

# *Oakland Landmarks Preservation Advisory Board*

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

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

1. **IDENTIFICATION**

Historic Name: Johanna Horton Rental House  
and/or Common Name: 1311 E 27th St.

2. **ADDRESS/LOCATION**

Street and number: 1311 E 27th St Oakland, CA 94606  
Assessor's Parcel Number: 22-355-30

3. **OWNER OF PROPERTY**

Name: Otilia and Desmond Murray  
email: ottiliamurray@gmail.com  
Street/Number: 1311 E 27th St Oakland, CA  
Telephone: 510-541-5397  
City: Oakland  
State: CA  
Zip Code: 94606

4. **APPLICATION FOR**

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

5. **SURVEY RATING    NAME OF SURVEY    DATE    DEPOSITORY**  
Oakland Cultural Heritage Survey - City Wide Preliminary    1985    Oakland City Planning Dept.  
C3, 1985

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**Photo**



Front face

**Location Map**



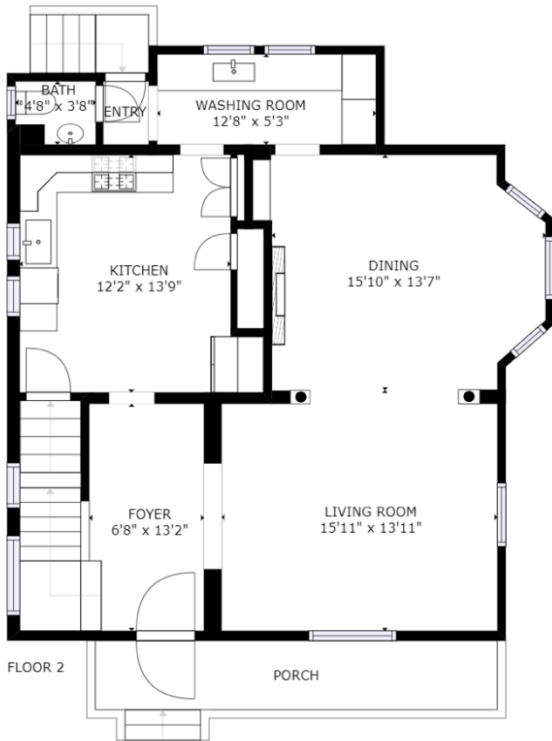
Left side of house



Right side of house



Rear of house is very difficult to photograph because the house is only a few feet from the back of the property and the rear fence.



First floor architectural layout from 2021

**7. DESCRIPTION**

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

Building(s)      \_\_\_ District      \_\_\_ Structure      \_\_\_ Site      \_\_\_ Object  
 Residential      \_\_\_ Commercial      \_\_\_ Industrial      \_\_\_ Institutional  
 \_\_\_ Other (specify): \_\_\_\_\_

**B. Condition:**

\_\_\_ Excellent      \_\_\_ Fair  
 Good      \_\_\_ Poor

**C. Alterations:**

Unaltered  
 \_\_\_ Altered

**D. Site**

Original Site  
 \_\_\_ Moved (Date \_\_\_\_\_)

**E. Style/Type:** Colonial Style Revival type house

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

The Johanna Horton Rental House is a classic “Box Style” two-story Colonial Revival style home, with some elements of a “Classic Eastern Shingle,” as described in detail in *Rehab Right* by the City of Oakland Planning Department (1978). 1311 East Twenty-Seventh Street (original address 657 East Twenty-Seventh Street until 1910 when house numbers were reorganized to correspond with cross streets) was likely completed by 1907, by an unknown builder. The 1,846 square foot 3 bedroom, 1.5 bathroom home sits on a petit 2,520 square foot lot. Johanna Horton originally built the house as a rental property behind her primary residence at 2636 Thirteenth Avenue (original address 1820 Thirteenth Avenue).

The stately exterior has three main distinguishing features: an elegant covered porch, neoclassical columns and detail work, and a unique roofline. The one-story covered porch showcases three proud columns, and is framed by two classic two-story pilasters at the facade corners. Two steps lead up to the large covered front porch that features a painted wood floor and large front door (left side of the house, with the porch continuing to the right). The porch is embellished with distinctive classic cornice trim featuring egg and dart, dentils, and a large frieze board, and the columns are topped with distinguished capitals. The corner wood fluted pilasters have cornice trim and small, but elegant swag garlands at the top. Above the porch is a sweet balustrade with a simple, but attractive railing. The balcony nicely showcases two large rectangular windows, on either side of the house, the left is above the door and the right is in-line with the first floor window that is seen within the covered porch.

Just above the second story windows is the unusual roof line that features a very high peaked gable in the front, which is nested into the hipped roof on the sides. The roof is hipped at the rear as well. All of the eaves are enclosed (see front and right side photos above). This style of high-peaked roof was popular in the East Bay at the time, as discussed by Daniella Thompson in *High-Peaked Colonial Revival* on the Berkeley Architectural Heritage Association website.

As Thompson points out, houses being built in the area at the turn of the century often pulled from more than one style as people were leaving behind more strict architectural norms, as evidenced by an 1899 *Oakland Enquirer* article that pointed out that the “popularity to the growth of the artistic in the building public, which has caused a departure from the strict rules of architecture and given rise to the development of the picturesque style” (June 12, 1899).

In addition to the “Classic Box” and neoclassical columns, 1311 E 27th St also draws some inspiration from the Horton primary residence next door, which is a typical “Eastern Shingle Cottage.” It has a steep “A-frame” roof, dormer windows and shingles on the second floor, and the first floor has horizontal siding and follows the classic window pattern, according to definitions found in *Rehab Right* (1978).

The exterior of 1311 E 27th is primarily wood shingled with a few areas of paneling in the rear, all of which has been painted an attractive light gray and the trim is all a coordinating creamy white. Although the shingles are not a typical feature of the “Classic Box” style Colonial Revival home, they were common during the early 1900s when the house was built and were often seen in the “Eastern Shingle Cottage” style Colonial Revival homes, as discussed in *Rehab Right* (1978). It is possible that the house did originally feature shingles or more typically, wood siding, currently no original description of the exterior can be found. Additionally, one missing feature of a typical “Classic Box” style house is a small dormer window in front, here there is a dramatic peak roof instead of a small hip roof in front. The front peak of 1311 E 27th features a tall, narrow almost gothic louvered vent, in the dormer window location, which helps ventilate the large attic.

Despite the unique and distinctive roof and shingles, the house illustrates many features of the “Classic Box,” as described in *Rehab Right* (1978), including a two-story box-like layout with windows that are flush with the exterior walls (aside from the bay window in the dining room and primary bedroom, see right side image above), flattened ornamentation and few protruding parts. The enclosed eaves, swag garlands, columns, fluted pilasters, and cornice trim details are all typical features of this style.

The interior layout echoes the classical style with foyer and “L” shaped stairway, leading to the kitchen straight ahead, and to the living room on the right (see architectural layout image above). The archway between the living room and dining room features two distinct columns framing the threshold (see current photos at the end of the report), and the dining room has a built-in cabinet that also showcases two much

smaller columns (see current photos at the end of the report). The windows on the front face of the house are all symmetrical, while the windows on the other sides of the house are scattered in location and size, another expected feature of the “Classic Box.”

East 27th street between 13th and 14th avenues features many Colonial Revival style homes, including other “Classic Box,” “Eastern Shingle Cottage,” and “Neoclassical Rowhouses,” many of which are twin homes where two very similar houses are next door to each other. The two houses to the left of 1311 E 27th are this way, as well as two more across the street; all four are “Neoclassical Rowhouses.” The Highland Park neighborhood, and broader area (Ivy Hill, Bella Vista, and Clinton) feature many Colonial Revival style houses and some earlier homes with a few large “Queen Anne” victorians and some “Queen Anne Cottages” and “Italianate” houses as well. There is a mixture of single-family homes, multi-family homes, and multi-unit apartment buildings as well, with very few businesses. The whole neighborhood was developed in the early 1900s and many of the houses reflect that in the architectural style. It is easy to appreciate the historic homes while walking in the neighborhood, especially the ones that have been well preserved and not updated with more modern elements.

1311 E 27th takes up a significant portion of its lot due to the transportation patterns of its time (people used rail cars instead of automobiles so there were not typically garages in middle class houses), and because the lot was originally three times as big before it was divided and added to the back portion of 3 properties on 13th ave (see attached Block Book clippings 1902-1910 below). All of the lots on the street are of a relatively similar size and depth, with the exception of 1311 E 27th St, which has a slightly wider, but much shorter lot compared to its neighbors.

The combination of “Classic Box” with some “Classic Eastern Shingle” elements seen at 1311 E 27th St certainly makes for a picturesque house that must be thoughtfully maintained and preserved. Today the house is in good condition and appears to have been well loved and cared for by its many owners during the past 117 years. However, there are some features that need attention for the home to continue to maintain its beautiful, distinct historic features and stay structurally sound, as explained in the Mills Application.

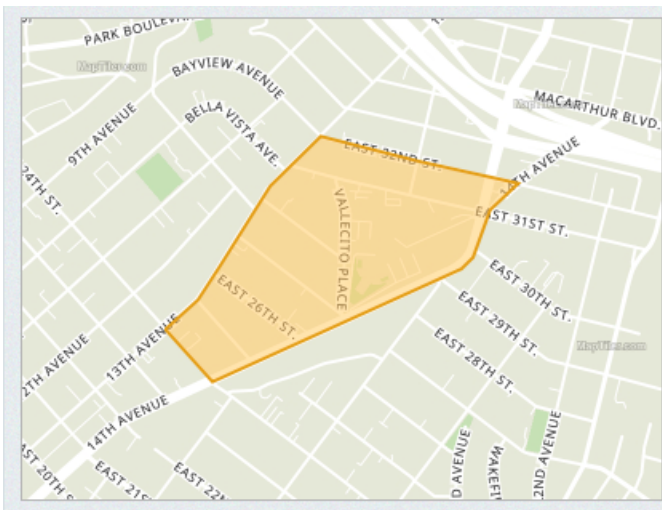
7. **SIGNIFICANCE**

A. **Construction date(s):** Approximately 1905-1907

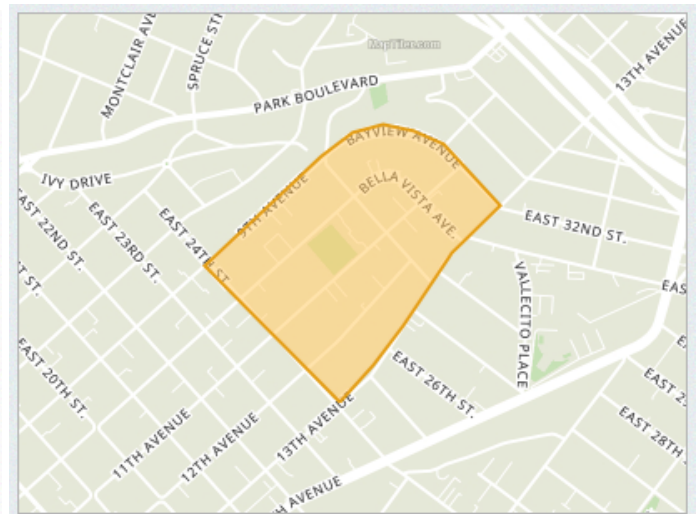
B. **Architect/Builder/Designer:** Unknown

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

The Highland Park neighborhood of Oakland was part of the November 1872 annexation of Oakland (*Oakland California Annexation Boundaries* map plate 4). In the late 1870s E.C. Sessions “founded and promoted” the Highland Park neighborhood of Oakland and in an effort to sell parcels of land, he also established the horsedrawn railcar that traveled on 13th/14th Ave to help draw people to the area (LocalWiki *Edward C. Sessions* and State Historic Resources Inventory Form on *Bella Vista Residential District* by Oakland Cultural Heritage Survey). Highland Park is currently defined as the area from E 24th St to E 32nd, between 13th and 14th Avenues and neighbors Bella Vista neighborhood.



From [https://localwiki.org/oakland/Highland\\_Park](https://localwiki.org/oakland/Highland_Park)



From [https://localwiki.org/oakland/Bella\\_Vista](https://localwiki.org/oakland/Bella_Vista)

Later, in the 1890s Frank M. “Borax” Smith brought the modernized electric streetcar to multiple roads in Oakland, forever changing the landscape of the city. As more people were able to easily access downtown without needing their own vehicle, it was much more affordable to live in the newly established suburbs of the city. In 1892 he modernized the 13th/14th Ave Streetcar and connected downtown to the Highland Park neighborhood with an electric version of E.C. Sessions horsedrawn railcar. Highland Park was nearby where Smith had his impressive Arbor Villa estate, which famously had the landmark 9th Ave palm trees boarding its driveway. While 1311 E 27th St is outside of the Bella Vista Residential Survey by the Oakland Cultural Heritage Survey in 1996, many of the home's features are similar and reminiscent of the Bella Vista neighborhood, as well as the development patterns of the area. 1311 E 27th St is in the Highland Park tract, and more specifically in Hogans Subdivision, filed in 1894 according to the house deed (see Heritage Application).



The house first appears in Oakland tax books in 1907, assessed to Johanna Horton. The *Find a Grave* website was helpful in locating basic information about the Horton family. Johanna Horton was the original owner and developer of 1311 E 27th street. She was born in Michigan in 1850, maiden name Sharai, while her husband Horace was born in Minnesota in 1867. They married in 1895 when they were approximately 45 years and 28 years old, respectively. In 1896 their son Charles was born in Hayward, CA.

In the 1880 census Johanna (age 30) was listed as “Josie Sharia” a dressmaker and was living with her aunt and uncle in Eden, Hayward, Alameda County, CA (Year: 1880; Census Place: Eden, Alameda, California; Roll: 62; Page: 472b; Enumeration District: 023). In 1910 she was listed again, but under “Joanna Horton” and no occupation, with her son and three tenants living with her at 1820 13th Ave. Horace was listed as a steam-fitter in the 1904 Oakland City Directory,

but was not located in any census logs.

... building materials. They are putting in a first-class planing mill, purchasing the best machinery, and expect to give general satisfaction in all kinds of mill-work.

Messrs. Hugh and Thomas P. Hogan are well-known lumber dealers of Oakland, having been established in business for seventeen years under the firm name of “Humboldt Lumber Company,” lately incorporated into the “Hogan Lumber Company.”

Mr. Broadwell is a well-known planing mill man, and will have charge of that department. He has had practical experience in Oakland for twenty years, having been connected with the “Towle & Broadwell Planing Mill,” corner Fourth and Franklin streets.

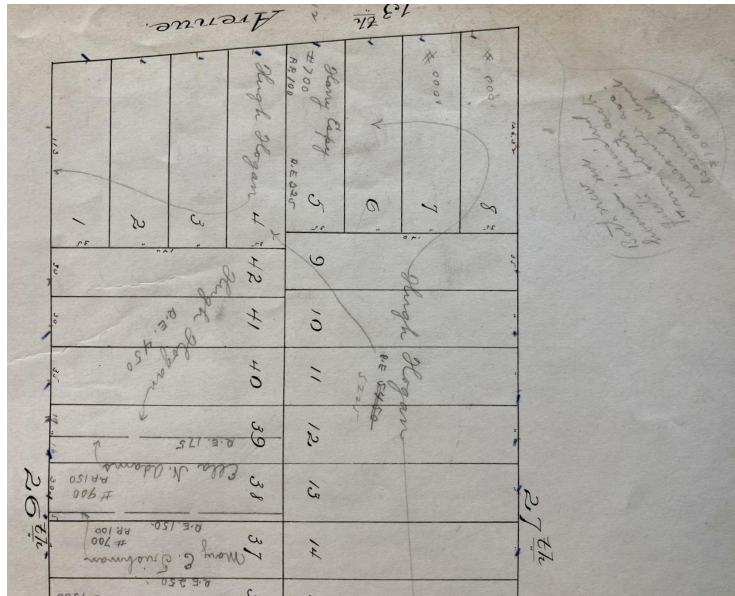
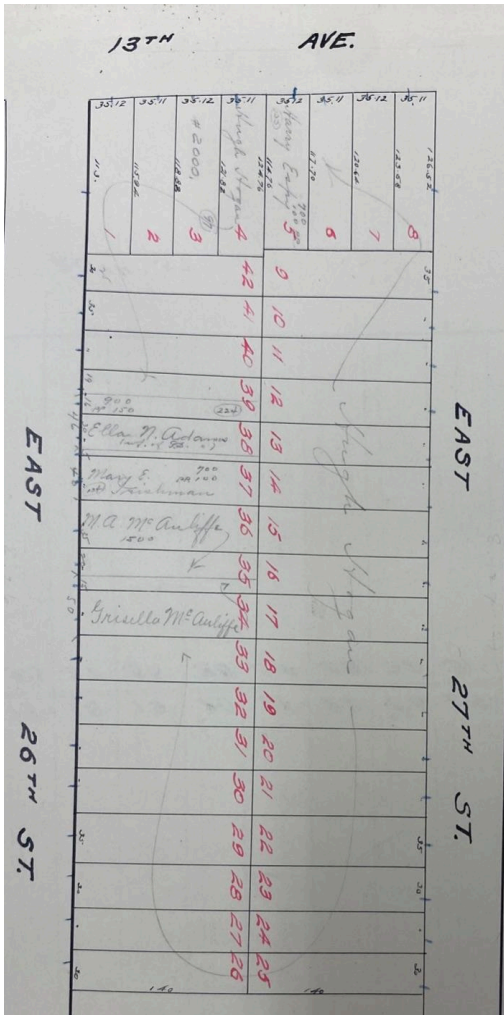
Mr. Bruce is an Eastern man, but has lived in Berkeley for the last six months. He was formerly the owner and proprietor of a large retail lumber business in North Adams, Mass., for the term of eight years.

In 1902 the whole block (E 27th between 13th and 14th aves), which was numbered as 87 or 355, was owned and subdivided by Hugh Hogan, a local lumber dealer. Hogan was a prominent Oakland businessman providing lumber to the area for residential development and industrialization. Over the years he eventually sold all the lots and even built some houses, which he sold as well. Hogan lived nearby, just on the other side of 14th ave at 913 East 24th St, modern address 1807 E 24th St (1895 Oakland City Directory). By the 1912 directory he had apparently left the area.

Clipping from Oakland Enquirer February 7, 1906.

In 1902 lot #9 was its own lot that was approximately the same size as all the others on the block. In 1903 lots 8, 7, 6, and 5 were all owned by people other than Hogan and lot #9 was added onto the end of lots 8 and 7/6 to make them deeper. In 1902 Horace Horton owned lot #8, and the front part of lot #9, which would eventually become 1311 E 27th Street. Eventually 1311 E 27th St would get built at the back of lot 8 (what used to be the front portion of lot 9) as a type of Accessory Dwelling Unit and later still would get divided back into its own

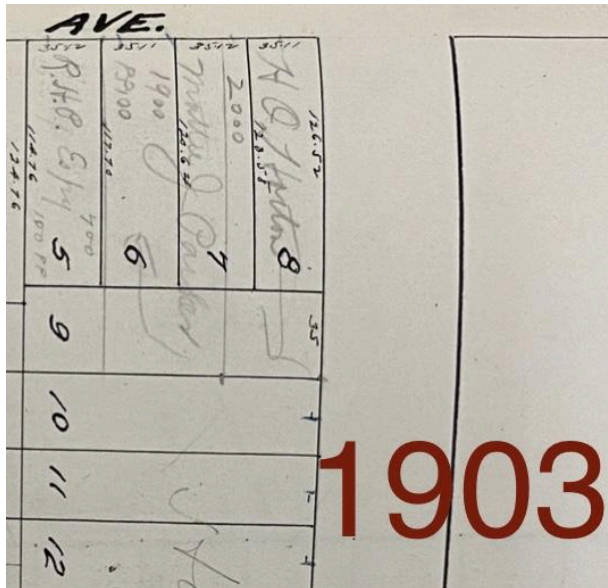
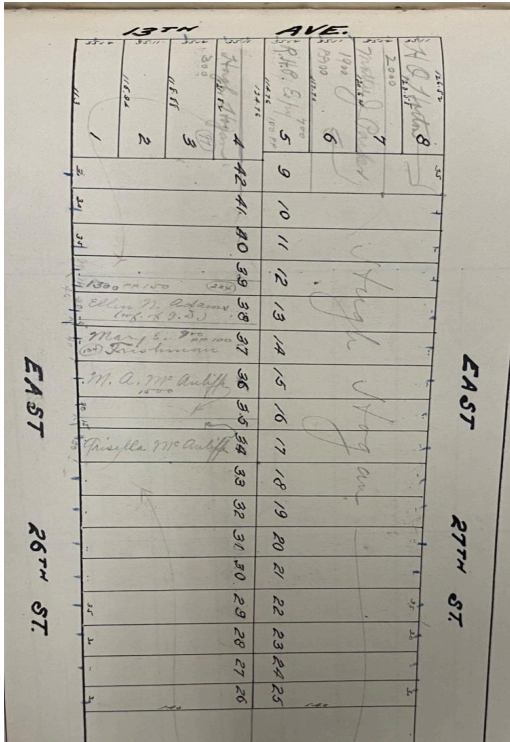
small lot (45x56 ft) as it stands today.



Block Book 1902 v 12 from Oakland Heritage Survey Office, which notes “Both new houses not quite finished” on lots 8 and 7, which are the twin houses built by Hogan, lot 8 (upper right) would eventually be purchased by the Hortons.

Block Book 1902 from OHC showing Hogan owning almost the whole block.





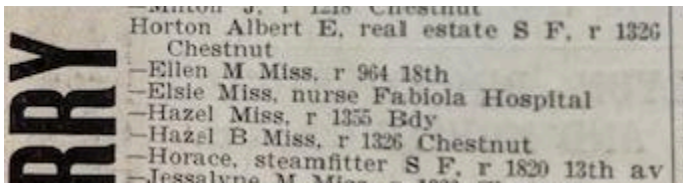
Block Book 1903 from OHC shows Hogan still owning almost the whole block, but with H Horton on lot 8, second image is a zoomed in version of the same year.

Between 1902 and 1903 Johanna and Horace Horton purchased one of the first homes in Hogan's new subdivision, at 1820 13th Ave (now 2636 13th Ave). According to the 1903 Sanborn maps (below), the house was a twin home with the property next door, also on 13th ave. The pair of houses were built by Hugh Hogan in 1902 and it seems that the Hortons were the first resident owners of the corner house. The homes were some of the first on the subdivided land. V 12 of the 1902 Block Book shows that the house was almost finished being built in 1902 (see above). It is possible the home was built by Hogan as a sort-of model home to show potential buyers what a home in his subdivision could be like, to help entice people to purchase and develop a lot of their own. The pair of steep-roofed shingles houses were a popular type at the turn of the century, as suggested by Daniella Thompson in *High Peak Colonial Revival*.

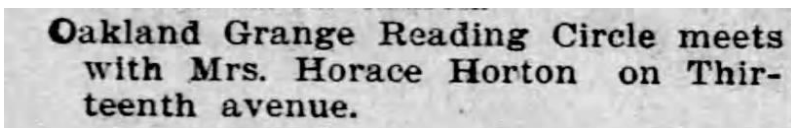
This 1903 Sanborn map shows the Horton's residence at 1820 13th Ave, the corner of 13th ave and E 27th St, with its twin house (no longer existent) next door.



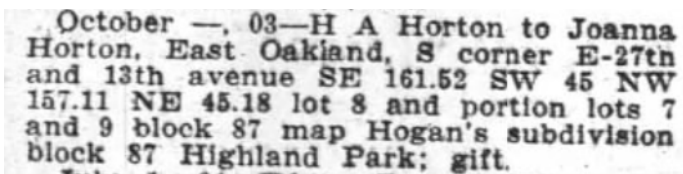
Horace Horton was first found in an *Oakland City Directory* in 1904 so it is likely that they moved into their 13th Ave home between the 1903 and 1904 Directories.

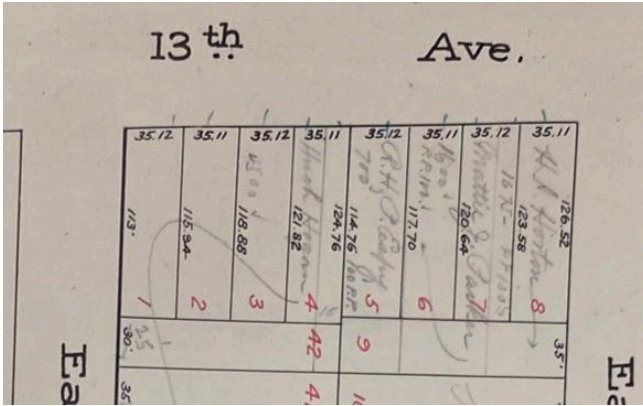


A December 1903 clipping from *The Oakland Enquirer* puts Mrs. Horton on 13th ave, where she was hosting a Grange Reading Circle on December 8th so they had moved in before the end of that year.

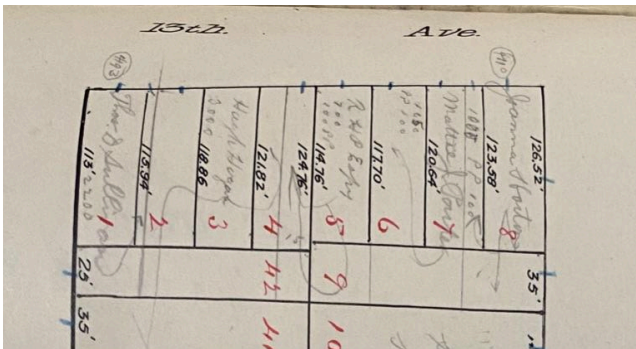


Reported on July 13, 1904 in *The Oakland Tribune*, Horace gifted the lots to Johanna, possibly as a very late wedding gift, which was apparently common practice, or to simply put it in her name as a security measure, which would turn out to soon be a smart decision. The lots don't appear in her name in the Block Books until 1905 (see below).





1904 Block Book with the property owner as “H A Horton”



1905 Block Book with the property owner as “Joanna Horton”

Unfortunately, on July 7th, 1904 Horace was electrocuted and killed by a live telephone wire that wasn't installed properly at their home at 1820 13th Ave. The accident eventually resulted in a \$10,000.00 settlement from the phone company to Johanna, in October 1905. *The Oakland Tribune* article below serves as a nice summary of the events, judicial process, and settlement.

A signal victory was won by Attorney Stanley Moore this morning when it was announced in court that the Sunset Telephone and Telegraph Company was willing to compromise the suit brought by Moore against it on behalf of Joanna Horton for the sum of \$10,000. A jury gave the plaintiff a verdict of \$12,500 on April 7th of this year and rather than fight the case through the Supreme Court it has made an offer of compromise and been accepted.

Moore came into court this morning and got the permission of Judge Melvin to compromise the suit for this sum on behalf of Charles O. Horton, the minor child of Mrs. Horton, who is also interested in the verdict.

The action was based upon the death of Horace Horton the husband and father who was killed at his home at 1820 Thirteenth avenue on the 7th day of July, 1904, by a shock received from a telephone wire running down the side of his house. The testimony went to show that the naked wire of the company had been strung down the side of the house without protection, to within a short distance of the ground where any one could easily get hold of it.

It was brought out by Moore during the trial that the wire of the Telephone Company had been strung along parallel to, and in close proximity to heavily charged electric light wires and that the telephone wire by induction had become so heavily charged as to make it a deadly peril to any one that came in contact with it.

On the day in question, Horton was at home working in the garden when the telephone wire began a great buzzing. The noise had been frequent for a week prior to this time and complaints to the main office had failed to remedy the nuisance, and continued to greatly frighten Mrs. Horton, whose complaints to her husband about the matter spurred him to immediate action and grabbing hold of the instrument he started to pull it from the wall when he received the shock that killed him instantly.

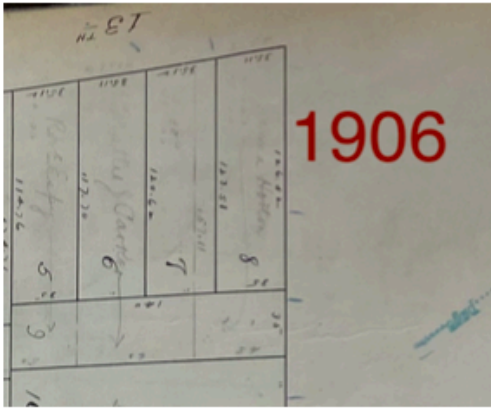
The case was a hard fought one. Attorneys Pillsbury, Matheson, Sutro and De Golia appearing for the Sunset Telephone and Telegraph Company. Attorney Moore, while he had Attorneys Langan & Langan associated with him, conducted the case for the plaintiff.

# ATTORNEY MOORE'S VICTORY

Effects a Compromise  
Whereby Widow is to  
Receive \$10,000.

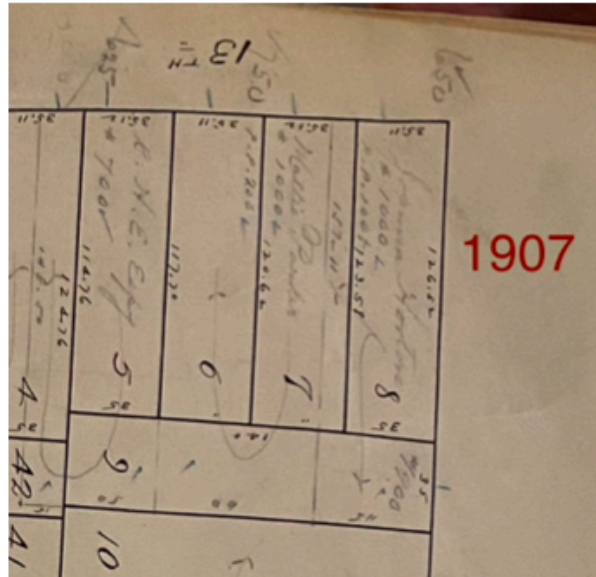
October 14, 1905 Tribune

The settlement likely afforded her the opportunity to invest in her large lot and build a rental property that would become 1311 E 27th St. According to the City Block Books it appears the house was built between 1906 and 1907. In 1905 there is nothing specifically noted for lot 9 in the City Block Book (lot 8 reads "Joanna Horton" "1000" and "PP 100"), 1906 is impossible to decipher, unfortunately. The 1907 Block Book shows "#1900" on lot 9 (lot 8 has its own "#1000" noted), signifying that an improvement valued at \$1,900.00 was added to the property. Future years show "#900," meaning the assessed value was \$900.00.



**1906**

Almost impossible to read anything beside part of "Joanna Horton." There appears to be nothing of significance on lot 9.



**1907**

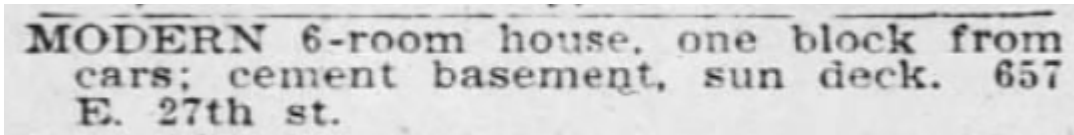
"Joanna Horton"  
 #1000 on lot 8  
 PP 100  
 #1900 on lot 9 - meaning house was probably built between 1906 and 1907  
 Also, 650 with a check mark is next to property

Although it was impossible to find a permit, exact build date, builder or architect, it can be concluded that the home was built for rental, which is impressive considering the elaborate detail, style, and quality craftsmanship the home was built with, especially compared to modern houses built today. This helps to paint the picture of the style and values of the neighborhood at the time and illustrates the importance of preserving this property for the neighborhood. It also illustrates the role of enterprising self-supporting women and the role of development by small scale neighborhood property owners - to think that even after the death of her husband Mrs. Horton was able to continue to own her home, build two more, and support herself and her son with her income as a landlady.

After the house was built Johanna continued to live at her home on the corner of 13th ave and E 27th St and proceed to rent her new accessory dwelling. On February 12, 1906 she put out an advertisement in *The Oakland Tribune* to rent out a room in her own home 1820 13th Ave.

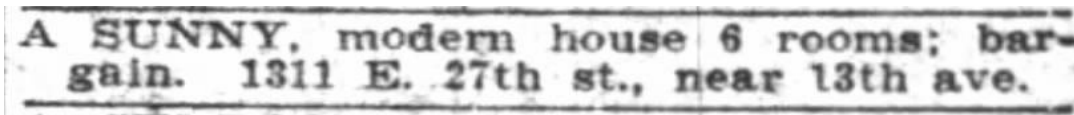
FOR RENT—Furnished room; privileges of bath and kitchen; middle-aged lady preferred. 1820 13th ave. n

657 E 27th St first appeared in the local newspapers as available for rent in *The Oakland Tribune* on May 28, 1910. At the time the house was considered modern and the enticing features were the number of rooms, the location being close to the railcar (“cars” for short), the cement basement, and the sun deck, which may have been the upper portion of the front porch, or the porch itself.



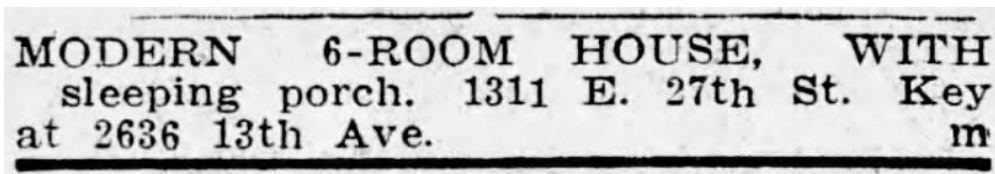
MODERN 6-room house, one block from cars; cement basement, sun deck. 657 E. 27th st.

It was listed multiple times between 1910 and 1914, including here as a “bargain” on December 14th 1911 in *The Oakland Tribune*, showing the newly updated address to its current one.



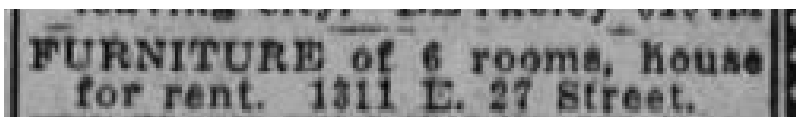
A SUNNY, modern house 6 rooms; bargain. 1311 E. 27th st., near 13th ave.

Here in a July 10, 1914 *Oakland Enquirer* ad the house is advertised as having a “sleeping porch” and connects the two homes since the key was available at Johanna’s home next door at 2636 13th ave. It is unclear if she revised the “sun deck” to be a “sleeping porch,” or possibly the sun deck was the second floor portion with the small balcony and the sleeping part was below, or the sleeping portion may have been a rear porch that was later converted into additional indoor square footage.



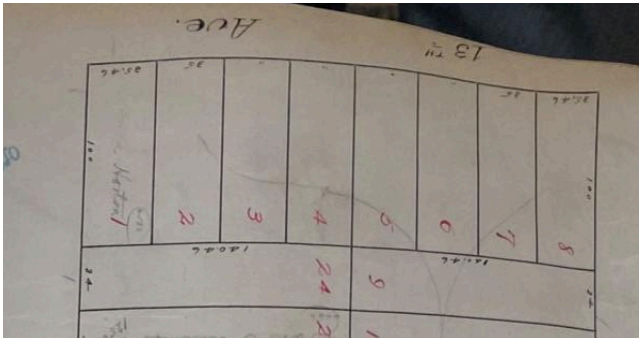
MODERN 6-ROOM HOUSE, WITH sleeping porch. 1311 E. 27th St. Key at 2636 13th Ave. m

Again, in the *Oakland Tribune* the house is available August 18, 1929 for rent, along with furniture for sale. By this time Johanna had passed away, but her son Charles may have still been renting the house out, or it may have already been sold (no real estate transactions were available prior to 1959).



FURNITURE of 6 rooms, House for rent. 1311 E. 27 Street.

Earlier, in 1906 Johanna Horton's small real estate empire even expanded across E 27th St when she purchased the lot across the street from her home (lot 1).



1906 Block Book

In February of that year she took out a permit to build a home on this plot of land. Permit #2078 Feb 6, 1906 lists Johanna as owner and SM Shaw as builder. NE 13th ave and 27th street. This is a house across E 27th street from her primary residence and 1311 E 27th St. The construction cost was recorded as \$2000 and a \$300 fee was paid as well.

Record of Applications for						
No.	DATE FILED	DATE ISSUED	OWNER	CONTRACTOR	ARCHITECT	NATURE OF
2078			Johanna J. Horton	SM Shaw		2 story 5 rooms

New Buildings and Alterations				
NUMBER OR SIDE OF STREET	LOCATION	COST		FEE
		NEW BUILDINGS	ALTERATIONS	
13th Ave	across E 27th St	2000		300

Permit #2078

Therefore, in 1906 Johanna was a mother, a widow, a homeowner, and a landlady of her own small empire at 13th Ave and E 27th Street in the ever growing Highland Park neighborhood. She was an early "pioneer" of the neighborhood and got to see it grow and evolve.



Johanna's small real estate empire as it appears today. Far left is the permit #2078 house , a now modernized "Classic Box", then 1311 E 27th St is visible in the middle, a "Classic Box" with some elements of an "Eastern Shingle Cottage," and her home is to the right, a classic "Eastern Shingle Cottage."

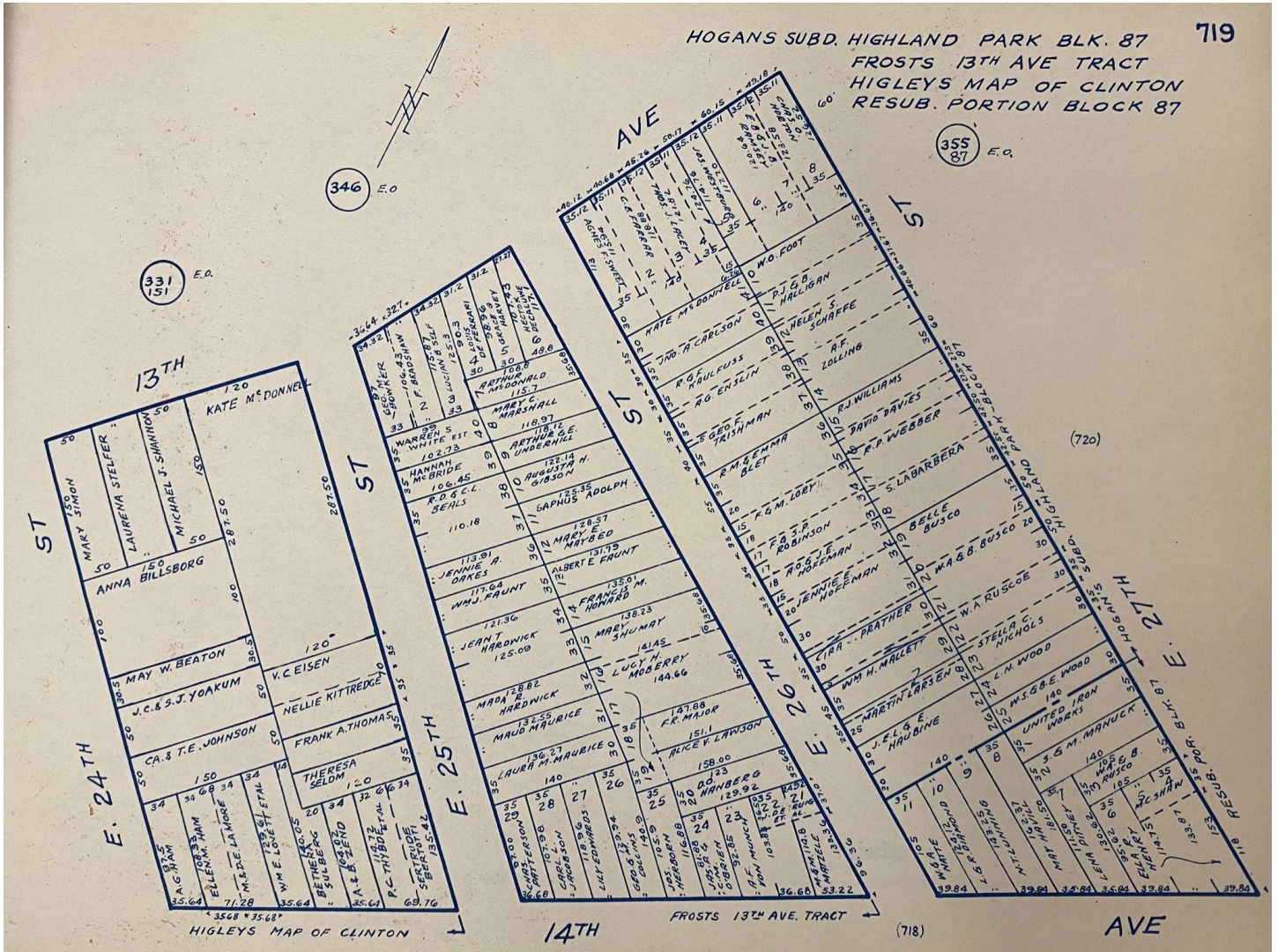


The view from inside an upstairs bedroom of 1311 showing 2636 13th ave to the left and the permit #2078 house to the right. The white arrow points to one of the palm trees in the distance on 9th ave, the entrance to Borax Smith's Arbor Villa.



**HORTON**—In Oakland, June 25, 1923, Mrs. Joanna Sharai Horton, beloved wife of the late **Horace A. Horton**, mother of Charles O. Horton and sister of Bert Sharai and Josephine Akwright, a native of Michigan, aged 71 years 11 months 25 days.

Eventually, in 1923 Johanna passed away, leaving her primary residence to her son, Charles.



Thomas Bros' Block Book of Oakland from approximately early 1920s, likely after 1923 when Johanna died, unless she put the house in her son's name prior to her death.

Charles was an artist who taught at UC Berkeley for many years. Some of his artwork is locally displayed or available at Mills College and St. John's church. He was married to Leolia Angell Horton, they had no children. Charles died in 1945 and she died much later in 1987.



“Hill Top” by Charles Horton in 1930, from Mills College Art Museum Online Collection.

Although there are some gaps in the timeline, 1311 E 27th Street has been lived in by many individuals and families over the years:

- 1910 Hall Family (1910 US Census)
- 1914 Charles S Booth (see Oakland Tribune article below)
- 1925 John Franzen (see Oakland Tribune article below)
- 1932 William T Canty (Oakland Tribune and Polk’s Oakland City Directory)
- 1937-1959 Ivy Family (Oakland Tribune and on reverse directory 1938, 1940, 1944)
- In 1959 Anna Belle Ivy listed the house for sale (see real estate below)
- 1991 sold, buyer unknown
- 2000 sold, buyer unknown
- 2005 sold, buyer unknown
- 2012 Sara Cordona
- 2021 Otilia and Desmond Murray

As an interesting sidenote, two of the early residents of 1311 E 27th St, Charles S. Booth and John Fransen both dealt with unfortunate crimes committed against them. In 1914 the house was entered and Booth had some personal items stolen and in 1925 Fransen was hit by a car driven by a neighbor who lived just around the corner at 2602 13th Ave. Throughout this research process it was surprising and somewhat reassuring to read old newspapers and see many snippets of other unfortunate events like these, some more and some less serious, and to remember that crimes have always been an issue that people have had to deal with.

**OTHER CRIMES REPORTED.**

Rosie Miller, 1720 Fifth street, reported that a burglar attempted to enter her home last night, but was frightened away by passers by.

Charles S. Booth, 1311 East Twenty-seventh street, reported that his home was entered and a set of toilet articles and some garments stolen.

Burglars last night attempted to force the lock in the front door of the Owl Drug company's store at Sixteenth and San Pablo. They were interrupted and failed to affect an entrance.

The Oakland Tribune November 27, 1914

**FOUR INJURED IN AUTO ACCIDENTS**

**Machinist Abandoned by Hit and Run Drivers Who Struck Him.**

Four persons were injured in automobile accidents last night.

Tom C. Hart, a machinist, 416 Willow street, was found lying at Fifteenth and Webster streets following a mysterious crash between two automobiles. The machines that collided drove away, according to witnesses. Hart, suffering from concussion and possible internal injuries, was rushed to the Emergency hospital.

Struck by an auto driven by A. B. Lonsbury, 7250 El Dorado street, Stockton, at East Twelfth street and Thirteenth avenue, James Marrow, 836 Fourth avenue, suffered contusions of the head, bruises and shock. Lonsbury declared he did not see Marrow until the fender of his machine struck him.

When her husband, in his auto, failed to beat a street car to the crossing at Seventeenth and Webster streets, Mrs. Harriet Long, 52, of 714 Sixtieth street, sustained lacerations of the head and face, and shock.

A charge of reckless driving will be placed against C. A. Hunt, 2602 Thirteenth avenue, according to John Fransen, a painter of 1311 East Twenty-seventh street, who was struck by Hunt's car at East Twenty-seventh street and Thirteenth avenue. Fransen was treated at the Emergency hospital for possible fractured ribs, cuts and bruises. Hunt declares he sounded his horn but that Fransen walked directly into the path of his car.

The Oakland Tribune April 5, 1925

This Alameda County Residential Building Record from 1954 lists the exterior as shingles, and also estimates the house to be built in 1905, two years before it seems to have been built per the 1907 Block Book.

RESIDENTIAL BUILDING RECORD															PARCEL 22-355-30													
ADDRESS 1311 EAST 27TH ST.															SHEET 1 OF 1 SHEETS													
DESCRIPTION OF BUILDING																												
CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL																					
D5B	Light	X Frame 2 x 4-16	Stucco on	Flat 1/4 Pitch	Wiring	X Heating	Forced	Blowing	Humid.	All	X	X	OP	A	OP	PL & PT	PL & PT											
ARCHITECTURE	X Standard	X Sheathing	Siding	X Gable 1/4 Full	X K.T.	Conduit	Gravily	Wash	Wash	Wash	Wash	Wash	Wash	Wash	Wash	Wash	Wash											
USE TYPE	2 Stories	Special	Brick	X Shingles	Cut Up	Few	Cheap	X STOVE	Ent. Hall	1																		
X Single	FOUNDATION	Adobe	Shakes	X D.P. EAVES	Many	Special	Zone Unit	Control	Dining	1																		
Double	Concrete	X Floor Joist	8.8.8	7.8.6	X Butters				Bed	3																		
Duplex	Reinforced	X 12" x 8" 5'-6"							Bed																			
Apartment	X Brick	X 24" x 8" 5'-6"	Brick						Bed																			
Flat	Wood	Sub Floor	Stone						Oil Burner																			
Court	Piers																											
Motel																												
Units	Light	Heavy																										
CONSTRUCTION RECORD				EFFEC. YEAR				APPR. YEAR				NORMAL % GOOD				RATING (E, G, A, F, P)				BATH DETAIL								
No.	Permit	For	Amount	Date	YEAR	YEAR	Age	Remain Life	Table	%	Cond.	Arch. Att.	Plumb.	Con-Form.	Storage	Space	Work-Shop	Fl. No.	No.	Floors	FINISH	Walls	Ac. La. Fin.	Type	Grade	Shower	ST. D. STD.	Finish
8823	FRONTS		575	11-18-59	1905	1961	48	19	R. 6.0	47	A	A	F	A	A	A	A	1	3	1	LINO	PL & PT	1	1	MOD	STD	1	PL & PT
SEILOR 133	SOLAR		1001	11-22-59	1905	1961	56	14	R. 6.0	41	A	A	F	A	A	A	A	2	1	1	LINO	PL & PT	1	1	MOD	STD	1	PL & PT
																	SPECIAL FEATURES											
																	Book Cases	Built-in Beds		X	Veneer Blinds							
																	Shutters											
COMPUTATION																												
Appraiser & Date		RR MILLER 9-30-53		FLINT 8/22/67		12-13-61 NP																						
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	
RES 1ST	915	6.90	6,313	7.70	7,045																							
RES 2ND 3/4	931	5.20	4,841	5.80	5,399																							
WCP 2/3	100	4.60	460	5.10	510																							
WUP	24	1.50	36	1.80	43																							
LAUN	121	1.50	181	2.00	242																							
AC			100		120																							
FENCE	30	.90	27	1.50	45																							
C-FLAT	300	.30	90	.40	120																							
TOTAL				12,242		13,524																						
NORMAL % GOOD				47		41																						
R.C.L.N.D.				5,662		5,544																						

This real estate listing from 1959 states the home as being 52 years old, suggesting a 1907 build date. Also, of note, the exterior is listed as shingled here as well.

1311 E. 27th Oakland

M L #	Price	Continent	Exp	Back on Date	Mkt	sold
SEP 4 1959 M/LA 7759 \$13,000						

Stories  
Rooms  
Bedrooms  
Bath Shwr  
Bkfst Nook  
Heat  
Floors  
Basement  
Garage  
Roof  
Exterior  
Built  
Maid's Rm  
Rumpus Rm  
Lot Size

Date	Owner	Address	Phone	Rev	Stps
SEP 4 1959	Anna Belle Ivy		Ke 3-3141	KE 3-3141	

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(A7759) RECIPROCAL HOME DATE 8-28-59 PRICE \$13,000.00

LOCATION 1311 E 27th. St., OAKLAND 8-28-59 \$13,000.00

OWNER Anna Belle Ivy PHONE Ke 3-3141 2 STORY

ADDRESS same 8x RMS.

OCCUPANT owner 3x BR'S.

LIST. OFF. Wild & Clifton PHONE Be 3-4232 yes DR.

SHOWN CALL FIRST 1 1/4 BATHS

WHY SELLING? ot SHWR.

POSS. DATE close of escrow FLRS.

TAXES (BEFORE V. EXEMP.) \$180.00 yes F PLACE

LOAN Golden West \$5,175.00 \$70.00 mo. kit. BKFST RM

LOANS AVAIL. yes FF & circ. HEAT

SALE TERMS \$2,000. dn. to max. loan of at least no BSMNT

\$7,500. Bal. on 2nd. 7% int. Pmts. 1% mo. comp. GARAGE

EXCHGE. none shingle ROOF

REMARKS Furnished completely as per attached list EXT.

(List is in listing office). Zoned "B" which is 52 STYLE

Multiple 2. Spacious home, basement, is part ce- 56x45 AGE

ment. One block from Highland Hospital. LOT SIZE

POSTAL ZONE: SALESMAN Wild

Loc #	Location	Rms.	Br.	Bths.	Gar.	Heat	Age	PRICE
A7759	1311 E 27th. St., Oak	8x	3x	1 1/4	no	FFC	52	\$13,000.00

It is impressive to consider that 1311 E 27th St was initially built as a rental home due to the grandness of its style and the quality of its details, outside and inside as well. Although not required for the application, here are some interior images that showcase the elegant design and execution of the home, which must be preserved.



Columns between living and dining room, trim work and board and batten in dining room, beautiful hardwood floors, coved ceilings.



Dining room showing original built-in glass door hutch with miniature columns that was preserved during a kitchen remodel, and addition of salvaged door for doorway to laundry room, trim work, and beautiful original board and batten.



Upstairs built-in hallway storage showing original design and trims.



Upstairs bedroom showing bay window, wood floors, and beautiful original trim work.



Upstairs bedroom showing the picture rail at the top, the trim detail around the door, and the wood five-panel door, the tall baseboards, and the wood floor. Unfortunately, there are no original door handles in the house.

The Johanna Horton Rental House is important to recognize as a Heritage Property because it exemplifies the picturesque “Classic Box” Colonial Revival style, along with some “Eastern Shingle Cottage” elements, both of which were so common in Oakland in 1890 to 1910. This time is famous for its expansion of the middle class, the creation of suburban landscapes, and for the rise of industrial America. Homes like this one must be well preserved for their beauty, and for their contribution to a diverse population of classic house styles in the Highland Park neighborhood of Oakland. Keeping this home well preserved helps keep the integrity of the neighborhood intact, and builds it up for current and future generations. The view from the second story of 1311 E 27th St offers an opportunity to reflect on the development of the Highland Park neighborhood and consider the differences between a standard capitalist developer, like Hogan, and an enterprising ex-dressmaker turned widowed, single mother, and independent landlady, like Johanna Horton. It certainly would not be Oakland without the diversity both provide.



## 9. SOURCES / BIBLIOGRAPHICAL REFERENCES

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**10. FORM PREPARED BY**

Name: Otilia Murray

Organization/Title (if any): n/a

Date: 4/17/2024

Address: 1311 E 27th St

Telephone: 510-541-5397

City/Town: Oakland State: CA Zip: 94606 Email: ottiliamurray@gmail.com

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**DEPARTMENTAL USE ONLY**

rev.

1/10/2020

**A.** Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

**B.** Action by Landmarks Preservation Advisory Board

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

Date: \_\_\_\_\_ Resolution number: \_\_\_\_\_

(2) \_\_\_ Designated as Heritage Property Date: \_\_\_\_\_

**C.** Action by City Planning Commission Date: \_\_\_\_\_

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

**D.** Action by City Council Date: \_\_\_\_\_

\_\_\_ Designated: Ordinance No: \_\_\_\_\_ \_\_\_ Not Designated