

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: George & Mollie Carter House

and/or Common Name: _____

2. ADDRESS/LOCATION

Street and number: 1120 Chester St. Zip Code: 94607 Assessor's Parcel Number: 4-85-24

3. OWNER OF PROPERTY

Name: Reuben Tomar and Dylan Denicke email: rubentomar@gmail.com

Street/Number: 1120 Chester St. Telephone 510-314-6768

City: Oakland State: CA Zip Code: 94607

4. APPLICATION FOR

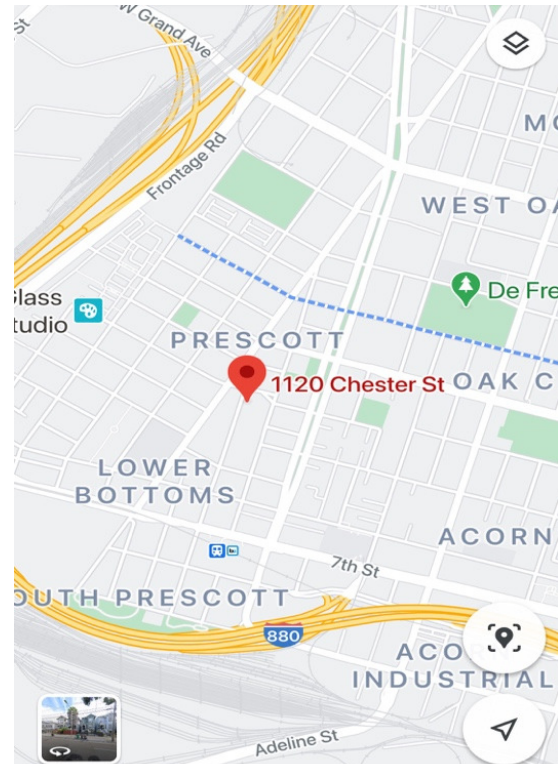
City Landmark Heritage Property S-7 District S-20 District

5. SURVEY RATING **C1+** NAME OF SURVEY **Oakland Cultural Heritage Survey** DATE **10/8/89** DEPOSITORY **Oakland City Planning Dept.**

Photo



Location



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: _____

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

1120 Chester Street is a Stick style, stoutly constructed Victorian, built by George Carter between the years 1887 and 1888, in the Oakland Point District, popularly called Prescott or Lower Bottoms. It is two stories, with a hip and gable roof, arranged in an asymmetrical plan on an interior lot. The right side of the house has a large rectangular bay, wrapped in tall windows and crowned with a gable—a signature of the Stick-Eastlake form. The porch sits in the L between the bay and the hip-roofed body of the house and is covered with a steep gable roof supported by four lathe turned supports, tapered on both ends. Bay corners and gable peaks have pendants and finials, and the bay has horizontal bands of millwork ornament. The Stick-Eastlake geometric motifs of the brackets, medallions, and trim have a mechanical feel, as though they were gears or cogs, cast of metal rather than hewn of redwood. Until I stood on a fully extended extension ladder and touched the medallion (pictured below), I wasn't entirely sure what it was made out of. The exterior of the house is wrapped entirely in redwood, including the siding, trim, and gutters, and the inside has redwood trim and wainscoting. The studs—balloon framed, and nearly 25' long—as well as the joists, studs, rafters, and tongue and groove flooring, are hard fir, and have been spaced and sized for durability. The construction was done especially well, even for a period like the 1880s, which was abundant of first-rate building materials.

The house is one of four sharing a facade template—collectively known as the semi-quadruplets—which are tightly set in a group, close to the sidewalk, further emphasizing a balanced loftiness in the structures. The two houses to the south, 1114 and 1118, and the one to the north, are more Queen Anne in ornament and details, with angled rather than square bays.



Brackets and Medallion under the eaves



Front of 1120 Chester Street



Geometric perforated brackets, small under 1st story eaves, large under the roof line; checkerboard and wing motifs in porch gable (at left)



The semi quadruplets



View from the thoroughfare of 12th Street

The quality of materials, and the well-engineered structure, account for the survival of the edifice, which has been much abused and neglected. In the dark days of the Cypress freeway, when the neighborhood had been decimated, the house was parted out like a used car, and the mantel, the railings, the pocket doors, the front door, and most of the interior doors, were stripped and sold off. The neglected redwood gutters, though impressive for the job they were expected to do for 130 years, failed in places, dumping water, presumably for decades, into parts of the frame, rotting the fir in various corners. The brick foundation, likewise, has admirably kept the house upright, but water intrusion, as well as seismic activity, has grievously compromised it.



Peeling paint on south side of house



Fissure on brick foundation

Thankfully, most of the Victorian facade of 1120 Chester Street remains intact. The stairs were replaced, in 1947, with concrete, in a typical midcentury alteration. They are wide and well-poured, showing no sign of decay. The double hung windows, eleven at the front of the house, have been replaced with aluminum. The most offensive change, however, was inflicted on the front entry way. The Victorian door and transom were hacked away and walled off and replaced with a flimsy front door. In the process of cutting a mail slot, I noticed the interior of the new door consists of styrofoam, demonstrative of the precipitous material downgrade of the house's moveable parts. Thankfully, the lamentable facade alterations are relatively easily reversible. Once the house has been seismically protected, and siding and trim has been repaired, prepped, primed, and painted, it will be a pleasure to rebuild the Victorian doors and windows, and restore the facade to what it may have looked like.

8. SIGNIFICANCE

A. Construction date(s): 1887

B. Architect/Builder/Designer: unknown

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

The semi-quadruplets at 1114 to 1126 are a distinguished feature of Chester Street, and although the street is sleepy, they are easily noticed from the thoroughfare of 12th Street and stand out as a distinct and impressive aesthetic component at the heart of Oakland Point. The houses are pictured as a significant district view in the Oakland Cultural Heritage Survey, volume 28A, on page 10. They are mentioned in the pioneering 1978 guidebook "Victoria's Legacy"; where a section on Prescott specifically mentions Chester Street, "A mixed block with a good row of 1890's houses toward the north end, east side."¹ The north end of Chester Street, on the east side, where Chester Street ends at 12th, is a noticeable and special spot. Besides the eye-catching and largely intact architecture, there is a cohesive sense of community among residents. Uniquely, in the semi-quadruplets, many have lived in the houses for generations. The families at 1114 and 1124 have been there since the 1940s. The neighbor at 1118, an Oakland Point native, has owned the house for 40 years and was an advocate for services and security on the block when the city had all but abandoned the neighborhood.

Oakland Cultural Heritage Survey photo, August 18, 1987



Photo No: 476- 3
Date: 08/19/87
Location: OAKLAND POINT API
1126 TO 1114 CHESTER, 1887-92

The house has a multi-ethnic and varied history, typical of the trajectory of Oakland Point. The Carters, an Irish family, had the house built in 1887. George Carter was an engineer at the Burnham and Standeford Oakland Planing Mills, so he may have acted as his own contractor. Certainly, the choice of dimensions (2 X 6 attic joists, 2 X 12 Floor joists), joist spaces (12" on center on all floors), and length of board (nearly 25' in places), reflects an access and attentiveness to quality and quantity of materials. As mentioned in the description, this is a stoutly engineered edifice, even by Victorian standards.

The Carters were "pioneers of the city", who bought land and built houses. After building the house at 1120 Chester Street, which was their first, they built 1114 and 1118, the two houses to the south. In keeping with a tradition in the area, they built the houses in a similar style, conveying sense of coherency and unity in the group. Like other groups of houses built by small developers in Oakland Point, coherency within the group emphasizes a uniqueness within the neighborhood, and 1114-1124 certainly have a distinctive presence. The choice and quality of brackets, with their elaborate floral and geometric motifs, in the Stick-Eastlake style on 1120, and in the Queen Anne style on 1114 and 1118, represent a rare 1880's woodwork vocabulary. Perhaps precisely because Carter was an engineer at Burnham and Standeford, he had the access and inclination to acquire these remarkable materials. By 1883, the Oakland Planing Mills, at the corner of First and Washington Streets, only one mile from the site where the Carters would build their homes, was "the largest in the county, and would compare favorably with any other of the same kind in the State...they manufactured, to an enormous extent, moldings, brackets, frames, sashes, blinds, stairs, doors, in fact, all descriptions of wood-work finish." (History of Alameda County, M.W. Wood, 1883)

George Carter was a forty-year resident of Oakland and a "loyal booster who had invested a fortune" in the city and held "the highest gift" in "the Ancient Order of the Woodmen of the World" lodge. Having returned from five months in Alaska, in December of 1903, "Neighbor George Carter" "attended (Forest) Camp meeting" shortly after arriving back in town². The matriarch of the family, Mollie Carter, was born in Ireland in 1872, and arrived in Oakland at the age of 13. She lived in the house at 1120, at least until 1920, when the Tribune reports that she chased off an intruder, but who escaped with "a diamond ring, several dollars in change, and a silver vanity box."³ Her husband had been deceased six years at the time, and perhaps she moved to another Carter property shortly after. The house seems to have been rented for a time. A car thief by the name of Bergeson is listed as having lived in the house in 1926,⁴ and a classified ad from 1932 advertises "two large furnished rooms, colored, \$2.50". A family named Hernandez purchased the house in the 1930s, and in the 1960s, it was owned by the Mustafa family. The surnames tell the tale of the ethnic iterations: Carter, Hernandez, Mustafa. The rich ethnic history of Oakland Point, and its transformations, are well illustrated in the changes of title at 1120 Chester Street.

Oakland Tribune, September 5, 1914

California Collection

<https://newscom.ca.newspapers.com/image/80663208>

Oakland Tribune (Oakland, California) · Sat, Sep 5, 1914 · Page 7
Downloaded on Mar 24, 2021

**PIONEER OF OAKLAND
SUMMONED BY DEATH**

George Carter, a pioneer of this city, died yesterday afternoon at his home, 1120 Chester street. His death was caused by a stroke of apoplexy which occurred several days ago.

Ten years ago, the decedent retired from active life but had been interested in the growth of Oakland, where he invested a fortune. He was one of the loyal boosters of Oakland, where he resided for forty years. He was a member of the Ancient Order of Woodmen of the World, where he held the highest position in the gift of the local lodge.

Besides a widow he is survived by five children—George Carter, Thomas Carter, Dr. John Carter, Dr. William Carter and Miss Agnes Carter, all of this city.

The funeral will be held at the residence and the solemn requiem mass will be said in St. Patrick's church, Monday morning. The burial will be held in St. Mary's Cemetery.

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April 7, 1940

California Collection

<https://newscom.ca.newspapers.com/image/136082341>

Oakland Tribune (Oakland, California) · Sun, Apr 7, 1940 · Page 11
Downloaded on Apr 6, 2021

**Mrs. Mollie Carter,
Oakland Pioneer, Dies**

Mrs. Mollie Carter, 68, member of a pioneer Oakland family, died at a local hospital yesterday following a brief illness.

Born in Ireland, Mrs. Carter came to Oakland at the age of 13.

The widow of George Carter, she is survived by a daughter, Agnes Marcella Carter, who resides at the family home at 521 Zorah Street, and two sons, Thomas Oliver Carter, of Oakland, and Dr. John Carter, of Sacramento.

Requiem high mass will be said Tuesday morning at Corpus Christi Church, with entombment following at Holy Sepulchre Cemetery.

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9. SOURCES / BIBLIOGRAPHICAL REFERENCES

¹ Waldhorn, Judith Lynch; Woodbridge, Sally B. (1978). *Victoria's Legacy, Tours of San Francisco Bay Area Architecture*. San Francisco, CA: 101 Productions. P.148.

² "Woodmen of the World." *Oakland Tribune* 17 Dec. 1903, page 5.

³ "Burglar Bolts When Lights Turned On." *Oakland Tribune* 20 Dec. 1920, page 1.

⁴ "Two Jailed as Auto is Reported Stolen." *Oakland Tribune* 22 Feb., 1926, page 1.

Oakland Cultural Heritage Survey, Oakland Point District DPR 523 forms, 1990

Caltrans I-880 Replacement Project, Finding of Effect, Oakland Point Historic District, April 1991.

10. FORM PREPARED BY

Name: Reuben Tomar

Organization/Title (if any): _____ Date: 4/20/21

Address: 1120 Chester St. Telephone: 510-314-6768

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

DEPARTMENTAL USE ONLY

rev. 1/10/2020

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

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

Date: _____ Resolution number: _____

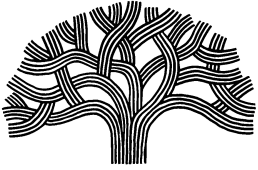
(2) Designated as Heritage Property Date: _____

C. Action by City Planning Commission Date: _____

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

D. Action by City Council Date: _____

Designated: Ordinance No: _____ Not Designated



Oakland Landmarks Preservation Advisory Board

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

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

1. **IDENTIFICATION**

Historic Name: The Myers-Taylor House (J.S. Myers and Fred & Elizabeth Taylor)
and/or Common Name: 1020-22 Bella Vista Ave.

2. **ADDRESS/LOCATION**

Street and number: 1020-22 Bella Vista Ave., Oakland, CA Zip Code: 94610
Assessor's Parcel Number: 023-0389-011-00

3. **OWNER OF PROPERTY**

Name: Nora Brereton and Patrice Chiquet email: nbrereton@gmail.com
Street/Number: 1022 Bella Vista Ave. Telephone: 415-424-5770
City: Oakland State: CA Zip Code: 94610

4. **APPLICATION FOR**

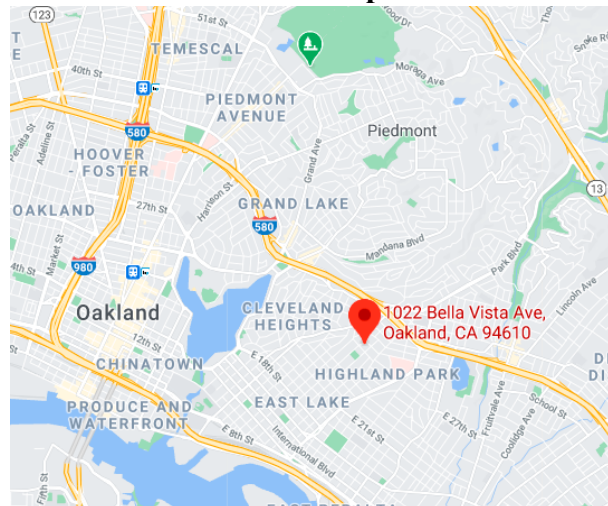
City Landmark Heritage Property S-7 District S-20 District

5. SURVEY RATING	NAME OF SURVEY	DATE	DEPOSITORY
Dc2+	Oakland Cultural Heritage Survey	3/7/96	Oakland City Planning Dept.

Photo



Location Map



7. DESCRIPTION

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

<input type="checkbox"/> Building(s)	<input type="checkbox"/> District	<input type="checkbox"/> Structure	<input type="checkbox"/> Site	<input type="checkbox"/> Object
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional	
<input type="checkbox"/> Other (specify): _____				

B. Condition:

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

C. Alterations:

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

D. Site

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

E. Style/Type: Colonial Revival-Craftsman

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

1020-22 Bella Vista Ave. is a large Colonial Revival-Craftsman house in the Bella Vista district. It is two stories, attic and basement, rectangular plan with porches and bays, on an interior lot; at a curve in the street, front and sides of the house are prominently visible. It has a hip roof and hip-roofed dormer; glazed front porch with hip roof, dormer and clustered corner columns; and a two-story angled bay wrapping around the right front corner. Roof is composition shingle. Structure is wood frame. The building has molded window hoods, ornamental transoms or upper sash over tall casement or fixed windows, and a fanlight window above the porch.

As you walk up to the house from the west there is a wide staircase on the corner at the right underneath the angled bay windows that leads to the porch and entrance to the downstairs unit. The home was originally a single family home, so the front porch with the hip roof and small dormer window was the main entrance and the porch still has the original cedar shingle siding. Later on the home was converted to two units, but it's unknown where the original staircase connecting the stories was. The current staircase to the top floor is on the left side of the home. There is a trellis attached to the northwest corner of the building that leads to the upstairs apartment. When you round the other side of the house to the right you'll see additional bay windows in the downstairs unit that look out from the dining room. Above these bay windows in the upstairs unit, the original windows have been replaced with vinyl windows.

The back of the home has an exterior porch in the upstairs unit that is held up by two support beams that sit precariously on a brick foundation. The seismic retrofit that is planned for the home will save this back porch and properly tie it into the main house. The back of the home also has two additions that are not original to the home: downstairs a bedroom was added with cedar shingling on the exterior and vinyl windows, and upstairs the kitchen was expanded also with vinyl windows and wood siding with an old satellite dish attached. Other than these additions in the back and the porch in the front, the rest of the home's original wood shingles have been covered with asbestos siding. After seismic retrofit and replacement of the vinyl windows and restoration of exterior woodwork our work plan includes removal of the asbestos siding and restoration of the cedar shingles and siding beneath, if salvageable, or else replacement. An early photo exists for documentation. The property is in good condition, however it has a lot of deferred maintenance along with the most significant alteration of the asbestos siding which we look forward to fixing.



view from across the street (west)



left (NE) side of house and entrance to upper unit



grand entrance to lower unit



corner bay walls that were originally white



southwest corner of house



right (SW) side of house



back of house facing east, exterior porch on upstairs unit



original bay window in bottom story compared to vinyl windows in the top story (right/SW side)

SIGNIFICANCE

- A. **Construction date(s):** 1900-1901
- B. **Architect/Builder/Designer:** Architect: Leo Nichols, Builder: C.M. MacGregor
- C. **Statement of Significance (include summary statement of significance as first paragraph):**

Summary

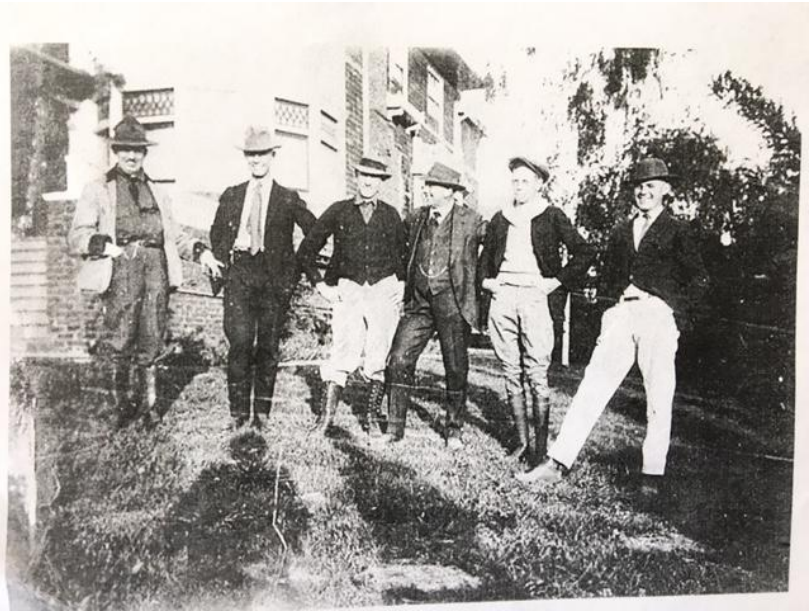
The Myers-Taylor House is an excellent example of a Colonial Revival-Craftsman house in the Bella Vista residential district. The house sits on the curve of Bella Vista Avenue surrounded by several other large, stately historic homes. Architect Leo Nichols designed the home and it was built by C.M. MacGregor in 1900-1901 (contract notice, Edwards Transcript of Records, Sept. 19, 1900). Bella Vista's early residents in the 1890s seem to have been prosperous business owners and the district developed rapidly during this time. The Sanborn map shows that by 1903 nineteen homes had already been built so the Myers-Taylor House is one of the earlier homes that established this historic district. The original owner and developer J.S. Myers was responsible for a good deal of Oakland's development from 1898-1915, primarily in North and West Oakland and he built and sold more than two hundred and fifty residences since relocating to the Bay Area from New England (Guinn, 707). The property's second owners Elizabeth and Fred Taylor c. 1905-1925 also had historic significance as Taylor was the president of the Bowman Drug Company.



Sanborn Map 242 detail, home is 28 Bella Vista, to the R of the two homes in the left corner. Note bays on all sides of the house.

The Myers- Taylor House and Colonial Revival-Craftsman Architecture

The home has many elements of classic colonial revival and craftsman design. The home is uniquely asymmetric with an impressive two-story angled bay window that immediately stands out as you drive up and around the curve of Bella Vista Ave. From the old undated photos below you can see that this two-story bay was painted white to distinguish it from the brown cedar shingles on the rest of the home. Since then the home has been altered and the cedar shingles and wood siding on the bay all covered with asbestos siding. Based on the photo and what is found under the asbestos siding, we hope to restore the home to the original siding including the two-story angled bay. Other distinguishing features include 25 ornamental transoms, a fanlight window at center front, and below the fanlight the front porch roof which is held up by six columns.



undated photos of 1020-22 Bella Vista Ave., source James Schubert, realtor who sold home in 1999 and 2019

Owners

The original owner/developer of 28 Bella Vista Ave. (the original address when it was a single family home) was J.S. Myers. According to J.M. Guinn, Myers was said to have established one of the oldest realty firms of this city back in 1892. Before that he worked for a street car company first in San Francisco and then in Oakland after moving to the Bay Area from Connecticut. "He has developed large tracts of land...and many of these are now among the most beautiful residence sections." (Guinn, 707-708) Myers was purported to be "an ardent supporter of Oakland who kept the best interests of the city in mind and believed in its great future." His lush 1902-02 Craftsman house at 1494 Alice Street is on the Oakland Landmarks Board Preservation Study List.

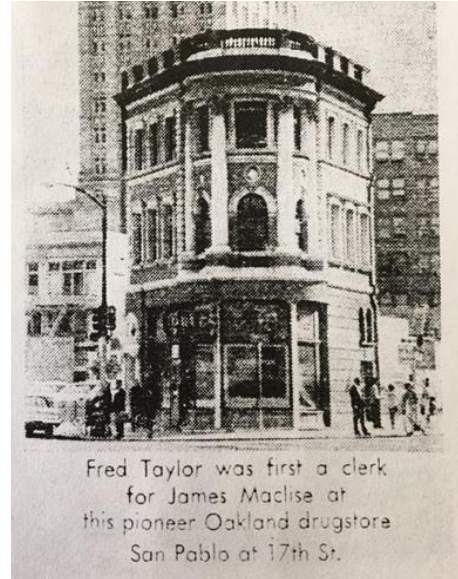
By 1905 the owners and long-time residents were Elizabeth and Fred Taylor who owned the home from 1905-1925 (Lombardi, 1996). Fred Taylor moved to California from Maine in the 1880s and worked as a clerk for James Maclise, another prominent Oakland druggist, before going on to work for Bowman drugstores, which at that time was a household name (The Knave, 1973). Eventually Taylor became the president of the

company and perhaps purchased the “suburban mansion” at 1020-22 Bella Vista Ave. as he rose to the top of the Bowman company.

Subsequent owners made various changes to the home, as we can see by the microfiche records of permits filed over the years. By 1936 the home had become two flats. Then in 1946 permits were filed to convert the home into three apartments, splitting the upstairs unit into two. Lastly, the asbestos siding was applied in 1952.



J.S. Myers and family 1901/02, source James Schubert



Oakland Tribune, May 13, 1973
“Fred Taylor was first a clerk for James Maclise at this pioneer Oakland drugstore San Pablo at 17th St.”

Designer/Builder

The designer of the Myers-Taylor House was prolific Oakland architect Leo Nichols who worked as a draftsman with A.W. Pattiani in the 1890s, and then as an architect from the late 1890s to the 1910s (Lombardi, 1996). Many homes in Oakland were designed by him in his distinctive shingle and craftsman-colonial revival style, especially in the Linda Vista - Oakland Avenue area. The Nova Scotia-born builder Charles Manning (“C.M.”) MacGregor moved to Oakland in 1889 where he worked as a carpenter for hire, and seven years later he had saved enough money to become a builder along with beginning to design as well (Thompson, 2006). According to Thompson, he was known as “One-Nail MacGregor” which either came from his thriftiness or for never sparing an extra nail. MacGregor often worked with Leo Nichols and other well-known architects. His homes are known for being well-built and are prized today, especially in Albany where he is a local hero for his Mediterranean bungalows and civic activity.

The Bella Vista District

The Bella Vista district is an East Oakland neighborhood consisting of 89 mostly large homes. These homes were built between 1890-1910 on large lots at the top of the ridge between Park Boulevard and 14th Avenue. The district includes Bella Vista Ave. which makes up the north and west boundaries of the district and includes both sides of the street, East 28th St. is the southwest border from Bayview Ave. and 9th Avenue to 13th

Avenue. It is a significant district in the City of Oakland per the district record written by Gail Lombardi in 1996, “for its distinctive sitting, individually notable and collectively coherent buildings, strongly surviving period character, and representation of East Oakland development patterns of the late 19th and early 20th century”. Originally the neighborhood consisted of three large rural plots of land owned by Mary F. Templeton, A. Bolles, and Albert Miller. Miller’s 36-acre plot included most of the present district and was subdivided and sold in May 1890 (Lombardi, 1996).

There were even advertisements in newspapers of the day to attract a certain type of buyer. The developer proposed “to confine the sale of lots on Eleventh and Bella Vista Avenues to those who will agree to build Beautiful Residences,” along with “special inducements . . . made to a few purchasers who will immediately build satisfactory Residences.” (advertisement, *Oakland Enquirer*, May 31, 1890.) As the neighborhood developed it boasted utility facilities, two grammar schools, a playground, numerous churches, a 7 minute streetcar ride to downtown Oakland, and was adjacent to millionaire F.M. “Borax” Smith’s Arbor Villa estate which was built in 1882 (Lombardi, 1996). The Smith estate was lined with palm trees along 9th Ave. that still stand today and can be spotted from vistas throughout Oakland. Proximity to the Arbor Villa estate likely encouraged developers to buy and build in the burgeoning Bella Vista district. Another ad described a “Neighborhood Guarantee... All deeds will carry a restrictive building clause, whereby only a fine class of dwellings may be built, insuring forever a high character of neighborhood.” (advertisement, *Oakland Herald*, March 30, 1907) Even though Arbor Villa was torn down and redeveloped in 1931, its grandeur seems to have been a catalyst for the development of the Bella Vista district and the Myers-Taylor House.

The “crown jewel” of the district is the Queen Anne mansion built in 1892 directly across from our home at the curve of Bella Vista Avenue. This mansion was originally built for Mignonette and Austin Hills (of the famed Bills Brothers Coffee) and then became the Fenton Home Orphanage from 1923 to at least 1938 (Gene, 2015). We hope the Myers-Taylor House will be the first home in the Bella Vista district to join the Mills Act while also joining the ranks of many other beautiful homes in the District and adding to the beautification of greater Oakland.



View of Arbor Villa estate from across the road, observation tower on the left



Fenton Home Orphanage



Basketball at Bella Vista Park, the roof of 1020-22 Bella Vista is just visible between the two large homes on the right



Children's Corner at Bella Vista Park



Tennis Courts at Bella Vista Park, notice the Arbor Villa estate Observation Tower located in the upper left

8. SOURCES / BIBLIOGRAPHICAL REFERENCES

Gail Lombardi, Oakland Cultural Heritage Survey, State Historic Resources Inventory Form on Bella Vista District, Oakland, Community & Economic Development Agency, 1996

Guinn, J.M. *History of the State of California V. 2*. Historic Record Company, 1907.

Sanborn Maps, 1903-11

Heritage Property nominations for other properties in District 2

Daniella Thompson, *Charles Manning MacGregor; indefatigable builder*. 2006. Berkeleyheritage.com
http://berkeleyheritage.com/eastbay_then-now/macgregor.html

Oakland Enquirer, May 31, 1890, full-page ad by E.E. Potter for Bella Vista Park

Oakland Herald, March 30, 1907, full-page ad by G.B.M. Gray for Bella Vista Park

The Knave. "Bowmans Are Gone But Not Forgotten." *Oakland Tribune*, May 13, 1973.

Various authors, *Arbor Villa*. 2013-2014. Oakland Wiki.
https://localwiki.org/oakland/Arbor_Villa

Gene Anderson, *Fenton Home Orphanage*. 2015. Oakland Wiki.
https://localwiki.org/oakland/Fenton_Home_Orphanage

California Photo Co. *[View of the Arbor Villa estate from across the road]*. Year unknown. UC Berkeley, Bancroft Library.
<http://www.oac.cdlib.org/ark:/13030/tf5r29p3jb/?order=1>

California Photo Co. *Basketball, Bella Vista Pg [playground]*. Year unknown. UC Berkeley, Bancroft Library.
<http://www.oac.cdlib.org/ark:/13030/tf9w10142k/?order=1>

California Photo Co. *Tennis Courts, Bella Vista Pg [playground]*. Year unknown. UC Berkeley, Bancroft Library.
<http://www.oac.cdlib.org/ark:/13030/tf8k4013kk/?order=1>

California Photo Co. *Children's Corner, Bella Vista [Park]*. Year unknown. UC Berkeley, Bancroft Library.
<http://www.oac.cdlib.org/ark:/13030/tf7779p570/?order=1>

10. FORM PREPARED BY

Name: Nora Brereton

Organization/Title (if any): n/a

Date: 4/28/2021

Address: 1022 Bella Vista Ave.

Telephone: (415) 424-5770

City/Town: Oakland

State: CA

Zip: 94610

Email: nbrereton@gmail.com

DEPARTMENTAL USE ONLY

rev.

1/10/2020

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

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

Date: _____ Resolution number: _____

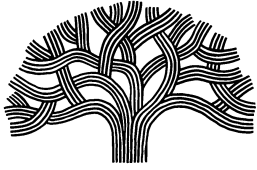
(2) ___ Designated as Heritage Property Date: _____

C. Action by City Planning Commission Date: _____

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

D. Action by City Council Date: _____

___ Designated: Ordinance No: _____ ___ Not Designated



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

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1. IDENTIFICATION

Historic Name: 671 Longridge Road

and/or Common Name:

2. ADDRESS/LOCATION

Street and number: 671 Longridge Road

Zip Code: 94610

Assessor's Parcel Number: 11-885-21

3. OWNER OF PROPERTY

Name: The Cohn Family Trust Dated July 16th 2020 (Susie Cohn and Bradley Cohn)

email: susiewng@gmail.com

Street/Number: 671 Longridge Road

Telephone: 650-861-1061

City: Oakland

State: California

Zip Code: 94610

4. APPLICATION FOR

City Landmark

Heritage Property

S-7 District

S-20 District

5. SURVEY RATING

C2+

NAME OF SURVEY

Oakland Cultural Heritage Survey

DATE

1985-86

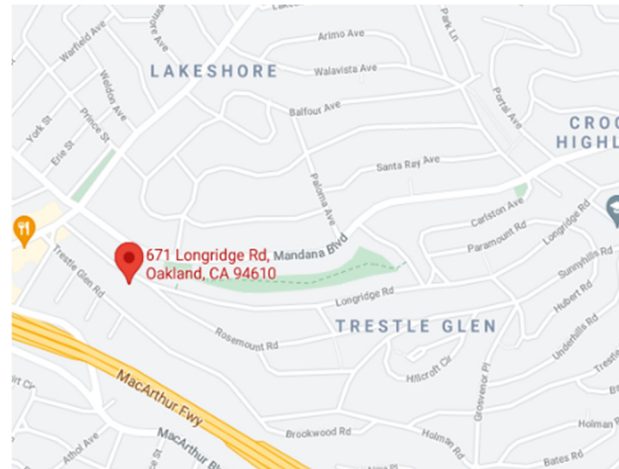
DEPOSITORY

Oakland City Planning Dept.

Photo



Location Map



7. DESCRIPTION

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

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

B. Condition:

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

C. Alterations:

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

D. Site

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

E. Style/Type: Mediterranean Revival Style Single Family Home

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

The Property

Original permit: 54252, December 10, 1919, Architect Albert Farr, Builder Alfred Peterson, Developer Walter H Leimert, 2 story 11 rm dwelling, \$15,000.

671 Longridge Road (Alameda County APN 11-885-21) is a two-story, single-family Mediterranean Revival style dwelling located in the Lakeshore Highlands neighborhood of Oakland, California. The 3,594 square foot structure was designed by famed architect Albert Farr and built in 1919. It was among the very first residences built in the Lakeshore-Trestle Glen neighborhood and was the first residential structure built on Longridge Road (Figure 1). "Lot 1" - as it was designated on the original planners' plot maps from 1918 - is a 7,455 square foot quadrant-shaped parcel situated between Lakeshore Ave and Rosemount Road on the south side of Longridge Road [Leimert-Olmsted plots map, 1918, from UC Berkeley Library Map Room]. At the time it was developed, views from the unique downsloping double-wide lot overlooked the electric railway and had an undisturbed view of park lands to the west.

With its low-pitched hip and gabled roof, slight overhanging eaves with classical dentils, stucco exterior, arched windows, and decorative portico columns (Figure 2), the property has been variously described as Mediterranean, Italian Renaissance, Georgian, and English Colonial in past sellers' listings. In truth, it is an extraordinary example of architect Albert Farr's eclectic design sensibilities.

The residence and its lot are rotated approximately 30 degrees clockwise from cardinal directions, which are referenced in this report for clarity and ease of reading. The primary (north) façade (Figure 3a and 3b) is set back from Longridge Road, and the front yard is planted with grass, shrubs, and small trees with grey brick planters. Upon first impressions, one of the most notable features of the front façade is its asymmetry, with non-traditional arrangement of thirteen windows featuring multiple sizes and styles, including double hung, fixed sash, double casement, and stacked rectangular windows, some with overlying fanlights or transom windows. The windows are also strikingly incongruous as they are all fiberglass windows with white plastic grilles. The original wood windows (Figure 4) were all replaced as part of an extensive renovation done to the house in 2013-2014.

Taking in the rest of the front façade from east to west, an observer would note an early example of an integrated double car garage. Flanking each garage door are Tuscan pilasters, which are new construction completed in 2018 to extend the garage length. The current pilasters were designed to be similar in appearance to the original Tuscan columns that held up a low sloped roof, topped with an overlying deck. A wide, poured concrete pathway leads from the sidewalk to the primary entrance, which is located slightly west of center. There are two white off-center ornamental balconettes with urn-shaped balustrades punctuating the front façade, adding dimension and architectural interest and further contributing to the impression of free arrangement and asymmetry to the building's appearance. The eastern-most (left) balconette is cantilevered and located in front of a collection of windows - a large fanlight, square fixed window, and rectangular fixed

window (from top to bottom). These windows combined create a seven-foot vertical reach, the light from which helps illuminate the gracious entry hall and staircase inside connecting the first and second levels of the residence. A second balconette juxtaposed to the west is similarly styled but larger, forming a portico over the primary entrance and supported by a set of Tuscan columns as well as pilasters on either side of the front door. Above this faux balcony are two full-height narrow casement windows with overlying fanlights. To the right are two matching sets of windows - on the first floor are two full-height double casement windows with transoms; on the second floor are two double hung sash windows. Dividing each set of windows from east to west is a broad stucco-clad chimney which rises with a stepped profile to a stack with a double flue. This chimney services fireplaces on the first and second levels.

The west (side) elevation of the house (Figure 5a and 5b) faces a largely undeveloped side yard with concrete steps following along the steep sloping contours of the property leading to the back of the residence. On the first floor, seven single hung sash windows (again, all fiberglass with white plastic grilles) are arranged along a curved exterior wall, overlooking what was once the verdant shores of Lake Merritt and now has views of the thriving urban commercial hub of downtown Oakland. Above these windows is a curved balcony which can be accessed through a pair of white double French doors with fixed sidelites. The balcony design echoes the balconettes on the front façade, with white urn-shaped balustrades. Still along the west elevation, moving towards the rear of the property, are a collection of five multi-lite fixed and casement windows on the first floor which illuminate a quadrant-shaped sunken sunroom. The irregular-shaped room mirrors the southwestern arc of the property line.

The rear (south) elevation (Figure 6a and 6b) faces a narrow backyard with trees and small plants. This façade is dominated by a large three level redwood deck with access from both the southwest and eastern elevations. Because the contours of the lot slope steeply to the south, the first and second levels of the house appear on the rear elevation to float above a large uninterrupted stuccoed canvas which covers a crawl space that is entirely above grade. A crawl-space level entry door is located slightly above grade along the southwest edge of the elevation. At the first-floor level are several double hung windows, a large fixed square window, and a set of double French doors leading onto the top of the wood deck. At the second-floor level are two sets of double hung windows and four casement windows, all fiberglass with plastic grilles.

The east (side) elevation (Figure 7a and 7b) is situated close to the property line and faces onto narrow wood steps leading to the wood deck at the back of the residence. At the second-floor level are three picture windows and a single French door leading out onto the deck above the garage.

The property is located in Lakeshore Highlands, which was developed as an exclusive residential subdivision between 1917 and the 1940s. Most houses are two-story single-family residences designed in various architectural styles. Houses in Lakeshore Highlands generally retain their historic appearance, with exterior remodel projects subject to review by the Lakeshore Homes Association, which follows governing documents to maintain a desired aesthetic and architectural integrity of the houses within the neighborhood.

8. SIGNIFICANCE

A. **Construction date(s): 1919**

B. **Architect/Builder/Designer: Albert L. Farr, Architect/Designer; Alfred Peterson, Builder**

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

Introduction

As one of the earliest properties built within the distinctive Lake Shore Highlands development and designed by renowned architect Albert Farr, the property at 671 Longridge Road occupies a unique place in the history of the residential development that grew around it. Its residents exemplify the evolution of the diverse multicultural community that is synonymous with the city of Oakland. The evolution of the residence reflects the tensions that exist between modernization and historical preservation.

Historical Context: Lakeshore Highlands

After Spanish settlement in the early 1800s, much of what is now known as Alameda County was granted to retired army sergeant Luis Maria Peralta. Within this large land grant was a "laurel lined area along a mossy creek running into what is now Lake Merritt" (LHA website) known as Indian Gulch, a reminder of its history as a site of seasonal Ohlone Indian encampments. The Peralta Family used Indian Gulch for cattle raising, then subsequently sold lumbering rights to redwoods in the hills to fuel construction of San Francisco during the ensuing gold rush of the mid-1800s.

As Oakland subsequently grew, and especially after the drought of 1862-64 killed off the cattle herds, interest in the outlying land shifted from ranching to recreation. This was furthered by advancements in transportation, first with a horsecar line in 1869 that ran through a significant portion of central Oakland (Broadway and First Street onto Telegraph up to 40th Street), and then with the introduction of the electric trolley system after 1890.

In the 1880s, the area was acquired by Pedar Sather, a prominent banker who became one of the wealthiest men in California during the mid to late 1800s and who donated heavily to what would later become the University of California, Berkeley. In the decades after his death in 1886, the land became known as Sather Park. Access to Sather Park increased when in 1893, business magnate Francis Marion "Borax" Smith built a large wooden train trestle across the area's natural topography and extended an existing trolley line from downtown Oakland up Park Boulevard to Grosvenor Place. The trolley line brought a steady stream of visitors to the area and connected what had previously been regarded as a remote section of the city to the developed area of Oakland.

In 1895, Borax Smith formed a partnership with Frank C Havens called the Realty Syndicate, which developed projects including the Key System, a major urban and suburban commuter train, ferry, and streetcar system serving the East Bay. In the process, they also acquired land tracts alongside trolley lines for real estate development. In 1913, Havens, Smith, and founding partner Walter H Leimert of the newly established Lakeshore Highlands Company acquired the 212 acres of Sather property for \$4500/acre. They envisioned the land as the future home of "the perfect neighborhood" with "natural woodland retreats" and "high-class residential sites" [1918 Library of Congress article on "Sather Park Opening of Big Import"; personal communique from Olmsted Association to WH Leimert).

To help bring their vision to reality, Havens and Leimert commissioned the Olmsted Brothers to design the roadways for the neighborhood. The Olmsted Brothers were the foremost landscape architecture firm in the country at the time, responsible for several high-profile projects including New York City's Central Park, Seattle and Portland's city park system, and the roadways for the Great Smoky Mountains and Acadia National Park. Their model of planning advocated the integration of architecture, planning, and landscape design to create multi-faceted "residential parks", which were seen as healthful, sustainable alternatives to the unplanned, dense residential environments that had to that point characterized urban residential settlement. They worked

on the principle of incorporating existing topography in the development of street plans, thus creating a naturalistic emphasis on the neighborhoods they built.

The Lakeshore Highlands subdivision was designed and marketed as the ideal trolley suburb, with street cars providing easy access to the urban amenities of San Francisco and the intellectual hub of Berkeley. Promotional materials from that time emphasized the short 36-minute commute from the Highlands to the bustling Market Street across the bay: "No air service of the future can shorten this distance between your office and your home." Building restrictions required that each house cost at least \$3000, with some sites requiring more. The neighborhood was accessed by the Key Route's B line, which was routed through downtown Oakland, across Lakeshore Avenue, and ran along the ridge between Trestle Glen Road and Longridge Road, terminating at a small station on Underhills Road. San Francisco was reached by taking the Key Route trolley to the Key Route Pier followed by a 15-minute ferry ride across the bay.

With the rise of automobiles in the 1910s came the inclusion of garages with residential construction. Perhaps foretelling the importance of the automobile, the design of 671 Longridge Road elevates the prominence of the garage, with the house sited slightly off-center to accommodate a double garage and driveway and incorporating the garage clearly in the front façade of the house with interior access.

Within the Lakeshore Highlands and other subdivisions of the time, it was more common for houses to be built on spec by builders, generally following pattern books for design and construction. 671 Longridge Road is unique in that the lot was purchased by its first owner, who then commissioned directly with an architect (in this case, Albert Farr) to design the house.

Albert Farr, Architect

671 Longridge Road was designed by Albert Farr. Albert Lincoln Farr was born in Omaha, Nebraska on October 8, 1871 and grew up in Yokohama, Japan, where his father was assigned by the US Government to assist the Japanese in the installation of a modern postal system. The Farr family returned to the United States in 1891 and settled in the San Francisco Bay Area. Farr worked for several years as a draftsman for local architects, then opened up his own practice in 1897 and obtained one of the first architectural licenses issued in the state of California (A180) in 1901. His long career spanned from the 1890s to 1940s and was primarily focused on residential design work in Northern California. Farr was one of the most successful architects of his time, designing residences for well-heeled clients in San Francisco, Oakland, Belvedere, and Piedmont. He worked in many styles including Tudor, Mediterranean, English cottage, Renaissance, American colonial, often mixing styles in a single building. Admirers point to his exquisite and imaginative designs from which he created "a sense of delight".

His most famous project was the Wolf House - a 15,000 square foot, 26 room dream home commissioned by Jack London and his wife in Glen Ellen, Sonoma County. It featured a library measuring 19 by 40 feet and a living room two stories high. It incorporated amenities modern for its time, including a water heater, electric lighting, refrigeration, a built-in vacuum system, laundry facilities, and a wine cellar. Construction began in late 1910 and was nearing completion in August 1913 when a fire gutted the interior of the house. The ruins of the house and the land on which it stands were donated to California in 1960 and designated a National Historic Landmark in 1963. Forensic analysis in the 1990s concluded that the fire likely began when oil-soaked rags left behind by workers spontaneously combusted overnight.

In addition to his eclectic combinations of various exterior design styles, other common elements of Farr's homes are spacious public rooms and high ceilings. The main level of 671 Longridge Road features a formal sunken living room measuring 18 x 30 feet with 10-foot-tall ceilings as well as a generous formal dining room and foyer. The stairs leading upstairs feature urn-shaped balusters which echo the exterior balconette balustrades. On the second floor are 4 bedrooms, including a large 18 x 24-foot master bedroom with open fireplace, private bathroom and dressing room.

Albert Farr died on July 12, 1947 in Piedmont, California.

Original Construction and Alterations

The building permit for 671 Longridge Road was issued on December 10, 1919 to owner Walter James Dowell. The residence was designed by Albert Farr and the builder was Alfred Peterson. The permit lists a 2 story 11 room dwelling, and the cost of construction was \$15,000. Photos taken after the house was completed exist today (The Building Review Magazine from April 1921) which clearly show its original appearance. A review of Oakland City permits show minor renovations done in the 1940s (porch renovations), 1960-1963 (termite control and repair), 1970 (repair of stairs and exterior rear wall of basement) and 1993 (plumbing).

In 2013 (Figure 3), the house had fallen into disrepair and was sold under duress to a real estate investment company. The house subsequently underwent extensive renovations including a new roof, foundation, electrical, plumbing, and heating. In a departure from the original design aesthetic of the house and in overt defiance of Lakeshore Homes Association rules, all of the exterior windows were replaced with fiberglass windows during the renovation. French doors leading to the rear wood deck, west façade balcony and east façade deck were replaced by vinyl doors. Renovations were completed in 2014.

In 2018, permitted work to extend the existing garage and replace rotted flooring on the overlying deck was performed. The north wall of the garage (containing garage doors) was extended 4 feet onto the driveway. All efforts to maintain the existing aesthetic of the house from the front façade were made. New wider garage doors were custom designed to have the same appearance as the original doors. The property initially had Tuscan columns supporting a short overhanging roof; the subsequent design employed pilasters with Tuscan design flanking the garage doors in the same location as the prior columns. All design elements of the garage extension were reviewed with and approved by the Lakeshore Homes Association Neighborhood Preservation Committee prior to construction.

Owner and Occupant History

The first owners of 671 Longridge Road were Walter James Dowell and his wife Audrey. Dr. Dowell was born on July 9, 1882 in Marysville, California and built a successful career as a dentist in West Oakland. He had his offices at the luxurious First National Bank Building in downtown Oakland (now known as the Lionel Wilson Building, itself a historic landmark). He was a lifelong member and former president of the Alameda County District Dental Society [Oakland Tribune, Jan 9, 1955]. His support for music, including the symphony, was recorded frequently in the newspapers of the time. When on December 10, 1919, Dr. Dowell submitted a building permit application for what was to become 671 Longridge Road, the Oakland Tribune reported this news.

From 1923 to 1932, the house was occupied by Frank H Dailey, a successful Chevrolet dealership and service shop owner who along with his wife Alma were active in the community and passionate supporters of The Baby Hospital, later known as Oakland Children's Hospital and Research Center. News articles from that time reported fundraising efforts for the hospital organized by Alma and held at 671 Longridge Road.

In the 1940s, 671 Longridge Road was owned by Bruce and Vivien McCollum. Bruce was well known in the community as a prominent Oakland realtor and served as president of the East Oakland Real Estate Board and chairman of the Salesmen's Division of the state realty association. He was also a talented orator who lectured to numerous groups including the Women in Realty City Club and the California Realtors Association.

The Hemphill family succeeded the McCollum's in ownership of 671 Longridge Road. Arthur D Hemphill was an insurance salesman and agency manager for the Equitable Life Assurance Society, which had offices in San Francisco as well as on 2900 Lakeshore Avenue. His wife Bernice was president of the Oakland Girl Scouts Council. Their son, Arthur C Hemphill, went on to graduate from UC Berkeley and UC San Francisco School of Medicine and rose to prominence as a successful obstetrician in Napa, California. Dr. Hemphill's career spanned four decades and was noteworthy for his role of President of the Napa County Medical Society, Chairman of the Department of Obstetrics and Pediatrics as well as Chief of Staff and Chairman of the Executive Committee at Queen of the Valley Hospital.

Lakeshore Homes Association records show that between 1963 and 1988, Charlotte J. Chambliss and her husband Robert Franklin Chambliss resided at the house. Dr. Chambliss was born on March 6, 1910 in New Orleans and graduated from California College of Arts & Crafts. She later received her doctorate in education at UC Berkeley and spent her teaching career at Prescott and McClymonds High School [Oakland Tribune obituary 12/12/2002]. Robert Franklin Chambliss was born on July 22, 1902 in Portsmouth, VA and was employed by the Southern Pacific Dining Car Department [WWI Draft Card]. Prior to living in Lakeshore Highlands, the Chamblisses lived in Campbell Village, one of the Oakland wartime housing projects. Restrictive covenants were invalidated in the late 1940s-1950s. Lakeshore Homes formally deleted their restrictive covenant in 1979 (Oakland Heritage Alliance News, Spring 1992). As they were living here over 15 years before this restrictive covenant was lifted, the Chamblisses were likely one of the first African American residents in the neighborhood. Their nephew, Jackson Royster, was a graphic artist and "fixture in West Oakland" who described his aunt as a scholar and principal at McClymond's and was himself a regular researcher at the Oakland Public Library History Center (private communication with Betty Marvin).

The ownership of the house was subsequently transferred to Mr. Ralph Scott in 2004, who is a local African American business owner of Golden Gate Key and Lock, currently located in Emeryville. Mr. Scott and his family have been in the family trade for 75 years and three generations. Edwin Scott, Ralph's father, started the business in 1946 in West Oakland along 7th Street, a thriving epicenter of African American community which was dubbed "The Harlem of the West". Unfortunately, redevelopment plans from the city of Oakland eventually called for a West Oakland Post Office building on top of the black business district which displaced the Scott Family store in 1959. The Scott Family then moved their business to Emeryville, where Golden Gate Key and Lock still operates today at 3620 San Pablo Ave, Emeryville.

In 2013, the house was sold to real estate investment company Yuen Real Estate. At this point, the house had fallen into disrepair. The house subsequently underwent extensive renovations including a new foundation, roof, electrical, and plumbing. In a departure from the original design aesthetic of the house and in overt defiance of Lakeshore Homes Association rules, all of the exterior windows were replaced with fiberglass windows during the renovation. Exterior wood doors except for the primary entrance were replaced with vinyl doors. Renovations were completed in 2014.

After one short term owner, the house was transferred in 2017 to current owners Brad and Susie Cohn.



Figure 1: Longridge Road viewed from the ornamental gates at Lakeshore Avenue, circa 1919; 671 Longridge Road in the distance.



Figure 2: Residence of Dr. W. J. Dowell, Lakeshore Highlands, Oakland, California, Albert Farr, Architect, circa 1921. *The Building Review*, April 1921, Pg 177.



Figure 3a: 671 Longridge Road, Primary (North) Façade, 2021

Figure 3b: 671 Longridge Road, North Elevation, 2021





Figure 4: 671 Longridge Road, Front Elevation, circa 2011, prior to 2013-14 Renovations



Figure 5a: 671 Longridge Road, West Façade, 2021

Figure 5b: 671 Longridge Road, West Elevation, 2021



10 15 FT.

① WEST ELEVATION
SCALE: 1/8" = 1'-0"



Figure 6a: 671 Longridge Road, Rear Façade, 2021

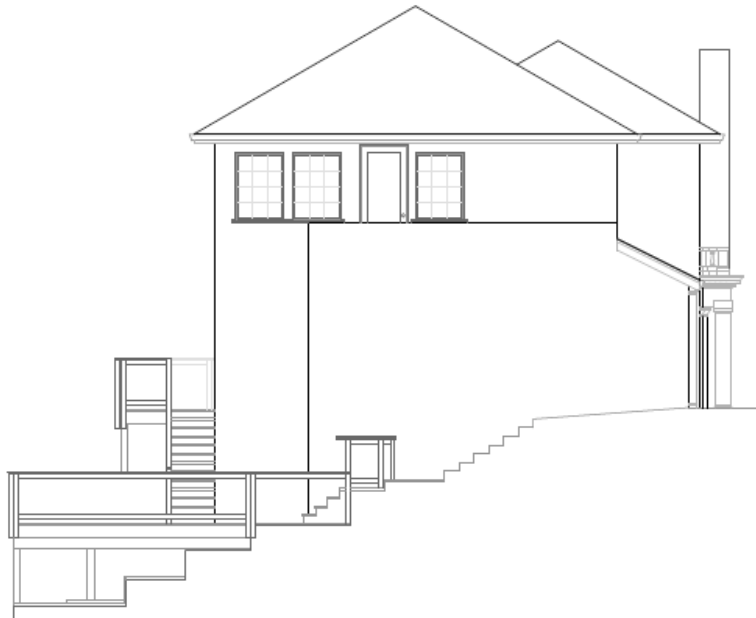


Figure 6b: 671 Longridge Road, Rear Elevation, 2021

Figure 7a: 671 Longridge Road, Northeast Façade, 2021



Figure 7b: 671 Longridge Road, East Elevation, 2021



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13. Prior Mills Act applications, including 2020 Heritage Property Designation application for 676 Longridge Road, Oakland.
14. The Building Review. <https://usmodernist.org/PCA/PCA-19-20.pdf>

10. FORM PREPARED BY

Name: Susie Cohn and Bradley Cohn

Organization/Title (if any): Homeowners

Date: April 25, 2021

Address: 671 Longridge Road

Telephone: 650-861-1061

City/Town: Oakland

State: California

Zip: 94610

Email susiewng@gmail.com

DEPARTMENTAL USE ONLY

rev.

1/10/2020

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

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

Date: _____ Resolution number: _____

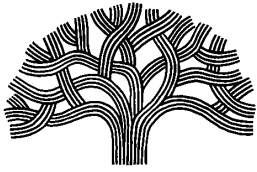
(2) ___Designated as Heritage Property Date: _____

C. Action by City Planning Commission Date: _____

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

D. Action by City Council Date: _____

___Designated: Ordinance No: _____ ___Not Designated



Oakland Landmarks Preservation Advisory Board

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

=====
This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to 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: Tucker (Arthur & Ada) Residence / The Garden House

and/or Common Name: Geist Residence

2. ADDRESS/LOCATION

Street and number: 901 Trestle Glen Road Zip Code: 94610

Assessor's Parcel Number: 23-436-26-3

3. OWNER OF PROPERTY

Name: Laura L. and Stephen T. Geist email: sgeist@geistenvironmental.com

Street/Number: 901 Trestle Glen Road Telephone: 510-610-1453

City: Oakland State: CA Zip Code: 94610

4. APPLICATION FOR

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

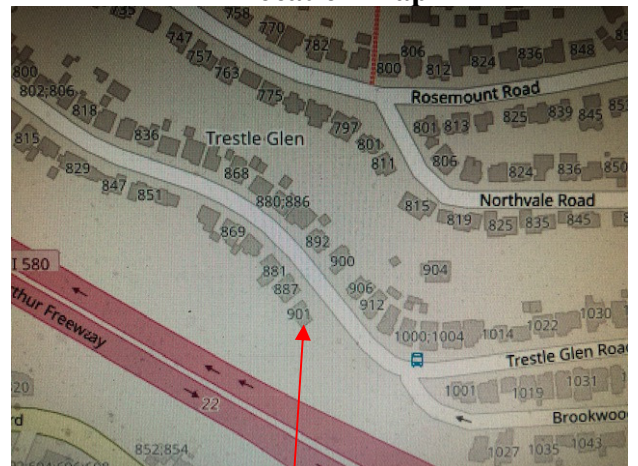
5. SURVEY RATING	NAME OF SURVEY	DATE	DEPOSITORY
C2+	Oakland Cultural Heritage Survey 1985-86		Oakland City Planning Dept.

Photo



View looking northwest at 901 Trestle Glen

Location Map



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: French Normandy Revival/ Regency

F. Describe the present and original (if known) physical appearance: The subject property, built in 1941, is sited on a flat parcel to the northeast of and below Interstate-580 freeway. The stick-framed, stucco-sided, two-story, French Normandy or French Provincial residence has a steep hipped roof, with a shed-roofed front projection at the right that houses the single automotive car garage. The 901 Trestle Glen French Normandy or French Provincial style house appears to have Hollywood Regency elements which draws inspiration from classical sources of architecture such as Beaux Arts, French and English Regency periods. The most instantly recognizable feature of the 901 Trestle Glen Road home are the front eastern elevation second story French inspired hooded second-story multi-lite casement windows that project through the eave line like semi-dormers. The hooded second-story multi-lite casement windows interrupt the roofline by protruding upwards to extend the vertical front profile. The side northern and southern elevations and rear western elevations also have the window interrupted the roofline features. Of particular interest is the interior visual effect of the interrupted roofline as none of the second story interior rooms are rectangular. All interior second story rooms exterior facing walls have the wall/ceiling interface drop at an angle from the ceiling except at the windows which protrude upwards above the roofline. The oriel style bay window on the first-floor eastern elevation with bell-shaped hood or roof that tapers upward to meet the base of the second-story window allows unobstructed views to the interior large living room lighting and interior finishes. Center to the front of the house is a deeply inset main entry door with the original copper light main front elevation light feature. The interior of the house retains distinctive barreled vaulted ceilings, curved window frames, arched doorways, wood neo-Gothic arched wood stairwell and hallway railing, original master fireplace box, random plank oak doweled flooring, original copper front entry lights, original wood-frame multi-lite casement windows on the side and front, and original base and crown molding.

It is commonly referred to in the neighborhood as the “Garden House” a reference to the early if not original picket fence in the center front yard. The original owner Ada Tucker was an avid gardener who was involved in many garden and east bay garden tour clubs. The front yard is filled with roses and other mature ornamental plantings including a mature tulip tree with pronounced and extended limbs. The early if not original front parcel garden stone walkways including a decorative cast concrete bird bath remain in use.

The front house northern elevation is largely original with several original single pane wood framed windows (streamlined/horizontally divided window sash pattern), dormers, front door and stucco with wood painted trim. Six windows in the front of the house were replaced in-kind in 2021 due to their deteriorated condition.

A previous alteration, albeit minor and not affecting the public view of the house, occurred in 1951, when the owner added a second story above the den to the rear southern elevation in 1951 (refer to Figure 1: Plot Plan). The plot plan illustrates that the houses is sited over the creek, culvert, pond, and other landscape features formerly associated with the (older) 919 Trestle Glen Road former house next door.



Exterior details



8. SIGNIFICANCE

A. Construction date(s): 1941

B. Architect/Builder/Designer: William Edward Schirmer (architect) /C. Hansen (contractor)

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

The subject property at 901 Trestle Glen Road, which was built in 1941, represents a late version of the French inspired revivalist style that gained popularity from the 1910s through the 1930s as well as Hollywood Regency elements which gained popularity in the 1920 to early 1950s. Located in the historic Lakeshore-Trestle Glen Neighborhood of east Oakland, the home is sited on a 6,098 square foot parcel northwest of present-day Interstate-580, just west of the intersection of Trestle Glen and Brookwood Road.

This home is a distinctive example of Oakland architect, William Edward Schirmer, who specialized in “traditional” European revivalist style designs. Although in fair condition due to subsidence of the creek and culvert, the home retains particularly good architectural integrity, and both its exterior and interior craftsmanship are representative of some of the best post-Depression Era residential work by Schirmer in the City of Oakland.

The name Trestle Glen dates back to approximately 1893 when Francis Marion “Borax” Smith’s Oakland Traction Company extended a trolley line from downtown Oakland up Park Boulevard to Grosvenor Place. From a point just above where Holman Road crosses Grosvenor to about Underhills Road, a large wooden trestle bridge was constructed to carry the carloads of picnickers across Indian Gulch and into land known as Sather Park. After the City of Oakland declined to acquire the land, it was sold for development. The Olmsted Brothers (whose father, Frederick Law Olmsted, designed Mountain View Cemetery as well as New York’s Central Park) were retained in 1917-18 by Wickham Havens and Walter Leimert to prepare a site plan for an exclusive residential suburb along the lines of San Francisco’s 1912 St. Francis Wood. Inspired by England’s “garden suburbs” the Olmsteds laid out winding streets following natural contours, leaving natural areas along the Indian Gulch Creek (later Trestle Glen Road) and smaller park areas scattered throughout a series of tracts including Lakeshore Highlands and Lakeshore Oaks. The monumental entrance portals to Trestle Glen Road near Lakeshore Avenue were designed by Bakewell & Brown, architects of San Francisco City Hall and several opulent houses in Adams Point.

The 901 Trestle Glen house is located along a public street with high visibility from the public roadway and sidewalk. The house is located next to Warren Hook Park which enjoys significant usage of various ages by the Oakland public. Specifically, the 901 Trestle Glen house has public visibility along the eastern (front) elevation which is parallel to Trestle Glen Road and the southern side elevation which abuts Warren Hook Park. The park was developed after the adjacent home at 919 Trestle Glen Road was demolished in the early 1960s to make room for the urban replacement Interstate-580 construction project. During the 1960s, the Interstate Highway 580 as proposed cut through the southern end of the Trestle Glen neighborhood and took lands immediately south of Trestle Glen and Brookside Road, including numerous homes within the Lakeshore Homes Association (Association). In the 1950’s, the Association lost a public resource battle that resulted in the loss of 160 homes. However, the association was subsequently able to get the support of the City of Oakland in concert with Mills College and other neighborhood groups for a ban on large trucks. The large truck ban remains in effect and is the only one in the country on an interstate highway (Interstate-580).

Southwest of 901 Trestle Glen Road, for the Interstate 580 improvement project a large section of Brookwood Road was removed and buried. Numerous homes along Brookwood Road were demolished to make room to the new elevated grade portion of Interstate- 580. Active portions of Brookwood Road are located to the west (Brookwood Place) and the east (Brookwood Road). The rear property parcel of 901 Trestle Glen was reduced and acquired by the State of California to allow for the large Interstate-580 project. The State of California constructed a concrete retaining wall in the 1960s. The retaining wall was placed on the rear parcel portion which was acquired by the State. The retaining wall was specifically designed and built to maintain the hillside above the rear portion of 901 Trestle Glen Road. The retaining wall remains in good working order with no issues.

Today, the overall setting of the 901 Trestle Glen Road house is characterized by what is now considered a traditional suburban streetscape having sidewalks, curbs, gutters, underground streetlights, planting beds, and mature manicured trees lining the street. 901 Trestle Glen, although built in 1941, reflects the traditional architectural ambiance of other homes built along the street beginning with Lakeshore's innovative subdivision in the late 1910s.

The first owners of the parcel at 901 Trestle Glen Road were Arthur J. Tucker (A.J. Tucker) and his wife Ada Tucker. A. J Tucker was born in 1873 in Cheriton, England. A. J. Tucker and his wife Ada Tucker were married in 1900. While both immigrated from England A. J. Tucker migrated first to the United States in 1901. He initially lived in a boarding house along Jackson Street in Oakland in 1910 and worked for Prudential Insurance Company of America. At some point after he immigrated and secured stable employment his wife was able to join him in Oakland. A. J. Tucker was an insurance salesman and finished his career as a District Manager for Metropolitan Life Insurance Company. Both Tuckers were active in public health and social groups in Berkeley and Oakland (Mr. A.J Tucker= Berkeley Lodge #363, Oakland Scottish Rite, Aahmes Temple of Oakland (Shriners) / Ada Tucker (Mrs. A.J. Tucker =Women's City Club, Hillside Gardeners of Montclair, Montclair Women's Garden Club, and she was a Christian Science practitioner). In 1922 A. J. Tucker was appointed as chairman by the Berkeley Chamber of Commerce for a competition involving 62 cities to reduce the mortality rate of infants and adults "to coordinate all forces in the community making for health and safety and work and comprehensive campaign" (Oakland Tribune).

The Tuckers first used the 901 Trestle Glen Road parcel as a rear yard for their adjacent 1926 house at 919 Trestle Glen Road. The 901 Trestle Glen Road parcel was developed with gardens, walkways, large fishponds, a "Walt Disney" shed, and a large faux poured concrete stone lower patio with a masonry fireplace and faux stone poured concrete steps (the concrete faux stone lower patio and concrete faux stone steps remain in use). The parcel at 901 Trestle Glen operated as the rear landscaped yard by the Tuckers from at least 1927 through approximately 1940. According to records from the Oakland Building Department, permit number A92965, on September 18, 1941, A.J. Tucker (owner) and C. Hansen (builder) filed an application for framing a residential home located at 901 Trestle Glen Road for a cost of \$8,365.00. The application filed in 1941 described a 2-story dwelling on a 75' x 100' lot with a proposed 36' x 41' building having 9' ceilings, 2' x 6" mud sills and 2' x 4' redwood framing. The new residence was roofed with wood shakes and had two chimneys, one brick and one concrete or stucco. C. Hansen is listed at 1500 Santa Clara Avenue, Alameda, and W. Schirmer is listed as the principal architect (City of Oakland Building Department, microfiche files, September 19, 1941, Oakland, California; finalized Feb. 26, 1942).

The construction of the 901 Trestle Glen house during the World War II timeline likely encountered delays with materials and workforce. Although the war began with Nazi Germany's attack on Poland in September 1939, the United States did not enter the war until after the Japanese bombed the American fleet in Pearl Harbor, Hawaii, on December 7, 1941. Per voting records, the Tuckers moved from 919 to 901 Trestle Glen Road by 1943 which was during World War II. Both homes were designed by same architect Mr. William Edward Schirmer.

William Edward Schirmer (1891 - 1957) a very prominent Oakland architect who together with Arthur Bugbee, of Schirmer & Bugbee, designed the Newberry Building at 1921 Broadway in 1923. Schirmer also designed many residential homes, parochial schools, and churches, including the former home of Henry J. Kaiser on Haddon Hill and the Mediterranean villa of Harvey and Maud Sorenson on part of the historic Roselawn estate near the Rockridge BART station. In the late 1940s, Schirmer formed a partnership with William A. Rich, and Schirmer and Rich provided plans for a Roman Catholic School and Convent addition in 1949 in San Francisco. In the period when 901 Trestle Glen was designed Schirmer was also working on Moderne civic buildings including the Alameda County Courthouse. The house represents a unique late, somewhat streamlined version of French-inspired period revival, verging on the Hollywood Regency style associated with Southern California architects like Paul Williams.

Schirmer's father was William Schirmer (1858-1939), a Pacific Coast master mariner. He organized Schirmer Stevedoring Co. in San Francisco, CA, and was the founder of Transoceanic Company and General Steamship Company (Pacific Coast Architectural Database PCAD website, accessed April 18, 2021). Schirmer-designed homes stand out for their “traditional” designs, precision to details, light-filled spaces, evoking both European revivalist styles together with Colonial American. Schirmer homes not only relied on traditional exterior design, but also eloquent and distinctive treatment of interior spaces, particularly barreled vaulted ceilings, curved window frames, arched doorways, oval stairwells, and wrought-iron fixtures. 901 Trestle Glen reflects Schirmer’s interior design idiom particularly his use of 9-foot barrel ceilings, barreled archways, curved neo-Gothic arched wood railing, original stone fireplace mantel, random plank oak doweled flooring, original copper front entry lights, original wood-frame multi-lite casement windows on the side and front, and original base and crown molding.

By 1946, according to the *Oakland Tribune*, newspaper, 901 Trestle Glen Road was owned by Charles E. Tye (*Oakland Tribune*, newspaper, June 21, 1946). Charles Tye was the President of the East Bay Baseball Manager Association, organized of the East Bay Eagle Baseball League for boys under the age of 16 and was also the President of the United Tavern Owners, Inc. Interestingly in 1942 he was a member of the Golden Rule Citizens Committee which lobbied the City of Oakland to raise the pay of Firefighters and Police by five cents an hour as they had not received a pay increase since 1925.

In May 1951, a building permit was again filed with the City of Oakland Building Department by its new owners Mr. Robert C. and Mrs. H. Beck and contractor William Blunck. The proposed work, which cost \$1,200, consisted of constructing a children’s room above the den with a dormer over the new room (City of Oakland Building Department, microfiche files, May 29, 1951, Oakland, California). In 1952, the home was being offered for sale, listed as a “charming 5-room Colonial” (*Oakland Tribune*, newspaper, April 13, 1952). By the 1980s, the residence was owned by Harry Jacabo. In 1984, Jacabo filed a building permit with the City of Oakland for repairs to the home’s foundation due to settling. Numerous piles were added to the building’s foundation to stabilize the sinking of the structure of the culvert. Ned Clyde Construction performed the work (City of Oakland Building Department, microfiche files, April 12, 1984, Oakland, California; Figure 1). By 1993, the home was again for sale, listed in the *Oakland Tribune* for \$349,000 as a “beautiful Normandy,” a reference to its French architecture design.

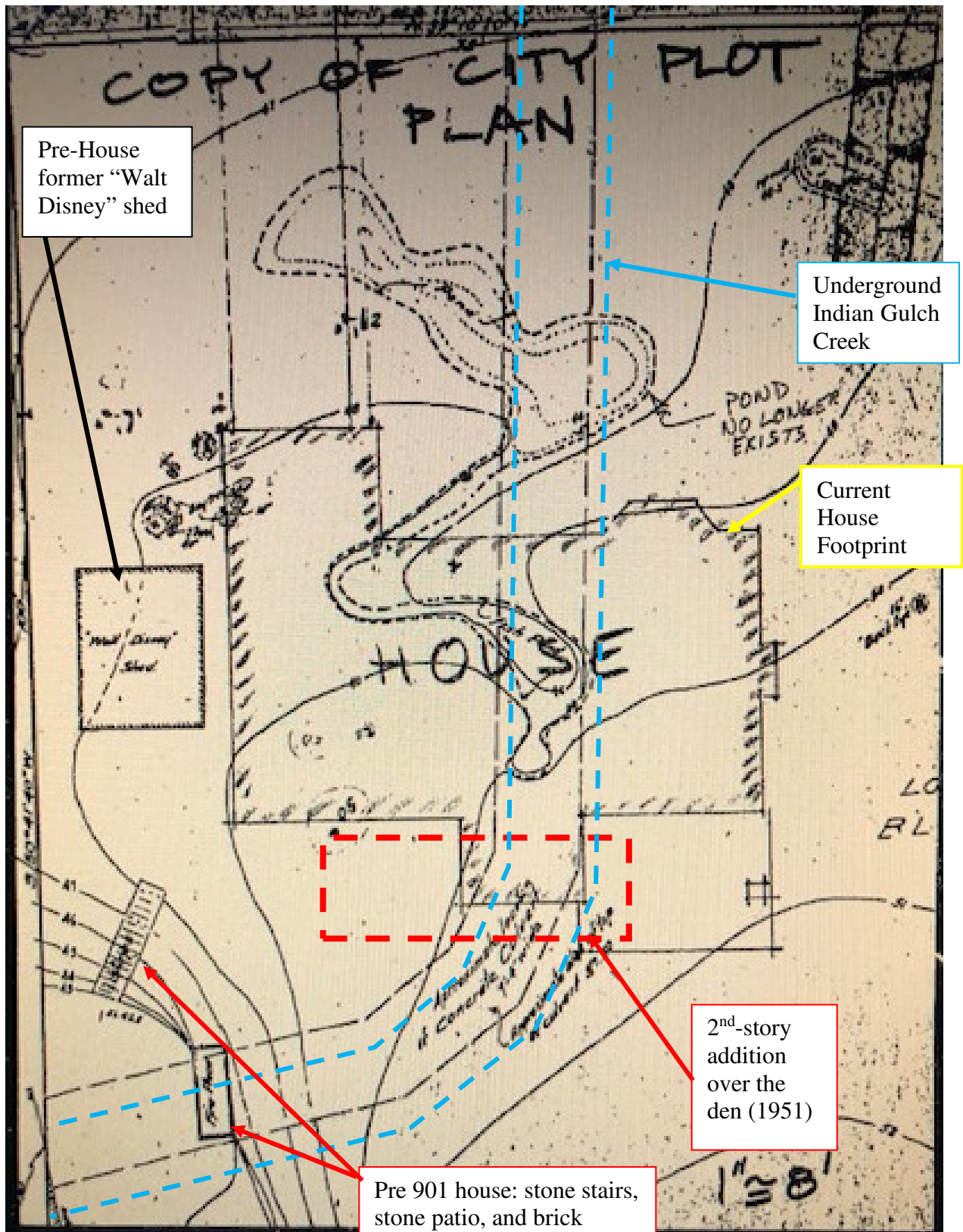


Figure 1: Plot Plan of 901 Trestle Glen and illustrating the proposed house footprint over the existing drainage culvert and former "fish pond" under the residence.

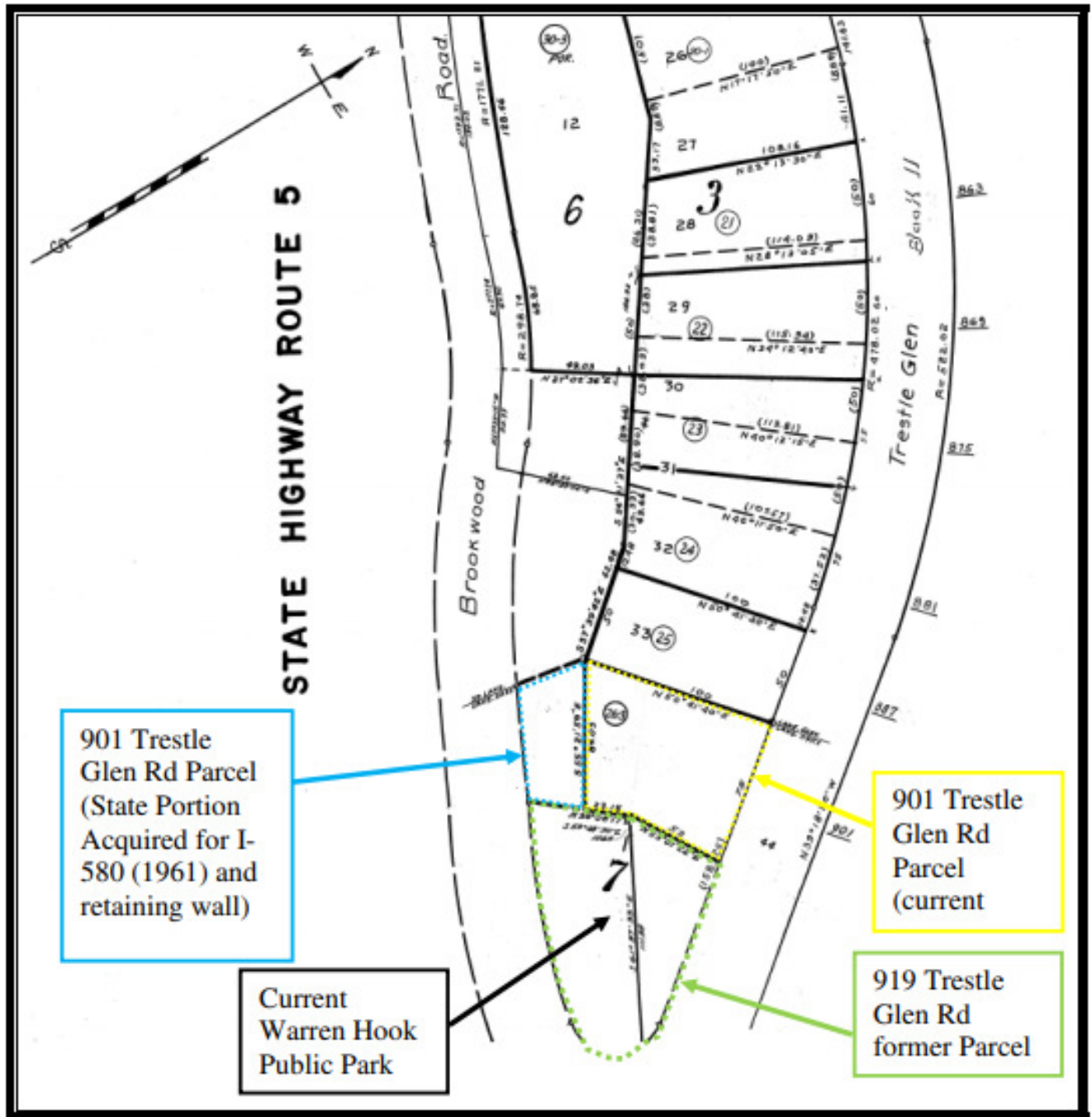


Figure 2: Parcel map depicting the reduced 901 Trestle Glen parcel and surrounding post 1961 vicinity when Interstate 580 was constructed. Former 919 Trestle Glen Parcel depicted. Former Brookwood Drive depicted.

9. SOURCES / BIBLIOGRAPHICAL REFERENCES

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United State Federal Census (1920-1940).

United States Geological Society (USGS) topographic maps Oakland: 1895/1897.

10. FORM PREPARED BY

Name: Ms. Laura L. Geist and Mr. Stephen T. Geist

Organization/Title (if any): N/A

Date: April 28, 2021

Address: 901 Trestle Glen Road, Oakland CA 94610 Telephone: (510) 610-1453

City/Town: Oakland State: CA Zip: 94160 Email sgeist@geistenvironmental.com

DEPARTMENTAL USE ONLY

rev. 1/10/2020

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

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

Date: _____ Resolution number: _____

(2) ___Designated as Heritage Property Date: _____

C. Action by City Planning Commission Date: _____

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

D. Action by City Council Date: _____

___Designated: Ordinance No: _____ ___Not Designated

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

Address: 1120 Chester Street

Name: Carter (George & Mollie) house

A. ARCHITECTURE

- | | | | | | |
|----|---|----------|-----------|----------|-----------|
| 1. | Exterior/Design: <u>hip & gable roofs, 2 story square bay, finials, bullseyes, checkered gable +</u> | E | VG | G | FP |
| 2. | Interior: _____ | E | VG | G | FP |
| 3. | Construction: <u>wood frame, unusually elaborate millwork</u> | E | VG | G | FP |
| 4. | Designer/Builder: <u>unknown, possibly owner G.Carter, planing mill engineer, small developer</u> | E | VG | G | FP |
| 5. | Style/Type: <u>Stick-Eastlake house – good example, many survive</u> | E | VG | G | FP |

B. HISTORY

- | | | | | | |
|-----|--|----------|-----------|----------|-----------|
| 6. | Person/Organization: <u>George & Mollie Carter, Irish, owner/res./dev. 1880s-1920s</u> | E | VG | G | FP |
| 7. | Even _____ | E | VG | G | FP |
| 8. | Patterns: <u>19c resid. development of W.Oak., dev't by neighbors, blg. trades, immigration</u> | E | VG | G | FP |
| 9. | Age: <u>1887-88</u> | E | VG | G | FP |
| 10. | Site: <u>orig. site</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|----------|-----------|----------|-----------|
| 11. | Continuity: <u>Oakland Point API, contributor</u> | E | VG | G | FP |
| 12. | Familiarity: <u>row of semi-quadruplets, noted as prominent view on Chester</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|--|----------|----------|----------|----------|
| 13. | Condition: <u>typical wear – see Mills work program</u> | E | G | F | P |
| 14. | Exterior Alterations: <u>door & entry altered; most still there</u> | E | G | F | P |

Evaluated by: Betty Marvin 6/8/21

STATUS	
City Landmark/Heritage Property Eligibility (this evaluation):	Rating: <u>B (34/29 points)</u>
<input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Not eligible	<input type="checkbox"/> Site of Opportunity
Other:	
National/ California Register Status: <input checked="" type="checkbox"/> Listed <input type="checkbox"/> Determined eligible <input type="checkbox"/> Appears eligible	
Local Register: <input checked="" type="checkbox"/> Survey A, B, or API <input type="checkbox"/> Designated Historic Property _____	

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

Attest: _____
 Secretary

**City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARKS ELIGIBILITY**

Address: 1120 Chester Street

Name: Carter (George & Mollie) house

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
A. ARCHITECTURE TOTAL (max. 26)					11
30	15		0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
B. HISTORY TOTAL (max. 60)					17
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
C. CONTEXT TOTAL (max. 14)					6
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					34
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
D. INTEGRITY					-5
ADJUSTED TOTAL (Preliminary total minus Integrity)					29

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

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

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

Address: 1020-22 Bella Vista Avenue

Name: Myers (J.S.) – Taylor (Fred & Elizabeth) house

A. ARCHITECTURE

- | | | | | | | |
|----|--|-----------|-----------|-----------|-----------|-----------|
| 1. | Exterior/Design: <u>nested hip roof & dormer on house & porch, ornate corner wraparound bay</u> | E | VG | G | FP | |
| 2. | Interior: _____ | E | VG | G | FP | |
| 3. | Construction: <u>wood, shingles, leaded glass – standard materials in unique design</u> | E | VG | G | FP | |
| 4. | Designer/Builder: <u>Leo Nichols architect; C.M. MacGregor, builder – both</u> | VG | E | VG | G | FP |
| 5. | Style/Type: <u>unusual asymmetrical combination of boxy Colonial and shapely Shingle</u> | E | VG | G | FP | |

B. HISTORY

- | | | | | | |
|-----|---|----------|-----------|----------|-----------|
| 6. | Person/Organization: <u>J.S. Myers, developer; Eliz. & Fred Taylor, Bowman Drug Co</u> | E | VG | G | FP |
| 7. | Event: _____ | E | VG | G | FP |
| 8. | Patterns: <u>pre-1906 suburban tract dev't in Arbor Villa n'h east of the lake</u> | E | VG | G | FP |
| 9. | Age: <u>1900-01</u> | E | VG | G | FP |
| 10. | Site: <u>original site</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|----------|-----------|----------|-----------|
| 11. | Continuity: <u>contrib. to Bella Vista ASI – 89 houses on contoured</u> | E | VG | G | FP |
| 12. | Familiarity: <u>prominent location at curve of Bella Vista Avenue</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|--|----------|----------|----------|----------|
| 13. | Condition: <u>typical wear</u> | E | G | F | P |
| 14. | Exterior Alterations: <u>asbestos siding, rear additions, porch/steps altered</u> | E | G | F | P |

Evaluated by: Betty Marvin 6/8/21

STATUS	
City Landmark/Heritage Property Eligibility (this evaluation):	Rating: <u>B/C 33/20 points</u>
<input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Not eligible	<input checked="" type="checkbox"/> Site of Opportunity
Other:	
National/California Register Status:	<input type="checkbox"/> Listed <input type="checkbox"/> Determined eligible <input type="checkbox"/> Appears eligible
Local Register:	<input type="checkbox"/> Survey A, B, or API <input type="checkbox"/> Designated Historic Property _____

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

Attest: _____
Secretary

**City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARKS ELIGIBILITY**

Address: 1020-22 Bella Vista Avenue

Name: Myers (J.S.) – Taylor (Fred & Elizabeth) house

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				B. ARCHITECTURE TOTAL (max. 26)	13
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	17
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	3
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					33
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	-1
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	-12
				D. INTEGRITY	-13
ADJUSTED TOTAL (Preliminary total minus Integrity)					20

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

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

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

Address: 671 Longridge Road

Name: Dowell (Walter & Audrey) – Chambliss (Charlotte & Robert) house

A. ARCHITECTURE

arches & swags, end bay, columned portico

- | | | | | | |
|----|---|---|----|---|----|
| 1. | Exterior/Design: <u>asymmetrical but balanced façade, tall multi-pane casement windows with^</u> | E | VG | G | FP |
| 2. | Interior: _____ | E | VG | G | FP |
| 3. | Construction: <u>wood frame & stucco, typical</u> | E | VG | G | FP |
| 4. | Designer/Builder: <u>Albert Farr, arch.; Alfred Peterson, bldr; Olmsted Bros., tract</u> | E | VG | G | FP |
| 5. | Style/Type: <u>eclectic Beaux Arts/Mediterranean Revival house, fine example</u> | E | VG | G | FP |

B. HISTORY

grad., art teacher in W.Oak., early Af.-Am. family in n'h

- | | | | | | |
|-----|---|---|----|---|----|
| 6. | Person/Organization: <u>W.Dowell, own./res.1920-23; Charlotte Chambliss, 1963-88, CCAC ^</u> | E | VG | G | FP |
| 7. | Event: _____ | E | VG | G | FP |
| 8. | Patterns: <u>planned suburban/streetcar dev't of Lakeshore (Realty Syndicate, Leimert & Havens);</u> | E | VG | G | FP |
| 9. | Age: <u>1919-20</u> <u>^waning of restrictive covenants</u> | E | VG | G | FP |
| 10. | Site: <u>original site</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|---|----|---|----|
| 11. | Continuity: <u>contributor to Lakeshore – Trestle Glen ASI, Lakeshore Homes Assn.</u> | E | VG | G | FP |
| 12. | Familiarity: <u>prominent double-wide lot on Longridge</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|---|---|---|---|---|
| 13. | Condition: <u>looks good</u> | E | G | F | P |
| 14. | Exterior Alterations: <u>windows replaced w synthetic 2013-14, garage enlarged</u> | E | G | F | P |

Evaluated by: Betty Marvin 6/8/21

STATUS	
City Landmark/Heritage Property Eligibility (this evaluation):	Rating: <u>B (33/25 points)</u>
<input checked="" type="checkbox"/> Eligible	<input type="checkbox"/> Not eligible
<input type="checkbox"/> Site of Opportunity	
Other:	
National/California Register Status:	<input type="checkbox"/> Listed <input type="checkbox"/> Determined eligible <input type="checkbox"/> Appears eligible
Local Register:	<input type="checkbox"/> Survey A, B, or API <input type="checkbox"/> Designated Historic Property _____

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

Attest: _____
Secretary

**City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARKS ELIGIBILITY**

Address: 671 Longridge Road

Name: Dowell (Walter & Audrey) – Chambliss (Charlotte & Robert) house

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

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

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

EVALUATION SHEET FOR LANDMARKS ELIGIBILITY

(City Landmark – Heritage Property – S-7 – S-20)

Address: 901 Trestle Glen Road

Name: Tucker (Arthur & Ada) house – “The Garden House”

A. ARCHITECTURE

- 1. Exterior/Design: steep hip roof extending down over garage; 1st floor bay with flared roof & 2nd fl. semi-dormers extending up through eave line; horiz. sash division; entry walls rolled inward E VG G FP
Interior: E VG G FP
3. Construction: wood frame & stucco, typical; built over creek & culvert E VG G FP
4. Designer/Builder: William E. Schirmer, arch. E VG G FP
5. Style/Type: French Normandy Revival (Moderne)/Hollywood Regency – rare E VG G FP

B. HISTORY

- 6. Person/Organization: Arthur & Ada Tucker, here & 919 T.G. ~1927-46. Insurance & civic ^ E VG G FP
7. Event: 580 freeway cut through Lakeshore n’h early 1960s E VG G FP
8. Patterns: later dev’t of tract, uphill on TG; effects of 580 freeway E VG G FP
9. Age: 1941 E VG G FP
10. Site: original site, but rear of lot and site features taken for freeway E VG G FP

C. CONTEXT

- 11. Continuity: contributor to Lakeshore-Trestle Glen ASI E VG G FP
12. Familiarity: last house before park & freeway, garden known in n’h E VG G FP

D. INTEGRITY

- 13. Condition: looks good – dealing with water & gravity E G F P
14. Exterior Alterations: rear addition E G F P

Evaluated by: Betty Marvin 6/8/21

STATUS
City Landmark/Heritage Property Eligibility (this evaluation): Rating: B, 34 points
X Eligible [] Not eligible [] Site of Opportunity
Other:
National/California Register Status: [] Listed [] Determined eligible [] Appears eligible
Local Register: [] Survey A, B, or API [] Designated Historic Property

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

Attest: Secretary

CITY OF OAKLAND—LANDMARKS PRESERVATION ADVISORY BOARD
EVALUATION CRITERIA AND RATINGS
FOR LANDMARK ELIGIBILITY

GENERAL NOTE: IF A PROPERTY HAS EXPERIENCED KNOWN LOSSES OF INTEGRITY (CRITERIA GROUP D), CRITERIA GROUPS A, B AND C SHOULD NORMALLY BE APPLIED TO THE PROPERTY AS IT EXISTED BEFORE THESE LOSSES WERE SUSTAINED. CRITERIA GROUP D SHOULD THEN BE APPLIED TO THE PROPERTY.

CRITERION	RATINGS	COMMENTS AND GUIDELINES
A. ARCHITECTURE		
1. EXTERIOR/DESIGN QUALITY OF FORM, COMPOSITIONAL DETAILING, AND ORNAMENT MEASURED IN PART OR ORIGINALITY, ARTISTIC MERIT, CRAFTSMANSHIP, SENSITIVITY TO SURROUNDINGS AND OVERALL VISUAL QUALITY.	E EXCELLENT VS VERY GOOD G GOOD FP UNDISTURBED	APPLIES TO NATURAL FEATURES AS WELL AS TO MAN-MADE FEATURES. A "G" RATING IS APPROPRIATE FOR PROPERTIES WHICH HAVE ANY CLEARLY IDENTIFIABLE VISUAL OR DESIGN VALUE. AN "E" RATING IS APPROPRIATE FOR PROPERTIES WHICH BASED ON EXTERIOR VISUAL QUALITY ALONE APPEAR ELIGIBLE FOR OAKLAND LANDMARK DESIGNATIONS. IN MOST USES, THIS CRITERION WILL BE APPLICABLE ONLY TO INTERIORS WHICH ARE ACCESSIBLE TO THE PUBLIC. UNLIKE THE CASE OF EXTERIORS, THIS CRITERION SHOULD BE APPLIED TO INTERIORS AS THEY PRESENTLY EXIST, REGARDLESS OF ALTERATIONS.
2. INTERIOR DESIGN QUALITY OF INTERIOR ARRANGEMENT, FINISH, CRAFTSMANSHIP AND/OR DETAIL OR ASSOCIATION WITH A PERSON, GROUP, ORGANIZATION OR INSTITUTION USING THE	E EXCELLENT VS VERY GOOD G GOOD FP UNDISTURBED	EXAMPLES OF "ESPECIALLY FINE" CONSTRUCTION METHODS OR STRUCTURAL MATERIALS INCLUDE THOSE WHICH SUCCESSFULLY ADDRESS CHALLENGING STRUCTURAL PROBLEMS, OR WHICH ARE TREATED AS VISIBLE DESIGN ELEMENTS THAT CONTRIBUTE SIGNIFICANTLY TO THE FEATURE'S OVERALL DESIGN QUALITY, OR WHICH EXHIBIT FINE CRAFTSMANSHIP. SURFACE MATERIALS SHOULD BE TREATED UNDER THIS CRITERION ONLY ACCORDING TO THEIR TYPE AND ACCORDING TO THE LEVEL OF CRAFTSMANSHIP WHICH THEY REPRESENT. THE CONTRIBUTION OF SURFACE MATERIALS TO A FEATURE'S DESIGN QUALITY SHOULD BE TREATED IN CRITERION 3. (INTERIOR/DESIGN)
3. CONSTRUCTION SIGNIFICANCE AS EXAMPLE OF A PARTICULAR STRUCTURAL MATERIAL, SURFACE MATERIAL OR METHOD OF CONSTRUCTION.	E ESPECIALLY FINE OR VERY EARLY EXAMPLE IF FUR SURVIVE VS ESPECIALLY FINE OR VERY EARLY EXAMPLE IF MANY SURVIVE; G GOOD EXAMPLE IF FUR SURVIVE. G GOOD EXAMPLE IF MANY SURVIVE OF ANY MATERIAL OR METHOD NOT GENERALLY IN CURRENT USE (SUCH AS BRICK MASONRY OR BALLOON FRAMING) OR OF A HIGHLY DURABLE METHOD OF CONSTRUCTION (DURABLE METHOD OF CONSTRUCTION) FP NO PARTICULAR INTEREST.	EXAMPLES OF "ESPECIALLY FINE" SURFACE MATERIALS INCLUDE STONE (GRANITE, MARBLE) AND POLYMOOR TERRA COTTA. EXAMPLES OF "ESPECIALLY FINE" SURFACE MATERIALS INCLUDE STONE (GRANITE, MARBLE) AND POLYMOOR TERRA COTTA.

CRITERION	DESIGNER/BUILDER	STYLE/TYPE	RATINGS	COMMENTS AND GUIDELINES
4. DESIGNER/BUILDER DESIGNED OR BUILT BY AN ARCHITECT, ENGINEER, BUILDER, ARTIST, OR OTHER DESIGNER WHO HAS MADE A SIGNIFICANT CONTRIBUTION TO THE COMMUNITY, STATE, OR NATION.	E DESIGNER OF PRIMARY IMPORTANCE. G DESIGNER OF SECONDARY IMPORTANCE. G DESIGNER OF TERTIARY IMPORTANCE. FP DESIGNER UNKNOWN OR OF NO PARTICULAR INTEREST.	E ESPECIALLY FINE OR VERY EARLY EXAMPLE IF FBM SURVIVE. G ESPECIALLY FINE OR VERY EARLY EXAMPLE IF HWY SURVIVE; GOOD EXAMPLE IF FBM SURVIVE. G GOOD EXAMPLE OF ART TYPE, STYLE OR RENT USE. FP OF NO PARTICULAR INTEREST.	NORMALLY, AN ESPECIALLY ACTIVE DESIGNER WILL BE RATED AT LEAST "G".	A "GOOD EXAMPLE" SHOULD GENERALLY EXHIBIT MOST OF THE ARCHITECTURAL CHARACTERISTICS OF THE TYPE, STYLE OR CONVENTION THE EXAMPLE IS INTENDED TO REPRESENT.
5. STYLE/TYPE SIGNIFICANCE AS AN EXAMPLE OF A PARTICULAR TYPE, STYLE OR CONVENTION.				
HISTORY/ASSOCIATION				
6. PERSON/ORGANIZATION ASSOCIATED WITH THE LIFE OR ACTIVITIES OF A PERSON, GROUP, ORGANIZATION, OR INSTITUTION THAT HAS MADE A SIGNIFICANT CONTRIBUTION TO THE COMMUNITY, STATE OR NATION.	E PERSON/ORGANIZATION OF PRIMARY IMPORTANCE INITIALLY CONNECTED WITH THE PROPERTY. G PERSON/ORGANIZATION OF PRIMARY IMPORTANCE LOOSELY CONNECTED, OR PERSON/ORGANIZATION OF SECONDARY IMPORTANCE INITIALLY CONNECTED. G PERSON/ORGANIZATION OF SECONDARY IMPORTANCE LOOSELY CONNECTED, OR PERSON/ORGANIZATION OF TERTIARY IMPORTANCE INITIALLY CONNECTED. FP PERSON/ORGANIZATION OF TERTIARY IMPORTANCE LOOSELY CONNECTED OR NO CONNECTION WITH PERSON/ORGANIZATION OF IMPORTANCE.	THE SIGNIFICANCE OF THE PERSON, GROUP, ORGANIZATION OR INSTITUTION MUST ITSELF BE ESTABLISHED BEFORE THIS CRITERION IS APPLIED. SUCH SIGNIFICANCE MAY BE AT EITHER THE LOCAL, STATE OR NATIONAL/INTERNATIONAL LEVELS. "INITIALLY CONNECTED" WILL OFTEN MEAN THAT THE FEATURE WAS INITIALLY ASSOCIATED WITH AN IMPORTANT PERIOD IN THE LIFE OR ACTIVITIES OF THE PERSON, GROUP, ORGANIZATION OR INSTITUTION. A PERSON/ORGANIZATION OF PRIMARY IMPORTANCE AT THE LOCAL LEVEL WILL HAVE PLAYED A DECISIVE AND FAR REACHING ROLE IN THE DEVELOPMENT OF OAKLAND AS A COMMUNITY (EXAMPLES: MAYOR FRANK MOTT, CENTRAL PACIFIC RAILROAD.) A PERSON/ORGANIZATION OF SECONDARY IMPORTANCE AT THE LOCAL LEVEL WILL HAVE PLAYED A MAJOR OR LEADING (BUT NOT DECISIVE) ROLE IN THE DEVELOPMENT OF OAKLAND AS A COMMUNITY OR A DECISIVE ROLE IN THE DEVELOPMENT OF A PARTICULAR NEIGHBORHOOD OR OF A PARTICULAR ETHNIC GROUP OR SEGMENT OF THE COMMUNITY (EXAMPLES: H.C. CAPWELL, JAMES LARUE, LEW HING, HEALY SYNDICATE). A PERSON/ORGANIZATION OF TERTIARY IMPORTANCE AT THE LOCAL LEVEL WILL HAVE PLAYED A PROMINENT ROLE (BUT NOT A REAL LEADERSHIP ROLE) IN THE DEVELOPMENT OF A PARTICULAR NEIGHBORHOOD OR OF A PARTICULAR ETHNIC GROUP OR SEGMENT OF THE COMMUNITY (EXAMPLES: JOHN NICHOLL, CHARLES HESSINGH), THE STATE AND NATIONAL/INTERNATIONAL LEVELS ARE TREATED SIMILARLY.	IF THE PROPERTY HAS BEEN SIGNIFICANTLY ALTERED SINCE THE TIME OF ITS ASSOCIATION WITH THE PERSON/ORGANIZATION AND IF SUCH ALTERATION IS NOT REFLECTED IN CRITERIA GROUP D, THEN THE PERSON/ORGANIZATION WILL BE CONSIDERED TO BE ONLY "LOOSELY CONNECTED" WITH THE PROPERTY.	

CRITERION

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

E EVENT OF PRIMARY IMPORTANCE INTIMATELY CONNECTED WITH THE PROPERTY.
WG EVENT OF PRIMARY IMPORTANCE LOOSELY CONNECTED, OR EVENT OF SECONDARY IMPORTANCE INTIMATELY CONNECTED.
G EVENT OF SECONDARY IMPORTANCE LOOSELY CONNECTED, OR EVENT OF TERTIARY IMPORTANCE INTIMATELY CONNECTED.
PP EVENT OF TERTIARY IMPORTANCE LOOSELY CONNECTED OR NO CONNECTIONS WITH EVENT OF IMPORTANCE.

SEE COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).

COMMENTS AND GUIDELINES

8. PATTERNS ASSOCIATED WITH AND EFFECTIVELY ILLUSTRATIVE OF BROAD PATTERNS OF CULTURAL, SOCIAL, POLITICAL, ECONOMIC, OR INDUSTRIAL HISTORY, OR OF THE DEVELOPMENT OF THE CITY, OR OF DISTINCT GEOGRAPHIC REGIONS OR ETHNIC GROUPS, OR OF A PARTICULAR WELL-DEFINED ERA.

E PATTERNS OF PRIMARY IMPORTANCE INTIMATELY CONNECTED WITH THE PROPERTY.
WG PATTERNS OF PRIMARY IMPORTANCE LOOSELY CONNECTED, OR PATTERNS OF SECONDARY IMPORTANCE INTIMATELY CONNECTED.
G PATTERNS OF SECONDARY IMPORTANCE LOOSELY CONNECTED, OR PATTERNS OF TERTIARY IMPORTANCE INTIMATELY CONNECTED.
PP PATTERNS OF TERTIARY IMPORTANCE LOOSELY CONNECTED OR NO CONNECTION WITH PATTERNS OF IMPORTANCE.

A HELPFUL MEASURE OF THIS CRITERION IS TO CONSIDER HOW USEFUL THE PROPERTY WOULD BE FOR THE TEACHING OF CULTURAL HISTORY.

A PROPERTY IS NORMALLY "INTIMATELY CONNECTED" WITH A PATTERN IF THE PROPERTY EXHIBITS THE ESSENCE OF THE PATTERN. A PROPERTY IS NORMALLY "LOOSELY CONNECTED" WITH A PATTERN IF THE PROPERTY ONLY EXHIBITS THE INFLUENCE OF THE PATTERN. A PATTERN WILL NORMALLY BE CONSIDERED "INTIMATELY CONNECTED" WITH THE PROPERTY IF ONLY A FEW EXAMPLES ASSOCIATED WITH THE PATTERN SURVIVE.

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

E ESTABLISHED PRIOR TO 1869.
WG ESTABLISHED BETWEEN 1869 AND APRIL 1906.
G ESTABLISHED BETWEEN MAY 1906 AND 1945.
PP ESTABLISHED SINCE 1945.

"INTIMATE" AND "LOOSE" CONNECTIONS FOR SIGNIFICANTLY ALTERED PROPERTIES ARE TREATED THE SAME WAY AS FOR CRITERION 6 (PERSON/ORGANIZATION).

SEE ALSO OTHER COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).

THE WESTERN TERMINUS OF THE TRANSCONTINENTAL RAILROAD WAS COMPLETED IN OAKLAND IN 1869, INAUGURATING AN IMPORTANT PERIOD OF RAPID URBAN DEVELOPMENT.

THE 1906 EARTHQUAKE HELPED STIMULATE ANOTHER IMPORTANT PERIOD OF RAPID DEVELOPMENT IN OAKLAND.

AT THE END OF WORLD WAR II, URBAN DEVELOPMENT BEGAN TO SHIFT FROM CENTRAL CITIES LIKE OAKLAND TO THE SUBURBS.

IF THE PROPERTY HAS BEEN SIGNIFICANTLY ALTERED SINCE THE TIME OF ITS ORIGINAL CONSTRUCTION OR ESTABLISHMENT, USE THE ORIGINAL DATE IF THE NATURE OF THE ORIGINAL DESIGN IS STILL RECOGNIZABLE (E.G. ROOF SHAPE OR AT LEAST SOME ELEMENTS OF THE ORIGINAL FACADE COMPOSITION); USE THE DATE OF THE ALTERATION IF THE NATURE OF THE ORIGINAL DESIGN IS NOT RECOGNIZABLE.

CRITERION

RATINGS

COMMENTS AND GUIDELINES

18. SITE RELATION OF FEATURE TO ITS ORIGINAL SITE AND NEIGHBORHOOD.

- E HAS NOT BEEN MOVED.
- G HAS BEEN MOVED WITHIN THE BOUNDARIES OF ITS ORIGINAL SITE.
- F HAS BEEN RELOCATED TO A NEW SITE IN THE SAME NEIGHBORHOOD AS THE ORIGINAL SITE.
- P HAS BEEN RELOCATED TO A NEW SITE IN A DIFFERENT NEIGHBORHOOD.

*"ORIGINAL SITE" MEANS THE SITE OCCUPIED BY THE FEATURE AT THE TIME THE FEATURE ACHIEVED SIGNIFICANCE, WHICH IN SOME CASES MAY HAVE BEEN AFTER THE FEATURE WAS CONSTRUCTED OR ESTABLISHED.

C. CONTEXT

11. CONTINUITY CONTRIBUTES TO THE VISUAL, HISTORIC OR OTHER ENVIRONMENTAL CONTINUITY OR CHARACTER OF THE STREET OR AREA.

- E HELPS ESTABLISH THE CHARACTER OF AN AREA OF PRIMARY IMPORTANCE OR CONSTITUTES A DISTRICT.
- MG MAINTAINS THE CHARACTER OF AN AREA OF PRIMARY IMPORTANCE OR HELPS ESTABLISH THE CHARACTER OF AN AREA OF SECONDARY IMPORTANCE OR CONSTITUTES A FEATURE GROUP.
- G COMPATIBLE WITH THE CHARACTER OF AN AREA OF PRIMARY IMPORTANCE OR MAINTAINS THE CHARACTER OF AN AREA OF SECONDARY IMPORTANCE.
- FP INCOMPATIBLE WITH AN AREA OF PRIMARY IMPORTANCE OR NOT LOCATED IN AN AREA OF PRIMARY OR SECONDARY IMPORTANCE.

"AREA OF PRIMARY OR SECONDARY IMPORTANCE" GENERALLY MEANS A DISTRICT, GROUP OF PROPERTIES, OR OTHER AREA NOTABLE ENOUGH TO WARRANT SPECIAL RECOGNITION, SUCH AS INCLUSION IN THE CITY'S S-J PRESERVATION COMBINING ZONE. AREAS OF PRIMARY IMPORTANCE ARE LIMITED TO POTENTIAL NATIONAL REGISTER DISTRICTS.

IF THE FEATURE HAS BEEN REMOVED (I.E., GIVEN A "P" RATING UNDER CRITERION 1A), AND THE PROPERTY HAS THEREFORE BECOME ONLY A "SITE", CONTINUITY SHOULD BE EVALUATED BY IMAGINING THE FEATURE RE-STORED TO ITS SITE, BUT IN THE EXISTING SURROUNDINGS.

12. FAMILIARITY PROMINENCE OR FAMILIARITY WITHIN THE NEIGHBORHOOD, CITY OR REGION.

- E A FEATURE WHICH MAY BE TAKEN AS SYMBOL FOR THE CITY OR REGION AS A WHOLE.
- MG A CONSPICUOUS AND FAMILIAR FEATURE IN THE CONTEXT OF THE CITY OR REGION.
- G A CONSPICUOUS AND FAMILIAR FEATURE IN THE CONTEXT OF THE NEIGHBORHOOD.
- FP NOT PARTICULARLY CONSPICUOUS OR FAMILIAR.

A HELPFUL MEASURE OF THIS CRITERION IS TO CONSIDER WHETHER A TYPICAL RESIDENT OF THE NEIGHBORHOOD, CITY OR REGION WOULD NOTICE THE FEATURE AND REMEMBER IT.

IF THE FEATURE HAS BEEN REMOVED, THIS CRITERION SHOULD BE EVALUATED BY CONSIDERING THE FEATURE'S ROLE (IF ANY) AS A "LANDMARK" PRIOR TO ITS REMOVAL.

D. INTEGRITY

13. CONDITION EXTENT TO WHICH THE FEATURE HAS EXPERIENCED DETERIORATION.

- E NO APPARENT SURFACE WEAR OR STRUCTURAL PROBLEMS.
- G EXHIBITS ONLY MINOR SURFACE WEAR.
- F EXHIBITS CONSIDERABLE SURFACE WEAR OR SIGNIFICANT STRUCTURAL PROBLEMS.
- P EXHIBITS CONSIDERABLE SURFACE WEAR AND SIGNIFICANT STRUCTURAL PROBLEMS.

"MINOR SURFACE WEAR" GENERALLY MEANS THAT NO REPLACEMENT OF DESIGN ELEMENTS DUE TO DETERIORATION IS REQUIRED.

"CONSIDERABLE SURFACE WEAR" GENERALLY MEANS THAT SOME DESIGN ELEMENTS HAVE DETERIORATED TO SUCH AN EXTENT THAT THEY MUST BE REPLACED.

"SIGNIFICANT STRUCTURAL PROBLEMS" WILL GENERALLY BE ASSOCIATED WITH SAGGING FLOOR LINES, OUT-OF-PLUMB WALLS AND FINE DRIBBLE.

CRITERION	RATINGS	COMMENTS AND GUIDELINES
M. EXTERIOR ALTERATIONS DEGREE OF ALTERATION TO IMPORTANT EXTERIOR MATERIALS AND DESIGN FEATURES.	E NO CHANGES OR VERY MINOR ALTERATIONS WHICH DO NOT CHANGE THE OVERALL CHARACTER. G MINOR CHANGES TO OVERALL CHARACTER. F MAJOR CHANGES TO OVERALL CHARACTER. P FEATURE HAS BEEN REMOVED OR DEMOLISHED.	

F- EVALUATE.CB
AUGUST 6, 1987