus of the Transcontinental Railroad, which brought unprecedented numbers of settlers, tourists, and rail workers. West Oakland developed into a shipping and rail transportation hub, and a manufacturing center for agricultural products and lumber. As industry increased, residential and commercial communities started to fill in the city limits. By 1880, the population of Oakland stood at 34,555, more than twenty times what it had been in 1860.⁷⁵ By the turn of the twentieth century, Oakland's burgeoning population was served by four daily newspapers, 50 churches, 14 schools, 4 theaters, a public library, a hospital, and several small colleges.⁷⁶

The 1906 Earthquake shook Oakland, but the City was spared the devastating post-quake fire that crippled San Francisco. Thousands of displaced San Franciscans took immediate refuge in Oakland, and many settled permanently. Oakland continued to grow geographically, increasing to nearly its present size by 1909, with the annexation of the hills area, Fruitvale, Melrose, Elmhurst, and the area south to San Leandro. While the City's civic and commercial development was concentrated in the area around Broadway and 14th Street, real estate developers planned working-class and more affluent residential enclaves in North Oakland, West Oakland, and East Oakland, connected by a network of privately owned, neighborhood-serving rail transportation known as the Key System.

Oakland assumed control of its waterfront from private entities in 1910 and the port of Oakland expanded to become a leading industrial shipping and warehousing district. Oakland's shipyards boomed during

⁷⁵ Beth Bagwell, *Oakland: The Story of a City* (Novato, CA: Presidio, 1982) 59.

⁷⁶ Husted's Alameda, Berkeley, and Oakland City Directory, 1895.

World War I, with at least 50,000 people employed by the shipyards in 1918.⁷⁷ Prosperity continued after the war, and several automobile assembly plants opened in East Oakland, allowing Oakland to be known as “the Detroit of the West.”⁷⁸

While development slowed during the Great Depression, Oakland rebounded in the lead-up to World War II. The Bay Bridge opened in 1936 and connected Oakland and San Francisco, easing the intercity commute and likely drawing new residents to Oakland. As World War II began, the City’s population exploded with wartime workers, including many African Americans who migrated from the South to work in the area’s massive shipyards, including Moore Dry Dock in Oakland, Bethlehem Shipyard in Alameda, and the Kaiser Shipyards in Richmond. The City’s canning industry was also hugely active during this era, with output of canneries in the Fruitvale district valued at \$100 million.⁷⁹ In 1945, the City’s population had risen to 405,301.

Oakland’s economy remained strong after World War II, reflecting general national prosperity, as well as the City’s unique ability to capitalize on the rise of containerized shipping. In contrast to the narrow “finger pier” infrastructure in San Francisco, Oakland’s port had large landholdings, a spacious waterfront, and access to rail and truck transportation routes, and was therefore one of the earliest adopters of the new shipping method. Containerized shipping quickly replaced older shipping methods, and by the late 1960s, Oakland had the second largest container port in the world.⁸⁰

The postwar emphasis on the automobile led to increased residential development in the suburbs and the construction of multiple new freeways through Oakland to reach outlying areas. The BART line was conceived of and constructed during this era as well, to better connect suburban areas with Oakland and San Francisco. Increased economic and racial segregation were byproducts of suburban development and freeway construction, as implicit racial biases in new neighborhoods prevented many African Americans from relocating, and existing African American neighborhoods were demolished as highways were built. Through the 1960s and 1970s Oakland experienced infrastructure decline associated with entrenched poverty, deindustrialization, and a weak urban tax base. The Black Panther Party was established in Oakland in 1966 in response to some of these economic and racial inequities.

In the 1980s, a tight real estate market in San Francisco sparked redevelopment and reinvestment in Oakland, especially downtown.⁸¹ Homebuyers began purchasing and restoring homes in Oakland’s neighborhoods, many of which retained strong local character. The 1989 Loma Prieta earthquake damaged many of older buildings in Oakland and crippled highway travel for months as portions of the Bay Bridge and the 880-freeway collapsed. The City was struck again by natural disaster in 1991 when a firestorm in the hills killed 25 people and destroyed 4,000 homes. However, the City’s population remained steady throughout the 1990s and 2000s, and was recorded as 395,817 in 2011. Oakland has in recent years been party to the strong economy of the entire Bay Area, associated with Silicon Valley and the technology sector.

⁷⁷ Lois Rather, *Oakland’s Image: A History of Oakland, California* (Oakland, CA: The Rather Press, 1972) 87.

⁷⁸ Historic Preservation Element, Oakland General Plan (Oakland: Oakland City Council, 1993), 1-8.

⁷⁹ Oakland Museum of California, “H. G. Prince Employees (1918)”, accessed online at http://collections.museumca.org/qtvr_panos/qtvr7.html, May 6, 2018.

⁸⁰ Michael Corbett with Marjorie Dobkin, William Kostura, “National Register of Historic Places Registration Form: Port of San Francisco Embarcadero Historic District,” January 2006, 21.

⁸¹ Bagwell, 260-262.

Appendix D.
Resumes of Key Staff

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NELSON WHITE, M.S.H.P., PROJECT MANAGER | ARCHITECTURAL HISTORIAN

Mr. White is a federally qualified professional (36 CFR 61) in the fields of architectural history and historic preservation, with eight years of experience. He is knowledgeable in the history and development of American cities and suburbs. His experience includes dozens of Historical Resource Assessments, impacts assessments, property histories, Historic Resource Surveys, Cultural Resource Studies, and Caltrans compliance reports throughout California. These projects have utilized local, state, and federal designation criteria to evaluate properties for eligibility as a historic resource for local consideration, for the purposes of CEQA, and as a historic property under Section 106 of the National Historic Preservation Act.

YEARS OF EXPERIENCE

9

EXPERTISE

Architectural History

Historic Preservation

History

EDUCATION

M.S., Historic Preservation; School of the Art Institute Chicago, Illinois; 2006

B.A., Architectural History and Urban Design; Depaul University, Chicago, Illinois; 1999

Postgraduate Certificate Program: Public Interest Design; Archeworks; Chicago, Illinois; 2000

REGISTRATIONS / CERTIFICATIONS

Meets and exceeds requirements in the Secretary of the Interior's Professional Qualifications Standards in History, Architectural History, and Historic Preservation

AWARDS / HONORS

Honorable Mention, Charles E. Peterson Prize, HABS (2005)

MEMBERSHIPS

Steering Committee 2011 and 2017, California Preservation Conference

SELECTED PROJECT EXPERIENCE (* DENOTES PROJECT EXPERIENCE PRIOR TO SWCA)

Historical Resource and Archeological Assessment for the former Fire Station 53; Los Angeles, California; LADPW BOE. In anticipation of selling the property, SWCA was retained to conduct a Historical Resource and Archeological Assessment in order to determine whether significant cultural resources occur in the subject property, and to make recommendations for avoiding adverse effects to those resources. *Role: Architectural Historian. Conducted intensive-level field survey, archival research, authored the architectural description, site history, and the evaluation. Supervised the authorship of historical context and preparation of California Department of Parks and Recreation 523 series resource form (DPR).*

Main Street Lighting Improvement Unit 1; Los Angeles, California; LADPW BOE. SWCA is providing cultural resources services to City of Los Angeles Department of Public Works, Bureau of Engineering, for a streetlight improvement project receiving Caltrans local assistance funds. Services include preparation of cultural resource documents in compliance with Caltrans guidelines, including Archaeological Survey Report, Historical Resources Evaluation Report, and Historic Property Survey Report. *Role: Architectural Historian.*

Recordation of San Pedro Boat Works Historic District; Los Angeles, California; Port of Los Angeles. SWCA updated the existing 2008 DPR form, which recorded the site as a building. To better reflect the entire site, SWCA recorded the property as a historic district composed of six primary contributors, six secondary contributors, and three non-contributors. SWCA found the property to be eligible for the California Register of Historical Resources under Criterion 1. *Role: Architectural Historian. Conducted intensive-level field survey, archival research, and evaluation. Prepared California Department of Parks and Recreation 523 series resource form (DPR).*

638 New High Street and 675 North Spring Street Historical Resources Assessments (HRA) and Project Impact Analyses; Los Angeles, California; Redcar CT4 Owner LLC. Redcar CT4 commissioned SWCA to prepare two separate Historical Resource Surveys, with Impacts Analysis, to identify and evaluate any historic resources and to analyze effects of project implementation including demolition and construction of the proposed project. *Role: Project Manager/Architectural Historian. Conducted intensive-level field survey, and archival research. Authored the HRA. Prepared California Department of Parks and Recreation 523 series resource form (DPR).*

643 and 649 North Spring Street Project Impacts Analyses; Los Angeles, California; Redcar CT4 Owner LLC. As addenda to HRAs previously prepared by SWCA, Redcar CT4 hired SWCA to prepare analyses of the effects of project implementation including demolition and construction of the proposed project. *Role: Project Manager/Architectural Historian. Authored the Impacts Analyses addenda to existing HRAs*

Historical Resource and Archeological Assessment for the Algin Sutton Pool Replacement and Bathhouse Renovation Project; Los Angeles, California; Lehrer Architects LA. Lehrer Architects LA commissioned SWCA to prepare a Historical Resources and Archeological Assessment, to identify and evaluate any historic resources and to analyze effects of project implementation including demolition and construction of the proposed project. *Role: Architectural Historian. Conducted intensive-level field survey and archival research. Authored the architectural description, site history, and the evaluation. Supervised the authorship of historical context and preparation of California Department of Parks and Recreation 523 series resource form (DPR).*

Historical Resource and Archeological Assessment for the Van Ness Recreation Center and Bathhouse Project; Los Angeles, California; Lehrer Architects LA. Lehrer Architects LA commissioned SWCA to prepare a Historical Resources and Archeological Assessment, to identify and evaluate any historic resources and to analyze effects of project implementation including demolition and construction of the proposed project. *Role: Architectural Historian. Conducted intensive-level field survey and archival research. Authored the architectural description, site history, and the evaluation. Supervised the authorship of historical context and preparation of California Department of Parks and Recreation 523 series resource form (DPR).*

Cultural Resources Study for Konocti County Water District Raw Water Intake and Pump Station Replacement Project; Konocti County, California; McGinnis and Associates. McGinnis and Associates LLC retained SWCA to provide environmental support services, including cultural resources studies in support of the Konocti County Water District Water Treatment Plant Project located in the city of Clearlake in Lake County, California. This consisted of a cultural resources records search and literature review, Native American coordination, a cultural resources survey, and preparation of a cultural resources technical report. *Role: Architectural Historian. Researched and assessed significance of water treatment plant group resource. Prepared California Department of Parks and Recreation 523 series resource form (DPR).*

Monterey Airport Historic Resources Survey Report, 2016 Update; Monterey, California; Coffman Associates, Inc. In support of CEQA environmental review, SWCA prepared an update to its previous historic resources survey and evaluation for the Monterey Regional Airport. Mr. White surveyed and evaluated five additional buildings to reach the 45-year threshold since the original survey. Efforts included archival research, site investigations, survey, and preparation of a historical resources technical report summarizing the results. *Role: Architectural Historian. Conducted intensive-level field survey and archival research. Authored the 2016 Update. Prepared California Department of Parks and Recreation 523 series resource form (DPR).*

Cultural Resources Constraints Analyses for the Marina Airport Master Plan Update; Marina, California; Coffman Associates. SWCA was retained by Coffman Associates, to provide environmental consulting services consisting of a cultural resources constraints study in support of the Marina Airport Master Plan Update. The study was prepared for a programmatic-level view of future activities at the Marina Airport under the updated Master Plan. It included study includes a cultural resources records search, initial Native American coordination, and the preparation of this report documenting the results of the research and providing management recommendations. *Role: Architectural Historian. Authored discussion of the built environment by identifying nine potential historical resources. within the area of potential affect, which may require further evaluation and recordation.*

Preliminary Historical Resources Assessment (HRA) of 475 20th Street; Santa Monica, California; D'Lynda Kaplan. For the purposes of evaluating the impact of a planned statutory demolition, SWCA documented the significance of a 1926 Spanish Colonial Revival-style residence under local and state criteria. *Role: Project Manager/Architectural Historian. Conducted intensive-level field survey, archival research, and evaluation. Authored HRA.*

Preliminary Historical Resources Assessment (HRA) of 541 Norwich Drive; West Hollywood, California; Brandon Sassounian. For the purposes of evaluating the impact of a planned demolition, SWCA documented the significance of a 1923 Spanish Colonial Revival-style residence under local, state, and federal criteria. *Role: Project Manager/Architectural Historian. Conducted intensive-level field survey, archival research, and evaluation. Authored HRA. Prepared California Department of Parks and Recreation 523 series resource form (DPR).*

***Historical Resources Assessment (HRA) of 817 Orange Grove Place; South Pasadena, California; Patty Chan.** For the purposes of evaluating the impact of a planned demolition, Mr. White documented the significance of a property containing a 1922 bungalow and two later buildings, to determine if any were potential historic resources under local criteria. *Role: Project Manager/Architectural Historian. Conducted intensive-level field survey, archival research and evaluation. Authored HRA*

STACY FARR, M.S., ARCHITECTURAL HISTORIAN

Stacy Farr is a federally qualified professional (36 CFR 61) with nine years of experience in the fields of historic preservation and architectural history. Ms. Farr has a broad knowledge of American architectural and social history, and a deep knowledge of the unique aspects of these themes within California. She is experienced in local, state, and federal regulatory environments, including CEQA, NEPA, NHPA, as well as HABS documentation and Section 106 review. Ms. Farr's specialties include historic resource evaluations, Secretary of the Interior's *Standards* reviews, and aiding design teams in meeting guidelines related to the preservation of historic character-defining features. She has also brought her research and analytical strengths to architectural and cultural resource surveys, HABS documentation, interpretive historical displays, and local, state and national historic register nominations.

YEARS OF EXPERIENCE

9

EXPERTISE

Architectural History/ Historic Preservation
CEQA / NEPA/ NHPA / SEC 106/HABS

EDUCATION

M.S., Architectural History; University of California, Berkeley; Berkeley, California; 2012

B.A., History of Art and Architecture;
University of California, Santa Barbara;
Santa Barbara, California; 2009

Coursework, Urban History, Labor History;
University of Pittsburgh; Pittsburgh,
Pennsylvania

REGISTRATIONS / CERTIFICATIONS

Meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in History and Architectural History

MEMBERSHIPS

National Trust for Historic Preservation

Society for American City and Regional Planning History

California Historical Society

Docomomo Noca

San Francisco Heritage

SELECTED PROJECT EXPERIENCE (* denotes project experience prior to SWCA)

***1554 Market Street/55 Oak Street, Historic Resource Evaluation, San Francisco, San Francisco County, Trumark Urban.** Conducted fieldwork and archival research and prepared a Historic Resource Evaluation for three commercial properties in San Francisco, two of which were found to be historic resources. Developed a mitigation strategy and evaluated project alternatives per CEQA and City of San Francisco requirements.

***Children's Hospital of Oakland, Historic Resource Evaluation, Oakland, Alameda County, Children's Hospital of Oakland.** Conducted fieldwork and archival research and prepared a Historic Resource Evaluation for a complex hospital campus in Oakland, as well as one historic landscape element and an adjoining residential district. Evaluated new construction for SOI *Standards* compliance.

***Heritage on the Marina, Historic Resource Evaluation, San Francisco, San Francisco County, Heritage on the Marina.** Conducted fieldwork and archival research and prepared a Historic Resource Evaluation for a Julia Morgan-designed convalescent home with a large, Mid-Century addition. Evaluated planned alterations/additions for SOI *Standards* compliance.

***Bayview-Hunters Point Architectural Survey and Historic Context Statement, San Francisco, San Francisco County, San Francisco Redevelopment Agency.** Conducted fieldwork, archival research, and oral histories to complete four phase survey, including a historical and cultural context statement and the survey and documentation of over 700 properties using DPR 523 A (Primary) forms.

135 Hyde Street, Proposed Project Analysis, San Francisco, San Francisco County, Dolman Property Group. Evaluated a planned eight-story addition to a known historic resource for SOI *Standards* compliance, and evaluated the project's compatibility with adjacent historic resources.

340-350 Fremont Street, Historic Resource Evaluation, Mitigation Strategy, and Interpretive Display, San Francisco, San Francisco County, Equity Residential. Evaluated two former union halls for historic significance, developed and executed a mitigation strategy including HABS documentation and a permanent on-site interpretive display on the history of maritime labor unions in San Francisco.

Appendix E.

State of California Department of Parks and Recreation Series 523 Forms

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code: 3B, 3CB, 5S2

Other Listings
 Review Code

Reviewer

Date

Page 1 of 17

*Resource Name or #: 664 Haddon Road

P1. Other Identifier: N/A

*P2. Location: Not for Publication Unrestricted

*a. County: Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Oakland, CA Date: 1997

T 1S ; R 3W Sec Unsectioned; M.D. B.M.

c. Address: 664 Haddon Road

City: Oakland

Zip: 94610

d. UTM: Zone: 10N; 566559 mE/ 4184734 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 23-430-1

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See continuation sheet.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property.

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Primary (west) facade, view east, April 19, 2018.

*P6. Date Constructed/Age and

Sources: Historic Prehistoric Both
 1924. Source: Alameda County Office of the Assessor

*P7. Owner and Address:

Kaiser Permanente
 8235 Colorado Boulevard, Suite 222
 Los Angeles, CA 90041

*P8. Recorded by: (Name, affiliation, and address)

Nelson White
 SWCA Environmental Consultants
 51 W. Dayton Street
 Pasadena, CA 91105

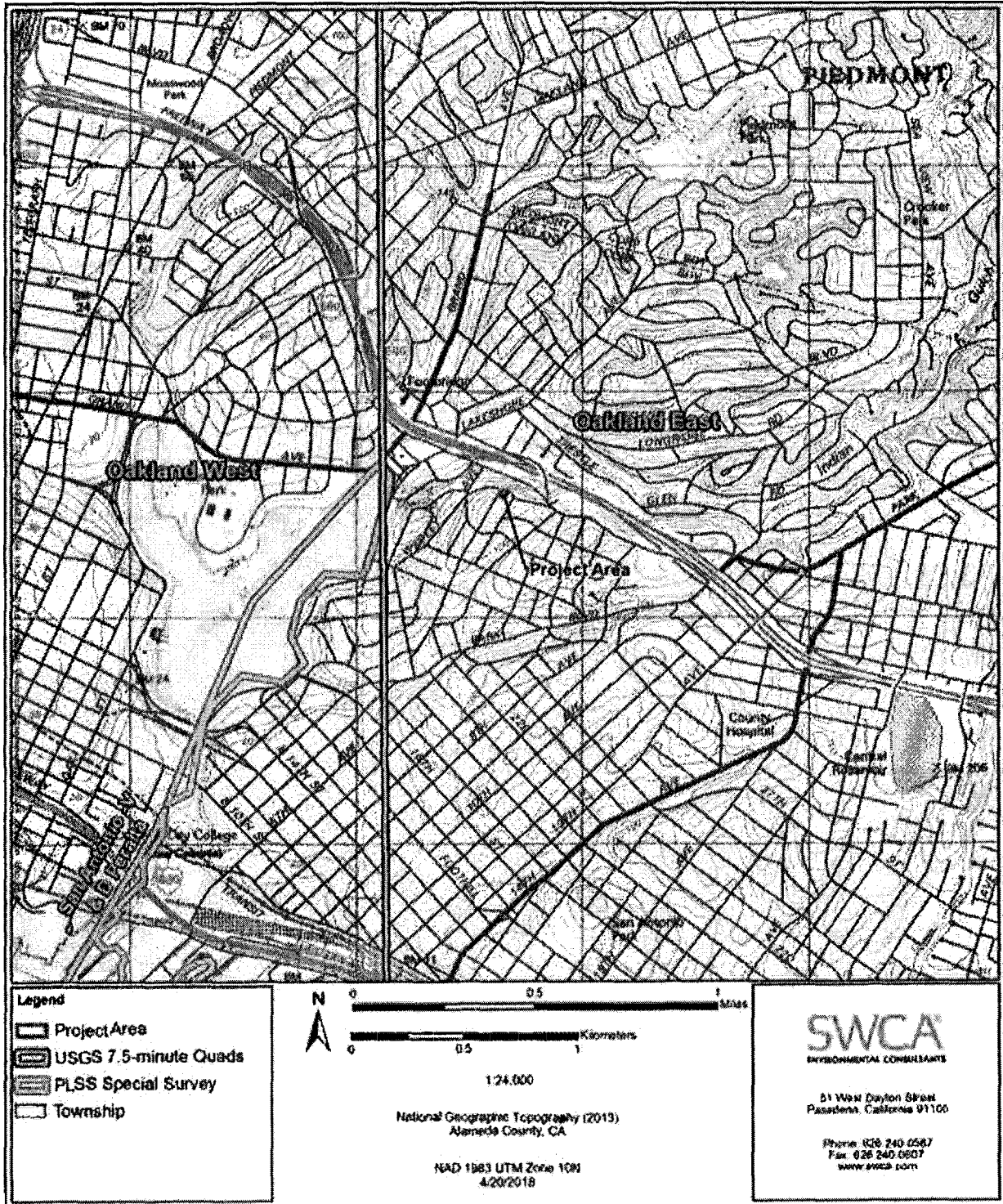
*P9. Date Recorded: June 8, 2018

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report

and other sources, or enter "none.") *Historical Resource Evaluation for 664 Haddon Road, City of Oakland, County of Alameda, California*, (SWCA Environmental Consultants 2018).

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 664 Haddon Road

B1. Historic Name: None

B2. Common Name:

B3. Original Use: Single-family residential

B4. Present Use: Single-family residential

*B5. Architectural Style: Italian Renaissance Revival

*B6. Construction History: (Construction date, alterations, and date of alterations) According to records on file with the Alameda County Office of the Assessor, the subject property was constructed in 1924. Alterations include sunroom enclosure, 1931, an unspecified addition (1932), the garage addition (1935), the addition of a second-floor back bedroom above the garage and the basement remodel (1936), an addition to the second-floor library (perhaps 1936), the extension of a staircase and landing (likely 1936), the breakfast room bay window (1939), chimney and fireplace (1940), the second-floor solarium enclosure (1940-1941), structural restoration of foundation and restoration of staircase (ca. 2007), replacement windows in the primary (west) façade/living room (date unknown), the exterior staircase outside library (date unknown), master closet addition and glass block wall (date unknown), the glass block wall in the first-floor powder room (date unknown), and the non-original metal kitchen windows (date unknown).

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: William E. Schirmer

b. Builder: Unknown

*B10. Significance: Theme:

Area: N/A

Period of Significance:

Property Type: Single-family residential

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

American Institute of Architects. "Membership File of William E. Schirmer."

American Institute of Architects. "Architects Roster questionnaire, 1946, of William E. Schirmer."

City of Oakland, Department of Planning and Building. Various dates. Building Permits.

County of Alameda, Assessor.

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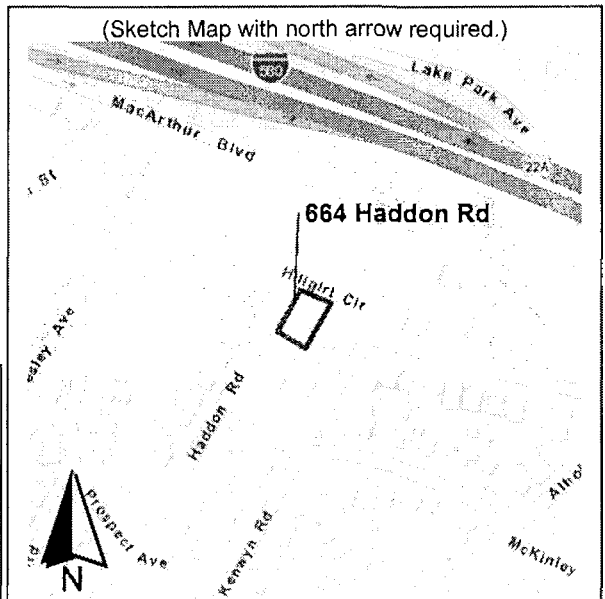
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B13. Remarks:

*B14. Evaluators: Nelson White, SWCA Environmental Consultants

*Date of Evaluation: June 8, 2018

(This space reserved for official comments.)



*Recorded by: Nelson White

*Date: June 8, 2018

Continuation

Update

*P3a.Description

Introduction

The property features a two-story-over-raised-basement, single-family dwelling clad in stucco and capped with a hipped roof covered in red tile. The Italian Renaissance Revival-style residence was constructed in 1924 and is wood frame construction. The 5,000-square-foot dwelling has a generally rectangular footprint and is located on a 8,056-square-foot lot at the southeast corner of the intersection of Haddon Road and Hillgirt Circle. The primary (west) façade of the residence features a narrow setback from Haddon Road and the rear (east) is flush with the lot line. North and south side yards are small. The property features mature vegetation. Due to the topography of the site, the building sits approximately 12 feet above street grade. All fenestration is wood unless otherwise noted. The architectural description begins with the primary (west) façade, continues to the north and south façades, and ends with the rear (east) façade.

Exterior

Primary (West) Façade

The primary (west) façade faces west onto Haddon Road and is generally symmetrically composed, with a broad central volume flanked by narrower, slightly recessed volumes.¹ A compound concrete staircase provides access from the street to the house, composed of a straight stair; an intermediate landing with a niche fountain; paired dog-leg stairs with half-space landings; and a broad entry-level landing. The staircase is trimmed with a centrally located wrought-iron railing in the straight stair, low stucco cheek walls, square stucco posts, and stucco railings supported by a balustrade of simplified um-shaped balusters.

Left of the stair, the basement level is partially above grade and further exposed by a concrete-finished areaway, and includes four narrow, vertically oriented three-lite casement windows, recessed within the thickness of the façade with exaggerated sills. Three of these windows are at the primary volume of the house, while one is below the entry landing. Right of the stair, a similar areaway includes three small vertically oriented vented openings.

The primary entrance is located at the center of the first-floor level and consists of an arched eight-panel wood door located within an arched recess. The arched recess is ornamented by stucco quoins and enclosed by a wrought-iron scroll-work security gate. The entrance is lit by a globe pendant lamp with amber-colored glass and flanked by wrought-iron sconce lamps with amber-colored glass.

The primary entrance is flanked on both sides at the first-floor level by a pair of full-height, four-lite French casement windows. These windows are slightly recessed within the thickness of the façade and have exaggerated sills; each window is surmounted by a recessed blind lunette, and window pairs are trimmed together at their upper perimeter with molded cornices.

At far left, the first-floor level includes two non-original full-height, arched, undivided fixed windows within original openings, slightly recessed within the thickness of the façade with simple wood sills. These windows are also trimmed together at their upper perimeter with molded cornices, and further ornamented together by a wrought-iron balconette. At far right, the first-floor level includes two pairs of full-height, arched, four-lite French casement windows. These windows are also slightly recessed within the thickness of the façade with simple wood sills and are trimmed together at their upper perimeter with molded cornices.

The second-floor level of the primary (west) façade continues the largely symmetrical arrangement found at the first-floor level. At center, above the primary entrance, there are full-height, three-lite French casement windows which open onto a small balcony with a wrought-iron railing and balustrade. This central window is flanked at the second-floor level by two pairs of three-lite French casement windows, which are slightly recessed within the thickness of the façade with exaggerated sills.

At far left, the second-floor level includes three, arched, six-lite casement windows, trimmed together with wood molding which gives the appearance of engaged pilasters, and with simple raised circular moldings within their spandrel panels. This same window arrangement is repeated at the far right of the second-floor level. The corners of the second story feature a beveled profile. The primary façade terminates with a molded cornice and moderate eave overhang; there are wood ball-cap finials at the roof corners.

North Façade

The north façade faces onto Hillgirt Circle and is asymmetrically arranged, with the primary volume of the house at right (including north-facing and east-facing facets), and a recessed volume at left.

¹ The footprint of the building at 664 Haddon Road is rotated clockwise approximately fifteen degrees from cardinal directions: cardinal directions are used throughout this report for clarity and simplification.

At the north-facing facet of the primary volume of the house, the basement level is at grade due to the slope of the lot, and includes, at far right, a two-panel wood pedestrian entrance, scored at the upper panel to form the letter "H". The north-facing facet is dominated by an oversized brick chimney, ornamented by decorative brickwork, which narrows in several steps as it ascends from the ground level to above the roofline.

The chimney is flanked at the first-floor level by full-height, arched, four-lite French casement windows, slightly recessed within the thickness of the façade with simple wood sills, trimmed at their upper perimeter with molded cornices, and further ornamented by simple wrought-iron balconettes. The chimney is flanked on both sides at the second-floor level by a pair of six-lite, arched, casement windows, which continue in the motif established at the far left of the second-floor level of the primary façade.

At the east-facing facet of the north façade, the first-floor level features two full-height, arched, four-lite French casement windows, slightly recessed within the thickness of the façade with simple wood sills, trimmed together at their upper perimeter with a molded cornice. At the second-floor level, three, arched, six-lite casement windows continue in the motif established at the primary façade and the north-facing facet of the north façade. At both the north-facing and east-facing facets, the corners of the second-floor level have beveled profiles, and the façade terminates with a molded cornice and moderate eave overhang. There are ball-cap finials at the roof corners.

At the left portion of the north facade, the recessed volume is accessed from Hillgirt Circle by a two-lane concrete driveway, trimmed at its right side by a simple wrought-iron handrail with wrought-iron posts. At the first-floor level, an entrance at the junction of the two volumes is recessed beneath the second floor above and accessed via a brick landing with two brick steps with a curved profile and a wrought-iron handrail. The arched entry door is fully glazed with leaded circular glass panes and is ornamented by a decorative wrought-iron grate which includes the letter "K". The entry door accesses an enclosed vestibule paved in ceramic brick in a basket-weave pattern, and lit by two full-height, arched, undivided fixed windows ornamented with the same wrought-iron grate found at the door.

The remainder of the first-floor level is spanned by the garage, which is further recessed under the second floor above. The ceiling is ornamented by dropped stucco-clad beams that are spanned by arches and, in places, groin arches, and supported at far left by square stucco posts topped varyingly by molded cornices and scrolled brackets. The square posts about the east lot line and are infilled by brick half-walls topped by wood pickets with floral cut-outs. The wide, articulated overhead garage door is unpainted wood and shows a molded, six-pointed star pattern.

Above the garage, the non-original second-floor level (added 1936, 1940-1941) includes a large, arched, steel-sash, six-part window group, with a large fixed central pane flanked by narrow casements, surmounted by three fixed panes. This window group is slightly recessed within the thickness of the façade with simple wood sills, trimmed at its upper perimeter with a molded cornice, and further ornamented by a simple wrought-iron balconette. Right of this window, the façade is slightly recessed and includes two six-lite, arched, French casement windows with simple wood sills, trimmed together at their upper perimeter with wood molding. The façade terminates with a band of flat wood molding and flush eaves.

South Façade

The south façade faces onto a small terraced side yard, and like the north façade is asymmetrically arranged, with the primary volume of the house at left (including south-facing and east-facing facets) and a recessed volume at right.

At the south-facing facet of the primary volume of the house, the first-floor level includes a canted bay at far left, with a fully glazed door at its center facet and full-height, six-lite fixed windows at its side facets, capped by a hipped roof. The door opens onto a scored concrete patio with a hexagonal footprint. Right of the canted bay there are two non-original metal sliding windows, one of which is located at the far right of the façade. Between these windows, a large wrought-iron sconce lamp with amber-colored glass is affixed to the façade. The second-floor level overhangs the first slightly, largely due to the thickness of applied stucco, and includes two centrally located, eight-lite, full-height arched casement windows ornamented by a wrought-iron balconette, flanked on each side by a pair of six-lite, arched casement windows, which continue in the motif established at the far right of the second-floor level of the primary façade. The far-right side of the second-floor level has some variation in the façade profile, and a chamfered profile at its corner.

At the east-facing facet of the primary volume of the house, the first-floor level includes a non-original metal sliding window at the far left and a large wrought-iron sconce lamp with amber-colored glass at the center. The second-floor level includes three six-lite, arched casement windows, which continue the motif established at the primary façade and the south-facing facet of the south façade. At both the south-facing and east-facing facets, the corners of the second-floor level have engaged pilasters with beveled profiles, and the façade terminates with a molded cornice and moderate eave overhang. There are ball-cap finials at the roof corners and a stucco-clad chimney rises from the ridgeline of the hipped roof.

At the right portion of the south facade, the recessed volume includes a wrought-iron and Plexiglass entry gate at left, which accesses an enclosed passageway between the house and the garage. Left of this door, at the junction of the two volumes of the south façade, a square volume includes non-original metal sliding windows at both facets. Right of the door, there is a band of seven eight-lite casement windows. At the

non-original second-floor level, a semicircular tower projects from the junction of the two volumes and has a large glass-block window. Right of this tower, there is a large, arched, steel-sash, six-part window group, with a large fixed central pane flanked by narrow casements, surmounted by three fixed panes. At the far right there is a half-glazed single-panel wood door, accessed by a non-original wood open-riser stair with wood handrail which rises from the ground-floor level from left to right. This portion of the south façade terminates with a shallow eave overhang; the portion of the façade above the window group rises in a gabled profile trimmed with red tile.

Rear (East) Façade

The rear (east) façade is flush with the east lot line and was viewed obliquely during a site visit. The façade has no fenestration and terminates with a flush roofline, above which rises a stucco-clad chimney.

Interior

The interior of 664 Haddon Road includes basement, first-, and second-floor levels. Access between the basement and first-floor levels is provided by a straight stair, while access between the first- and second-floor levels is provided by a double-return stair with two upper landings. Both staircases are located at the center of the house. All interior wall finishes are smooth painted plaster unless otherwise noted.

Basement

The basement is excavated at the north side of the house and is accessed from the first-floor level via the straight wood stair and from the exterior of the north side of the house by a pedestrian door. At the bottom of the stair there is a vestibule with four wood doors. Three of these doors lead to storage rooms and closets, and one leads to a finished apartment (1936), situated at the north side of the house. The apartment includes an open-plan room, a kitchen, and a bathroom, and is lit on three sides by basement-level windows. The stair, the walls of the vestibule, and the apartment are finished in unpainted vertical wood paneling with some decorative trim elements. The storage room at the west side of the house includes a steel cabinet with steel doors and is otherwise minimally finished in concrete and exposed post and beams.

First-Floor Level

At the first-floor level, the primary entrance opens onto a foyer and is flanked by narrow coat closets with single-panel wood doors. The hall has a groin-vaulted ceiling with rib crown molding which comes down around the primary entry to form corner pillars with decorative capitals. The hall is lit by a globe pendant lamp with amber glass.

Left and right of the primary entrance, the foyer lets on through broad arched openings to the living room and dining room, respectively. Opposite the primary entrance, the foyer is framed by chamfered pilasters with compound cornices, beyond which the primary staircase leads up to the second-floor level. The lowest two steps of the stair have a broad, curved profile and the stair has a brass handrail with a floral and curlicue balustrade. Right of the stair, the foyer includes two arched eight-panel wood doors, both set within the thickness of the walls: one leads to a small bathroom with completely modernized finishes and fixtures, and the other leads to the service circulation corridor at the rear of the house. Baseboards in the hall are tall and molded and are interrupted by ventilation grates, and the wood flooring is trimmed by simple border. This baseboard and flooring arrangement continues throughout the house unless otherwise noted.

The living room is located to the left (north) of the foyer and is lit on three sides by full-height arched windows. A fireplace at the north wall is built out from the wall with a stepped profile, and is framed by stone and has a wood mantle. The room has crown moldings, which continue throughout the house unless otherwise noted, and typical flooring and baseboards, though ventilation grates are located above, rather than at, the baseboards in this room.

The dining room is located to the right (south) of the entry hall and is lit on the west side by full-height arched windows as well as a multi-light pendant lamp at the center of the room. A large rectangular niche in the east wall may have historically accommodated a piece of furniture or built-in cabinetry. This room has typical flooring, baseboards, and crown molding, above which the ceiling has a slightly stepped coved profile.

The east wall includes an arched paneled door which leads to the kitchen. The south side of the dining room opens onto a breakfast room. The breakfast room is lit at its west by full-height arched windows and at its south by a canted bay with a fully glazed door and full-height windows. The breakfast room has a centrally located pendant lamp and includes the typical baseboard, flooring, and crown molding.

The kitchen is located at the southeast corner of the first-floor level of the house and currently does not have appliances or cabinetry, as planned construction of a new kitchen was halted. The kitchen is lit by aluminum sash windows at its south and east walls. There is a full-height glass-brick window at the northwest corner of the kitchen which provides passive lighting to the bathroom located off of the entry hall. The kitchen has wood floors and simple baseboards, and lacks crown molding. A hollow-core wood door at the north wall of the kitchen lets onto the service circulation corridor. The service circulation corridor includes an arched paneled door which leads to the entry hall; the basement door; a small metal utility-panel door; a blinded double-hung window at its east wall (which formerly faced the exterior of the building); and a hollow-core metal door on its east wall which leads to an exterior circulation corridor.

East of the service circulation corridor, the hollow-core metal door provides access to an exterior circulation corridor, which is enclosed by rough stucco walls and has a barrel-arched ceiling. The corridor is lit by metal sconces with globe lamps. This corridor can be accessed at the north by an arched paneled door which leads to the enclosed vestibule and entrance at the north façade of the house, and at the south by a wrought-iron and Plexiglass entry door that leads to the side yard. The exterior circulation corridor leads to the garage along its northeast edge, which is below the grade of the corridor, and is accessed via two concrete steps. The garage has a largely scored concrete floor and is lit at its south side by multi-lite casement windows. There appears to be a covered-over fireplace on the east wall of the garage, which aligns with the chimney visible at the east façade.

Second-Floor Level

At the second-floor level, the primary staircase leads to a small landing, from which a short straight stair leads to the rear (east) side of the house, and a one-quarter turn stair leads to the second-floor-level hall at the center of the building. The stairwell and hall are lit by a large scrollwork chandelier with a grapes and grape leaf motif. The hall includes a hollow-core arched wood door which provides access to the library at the south portion of the dwelling; another hollow-core arched wood door which provides access to the master bedroom at the southwest portion of the building; two single-panel wood doors which provide access to two large linen closets at the west side of the hall; and an opening and short corridor which provide access to two bedrooms and a shared bathroom on the north side of the building.

The two bedrooms on the north side of the second-floor level are both lit by a mixture of arched and rectangular windows, with operable roll-down. Each bedroom includes a large cedar-lined closet and has the typical wood floors, molded baseboards, and crown molding. The bedroom at the northeast corner of the second-floor level had a fully glazed door at its east side which leads to the solarium. A small bathroom located in the corridor between the hall and the bedrooms is finished in blue tile and includes all of its original fixtures: the rear wall of the bathroom is finished in glass brick through which the room receives passive lighting from the solarium.

The master bedroom is located at the southwest part of the second-floor level and is lit by rectangular windows at the west wall. The master bedroom has the typical floor, baseboards, and crown moldings found elsewhere in the house. The master bath is located on the north side of the master bedroom. It is finished in plaster above green tile and includes all of its original fixtures. The master bathroom is lit by a rectangular window on the west wall.

A broad arched opening at the south wall of the master bedroom is trimmed by cornice moldings and opens onto the sunroom, which is lit by arched casement windows on the west, south, and east sides. The sunroom has the typical floors and baseboards, and an exposed beam ceiling. A large affixed mirror at the north wall appears to cover the former location of a fireplace, corresponding with the chimney at the roof. The northeast corner of the sunroom lets onto a walk-in closet at the east side of the building, lit at its east wall by a curved wall of glass blocks.

Paired arched paneled doors on the east wall of the master bedroom lead to the library at the southeast portion of the building. A small anti-chamber at the west side of the room reflects the original footprint of this room, which originally terminated at its east side with a faceted bay profile; this profile is visible in the wood flooring. The walls of the library are fully paneled, and the multi-form gabled and vaulted ceiling is coffered with exposed beams. The room is lit by an arched six-lite metal frame window at its south wall and a pendant lamp in the middle of the room. The library can be accessed from many points, including the aforementioned arched doors from the master bedroom; a hollow-core arched wood door from the hall; arched wood doors at the north wall which lead to a small circulation landing; arched wood pocket doors at the far east side of the north wall which lead to a bedroom suite; and paired wood doors at the east wall which lead to a utility area and a short corridor, which leads to a half-glazed door at the south façade of the dwelling.

At the northeast corner of the second-floor level there is a bedroom suite with fully paneled walls and a coffered ceiling with exposed beams. The room is lit by an arched multi-lite metal window at the north wall and paired fully glazed fixed and sliding doors at the west wall which lead to the solarium. The bedroom has large closets on the east wall and a small bathroom at its southeast corner which is finished in green tile and has all of its original fixtures. The bathroom is lit by a small double-hung window which opens onto an airshaft.

At the middle of the north side of the second-floor level there is a solarium, which has plaster walls, a green-tiled floor, and is capped by a metal-seamed hipped roof of translucent safety glass. The solarium is lit by its roof as well as a pair of arched eight-lite casement windows at the north wall separated by a lantern sconce. The solarium is accessed from fully glazed doors at its east and west sides, which open onto bedrooms, and from a fully glazed door and large sidelight at its south side, which open onto a small circulation landing. The solarium also includes a glass brick window at its west side which illuminates an interior bathroom.

At the center of the second-floor level there is a small circulation landing. The landing is accessed via the building's main staircase at the west, and opens onto the solarium at its north side and the library at its south side, through paired arched doors. The landing is lit by the solarium door and window, and by a sconce lamp on its west wall, and has a full height mirror at its east wall.

Site

The subject property is located on a 8,400-square-foot lot. The dwelling sits flush with the east lot line and has no rear yard. At the east lot line there is a decorative fence, composed of brick piers and a brick half-wall topped by broad wood pickets with floral cut-outs and a painted wood railing. A short, curved concrete driveway provides access from the Hillgirt Circle to the garage; the east side of the driveway is bordered by a low concrete wall, and the west side of the driveway is marked by a wrought-iron handrail.

Both the north and west sides of the property include a mixture of bushes, mature trees, and groundcover vegetation. The largest trees on the property are two Douglass Fir trees on the west side, framing the main staircase from the street to the house. A concrete retaining wall borders the property beginning at the right of the main staircase and travelling around the northwest corner of the lot and ending at the driveway.

The south side of the property includes a small terraced yard. The balustrade at the upper landing of the staircase extends south into the side yard and curves outward to create a small promontory, where the balustrade breaks to include a small concrete birdbath. In line with the plane of the primary façade of the house, a low concrete retaining wall is surmounted by a chain-link fence with a gate that is accessed via three curved steps constructed of flagstone. The chain-link fence is overgrown with vegetation. Behind the fence, the first-floor-level breakfast room opens onto a scored concrete patio with a hexagonal footprint. East of the patio, a short stair leads up to a paved area south of the garage. An unkempt retaining wall separates higher elevation areas of the yard from lower elevation areas. The remainder of the south yard is covered in lawn that is currently largely overgrown.

Setting

The property is located in the Cleveland Heights neighborhood of Oakland. Although the neighborhood includes a mixture of single-family homes and multi-family flats and apartment buildings, the subject property is surrounded by single-family homes. The property is prominently sited within the neighborhood: it is almost the highest elevation lot in the neighborhood, and it is directly south across the street from Hillgirt Circle, the former location of the neighborhood's once-grand staircase, which has been largely dismantled and is currently blocked by a board fence. The homes directly surrounding the subject property reflect the "villa sites" layout of the Haddon Hill subdivision, designed by prestigious landscape designer Mark Daniels, wherein lots along the main roads were platted wider than they were deep to allow for the construction of large-scale homes with dramatic, impressive primary façades. As detailed elsewhere in this report, home construction took place in two phases within the neighborhood: from 1912-1914, and more robustly from 1920-1928. Architectural styles represented include Tudor Revival, Arts and Crafts, Italian Renaissance Revival, Spanish Colonial Revival, Colonial Revival, and French Eclectic. While some houses have undergone exterior alterations, including removal of original windows and insertion of contemporary aluminum or vinyl replacement windows, enclosure of porches, and repainting or resurfacing, overall most houses in the neighborhood retain exceptional integrity and convey their historic appearance.

B10. Significance

NRHP and CRHR Eligibility

Criteria A/1:

The subject property is individually eligible for listing in the NRHP and the CRHR under Criterion A/1 because it is directly associated with the development of the Kaiser Permanente health care system. Henry J. Kaiser established himself as a pioneer in the provision of health care in the late 1930s, a period when most Americans had little or no access to health care. Kaiser developed a healthcare program for his employees, most of whom were in remote locations, far removed from established doctors and hospitals. Kaiser's healthcare program evolved from the need to provide these remotely-located workers and their families with health care at affordable costs. During World War II, the program was replicated to serve the health care needs of Kaiser's shipyard and steel mill workers and their families. On April 9, 1943, Henry J. Kaiser hosted a conference at the subject property, by the end of which a tentative plan to open the Kaiser employee healthcare plan to community enrollment was formulated. The events of the conference held at the subject property were characterized as "the promise of a model for the community Mayo Clinic for the common man," and led over following decades to the formation of thousands of similar organizations across the United States. Historians writing about major events of the 20th century today see the work of Henry J. Kaiser in co-founding Kaiser Permanente and launching

employer-sponsored health care in the United States as one of the century's major social contributions. Additionally, the establishment of the Kaiser Permanente healthcare system was regarded by Henry J. Kaiser as his most significant work: "Of all the things I've done, I expect only to be remembered for my hospitals. They're the things that are filling the people's greatest need - good health." Because the subject property is the location of the 1943 conference where Kaiser along with a small group of physicians and medical industry professionals established a tentative plan for a healthcare plan open to community enrollment, the property is eligible for listing in the NRHP and the CRHR under Criterion A/1 because it is directly associated with the development of the Kaiser Permanente health care system. The period of significance for this finding of significance is 1943, the year the conference took place.

The subject property is also individually eligible for listing in the NRHP and the CRHR under Criterion A/1 for its association with Clausen House, which, when it opened in 1967, introduced to the Bay Area a paradigm-shifting system of care for developmentally disabled adults. In contrast to existing models in the 1960s, in which care options for developmentally disabled adults were generally limited to custodial care or institutionalization in California's overcrowded mental institutions, Clausen House was a residential group home located within a residential community, in which clients could live together, somewhat independently and under supervision, and receive an individualized assistance to develop skills to help them participate more fully in mainstream society. Following establishment of the Clausen House facility at the subject property, there was immediately a waiting list for more clients with developmental disabilities, indicating the efficacy of this new model of care. Within ten years of its establishment in 1967, Clausen House expanded into additional single-family dwellings and apartment buildings, and initiated what is now its Independent Living Services program (ILS), the first of its kind in Northern California. Clausen House has expanded further and currently the organization operates three residential group homes, an apartment complex, a community center, and provides independent and supported living, education, supported employment, and social recreation programs. Because the subject property was the first location of Clausen House, it is property is eligible for listing in the NRHP and the CRHR under Criterion A/1 because it is directly associated with an innovative system of care for developmentally disabled adults which remains in operation today. The period of significance for this finding of significance is 1967, the year that the group of three families that established Clausen House purchased the subject property, through 1977, the last year that the subject property was owned by the Donald J. Wood Foundation, a foundation dedicated to helping developmentally disabled persons, and presumably the last year the subject property operated as a Clausen House group home.

Criteria B/2:

The subject property is individually eligible for listing in the NRHP and the CRHR under Criteria B/2 because it is directly associated with Henry J. Kaiser, who is broadly regarded as a significant American industrialist, builder, and innovator of health care systems. As an industrialist, he was the founder of the Kaiser companies, which grew from a small road paving company to a global enterprise. He also manufactured cement, steel, aluminum and automobiles. As a builder, he constructed roads, dams, tunnels, pipelines, ships and houses. As the co-founder of Kaiser Permanente, he worked with partnerships of physicians, built hospitals and other health care facilities, established a nursing school and contributed to medical education. Kaiser established his business headquarters in Oakland in 1921 and commissioned the subject property in 1924. With his wife Bess Kaiser he raised two sons at the subject property. Kaiser also used his home as a center of business and socialization. In 1943, he hosted at the subject property a conference where the tentative plan to open the Kaiser employee healthcare plan to community enrollment was developed. The house was also the site of elaborate Christmas parties for his employees and their families, and was decorated extensively at the exterior as a gesture to the neighborhood. Kaiser also had a strong involvement in the physical development of the subject property. He commissioned nine alterations to the property between its original construction in 1924 and 1941, and was documented in a contemporaneous publication as regarding the ongoing alterations and improvements to his Oakland home as one of his "thrills." Henry J. Kaiser lived at the subject property from its construction in 1924 through approximately 1946, when he moved with his wife to a nearby apartment building. Kaiser lived in the subject property during extremely productive years of what can only be called a remarkably and consistently significant life: he was living at the subject property by 1927, when he went to Cuba to build a 200-mile highway and 500 bridges; during the 1930s, when he oversaw the construction of the Hoover and Grand Coulee dams; and during the 1940s, when Kaiser and his associates operated 58 shipways at seven yards that built 1,490 ships during World War II. While Kaiser presumably conducted the vast majority of the operation of his companies within corporate business offices in Oakland, his long residence at the subject property, as well as the documented use of the subject property for important business and social events and Kaiser's continued hand in the physical development of the house, is evidence of a direct association between the subject property and Henry J. Kaiser. For these reasons, the subject property individually eligible for listing in the NRHP and the CRHR under Criterion B/2 for its association with Henry J. Kaiser. The period of significance for this finding of significance is 1924, the year the property was commissioned by and constructed for Kaiser, through 1946, the approximate year Kaiser stopped living at the property and moved to a nearby apartment.

Criteria C/3:

The subject property is individually eligible for listing in the NRHP and the CRHR under Criteria C/3 (Design/Construction) as a property that embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture. The property includes close to the full complement of character-defining features of the style, including 1924 date of construction; simple, rectangular massing; two-story height; low-pitched hipped roof with ceramic tile; moderate overhanging eaves supported by a compound cornice molding; flat primary façade; stucco cladding; symmetrical arrangement of fenestration at the primary façade; recessed primary entrance; full-height first-floor-level windows; round arches above doors and

first-floor-level windows; smaller and less elaborate second-floor level windows; balustrades (at the entry staircase); and decorative façade articulation including quoins and molded cornices. While some ornamental elements at the building, such as the wrought-iron balconettes, gates, railings, and lighting, reflect a broader Mediterranean Revival style, the fundamental design elements of the building are overwhelmingly Italian Renaissance Revival, and the building exemplifies the style.

Alterations made after original construction was completed in 1924 were concentrated at the rear and south façade and do not detract from the building's overall Italian Renaissance Revival style and the original design of the building remains readily identifiable. For these reasons, 664 Haddon Street is historically significant under Criterion C (Design/Construction) as a property that embodies the distinctive characteristics of the

Italian Renaissance Revival style of architecture. The period of significance for this finding of significance is 1924, the year original construction of the building was completed.

The subject property is also eligible for listing in the NRHP and the CRHR Criteria C/3 (Design/Construction) as a property that represents the work of master architect William E. Schirmer. Schirmer is recognized as an architect who specialized in fine residential designs and worked nearly exclusively throughout his career in Oakland, Piedmont, and Montclair. After training in the office of, among others, master architect Willis Polk, Schirmer partnered with architect Arthur S. Bugbee, and the firm of Schirmer-Bugbee Company became known for elegant single-family homes and apartment buildings in San Francisco, Oakland, and other Bay Area cities. Starting in 1925 Schirmer practiced independently, and primarily designed large single-family houses in Period Revival styles. His designs are noted for their attention to detail, such as wrought-iron work at windows and doors, and the integration of outdoor and indoor space, especially in his use of sunrooms, French doors, and expansive windows. He is also known for his use of sprawling floor plans, a precursor to the Ranch style which would later exemplify California residential architecture. The dwelling at 664 Haddon Road includes many of the design features which characterize Schirmer's residential designs, including large size and Period Revival style; integration of outdoor and indoor space through the use of French doors, full-height windows, and sunrooms; and architectural details including wrought-iron work at windows and doors. Additionally, the 1924 date of construction indicates that 664 Haddon Road was one of Schirmer's earliest commissions following establishment of his independent practice. Finally, Schirmer also designed a one-room addition to the building in 1932, indicating that owner Henry J. Kaiser enjoyed Schirmer's design for the home to a degree that he wished to continue Schirmer's involvement in the property. Alterations made to the house after original construction was completed in 1924 that are not known to be the work of Schirmer were concentrated at the rear and south façade and do not detract from the building's overall ability to convey its design as conceived by Schirmer. For these reasons, 664 Haddon Road is historically significant under Criterion C (Design/Construction) as a property that represents the work of a master architect. The period of significance for this finding of significance is 1924 through 1932, which reflects the year original construction of the building was completed through the year that Schirmer designed a one-room addition. Therefore, the subject property is eligible for listing in the NRHP and the CRHR under Criteria C/3.

Criteria D/4:

The subject property is not evaluated in this report for its eligibility for listing in the NRHP and the CRHR under criterion D/4. This criterion is applied most commonly to buildings, structures or objects that have been used as a source of archeological data and are believed to contain more, as yet unretrieved data. The subject property has not been used as a source of archeological data and is not likely to contain as yet unretrieved archeological data. However, evaluation under Criterion D/4 is generally conducted by archeologists, and this report does not include an evaluation under Criterion D/4 for this reason.

City of Oakland Designated Historic Property Eligibility

Evaluative criteria for status as an Oakland Designated Historic Property are included in Appendix D of the Historic Preservation Element of the Oakland General Plan and have been described briefly in the Local Regulations section of this report.² In order to determine whether a property is eligible as a landmark, the property is rated on an Evaluation Sheet for each of fourteen evaluation criteria.³ The ratings are then converted to numerical scores and added together for a total score, which is then converted into an overall rating—A, B, C, or D. Buildings of no interest are given E ratings and buildings that are too recent to rate are giving a rating of F (synonymous with the use of *). A property that has been altered or that is less than 50 years old may also have a contingency rating shown by a lowercase letter, indicating that the property may be eligible for a higher rating in the future. Buildings also receive a numerical rating indicating their association with a district: 1 indicates the building is in an Area of Primary Importance (API), 2 indicates that the building is in an Area of Secondary Importance (ASI), and 3 indicates that the building is not associated with a district. A "+" indicates that a building is a contributor to the district, a "-" indicates that it is not a contributor, and a "*" indicates that it is a potential contributor.

While 664 Haddon Road has likely been previously evaluated as part of the Oakland Cultural Heritage Survey, the survey results were not consulted in the preparation of this report at the request of the client.

The Evaluation Sheet for Landmark Eligibility is included in Appendix C. A brief explanation of the evaluation, including each of the fourteen evaluative criteria, follows. Ratings for the categories of Architecture, History/Association, and Context below are: Excellent (E), Very Good (VG), Good (G), and Fair/Poor (FP).

² City of Oakland, Oakland General Plan, Historic Preservation Element, September 1993.

³ Both the Oakland Cultural Heritage Survey (OCHS) and the Landmarks Preservation Advisory Board (LPAB) criteria and evaluations determine eligibility for Oakland's Local Register. Using either would determine if a building, structure, object, or site is eligible for the Local Register. The OCHS criteria are based on the National and California Register criteria, which have already been analyzed in the Historic Resource Evaluation. Therefore, using the LPAB criteria gives an alternate evaluation, making the analysis more comprehensive in determining which properties warrant preservation.

A. Architecture

1. Exterior/Design

664 Haddon Road has very good (VG) quality of form, detailing, and overall visual quality. The property embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture and includes close to the full complement of character-defining features of the style, including 1924 date of construction; simple, rectangular massing; two-story height; low-pitched hipped roof with ceramic tile; moderate overhanging eaves supported by a compound cornice molding; flat primary façade; stucco cladding; symmetrical arrangement of fenestration at the primary façade; recessed primary entrance; full-height first-floor-level windows; round arches above doors and first-floor-level windows; smaller and less elaborate second-floor-level windows; balustrades (at the entry staircase); and decorative façade articulation including quoins and molded cornices. While some ornamental elements at the building, such as the wrought-iron balconettes, gates, railings and lighting, reflect a broader Mediterranean Revival style, the fundamental design elements of the building are overwhelmingly Italian Renaissance Revival, and the building exemplifies the style.

2. Interior

The City of Oakland's evaluation process only rates interiors of public buildings, but a review of the interior of 664 Haddon Road indicates that it has very good (VG) interior form and details. The property includes generously sized rooms that have not been altered outside of the period of significance or subdivided such that they would not convey their original design. Original features and details that retain integrity include arched openings and doors, decorative moldings, inlaid floorboards with baseboards, crown moldings, coffered ceilings, exposed beam ceilings, and bathroom finishes and fixtures, among other details.

3. Construction

Construction is good (G). 664 Haddon Road is a good example of frame construction finished in stucco, of which many good examples exist throughout Oakland.

4. Designer/Builder

Designer/Builder rating is excellent (E), indicating that William E. Schirmer is a designer of primary importance in Oakland. Schirmer is recognized as an architect who specialized in fine residential designs and worked nearly exclusively throughout his career in Oakland, Piedmont, and Montclair. He also contributed to the design of many distinguished apartment buildings in Oakland; designed two Oakland car dealerships; worked in partnership on the design of a Roman Catholic School and Convent in Oakland; and was also part of the design team for the Alameda County Courthouse.

5. Style/Type

Style/Type is very good (VG), as 664 Haddon Road embodies both the distinctive characteristics of the Italian Renaissance Revival style, and is an example of a type, that is a large, architect-designed home associated with the upper-middle and middle-class in Oakland. In style, 664 Haddon Road includes close to the full complement of character-defining features of the Italian Renaissance Revival style, including 1924 date of construction; simple, rectangular massing; two-story height; low-pitched hipped roof with ceramic tile; moderate overhanging eaves supported by a compound cornice molding; flat primary façade; stucco cladding; symmetrical arrangement of fenestration at the primary façade; recessed primary entrance; full-height first-floor-level windows; round arches above doors and first-floor-level windows; smaller and less elaborate second-floor-level windows; balustrades (at the entry staircase); and decorative façade articulation including quoins and molded cornices. The Italian Renaissance Revival-style residential building is a generally common style/type in Oakland and in wealthy residential neighborhoods through the East Bay, so 664 Haddon Road receives a very good rather than excellent rating under this criterion. In type, 664 Haddon Road was designed by a prestigious architect, located in a restricted residential subdivision, and constructed for a wealthy client. Together, these factors convey a specific type of residential property associated with upper-middle and upper-class residential development in Oakland.

B. History/Association

6. Person/Organization

The property has two significant Person/Organization associations. 664 Haddon Road's association with a Person/Organization is excellent (E) for its association with Henry J. Kaiser. The building was commissioned by Henry J. Kaiser, a person of primary importance in Oakland history. Kaiser lived at the house from its construction in 1924 through approximately 1946, a time period in which Kaiser expanded his industrial empire and made an ongoing series of alterations and improvements to his house. Kaiser was noted for his social activities within his home, and meetings related to his work at his home, including one meeting at which the development of the Kaiser Permanente health care system was initiated. In addition to Henry J. Kaiser, the property later operated as the first location of Clausen House, a pioneering residential care facility for

developmentally disabled persons. Clausen House later purchased an apartment building and initiated what is now its Independent Living Services program (ILS), the first of its kind in Northern California. 664 Haddon Road's association with Clausen House is very good (VG)

as the property served as the first location of an innovative care facility.

7. *Event*

664 Haddon Road's association with events is excellent (E) as it is described in published accounts as the location of a meeting in 1943 where Kaiser along with four doctors discussed the specifics of forming a cooperative plan for health service provision for Kaiser's workforce. From this meeting grew the health care conglomerate which continues to carry Kaiser's name and which established a prototype for mass provision of medical care in California and elsewhere.

8. *Patterns*

664 Haddon Road has a very good (VG) association with the pattern of planned residential subdivision in Oakland. Planned residential subdivisions emerged after the turn of the twentieth century and reflected the influence of the City Beautiful movement, to provide cohesive suburban neighborhoods with a general plan of development, specifications and standards, and the use of deed restrictions to control house design. ensure quality and harmony of construction, and create spatial organization suitable for fine homes in a park setting. As originally designed by noted landscape engineer Mark Daniels, the subdivision of Haddon Hill included curvilinear streets; street furniture including fountains, urns and planters, and a broad flight of marble stairs with a marble puma at the summit; "villa sites" along the main roads that were wider than they were deep; underground conduits; and proximity to two of Oakland's widest boulevards, Park and Lakeshore. These amenities continued as selling points during the subdivision's later phase of development in the 1920s. 664 Haddon Road is intimately connected to the pattern of planned residential subdivision in Oakland, as it is located on one of the primary sites within the subdivision, at the top of where the subdivision's broad stair was located, and on a "villa lot." The pattern itself is of secondary importance, as Haddon Hill was not the only residential subdivision in Oakland nor was it particularly successful in its earliest phase of development, and was not fully developed until the early 1920s. For these reasons 664 Haddon Road qualifies for a rating of very good (VG).

9. *Age*

664 Haddon Road was constructed in 1924, which qualifies it for a rating of good (G).

10. *Site*

664 Haddon Road is located on the site on which it was constructed and therefore receives a rating of excellent (E).

C. *Context*

11. *Continuity*

664 Haddon Road helps establish the character of an area of primary importance, and thus receives a rating of excellent (E) for continuity. In Oakland, an Area of Primary Importance is an area are historically or visually cohesive areas or property groupings that usually contain a high proportion of individual properties with ratings of "C" or higher and appear eligible for the NRHP, either as a district or as a historically-related complex. Based on the limited-scope windshield survey completed for this report, the Haddon Hill/Lakemont subdivision is eligible for the NRHP and CRHR under both Criterion A/1 for its association with the development of City Beautiful-style planned residential subdivisions in Oakland, and Criterion C/3 for its concentration of architect-designed, large- and moderate-scale single family homes. The property is located in a prominent location within the Haddon Hill/Lakemont subdivision, at near to the highest elevation and at the top of the subdivision's original grand marble staircase (since removed). It is also one of the largest properties within the subdivision and reflects the "villa lot" wherein primary façades were wider than their depth. The Haddon Hill/Lakemont subdivision would be considered an area of primary importance, as it is a historically and visually cohesive areas and property grouping that contains a high proportion of individual properties that are register-eligible and overall it appears eligible for listing in the NRHP and CRHR.

12. *Familiarity*

664 Haddon Road receives a good (G) rating for familiarity, as it is a conspicuous and familiar feature within the neighborhood where it is located, but due to the residential character of the neighborhood, the property is not particularly familiar to the larger city or the region.

D. *Integrity*

Ratings in this category are Excellent (E), Good (G), Fair (F), and Poor (P).

13. Condition

664 Haddon Road receives an excellent (E) rating for condition. No apparent surface wear or structural problems were observed during the course of an intensive site visit, and none of the building's design elements appear to require replacement due to deterioration.

14. Exterior Alterations

664 Haddon Road has undergone alterations which bring its rating in this category to good (G). Following completion of original construction in 1924, a series of alterations were made between 1931 and 1941 by original owner Henry J. Kaiser, including enclosure of a second-floor-level deck to make a sunroom; a one-room addition; an addition to the garage; partition within the basement to construct servant's quarters; addition of a second-floor-level bedroom over the garage; alterations to the kitchen including new windows; covering a deck with new roof; alterations to the interior and exterior portions of the fireplace; and enlargement of the patio/conservatory and the study. Additional alterations made between 1967 and 1978 include interior renovations for the change of use to a group care facility, and a kitchen remodel: the kitchen remodel has been removed, which is not reflected in the permit record. However, the majority of alterations were made during the property's various periods of significance, which range from 1924 through 1977, and were concentrated at the sides and rear of the building, enabling the overall historic character of the property to remain strong. For these reasons 664 Haddon Road has a good (G) rating for exterior alterations.

Conclusion

The intensive survey and evaluation assigns 664 Haddon Road a rating of "A1," signifying that the building is of highest importance and is located in a district or area of primary importance.

Period of Significance Overview

664 Haddon Road had been found significant under several criteria and contexts each with a slightly varying period of significance, which are summarized as;

- Criterion A/1 for its association with the development of the Kaiser Permanente health care system, with a period of significance of 1943, the year the conference where the creation of the health care system was explicitly discussed, took place;
- Criteria A/1 for its direct association with Clausen House, which developed an innovative system of care for developmentally disabled adults, with a period of significance of 1967, the year that the Clausen House was established at the subject property, through 1977, the last year that the subject property likely operated as a group home;
- Criterion B/2 for its direct association with Henry J. Kaiser; with a period of significance of 1924, the year the property was commissioned by and constructed for Kaiser, through 1946, the approximate year Kaiser stopped living at the property and moved to a nearby apartment;
- Criterion C/3 as a property that embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture, with a period of significance of 1924, the year the house was originally constructed; and
- Criterion C/3 as a property that represents the work of master architect William E. Schirmer, with a period of significance of 1924 through 1932, which reflects the year original construction was completed through the year that Schirmer designed a one-room addition.

Based on this overview of the various periods of significance, the property has two overarching periods of significance. The first begins in 1924, when the property was constructed; continues through the 1920s, 1930s and the first half of the 1940s, when Henry J. Kaiser lived at the property, conducted various business and social events at the property, and oversaw nearly continuous alterations to the property; and ends in 1946 which is the approximate year that Kaiser moved out of the house. The subject property then has a second, later period of significance associated with its tenure as the first location of Clausen House, from 1967 through 1977. Overall, the periods of significance for the property are 1924-1946, and 1966-1977.

Integrity Assessment

In addition to a finding of historic significance, in order to be eligible for listing on the CRHR or NRHP, a property must retain integrity. Integrity is defined in National Register Bulletin 15 as the "ability of a property to convey its significance." The National Park Service recognizes seven aspects or qualities of integrity, which include location; design; setting; materials; workmanship; feeling; and association. To retain integrity, a property must possess several, if not all, of these seven qualities.

The subject property has not been moved and therefore retains excellent integrity of location.

The property retains strong integrity of design to its two overarching periods of significance. The property has undergone a series of alterations, detailed on page 83 of this report and summarized here: enclosure of second-floor level sunrooms (1931); an unspecified room addition (1932); garage addition (1935), construction of a bedroom above the garage and basement remodel (1936); an addition to the second-floor library (perhaps 1936); the extension of a staircase and landing (likely 1936); construction of breakfast room bay window (1939), chimney and fireplace alterations (1940); second-floor level solarium enclosure (1941); and kitchen remodel (1978). Additional alterations that are not reflected in the permit history include likely replacement of divided windows with plate windows in the primary (west) façade/living room; construction of exterior staircase at the east side of the south façade; master closet and glass block wall at the junction of the two facets of the south façade; the glass block wall in the first-floor bathroom; and the insertion of metal kitchen windows. Considered together, these changes reduce integrity of design under the Criterion C/3 findings of significance, namely as a property that embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture, and as a property that represents the work of master architect William E. Schirmer. The periods of significance for these two findings are 1924 and 1924-1932, respectively, and the majority of alterations at the subject property post-date those years. However, even with this reduced integrity of design as it relates to these two significance findings, the property retains the character-defining design elements of Italian Renaissance Revival style architecture and most of the original design elements and design intent of Schirmer. Therefore, it can be said that the property retains reduced yet sufficient integrity of design to convey its historic significance under these areas. Regarding the remaining findings of significance (Criterion A/1 for two associations, and B/2) the only alterations that are known to have taken place after the periods of significance for these findings include kitchen alterations, which are located in a service area of the house and associated exterior changes to three windows located at rear facades of the building. For this reason, the property retains excellent integrity of design for the findings of significance under Criteria A/1 and B/2.

The subject property retains excellent integrity of setting, because its immediate setting, including the lot on which it is located, retains a mixture of hardscaping and landscaping which do not appear substantially changed since the periods of significance, and its broader setting, including the residential properties, streets, and general neighborhood character, do not appear substantially changed since the period of significance.

The property retains very strong integrity of materials. Similar to the discussion of the property's integrity of design and workmanship, the alterations detailed on page 88 of this report and summarized above reduce integrity of materials under the two Criterion C/3 findings of significance. The periods of significance for these findings are 1924 and 1924-1932, and the alterations at the subject property that post-date those years removed some of the materials that were used during original construction of the building and the 1932 addition. However, because the majority of these alterations were concentrated at the rear (east) façade of the building; because the material pallet of alterations is largely in kind with the historic material pallet; and because the primary (west) and north facades are almost completely unaltered and retain a significant amount of the building's original materials, the property retains strong integrity of materials and continues to convey its historic significance under Criterion C/3. Regarding the remaining findings of significance (Criterion A/1 for two associations, and B/2) alterations that are known to have taken place after the periods of significance for these findings include kitchen alterations, which are located in a service area of the house. Associated exterior changes are confined to three windows located at rear facades of the building. These changes removed only a small amount of original materials at the property, and for this reason, the property retains excellent integrity of workmanship for the findings of significance under Criteria A/1 and B/2.

The property retains strong integrity of workmanship. Similar to the discussion of the property's integrity of design, the alterations detailed on page 83 of this report and summarized above reduce integrity of workmanship under the two Criterion C/3 findings of significance. The periods of significance for these findings are 1924 and 1924-1932, and the alterations at the subject property that post-date those years are likely to have removed some examples of workmanship. However, because the majority of these alterations were concentrated at the rear (east) façade of the building, and because the primary (west) and north facades are almost completely unaltered and retain the distinctive workmanship elements of Italian Renaissance Revival style architecture and the original workmanship details included in Schirmer's original design of the building, the property retains strong integrity of workmanship and continues to convey its historic significance under Criterion C/3. Regarding the remaining findings of significance (Criterion A/1 for two associations, and B/2) alterations that are known to have taken place after the periods of significance

for these findings include kitchen alterations, which are located in a service area of the house. Associated exterior changes are confined to three windows located at rear facades of the building. These changes are not likely to have removed any examples of workmanship at the property, and for this reason, the property retains excellent integrity of workmanship for the findings of significance under Criteria A/1 and B/2.

The property retains very strong integrity of feeling. Integrity of feeling is assessed by determining if the property retains enough physical features, contained in the design, materials and workmanship of the property, to convey the property's historic character. As detailed in the preceding discussions of design, materials and workmanship, despite alterations, the property retains reduced yet sufficient integrity under Criterion C/3, and excellent integrity under Criteria A/1 and B/2. For these reasons, the property can easily convey its historic character and retains very strong integrity of feeling.

The property retains excellent integrity of association, because it is the location where the events for which it is historically significant took place, namely it is the residence of Henry J. Kaiser; it is the location where the conference where the creation of Kaiser's health care system took place;

and it is the location where Clausen House was established. The property remains able to convey its association with these people and events because the single alteration that has taken place at the property since the period of significance affected the kitchen, a secondary area of the property that would not be characterized as causing a major change to the building's historic character.

In summary, the subject property retains excellent integrity of location, setting, and association and strong integrity of design, materials, workmanship, and feeling. Overall, the property retains sufficient integrity to convey its historic significance and remains eligible for listing on the CRHR or NRHP.

Character-Defining Features

Character-defining features are the visual and physical features that give a building its identity and distinctive character. They may include the overall building shape, its materials, craftsmanship, decorative details, interior spaces and features, and aspects of its site and environment.

Exterior facades

General

- Two-story height and roughly rectangular footprint
- Rectangular massing
- Stucco exterior
- Recessed volumes at north and south ends of the building
- Molded cornices with minimal to moderate eave overhang
- Hipped roof covered in clay tile
- Ball-cap finials at the roof corners

Exterior – Primary façade

- Symmetrical arrangement
- Compound grand staircase including scored concrete landings, balustrades, and fountain
- Primary entrance including arched doorway, decorative quoins, French iron security gate, and paneled door
- Wrought-iron sconce lamps with amber-colored glass
- Wrought-iron balconette above primary entrance
- Full-height, wood, four-lite, French casement windows with exaggerated sills and molded cornices
- Full-height, wood, arched, four-lite, French casement windows with exaggerated sills and molded cornices
- Wood, three-lite, French casement windows with exaggerated sills
- Wood, arched, six-lite casement windows with molded cornices
- Beveled profile corners on second floor

Exterior – North façade, right portion

- Oversized, ornamented, brick chimney that narrows in several step as it ascends
- Full-height, wood, arched, four-lite, French casement windows with exaggerated sills and molded cornices, ornamented by wrought-iron balconettes
- Wood, arched, six-lite casement windows with molded cornice

Exterior – North façade, left portion

- Recessed garage entry including dropped, stucco-clad beams spanned by arches and some groin arches, paneled two-car overhead garage door
- Pedestrian entrance including curved brick stairs and rectangular landing, arched metal door with circular panes, and wrought-iron grate with the letter "K"
- Large, arched, steel-sash, window ornamented by a wrought-iron balconette
- Wood, arched, four-lite casement windows

Exterior – South façade, left portion

- Canted bay window capped by hipped roof
- Large wrought-iron sconce lamps with amber-colored glass
- Beveled profile corners on second floor
- Pair of full height, wood, arched, eight-lite, casement windows ornamented by a wrought-iron balconette
- Wood, arched, six-lite casement windows with molded cornices

Exterior – South façade, right portion

- Wood, flat, eight-lite, casement windows
- Projecting semicircular tower with large glass block window
- Large, arched, steel-sash, window
- Peaked roof line above arched window

Site

Primary (west) yard

- Low retaining wall
- Narrow, landscaped setback with pair of mature Douglas Fir trees

North yard

- Narrow landscaped setback
- Curved concrete driveway
- Brick and wood picket fence with floral cut-outs
- Wrought iron railing

South yard

- Terraced south yard including divided semi-circular balustrade, with concrete bird bath in the middle
- Low retaining wall ion line with primary façade of dwelling, including three curved flagstone steps
- Hexagonal, scored concrete patio adjacent to bay window

Interior

Basement

- Vestibule apartment
- Wood paneling in apartment

First Floor

- Paneled main entrance door
- Closets flanking main entrance
- Main staircase with brass handrail and floral and curlicue balustrade
- Groin-vaulted ceiling with rib crown molding
- Pillars with decorative capitals in foyer
- Arched eight-panel wood doors in foyer
- Globe pendant light with amber glass in foyer
- Light adjacent to main staircase
- Chamfered pilasters with compound cornices
- Tall, molded baseboards
- Wood flooring
- Crown molding throughout interior of house
- Living room fireplace with wood mantel and marble hearth
- Dining room
- Multi-light pendant lamp in dining room
- Coved ceiling in dining room
- Arched paneled doors
- Pendant lamp in breakfast room
- Enclosed vestibule adjacent to service corridor
- Metal sconces with globe lamps in service corridor

Second Floor

- Scrollwork chandelier with grapes and grape leaf motif in hallway
- Arched wood doors (excluding hollow-core wood doors)
- Wood floors
- Molded baseboards
- Crown molding
- Arched door openings
- Library
- Master bedroom
- Bedrooms
 - Roll-down screens
 - Glazed door leading to solarium
 - Exposed ceiling beams
 - Coffered ceiling
 - Wood paneled walls
- Bathroom
 - Blue tile, green tile
 - Original fixtures
- Solarium with green-tiled floor and roof of translucent safety glass
- Lantern sconces
- Fully glazed doors in solarium
- Paired arched doors providing access to library

District Evaluation

The U. S. Department of the Interior, National Park Service guidance indicates that a potential historic district must possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, that can convey the interrelationship of its resources and provide a visual sense of the overall historic environment and/or arrangement of historically or functionally related properties. A district must be historically significant for either architectural, archeological, engineering, or cultural associations, and must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations.

Based on research conducted for this report and a limited-scope windshield survey, the portion of Cleveland Heights that was subdivided and developed as Haddon Hill in 1912-1914, and more successfully developed as Lakemont in 1920-1928 is historically significant as a district under Criteria A/I (Events) for its association with the development of City Beautiful-style planned residential subdivisions in Oakland. The street plan of Haddon Hill was designed in 1912 by renowned landscape engineer Mark Daniels, a pioneer in the City Beautiful design movement who also designed the Forest Hills subdivision in San Francisco. Daniels provided many characteristic City Beautiful design elements in Haddon Hill, including curvilinear streets, street furniture including fountains, urns and planters, a broad flight of marble stairs with a marble puma at the top designed by prolific sculptor Arthur Putnam. Daniels also incorporated an innovative plan for "villa sites" in Haddon Hill, wherein lots along the main roads were wider than they were deep, allowing the construction of large homes with imposing primary facades. The subdivision was also reportedly the first in the Bay Area to bury its utility lines in underground conduits. While the first phase of development of the subdivision did not include extensive residential construction, the high quality of the layout, amenities, and location of the subdivision contributed to its rapid development during its second phase of development under new ownership, from 1920-1928. By 1928, approximately 78 percent of the neighborhood was developed. Due to the City Beautiful design elements of the subdivision, it appears to be historically significant under Criterion A (Events). The period of significance for this finding of significance is 1912, the year construction began in the subdivision, through 1928, the end of the period of rapid construction in the subdivision's second phase of development. 664 Haddon Road would qualify as a contributing resource within this potential historic district.

Based on research conducted for this report and a limited-scope windshield survey, the portion of Cleveland Heights that was subdivided and developed as Haddon Hill in 1912-1914, and more successfully developed as Lakemont in 1920-1928 is also historically significant as a district under Criterion C (Design/Construction) for its concentration of architect-designed, large- and moderate-scale single family homes. Homes built during both phases of development vary in size, as intended based on the inclusion of a variety of sizes of lots within the subdivision. Small bungalows were constructed on

Kenwyn Road, with more spacious two-story homes on Radnor Road, and the largest houses located in the center of the subdivision, on the 600 block of Haddon Road. Properties vary in style, common within subdivisions where owners purchased lots and hired their own preferred architects. Period revival styles dominate the neighborhood, reflecting a broader trend in architecture in the 1920s, with most homes designed in the Italian Renaissance Revival or Spanish Colonial Revival style, with examples of Tudor Revival and French Eclectic as well. Noted architects who designed houses in Haddon Hill/Lakemont include Charles W. Dickey (662 Kenwyn Road, 1914), architect of the Claremont Hotel; Leonard Cooke with possible design assistance or extensive alterations by Julia Morgan (636 Hillgirt Circle, 1914;1917); William E. Schirmer (664 Haddon Road, 1923), who later collaborated on the design the Alameda County Superior Court building; Sidney and Noble Newsome (609 Kenwyn Road, 1928), designers of many notable Bay Area homes; Douglas Dacre Stone (590 Merritt Road, 1928), architect of Oakland Children's Hospital and other hospitals around the Bay Area; and Alfred W. Smith (551 Haddon Road, 1929, and 589 Haddon Road, 1924), an extremely prolific Bay Area designer, known to have designed over 400 houses, commercial and industrial buildings, apartment buildings, churches, lodges, and institutional buildings during his career. Lakemont was almost completely built-out during the surge of construction between 1921 and 1928; fewer than two dozen houses were built here between 1929 and 1955, and while some homes have been modernized through alterations, the district includes very few examples of contemporary construction. Overall, the area that was subdivided as Haddon Hill and more fully developed as Lakemont includes a notable concentration of architect-designed, large- and moderate-scale single family homes with very few alterations and examples of new construction, and appears to be historically significant under Criterion C (Design/Construction). The period of significance for this finding of significance is 1912, the year construction began in the subdivision, through 1928, the end of the period of rapid construction in the subdivision's second phase of development. 664 Haddon Road would qualify as a contributing resource within this potential historic district.

Appendix F.

City of Oakland Evaluation Sheet for Landmark Eligibility

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Oakland General Plan
Historic Preservation Element

Appendix D

LPAB FORM 3.1

City of Oakland -- Landmarks Preservation Advisory Board

EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address 664 Haddon Road

Name Henry J. Kaiser home

- A. ARCHITECTURE
- 1. Exterior/Design _____ E (VG) G FP
 - 2. Interior _____ E (VG) G FP
 - 3. Construction _____ E (G) FP
 - 4. Designer/Builder _____ (E) VG G FP
 - 5. Style/Type _____ F (VG) G FP
- B. HISTORY
- 6. Person/Organization _____ (E) VG G FP
 - 7. Event _____ (E) VG G FP
 - 8. Patterns _____ F (VG) G FP
 - 9. Age _____ E (G) FP
 - 10. Site _____ (E) VG G FP
- C. CONTEXT
- 11. Continuity _____ E (VG) G FP
 - 12. Familiarity _____ E (G) FP
- D. INTEGRITY
- 13. Condition _____ (E) VG G FP
 - 14. Exterior Alterations _____ E (G) FP

Evaluated by SWCA, Inc. Date June 8, 2018

| | |
|----------------------------|--|
| STATUS | |
| Rating: _____ | |
| City Landmark Eligibility: | <input type="checkbox"/> Eligible <input type="checkbox"/> Not eligible |
| National Register Status: | <input type="checkbox"/> Listed <input type="checkbox"/> In process |
| | <input type="checkbox"/> Determined eligible <input type="checkbox"/> Appears eligible |
| | <input type="checkbox"/> Appears ineligible |
| Site of Opportunity | <input type="checkbox"/> |

This evaluation sheet was accepted by the Landmarks Preservation Advisory Board at its meeting of _____ (DATE)

Attest: _____ (Secretary)

Appendix D

Oakland General Plan
Historic Preservation Element

LPAB FORM 3.2

City of Oakland -- Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY

Address 664 Haddon Road
Name Henry J. Kaiser Home

| | | | | | |
|--|------|------|------|--|---------------|
| 12 | 6 | 3 | 0 | 1. Exterior/Design | |
| 6 | 3 | 2 | 0 | 2. Interior | |
| 6 | 3 | 2 | 0 | 3. Construction | |
| 4 | 2 | 1 | 0 | 4. Designer/Builder | |
| 6 | 3 | 2 | 0 | 5. Style/Type | |
| A. ARCHITECTURE TOTAL | | | | | 18 (max. 26) |
| 30 | 15 | 8 | 0 | 6. Person/Organization | |
| 30 | 15 | 8 | 0 | 7. Event | |
| 18 | 9 | 5 | 0 | 8. Patterns | |
| 8 | 4 | 2 | 0 | 9. Age | |
| 4 | 2 | 1 | 0 | 10. Site | |
| B. HISTORY TOTAL | | | | | 75 (max. 60) |
| 4 | 2 | 1 | 0 | 11. Continuity | |
| 14 | 7 | 4 | 0 | 12. Familiarity | |
| C. CONTEXT TOTAL | | | | | 6 (max. 14) |
| PRELIMINARY TOTAL (Sum of A, B and C) | | | | | 99 (max. 100) |
| 0 | -3% | -5% | -10% | 13. Condition (From A, B and C total) | 0 |
| 0 | -25% | -50% | -75% | 14. Exterior Alterations (From A, B and C total excluding 2) | -50 |
| D. INTEGRITY | | | | | -50 |
| ADJUSTED TOTAL (Preliminary total minus Integrity) | | | | | 49 |

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

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