

<b>2. Proposal:</b>	<b>Heritage Property Nominations by owner applicants, associated with Mills Act contract applications.</b>
<b>Case File Number /Location/ City Council District/ Zoning:</b>	1) <b>LM18001: 4690 Tompkins Avenue</b> (APN 37-2544-17-1); City Council District 4, Zoning RM-3 2) <b>LM18002: 528 28th Street</b> (APN 9-697-8); City Council District 3, Zoning RU-1 3) <b>LM18003: 260 Park View Terrace</b> (APN 10-771-32); City Council District 3, Zoning RU-2 4) <b>LM18004: 1255 Trestle Glen Road</b> (APN 24-565-56); City Council District 2, Zoning RD-1 5) <b>LM18005: 581 Vernon Street</b> (APN 10-817-3); City Council District 2, Zoning RM-1 6) <b>LM18006: 677 Longridge Road</b> (APN 11-885-20-2); City Council District 2, Zoning RD-1 7) <b>LM18007: 1419 12th Street</b> (APN 4-63-4); City Council District 3, Zoning RM-2 8) <b>LM18008: 2440 10th Avenue</b> (APN 22-334-16); City Council District 2, Zoning RM-1
<b>Applicant/Owner:</b>	Multiple, see individual applications attached
<b>Environmental Determination:</b>	Exempt Section 15331 of the State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Section 15183 Projects consistent with the General Plan or Zoning
<b>Action to be Taken:</b>	Determination that properties are eligible for Heritage Property status; designation of eligible properties as City of Oakland Heritage Properties
<b>For Further Information:</b>	Contact case planner <b>Betty Marvin</b> at <b>(510) 238-6879</b> or by email: <a href="mailto:bmarvin@oaklandnet.com">bmarvin@oaklandnet.com</a> .

## **INTRODUCTION**

Eight properties are before the Landmarks Preservation Advisory Board (LPAB, Board) for review and consideration of Heritage Property eligibility and for Heritage Property designation as set out in the Historic Preservation Element (HPE) of the Oakland General Plan. These Heritage Property applications have been submitted in conjunction with concurrent Mills Act contract applications. One additional Mills Act application is being considered this year, for an existing City Landmark.

## **BACKGROUND: HERITAGE PROPERTIES**

Oakland's Mills Act program, established in 2006, requires that participating properties be "Designated Historic Properties" designated by the Landmarks Board. Heritage Property is a less exclusive and more expeditious designation than City Landmark, defined in the HPE as "Properties which definitively warrant preservation but which are not Landmarks or Preservation Districts." Heritage Properties may be designated by the Landmarks Board or the Planning Commission, in contrast to City Landmarks and S-7 and S-20 districts which require an ordinance by City Council.

*Effect of designation:* Heritage properties are Designated Historic Properties (HPE Policy 1.3), and therefore part of the Local Register defined in **HPE Policy 3.8**. As such they are Historical Resources for purposes of the California Environmental Quality Act, State Historical Building Code, and Mills Act. At a minimum, under the Element, demolition, removal, or “specified major alterations” of Heritage Properties may normally be postponed for up to 120 days. Design Review will require work that maintains the property’s historic character.

*Eligibility:* According to the Element, a property is eligible for Heritage Property designation on the basis of its Oakland Cultural Heritage Survey (OCHS) rating if it:

1. has an existing or contingency rating of A (Highest Importance), B (Major Importance), or C (Secondary Importance) “according to the methodology of the intensive survey”; or
2. has an existing or contingency rating of A or B from the reconnaissance (field, preliminary) survey; or
3. contributes or potentially contributes to any area potentially eligible for Preservation District designation (Area of Primary or Secondary Importance).

Properties with individual A or B survey ratings and contributors to survey-identified Areas of Primary Importance are automatically on Oakland’s *Local Register* as defined in Preservation Element Policy 3.8. To qualify for Mills Act contracts, however, if they are not already formally *designated* by the Landmarks Board as Landmarks, Heritage Properties, or S-7 or S-20 district contributors, they must receive formal Landmarks Board designation. One of this year’s Mills Act applicants (5701 International Boulevard) is already designated as a City Landmark. Eight other properties are seeking Heritage Property designation concurrently with Mills Act applications.

*Designation process* Under the Preservation Element, Heritage Properties may be designated by the Landmarks Board or the City Planning Commission after owner notification and acceptance, or by the Planning Director on an emergency or temporary basis. Landmarks Board actions on Heritage Property designations are appealable by anyone to the City Planning Commission. Heritage Properties may be de-designated by the Board at the property owner’s request or at the Board’s initiative. De-designation must be based on documentation that the property does not meet the Heritage Property eligibility criteria, unless the designation was for a limited period of time.

Since the present nominations are owner-initiated in conjunction with owner-initiated Mills Act contract applications, the Board may designate any or all of the properties as Heritage Properties at this meeting without further hearing or notification, provided they meet the eligibility criteria.

## **ELIGIBILITY OF NOMINATED PROPERTIES**

The properties proposed for designation at this meeting are described below. The Landmarks Board has a point system for Landmark and Heritage Property eligibility, somewhat different from that of the Survey (see Preservation Element Appendices C and D). Evaluation and tally sheets for Heritage Property eligibility, prepared by staff for Board review and adoption, are attached along with the full applications. Because the Mills Act program exists precisely to promote restoration and reversal of alterations, ratings are not downgraded for reversible losses of integrity. All nominated properties appear eligible and are recommended by staff for Heritage Property designation.

LM18-001: **4690 Tompkins Avenue**, Beulah Rest Home (APN 37-2544-17-1);(see Att. 1)  
Applicant: 4960 Tompkins Development LLC



OCHS Rating: B+3 (preliminary, 1986) = major importance (B), appears eligible for National Register (+), not in district (3). Historically-related ASI later identified.  
Landmark/Heritage Property Eligibility Rating: B (32 points)

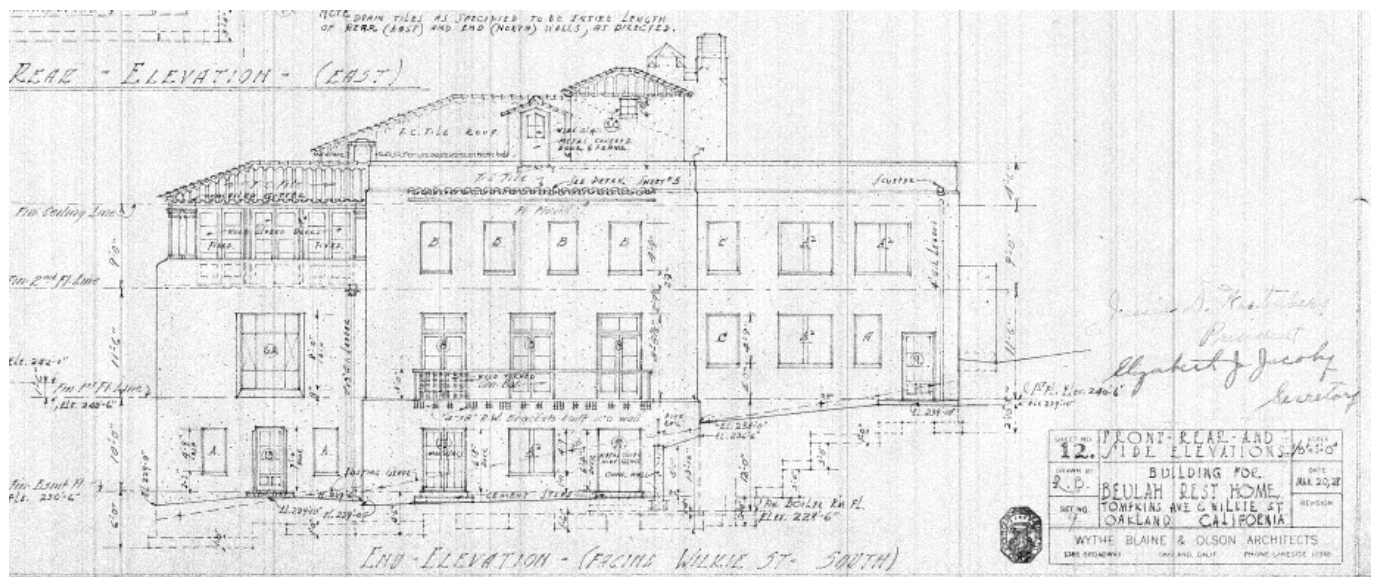
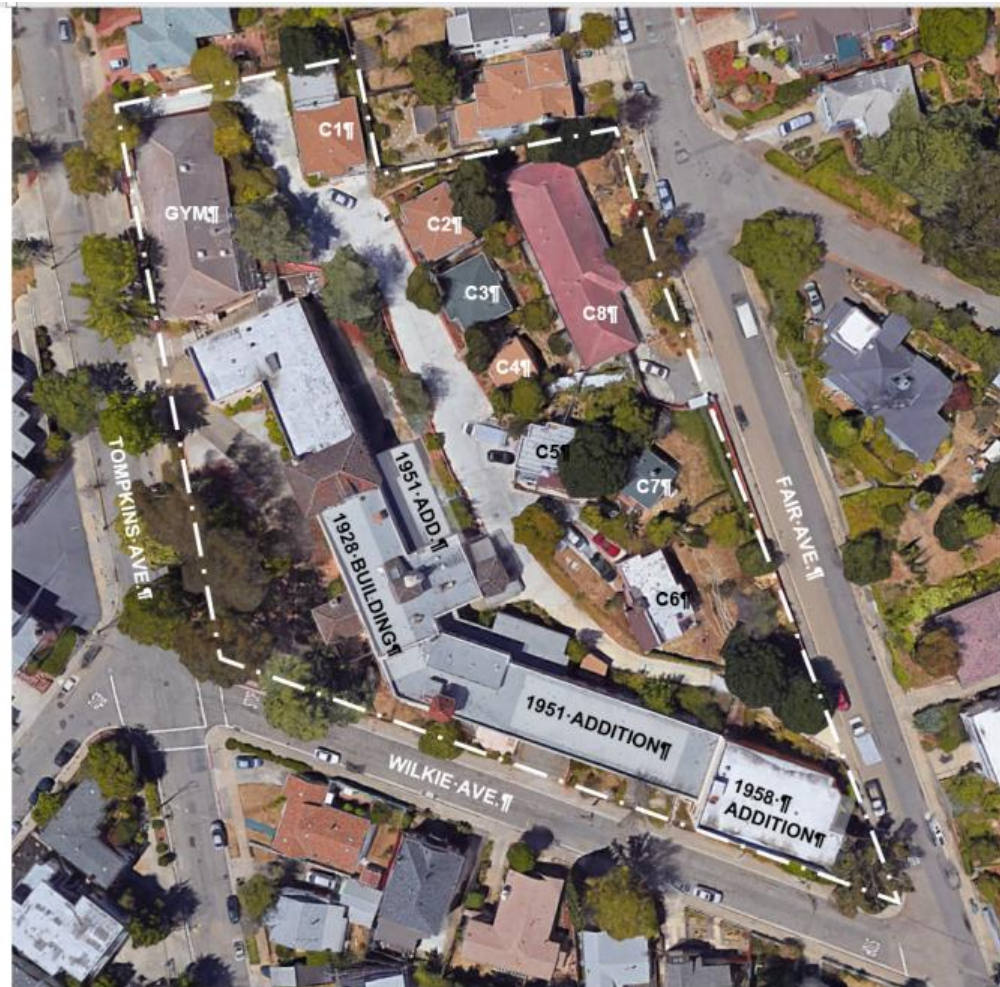
Original permit: A33381, 5/2/1928, owner Beulah Rest Home, builder Thomas A. Cuthbertson, architect Wythe, Blaine & Olson, 2 story 60 room concrete home, \$80,000.

The Beulah Rest Home is a Spanish eclectic style multi-unit residential building developed as a missionary rest home for the Woman's Home Missionary Society of the Methodist Church in 1926-28 by Oakland architects Wythe, Blaine & Olson. It was expanded over three decades and now consists of three parts in a shallow V or boomerang shape: the original two-story building facing west to Tompkins Avenue, a 1951 two and three story wing facing Wilkie Avenue (architect W.E. Schirmer), and a 1958 two and three story addition at the east end of the 1951 extension (architect Scott Haymond). Construction is concrete with wood framed floors and roofs. The building's elongated form reflects the geometry of the site coupled with the residential use, with perimeter dwelling rooms on double-loaded corridors. It is an excellent and intact example of an institutional building in an academic eclectic style. Exterior characteristics include textured stucco, mission tile roofs, balconies with wrought iron railings, wood doors, and cast cement ornament.

The Beulah Rest Home was one of many 19th and early 20th century institutions that sought the healthful climate and rural seclusion the East Bay foothills, including Mills College, the Fred Finch Orphanage, the Home for Aged and Infirm Colored People, and smaller private sanatoria in this same East Oakland hills neighborhood. It was also part of a cluster of religiously affiliated facilities established on the surrounding blocks in the 1890s by George and Carrie Montgomery, collectively referred to as the Home of Peace, identified as a historically related district.



4690 Tompkins is prominent in the neighborhood by its size and contrast to the surrounding homes. It resembles the Ratcliff-designed Spanish eclectic buildings at nearby Mills College, now across the 580 freeway. The building is proposed for conversion to 40 apartments.





LM18-002: **528 28th Street** (APN 9-697-8), Bercovich (S.C.) house (see Attachment 2)  
Applicant: Alexander A. Teran, owner/resident



OCHS Rating: C2+ (preliminary/field, 1986): secondary importance, ASI contributor  
Landmark/Heritage Property Eligibility Rating: B (28 points)

Original permit: #19229, 4/7/1910, owner S.C. Bercovich, builder S. Kulchar, architect A. Merrill Bowser, 2 story 12 room flats, \$4925.

The original owner of this Craftsman duplex, Samuel C. Bercovich, arrived in Oakland in 1883 from Hungary as the eldest son of Abraham Bercovich. Abraham was one of the early Jewish immigrants to the Bay Area, a founding director of Congregation Beth Jacob in 1893, and the namesake for Temple Beth Abraham. Abraham ran a scrap yard with his son David while Samuel and his brother Harry Bercovich ran a successful cigar company. Other Jewish merchant families lived on the block, including the Hirshbergs in the 1907 house next door at 524 28th.

The Bercovich house displays classic Craftsman architectural features, plus a Tudorish half-timbered gable end. The façade is symmetrical, with porches and balconies set back on either side of a projecting bay, an intriguing contrast to the horizontal division of the flats. The center flared bay and other surfaces on the façade are now clad in a lightweight horizontal board siding, while the rest of the house is still shingled.

The blocks in this north-central streetcar-suburb neighborhood extended all the way from Telegraph Avenue to Grove Street (MLK), filled primarily with large single-family residences and duplexes. The character of the neighborhood was irreversibly changed by freeway construction through those blocks in the 1960s. Nonetheless, a number of notable examples of late 19th and early 20th century architecture remain on the block fragments west of Telegraph, especially on this piece of 28th Street. The area was identified as a potential Telegraph-28th-Merrimac District in the 1980s by the Oakland Cultural Heritage Survey (OCHS).

LM18-003: **260 Park View Terrace** (APN 10-771-32), Cutler (Sarah, Mary) house (see Att. 3)  
Applicant: Josephine Lefebvre for owner Grant Chappell



OCHS Rating: C2+ (Adams Point survey, 1986): secondary importance, ASI contributor  
Landmark/Heritage Property Eligibility Rating: B (25 points)

Original permit: #2916, 6/26/1906, owner Mrs. S. Cutler, builder A.H. Broad, 2 story 8 room dwelling, \$4000.

260 Park View Terrace is a large two-story Craftsman style house (now 4 units) in Adams Point a block from Lake Merritt. It is a classic “big Berkeley brown shingle,” two stories, attic, and basement, with shingled surfaces, minimal trim, a single large front gable with wide eaves, and a generally boxy shape with hip-roofed rectangular bays and porches cascading off the front and left side. It is part of a row of four (originally six) well-placed large early (1905-09) houses prominently sited high on the up-sloping side of Park View Terrace. A rusticated concrete retaining wall still runs along most of the block. Though hemmed in by late 20th century apartment buildings, the block still strongly conveys the character of Adams Point during the building boom after the 1906 Earthquake.

The house’s builder and probable designer A.H. (Alphonso Herman) Broad started out as a carpenter, was operating as a contractor and designer by 1880, and was active especially in Berkeley as a leading creator of rustic brown shingle houses and institutional buildings in the 1900s. The client for 260 Park View, Sarah Cutler, is described in directories as “widow of Thomas.” She and daughter Mary were listed here c.1907-1911 and continued to own the property to at least 1915.

LM18-004: **1255 Trestle Glen Road** (APN 24-565-56), Smith (Charles W.) house, 1922  
Applicant: Catherine Squire & Glenn Appell, owners/residents See Attachment 4



OCHS Rating: C2+ (preliminary/field, 1986): secondary importance, ASI contributor  
Landmark/Heritage Property Eligibility Rating: B (25 points)

Original permit: #74683, 12/1/1922, owner & builder C.W. Smith, architect Miller & Warnecke, 2 story 6 room dwelling, \$7000.

This distinctive two-story Spanish Eclectic home was built in 1922 and designed by the long-lived, prolific, and distinguished Oakland firm of Miller and Warnecke. The house is in the Lakeshore district, where in 1917 Wickham Havens subdivided a “residence park” called Lakeshore Highlands, retaining the Olmsted Brothers to plan an exclusive upper-income residential enclave inspired by England’s “garden suburbs.” The Olmsteds laid out winding streets following natural contours, leaving natural areas along the creek and smaller park areas scattered throughout the tract.

Houses are by and large romantic and picturesque, exhibiting a post-World War I taste for country charm and European culture. The area was also shaped by transportation linkages. The name Trestle Glen dates from approximately 1893 when Francis Marion “Borax” Smith’s Oakland Traction Company extended a trolley line from downtown Oakland to Sather Park. Later the Key Route B line to San Francisco served the tract’s commuters, and the tract advertised with a graphic of a winged trolley.

1255 Trestle Glen is a 1920s fantasy of Spanish, Baroque, Moorish and other Mediterranean architecture, combined to create an exotic but harmonious appearance. In contrast to the more staid “Italian” and Prairie houses in the neighborhood, its underlying two-story rectangular volume is spiced with curving parapets, tile roofs at assorted angles, arched windows, a deep recessed entry, a tall arch-topped chimney, and an overall asymmetrical, informal appearance.



LM18-005: **581 Vernon Street** (APN 10-817-3), Lissner (Bertheld) house, 1908

Applicant: James and Laura Lee Kulesher, owners/residents

See Attachment 5



OCHS Rating: C3 (preliminary/field, 1986): secondary importance

Landmark/Heritage Property Eligibility Rating: B (25 points)

Original permit: #13051, 7/16/1908, owner B. Lissner, builder R.H. Fallmer, 1 story 8 room dwelling, \$4200.

581 Vernon Street is a unique one-story and basement Craftsman/Colonial house in the Rose Garden neighborhood, built for Bert Lissner and family in 1908. Built on a steep downslope lot, the house features painted wood shake shingles, a unique 10-sided but basically rectangular shape with many angles and bays, a complex hip and valley roof with flared eaves and multiple dormers, and a large wraparound front porch with massive paired square columns and sturdy curved brackets tucked under the main roof. The long rooflines and deep porch are characteristic of other shingled homes in the turn of the century hillside suburbs of the Stanford and Linda Vista Tracts - at 202 Santa Rosa Avenue nearby is architect Samuel Newsom's own house. Over the years, the neighborhood has lost many of its grand homes to apartment complexes but houses like this maintain its character as an architectural showplace of the 1890s-1900s.

This house's builder was Rudolph H. Fallmer, an Oakland carpenter and contractor who occasionally also advertised as an architect, but the designer is not currently identified. The original owner, Bertheld or Berthold Lissner, was a jeweler in downtown Oakland. He grew up in Oakland, attended Lincoln School, and started working as an errand boy at M. Cohn & Company jewelers on Broadway before opening his own store. Typical of many upwardly mobile Adams Point and Rose Garden residents, he and his wife Elsie had lived in West Oakland near 12th and Adeline before building in the new hillside neighborhood.

LM18-006: **677 Longridge Road** (APN 11-885-20-2), Houck (Harry L.) spec house – Williams (John) house, 1925

Applicant: Jennifer and Alexander Castro, owners/residents

See Attachment 6



OCHS Rating: C2+ (preliminary/field, 1986): secondary importance, ASI contributor

Heritage Property Eligibility Rating: B (26 points)

Original permit: A11873, 12/7/1925, owner/builder H.L. Houck, 2 story 8 rm dwelling, \$10,000.

677 Longridge Road is a Tudor Revival house in the Lakeshore-Trestle Glen neighborhood. It is a fine example of the many homes developed by builder Harry Houck in the Lakeshore and Glenview areas. Like many of the builders of Oakland's neighborhoods, Houck came up through the trades to become a contractor and developer. The 1910 census listed him as a shingler, his 1917-18 draft card indicated that he was a carpenter, and the 1918 Oakland City directory listed him as a contractor. His wife Katherine Stivers was an active, entrepreneurial member of the business. The Houck family would often reside in their homes immediately after construction before moving to another. The Houck family has been intertwined with Oakland real estate and local history in other ways: his stepdaughter was arts patron Louise Davies and a granddaughter was a founder of the Grubb real estate company. 677 Longridge was later home to labor leader John Williams c.1930-1934.

This house is a fairly straightforward Tudor Revival design: stucco clad, two stories, basically rectangular plan, cross-gabled roof with half-timbered gables over the garage at right front and around both sides, a recessed center arched entry, and a ground-floor angled bay at left front. Like its neighbors, it is built on an extremely steep downslope lot, with a two-story basement and a yard that slopes down an additional two stories. In addition to 677, Houck built two additional homes on Longridge with the same "English" architecture. However, his homes spanned a variety of styles and sizes, such as the big Mediterranean at 1099 Longridge. The permit records do not indicate an architect on his projects and his homes are not currently identified as pattern book houses, so his exact role in the design is unknown. Like other builder-developers, he clearly had a major role in establishing the character of the neighborhood.

LM18-007: **1419 12th Street** (APN 4-63-4), Crase-Ackerman-Bacina house, 1892-93

Applicant: Michael Bernasek & Sarah Krikorian, residents/owner

See Attachment 7



OCHS Rating: C1+ (intensive survey, 1990): Determined eligible for National Register  
Heritage Property Eligibility Rating: B (25 points)

Original construction: 1892-93, tax assessor's block books – 1892 map records “unfinished improvement” worth \$500, assessed to Mary L. Crase; 1893 note “~~unf.~~ imp.”

This Queen Anne Cottage in the Oakland Point District is one story with a high raised basement, stepped-back plan, hip and gable roof, angled bay window at right front under the gable, and an inset corner porch at left. The bay window and a window in the entry have multi-colored stained glass. Sunbursts and other architectural details are typical of Queen Anne cottages in the neighborhood. Its history also typifies the patterns for which Oakland Point (the Prescott neighborhood of over 800 buildings) has been determined eligible for the National Register. The western terminus of the transcontinental railroad was located at Oakland Point from 1869, so many homes in the neighborhood were owned or rented by railroad employees. First owner Fred Ackerman was a conductor for the Southern Pacific, a union member, and active in the railroad social scene. Later owners and residents also were employed in the railroad industry as well. In the house's first half-century, owners were all immigrants, from England, Portugal, and Yugoslavia, exemplifying the early ethnic makeup of Oakland Point.

An improvement on the lot at 1419 12th Street first appears in tax records in 1893. The house was constructed on a lot owned by Mary Crase who lived next door at 1425 12th Street. In another common development pattern at Oakland Point, the first owner-residents of 1419 were Mary Crase's daughter Ida and son-in-law Fred Ackerman. The house's alterations are also typical of Oakland Point's evolution in the 20th century, when the basement was raised to insert a garage and unit and the asbestos siding was applied (siding is proposed to be removed as a Mills Act work item).



LM18-008: **2440 10th Avenue** (APN 22-334-16), Kelly (William P.) house, 1885-86  
Applicant: Tae Ha, resident/owner See Attachment 8



OCHS Rating: C3 (preliminary/field, 1986): secondary importance  
Heritage Property Eligibility Rating: B (24 points)

Original construction: 1885-86, tax assessor's block books – 1886 map records new improvement of \$2800, personal property \$200, assessed to William P. Kelly

2440 10th Avenue is an 1885-86 Queen Anne-Style house in the San Antonio neighborhood. It is described on Sanborn maps as 1 ½ stories, as the upper story is a very large attic, with a big left front gable set into a tall hip roof. On the main floor there is an angled bay under the gable, and the porch is inset under the main roof at right. The house has distinctive Stick brackets but also a layer of pseudo Victorian appliqué, apparently a late 20th century “restoration,” which is proposed to be removed as part of the Mills work program.

This block is located between the designated 10th Avenue historic district and the Bella Vista ASI. In contrast to the small uniform lots of San Antonio below East 20th Street, the blocks to the north were slower to develop, with large holdings, scattered farmhouses, and gradual, irregular parcelization. The original owner of 2440, William Kelly is listed in directories as a miner. The Kelly house has a generous rambling footprint and an extra deep lot that extends across the middle of the block toward 11th Avenue. Kelly's was the only house on its side of 10th Avenue above East 24th Street in the 1888 block book, and that part of 10th Avenue was not yet in existence as a street. Newspapers record that Kelly took part in the effort to open 10th Avenue in 1890. Gertrude Stein's rural “Old Stratton Place” that was no longer “there, there” (“the big house and the big garden and the eucalyptus trees and the rose hedge naturally were no longer existing”) was nearby, around 13th Avenue and East 25th Street, and the site of Borax Smith's estate is still marked by the palm trees that extend from 9th Avenue and East 28th Street.

## RECOMMENDATIONS

1. Receive any testimony from applicants and the public;
2. Review staff's Heritage Property eligibility rating sheets and historic information and revise as appropriate;
3. Determine that the properties are eligible for City of Oakland Heritage Property designation;
4. Approve Heritage Property designation of:

LM18-001: **4690 Tompkins Ave.** (APN 37-2544-17-1); City Council District 4, Zoning RM-3

LM18-002: **528 28th Street** (APN 9-697-8); City Council District 3, Zoning RU-1

LM18-003: **260 Park View Terrace** (APN 10-771-32); City Council District 3, Zoning RU-2

LM18-005: **1255 Trestle Glen Road** (APN 24-565-56); City Council District 2, Zoning RD-1

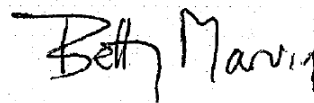
LM18-004: **581 Vernon Street** (APN 10-817-3); City Council District 2, Zoning RM-1

LM18-006: **677 Longridge Road** (APN 11-885-20-2); City Council District 2, Zoning RD-1

LM18-007: **1419 12th Street** (APN 4-63-4); City Council District 3, Zoning RM-2

LM18-008: **2440 10th Avenue** (APN 22-334-16); City Council District 2, Zoning RM-1

Prepared by:




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BETTY MARVIN

Historic Preservation Planner

Approved by:



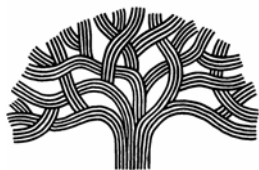

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CATHERINE PAYNE

Acting Development Planning Manager

## Attachments:

- 1: Heritage Property application, **4690 Tompkins Avenue**
- 2: Heritage Property application, **528 28th Street**
- 3: Heritage Property application, **260 Park View Terrace**
- 4: Heritage Property application, **1255 Trestle Glen Road**
- 5: Heritage Property application, **581 Vernon Street**
- 6: Heritage Property application, **677 Longridge Road**
- 7: Heritage Property application, **1419 12th Street**
- 8: Heritage Property application, **2440 10th Avenue**
9. Heritage Property evaluation forms



# 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 establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone. See instructions in "HOW TO COMPLETE OAKLAND LANDMARK AND S-7 PRESERVATION COMBINING ZONE APPLICATION FORM."

### 1. IDENTIFICATION

A. Historic Name: Beulah Rest Home

B. and/or Common Name: \_\_\_\_\_

### 2. ADDRESS/LOCATION

Street and number: 4690 Tompkins Avenue Zip Code: 94619

### 3. CLASSIFICATION

#### A. Category

☐ District  
☒ Building(s)  
☐ Structure  
☐ Site  
☐ Object

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

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Museum
<input type="checkbox"/> Commercial	<input type="checkbox"/> Park
<input type="checkbox"/> Educational	<input type="checkbox"/> Private Residence
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
<input type="checkbox"/> Government	<input type="checkbox"/> Scientific
<input type="checkbox"/> Industrial	<input type="checkbox"/> Transportation
<input type="checkbox"/> Military	<input checked="" type="checkbox"/> H/P Other (Specify): (Retirement home/Apartments)

#### B. Status

☐ Occupied  
☒ Unoccupied

☒ Work in progress

#### C. Accessible

☐ Yes: restricted  
☒ Yes: unrestricted

☒ No

#### E. Number of Resources within Property

Contributing	Non-contributing
<u>1</u>	<u>9</u> buildings
_____	<u>1</u> sites
_____	_____ structures
_____	_____ objects
<u>1</u>	<u>10</u> Total

#### F. Application for:

<input type="checkbox"/> City Landmark	<input type="checkbox"/> S-7 District
<input checked="" type="checkbox"/> Heritage Property	<input type="checkbox"/> S-20 District



**4. OWNER OF PROPERTY**

Name: 4690 Tompkins Development, LLC

Street and Number: 1555 Pacific Ave.

City: San Francisco State: CA Zip Code: 94109

Assessor's Parcel Number: 037-2544-017-01.

**5. EXISTING FEDERAL/STATE DESIGNATIONS**

**A. Federal**

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

**B. State**

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

**6. REPRESENTATION IN EXISTING SURVEYS**

Name of Survey <u>OCHS</u>	Survey <u>B+3(prelim)</u>	Date <u>09/30/1998</u>	Depository
	<u>OCHS</u>		
	Rating (if applicable)		



Fig.A – 4690 Tompkins Ave., view of front (east side), looking south

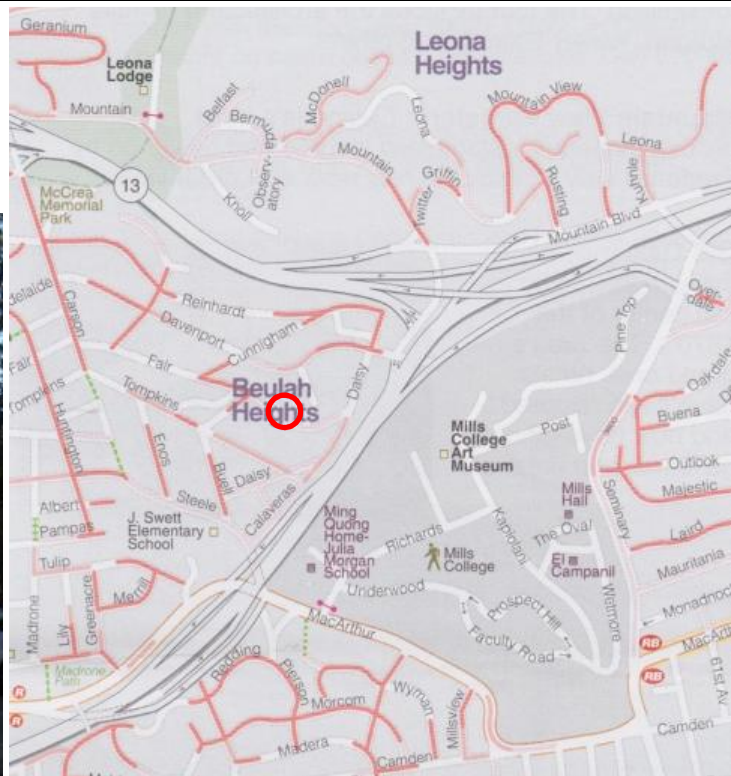


Fig.B – 4690 Tompkins Ave. (circled), location plan





Fig.C – 4690 Tompkins Ave., aerial view showing main (subject) building & existing cottages (C1-C8) and former Gym building

## 7. DESCRIPTION

This Heritage Property application is focused on a large, multi-part building constructed as a rest home and which stands upon a site 8 residential buildings and a former gym building (fig.C).

Historically known as the Beulah Rest Home, the subject building is, relative to its residential neighborhood, a large, multi-unit residential building type that stands in three parts: 1) a 1928, 2-story building facing west to Tompkins Ave.; 2) a 1951, 2-3 story building aligned with and facing south to Wilkie Ave., a project that also included a small infirmary addition at the rear of the 1928 building; 3) and a 1958, 2-3-story building appended to the east end of the 1951 extension. Typical building construction is concrete exterior walls and foundations and wood framed floors and roofs.

The 1928 building (per available permit drawings dated 20 March 1928, 14 arch. sheets plus specifications) was designed as a missionary rest home by Oakland architects Wythe, Blaine & Olson for the Woman's Home Missionary Society of the Methodist Church. The 1951 addition (per drawings dated 9 July 1951, 11 arch. sh. plus engineering drawings) was designed by architect William Edward Schirmer. And the 1958 addition (per drawings dated 17 March 1958, 10 arch. sheets plus engineering) was by the Berkeley architect Scott Haymond. [Note: a selection of original drawings is attached]

Overall, the building's elongated forms reflect the geometry of the building site coupled with its residential use, with sequences of perimeter dwelling rooms flanking internal, double-loaded central corridors.

## Setting

The setting, today, of the 4690 Tompkins Avenue building is a largely residential neighborhood. The overall lot is trapezoidal with Tompkins Ave. along the lower, southwestern border; Wilkie Ave. ascending along the southeastern border, and Fair Ave. above to the northeast and roughly parallel to Tompkins. A jogged internal lot line forms the northwestern boundary. The crooked subject building lies in the obtuse angular corner formed by Tompkins and Wilkie. Behind, an internal drive meanders through the middle of the site from its southwestern to its northeastern corners. In addition to the former rest home building, the subject lot contains a grouping of houses on the uphill side of the interior drive. And another building, a former gymnasium, stands detached at the western end of the subject building.

The former Beulah Rest Home buildings are located in what was also formerly referred to as the Beulah Heights neighborhood in the East Oakland foothills. This small and residential neighborhood is a criss-crossing of streets that since the mid-20th century has sat in the crook of two freeways, the MacArthur (580) to the south and southwest and the Warren (13) to the east and northeast. The neighborhood was first settled in the late 1800s along a tram line with a stop at Beulah. That name was established by a couple, Carrie Judd Montgomery and George Montgomery, who developed a mansion-like rest home and orphanage there in 1893 and 1895, respectively, and which they collectively named the Home of Peace.

The 1895 orphanage, which operated from 1895-1908, stood upon the site of the subject building, the site having thereafter been granted to The Woman's Home Missionary Society of the Methodist Church and who, in 1928, erected the original wing of the Beulah Rest Home on the former orphanage site.

Also by way of setting, another institution founded by Methodists in the 19th century, Mills College, sits directly to the southeast of the subject neighborhood, albeit across present day freeway 580. (The Montgomerys were not, however, Methodists. So their benevolence towards the Woman's Home Missionary Society was not based on that specific affiliation but, apparently, on a generally shared benevolent mission.)

While the orphanage is long gone, several other original Home of Peace buildings still stand in the neighborhood, including the former Home of Peace mansion and the Home of Peace Chapel, both on Daisy Street one long block southwest of the subject site. Another associated building stands between and to the rear of those Daisy Street structures and which once housed the missionary supply services associated with the Montgomerys and their Home of Peace organization.

## Site

The subject site has generous street frontages. The angled placement of the 1928 building relative to Tompkins Ave. allows for the sweep of a generous driveway across the building front and with a landscaped bank between the sidewalk and the drive. A second landscape area lies just across the driveway, in a space where the south end of the 1928 building and the west end of the 1951 extension meet. And there is a full frontage some 10 feet deep in front of the 1951 addition, plus a shallower frontage at the 1958 addition, and with yet another landscaped yard space at the eastern, uphill streetcorner. Existing elements within these



yards include mature (including dead and dying) trees and plants within yards, fencing of wrought iron and low concrete retaining walls. At the 1928 building, several other planting areas are nestled within the inside corners of the wings at the front, where the driveway and parking give way. Opposite the 1928 front entry, a small and presently forlorn court sits atop the bank at the front of the property.

A separate and low building, built in 1963 and aligning with Tompkins, stands at the north end of the 1928 building. Behind, where a driveway circulates around the rear of the complex, a set of 8 associated cottages stand across the driveway and uphill.

### **1928 building**

The 1928 building is an almost uniform 2-story height with a full basement and partial attic. Roofs are typically flat behind a parapet wall along with several, 2-1/2 story, hipped roof forms. Its elongated center, standing at a slight angle to rather than aligned with Tompkins Ave. and facing southwest, terminates at each end with short wings, the north wing jutting forward, the south wing rearward. In addition, at the south end of the building, another and slightly lower and smaller wing with a hipped-roof, pavilion-like form, is appended to the front. At that end, the original, central building form extended just beyond the wings, likely suggesting a planned extension (though none is indicated in the original drawings). At the rear of the rearward south wing, another small hipped-roof appendage and, finally, a hipped roof penthouse with an large attached chimney atop the central roof.

The main entry to the building is at the front and center, where a shallow, 2-1/2 story projecting façade incorporates a right-of-center entry portal as part of an ensemble of window openings and ornamentation, again under a hipped, clay tile roof.

At the 1928 building exterior, exterior building elements and materials include:

- stucco adobe-like wall finishes;
- punched openings with projecting cementitious sills and wood windows;
- where sloped, clay tile roofs, along with clay tile wall accents;
- where flat/low-slope roofs occur, the roofing is composition and parapet walls are slightly indented, coped;
- at the front, the base of the parapet walls are trimmed with a clay tile cornice course.

The Spanish Colonial/Spanish Eclectic building style was common for California's institutional buildings of the 1920s, a nearby and directly applicable example being the former California Schools of the Deaf and Blind (CSD/CSB) in the corresponding Berkeley foothills. While the 1928 Beulah Rest Home building has a range of formal and ornamental treatments of that architectural style, their range is relatively narrow for its period. Thus, this building does not express the Spanish Colonial but is, in this case, more appropriately labeled Spanish Eclectic.

As was also the case for the Berkeley campus of the CSD/CSB, expansion to the 1920s-era Beulah Rest Home complex was deferred for decades by subsequent and tumultuous world economic and political events. Finally, in 1951, a large extension was added to the original building.

### **1951 extension**

Architecturally, the 1951 extension is generally similar yet simpler than the original, from its exterior cement plaster to its spare ornamentation along with its spare and uniform, flat roofed form. For example, where the 1928 stucco finish is modeled and coped at the parapet, the extension has a smooth finish with a simple, stepped profile. Wood double-hung windows in the extension are similar to the original but without the ogee "drops" at the upper sash, thus again subtly simplified. Front and back, the 1951 windows are set in a basic rhythm of paired larger units separated by small units and all of the openings are simply punched, without projecting sills.

Yet, alongside its own front entry way at its southwestern end where, given the downward sloping site, the building is 3 stories, the extension has an engaged tower with an octagonal-plan, pyramidal clay tile capped lantern that is expressly Spanish Colonial style. Such stylistic features were not the norm in the post-WWII period, suggesting that the extension may have been considered beforehand. Stylistically, the 1928 building and its 1951 extension span the pre-and-post war architectural periods, the earlier clearly reflecting its institutional period, the latter a hybrid of the Spanish Eclectic and Modern. The extension additionally houses a garage below, with access via a short and broad driveway across the frontage and a trio of garage doorways in approximately the center of its south façade. Alongside, from within a yard space to the west, there is a service entry way into the ground floor with a shallow and flat concrete canopy above.

The 1951 building has an entry way that recalls the pattern of the original, with a proud entry portal under a balcony. Interestingly, the 1951 entry way introduces a low arch, one of only two arches in the entire complex (the other in the front of the 1958 addition), the architecture of which otherwise invites arched forms. Directly above, the underside of the balcony is elaborately molded.

A worthy detail of the 1951 extension is the way that it plugs into the south end of the original building with a short, transitional form following the original geometry before turning the angled corner with the bulk of the extension.

### 1958 addition

Lastly, the 1958 addition at the east end of the 1951 extension is again 3 stories in its downward, eastern end and 2 stories uphill, at the west. Given its uphill placement, the 1958 addition stands a full story taller than the extension. And this addition has no stylistic pretensions – it is a rectangular stucco clad box in both plan and elevation. Its openings are again simple and punched yet with period aluminum sash sliding and picture window units. Its exterior walls are flat finished and without embellishment, its coping a sheet metal roof edge. The one deferent element of this building addition is the arched opening into the exterior entry vestibule at its southwest corner. While this addition has no specific distinction, it is clearly and modestly a part of its building complex via its use, placement, exterior finish and color.

A. Condition:		B. Alterations: (Check one)	C. Site (Check one)
<input type="checkbox"/> Excellent	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Original Site
<input type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Moved (Date _____)
<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Unexposed		

D. Style/Type: Spanish Eclectic

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

8. SIGNIFICANCE

<p>A. Period:</p> <p><input type="checkbox"/> Prehistoric</p> <p><input type="checkbox"/> Pre-1869</p> <p><input type="checkbox"/> 1869-1906</p> <p><input checked="" type="checkbox"/> 1906-1945</p> <p><input checked="" type="checkbox"/> Post-1945</p>	<p>B. Areas of significance--check and justify below:</p> <p><input type="checkbox"/> Archeology-prehistoric</p> <p><input type="checkbox"/> Archeology-historic</p> <p><input type="checkbox"/> Agriculture</p> <p><input checked="" type="checkbox"/> Architecture</p> <p><input type="checkbox"/> Art</p> <p><input type="checkbox"/> Commerce</p> <p><input type="checkbox"/> Communications</p> <p><input type="checkbox"/> Community Planning</p> <p><input type="checkbox"/> Conservation</p> <p><input type="checkbox"/> Economics</p> <p><input type="checkbox"/> Education</p> <p><input type="checkbox"/> Engineering</p> <p><input type="checkbox"/> Exploration/settlement</p> <p><input type="checkbox"/> Industry</p> <p><input type="checkbox"/> Invention</p>	<p><input type="checkbox"/> Landscape architecture</p> <p><input type="checkbox"/> Law</p> <p><input type="checkbox"/> Literature</p> <p><input type="checkbox"/> Military</p> <p><input type="checkbox"/> Music</p> <p><input type="checkbox"/> Philosophy</p> <p><input type="checkbox"/> Politics/government</p> <p><input type="checkbox"/> Religion</p> <p><input type="checkbox"/> Science</p> <p><input type="checkbox"/> Sculpture</p> <p><input checked="" type="checkbox"/> Social/humanitarian</p> <p><input type="checkbox"/> Theater</p> <p><input type="checkbox"/> Transportation</p> <p><input type="checkbox"/> Other (specify)</p>
--	--	--

C. Period of Significance: 1928-1958

D. Significant dates: 1928, 1951, 1958

E. Builder/Architect/Designer: Wythe, Blaine, Olson; William Edward Schirmer; Scott Haymond

F. Significant persons: None.

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

1. The former Beulah Rest Home is historically associated with a grouping of religious-affiliated housing and care facilities, collectively referred to as the Home of Peace, and is therefore eligible for the California Register (CR) under criterion 1 for the subject property's association to events of local historical importance.

Under CR criterion 1, the Home of Peace was established by a couple, Carrie Judd Montgomery and George Montgomery, who developed a mansion-like rest home and orphanage in the Beulah Heights neighborhood in 1893 and 1895, respectively, and which they collectively named the Home of Peace.

The 1895 orphanage, which operated from 1895-1908, stood upon the site of the subject building, the site having thereafter been granted to The Woman's Home Missionary Society of the Methodist Church and who, in 1928, erected the original wing of the Beulah Rest Home on the former orphanage site.

While the orphanage is long gone, the several other original Home of Peace buildings still stand in the neighborhood, including the former Home of Peace mansion and the Home of Peace Chapel, both on Daisy Street one long block southwest of the subject site. Another associated building stands between and to the rear of those Daisy Street structures and which once housed the missionary supply services



associated with the Montgomerys and their Home of Peace organization.

While the land on which the Beulah Rest Home was originally an integral part of the Home of Peace, the historical association between the Beulah Rest Home and the Home of Peace is otherwise indirect, since the property had changed hands before the existing buildings were constructed. Nonetheless, there is a general historical association between the Montgomery's Home of Peace and the Beulah Rest Home, that association being the subject parcel and the charitable institutional uses begun in the vicinity in the Montgomerys time.

Based thereon, a potential Home of Peace district has been identified by the City of Oakland. That potential district, identified as an Area of Secondary Importance (ASI), consists of the three former and existing Home of Peace buildings discussed above plus the Beulah Rest Home and the 1950s church building at 4677 Tompkins, another religious property and which also stands on land once associated with the Montgomerys.

The Beulah Rest Home carries a further general historical association as it was one of the various 19th and early 20th century caring institutions located along the East Bay foothills, which included the former Home for Aged and Infirm Colored People in this same East Oakland hills neighborhood, the former State of California Schools of the Deaf and Blind (today's Clark Kerr Campus at UC Berkeley) in the Berkeley foothills, and the present day Masonic Home in Fremont. In the 19th century, these institutions each settled upon the open and healthful lands of the East Bay foothills, a unique aspect of each also being their associated and integral agricultural uses.

2. The subject building has no identified and direct associations to persons of historical importance, so is therefore not eligible for the CR under criterion 2.
3. The subject building is an excellent and intact example of an institutional building in an academic architectural style, the Spanish Eclectic, and which additionally combined Modern design elements over the course of its period of construction, from 1928 to 1958. Based thereon, the former Beulah Rest Home is also eligible for the CR, under criterion 3, as the building embodies the distinctive characteristics of an historic architectural type and period and, in this case, of a distinctively prolonged period that spanned several decades yet retained and reinforced the essential characteristics of the original Spanish Eclectic architectural style.
4. The subject building, constructed in three stages, is associated with several architects of local importance:

#### **Wythe, Blaine & Olson**

The 1926-28 Beulah Rest Home was designed by the architectural firm Wythe, Blaine & Olson. That short lived firm, established in 1924, was led by the senior architect Willson J. Wythe (1871-1926). With his passing in the midst of the Beulah Rest Home project, the firm transitioned to Blaine & Olson. Nonetheless, all of the 1926 drawings and specifications are under the firm name of Wythe Blaine & Olson. Examples of projects attributed to their partnership include:

- Crocker Highlands Elementary School, Oakland, 1925
- First United Methodist Church, Reno, NV, 1925
- El Castillo Building and Masonic Temple, Santa Barbara, 1926-28
- Melrose Baptist Church, Oakland, 1927
- Arlington Hotel, Santa Barbara, 1927.

"The firm's senior member, Willson J. Wythe (1871-1926) was a well-known Bay Area architect of his day. Educated at the University of California, he received a bachelor's degree in civil engineering in 1895, and later joined the faculty as an assistant professor of mechanical drawing. For several years prior to 1910 he was associated with Charles W. McCall as McCall & Wythe, an Oakland firm often identified with residential work in the Craftsman mode. Toward the end of his career, Wythe became known as a prolific

designer of Methodist churches in Northern California.” (from DPR 523A Primary Record, Ellsworth Building, Fremont; Minor/Kiehn, 2001, p3)

The successor firm, and who were evidently responsible for following through on the Beulah Rest Home project, was headed by Roger Blaine (1889-1977) & David Olson.

### **William Schirmer**

The architect of the 1951 extension to the Beulah Rest Home building was William Edward Schirmer (1891-1957). Schirmer was the son of a San Francisco sea captain who went on to study architecture at San Francisco's Mark Hopkins Institute and who thereafter worked with Willis Polk and then Bugbee and Son. By the early 1920s, Schirmer had his own architectural office in downtown Oakland. Among his other Oakland works were the Sweet's Ballroom (1920), Henry J. Kaiser residence (1925), and as a member of the architectural team for the Alameda County Courthouse (1934).

### **Scott Haymond**

The 1958 Beulah Rest Home addition was the work of architect Scott Haymond (1899-1976). Haymond joined Berkeley architect Walter Ratcliff in 1925, when Haymond was 25. His tenure with Ratcliff spanned more than 25 years and where, in 1945, he was a partner in Ratcliff Haymond and Ratcliff, a firm consisting of Walter Ratcliff (1881-1973), Scott Haymond and Walter's son, Robert Ratcliff (1913-1998), who had just joined the firm. Yet, as has frequently been reported, for many years prior, Haymond was the often sole employee of Walter Ratcliff's office and was largely responsible for the design as well as execution of many of the Ratcliff projects.

Following the 1953 breakup of Ratcliff Haymond Ratcliff, with whom he is today predominately associated, Haymond went on his own for the duration of the 1950s, during which his projects were modest and conservative.

5. Under CR criteria 1 and 3, the period of historic significance is from 1928-1958, which dates span the period from the completion of the original building to the completion of its expansion.

## **Summary of character-defining areas, spaces and features**

### **1928 building** (see figs.1-14, attached)

The original, 1928 building was designed in the Spanish Eclectic style, the general exterior characteristics of which include:

- Trowelled stucco (cement plaster) exterior wall finish
- Cast cementitious sills
- Punched door and window openings
- Wood double hung windows – typical
- Wood casement windows
- Wood, divided lite (2/2) pivot windows (at central attic)
- Steel industrial-sash windows
- Mission-style clay roof tiles at hipped roofs
- Flat roofs at coped parapets
- Roof penthouse with clay tile hipped roof and chimney

Ornamental details include:

- Cast plaster and ceramic tile enframed front (west) entry portal
- Projecting balconies with wrought iron railings and wood doors
- Cast cementitious ornamentation (pilasters, aprons, belt courses, copings)
- Clay tile

- Stucco chimneys with masonry caps

**1951 addition** (see figs.15-19, attached)

The forms and elements of the 1951 addition are similar to the original building design yet more spare. Though somewhat less formal and ornamental, the 1951 addition tied directly into the original building at its south end. That addition incorporated a garage level with entry from Wilkie. The addition also included a second, south side entry way with an ornamental tower, along with a chapel, to which each of its unique and ornamental features relate, including:

- A shallow, projecting entry portal with a projecting balcony above
- An engaged tower with an open, hipped-roof cupola/belvedere
- Stained glass windows (at chapel, north side)

Other exterior features include:

- Window openings with wood double-hung windows

**1958 addition** (see figs.18-19, attached)

The 1958 addition is 2-3-stories and a relatively plain box. While it tied into the east end of the earlier addition, it did not embody the architecture of the original and earlier building. Nonetheless, given its direct relationship to the earlier buildings:

- The overall form and placement of the 1958 addition is character-defining.

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

State of California Department of Parks and Recreation (DPR) PRIMARY RECORD – *4690 Tompkins Av/Beulah Rest Home*. Oakland Cultural Heritage Survey (OCHS), 9/30/1998, 4pp.

Original plan sets associated with City of Oakland building permit applications A33381 (1928), B41414 (1951) and C4690 (1958).

State of California Department of Parks and Recreation (DPR) PRIMARY RECORD – *HPC/Home of Peace District*. Oakland Cultural Heritage Survey (OCHS), 9/30/1998, 4pp..

OCHS file folder: Carrie Judd Montgomery/Home of Peace

Re: architects

Wythe Blaine & Olson:

"Passing of W. J. Wythe [1871–1926]." *Architect & Engineer*, October 1926.

OCHS file folder: Blaine & Olson, architects.

William Schirmer:

"William E. Schirmer (Architect)." Pacific Coast Architecture Database (PCAD).

"William Edward Schirmer (1891-1957)." Wall plaque (unpublished) at lobby of 446 17th Street, Oakland.

Scott Haymond:

Woodruff Minor, *The Architecture of Ratcliff*. Heyday Books.

1336 Arroyo Avenue, San Carlos, *Historic Resource Evaluation*. Preservation Architecture, January 25, 2015.

## 10. GEOGRAPHICAL DATA

4690 Tompkins Avenue, Oakland; Assessor's Parcel No.037-2544-017-01.



A. Land area of property (square feet or acres): 2.34 acres (approx.)

B. UTM References:

USGS Quadrangle Name: Oakland East USGS Quadrangle Scale 7.5-minute

A	_____	_____	_____	B	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

C	_____	_____	_____	D	_____	_____	_____
---	-------	-------	-------	---	-------	-------	-------

**C. Verbal boundary description:**

The subject property consists of some 8-1/2 originally platted, small lots (assessor parcel nos. 10-17 plus 1/2 of lot 9 of block 60). The overall lot is irregularly shaped and without parallel lot lines. Its southern boundary is 364.11 feet and lies along Wilkie Street, which runs roughly east-west for a single block. The western frontage of 301 feet lies along Tompkins Avenue, which runs roughly north-south; and its eastern boundary, along Fair Avenue and also roughly north-south, is 419.3 feet and with a slight change of direction at its 35 foot northern end. Orthogonal interior lot lines form the northern property boundary, including a 131.09 foot line perpendicular to the northern extent of the west lot line, then jogging southward 60 feet, then eastward 124 feet to the northern end of the eastern lot line. The area of the overall property is 2.34 acres and it lies approximately 300 feet above sea level.

**11. FORM PREPARED BY**

Name/Title: Mark Hulbert

Organization: Preservation Architecture Date: rev.06/18/2018

Street and Number: 446 17th Street #302 Telephone: 510-418-0285

City/Town: Oakland State: CA Zip Code: 94612

**DEPARTMENTAL USE ONLY**

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

B. Action by Landmarks Preservation Advisory Board

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

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

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

C. Action by City Planning Commission

\_\_\_\_\_ Recommended \_\_\_\_\_ Not recommended for landmark/S-7 designation

Date: \_\_\_\_\_

D. Action by City Council

\_\_\_\_\_ Designated \_\_\_\_\_ Not Designated

Date: \_\_\_\_\_ Ordinance No: \_\_\_\_\_

February 14, 2018 rev. April 23, 2018

**4690 Tompkins Ave., Oakland  
Mills Act/Heritage Property Application**



Fig.1 – 4690 Tompkins Ave., 1928 Building



Fig.2 – 4690 Tompkins Ave., 1928 Building



Fig.3 – 4690 Tompkins Ave., 1928 Building



Fig.4 – 4690 Tompkins Ave., 1928 Building

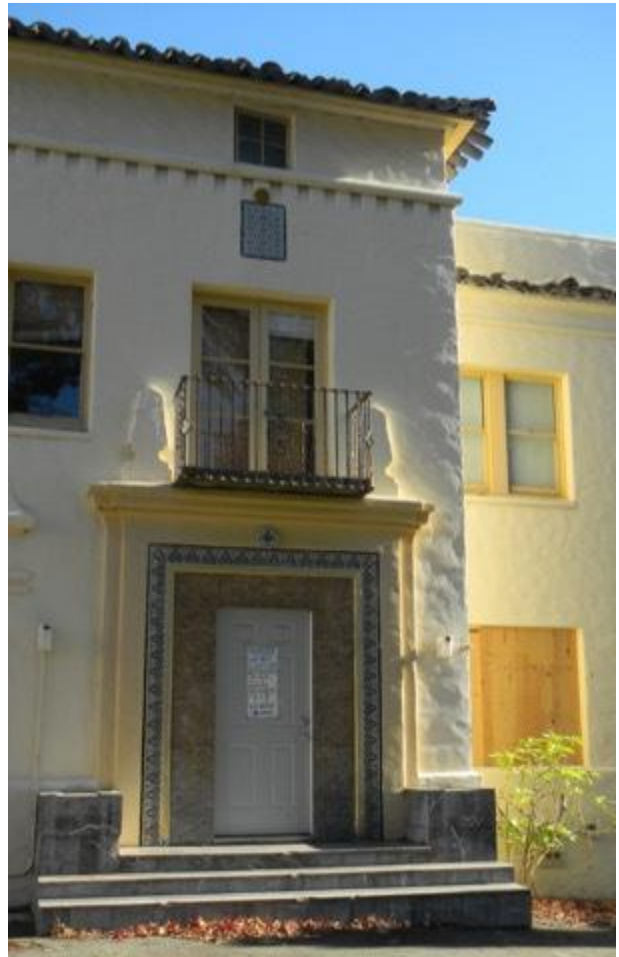


Fig.5 – 4690 Tompkins Ave., 1928 Building





Fig.6 – 4690 Tompkins Ave., 1928 Building



Fig.7 – 4690 Tompkins Ave., 1928 Building



Fig.8 – 4690 Tompkins Ave., 1928 Building



Fig.9 – 4690 Tompkins Ave., 1928 Building





Fig.10 – 4690 Tompkins Ave., 1928 Building



Fig.11 – 4690 Tompkins Ave., 1928 Building



Fig.12 – 4690 Tompkins Ave., 1928 Building





Fig.13 – 4690 Tompkins Ave., 1928 Building



Fig.14 – 4690 Tompkins Ave., 1928 Building



Fig.15 – 4690 Tompkins Ave., 1951 Addition



Fig.16 – 4690 Tompkins Ave., 1951 Addition



Fig.17 – 4690 Tompkins Ave., 1951 Addition



Fig.18 – 4690 Tompkins Ave., 1951 Addition at left, 1958 addition at right





Fig.19 – 4690 Tompkins Ave., 1951 Addition w/1958 addition beyond



Fig.20 – 4690 Tompkins Ave., garage at south side, 1951 Addition





Figs.21-22 – 4690 Tompkins Ave., 1928 Building windows



Fig.23 – 4690 Tompkins Ave., roof deck at 1928 Building

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: 7

Page P1 of 2

Other Listings OPB Prelim. B+3  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*P1. a. Resource Identifier (assign a name or number): 4690 TOMPKINS AV

b. Other Identifier: Beulah Rest Home

\*P2. Location:

a. County Alameda

\*b. Address 4690 TOMPKINS AV/NE COR WILKIE  
City Oakland, CA

Zip 94619

\*c. UTM: USGS 7.5' Quad Oakland East Date 1959 (1980)

Zone: \_\_\_\_\_ mE / \_\_\_\_\_ mN

\*d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.)

Parcel no.: 037 2544 017 01

\*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

4690 TOMPKINS AV, Beulah Rest Home, is a Spanish Colonial residential building on a three-frontage lot in the Home of Peace district. It is 2 stories, attic and basement, with flat and hip roofs, tiled pent roofs, and a hip-roofed tower. Exterior walls are stucco over reinforced concrete. Roofs are irregularly laid mission tile. The main building is a shallow U-plan facing Tompkins Avenue, with about 200' frontage for the main pavilion and wings, plus additions at either end. The center entry is approached by a wide curved driveway. There is colored tile ornament around and above the doorway, a single wrought iron balcony, and simple stucco pilasters. Windows are plain, deeply recessed, double-hung, and numerous. An added dormitory wing along Wilkie Street is plain white stucco. Behind are several cottages and a staff house. Present use is retirement/nursing home, Beulah Rest Home. Surroundings are densely built up, residential.

(see continuation page)

b. Resource attributes: HP03--residential building

\*P4. Resources present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ( ) / Other

\*P5. a. Photograph or Drawing

P5. b. Photo number: 744-28  
Photo date: 11/15/96



\*P6. Date Constructed/Age, and Source:  
☐ Prehistoric ☒ Historic ☐ Both  
1928ff F  
building permit #A33381

\*P7. Owner and Address:  
4690 TOMPKINS AVENUE  
PARTNERSHIP c/o ALICE L'LOO  
2081 15TH ST  
SAN FRANCISCO CA 94114

\*P8. Recorded by (name, affiliation, address):  
Oakland Cultural Heritage  
Survey, 250 Frank Ogawa Plaza  
Oakland 94612 (510-238-3941)

\*P9. Date Recorded: 09/30/98

\*P10. Type of Survey: ☐ Intensive  
☒ Reconnaissance ☐ Other

\*P11. Report Citation: OCHS Completion Report, CLG Project #06-97-12005, 9/30/98 (Citywide)

\*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Other

P3a. Description, cont'd:

The building is in excellent condition; its integrity is excellent. Its preliminary rating of B+3 reflects its interest as a superior example of a Spanish Colonial institutional building, designed as a retirement home for missionaries by Blaine & Olsen in 1928. It forms a historically related group with the Home of Peace buildings at 4700 Daisy Street.

Photo #744-26  
Wilkie street wing (1958)



Photo #744-29  
main building  
entry detail



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: 7

Page P1 of 4

Other Listings OCHS ASI  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*P1. a. Resource Identifier (assign a name or number): HPC - Home of Peace District  
b. Other Identifier: 037 2544 HPC

a. County Alameda

\*P2. Location:

\*b. Address 4700-4750 DAISY ST/4677-90 TOMPKINS AV/BUELL/WILKIE  
City Oakland, CA

Zip 94619

Zone: 10 571800 mE / 4182200mN

\*c. UTM: USGS 7.5' Quad

Date \_\_\_\_\_

OCHS

\*d. Other Locational Data (e.g. parcel #, legal description, additional UTM, etc.)

\*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

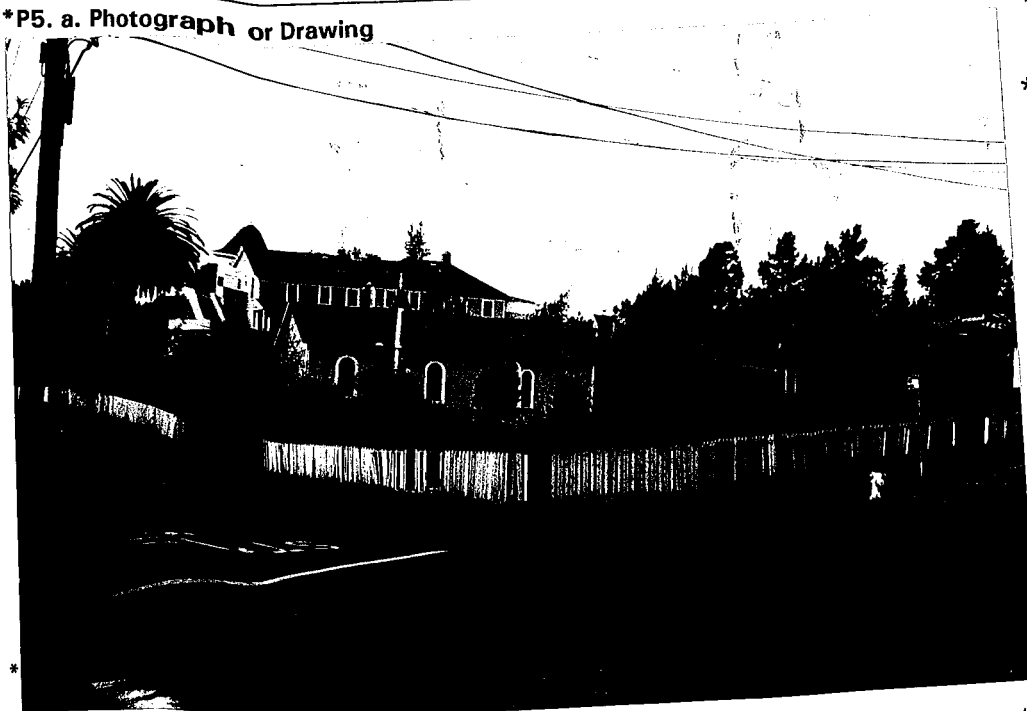
The Home of Peace district is a historically related Victorian and early 20th century district of 6 major buildings, plus outbuildings, on 5 partly discontinuous assessor's parcels. Building dates are 2 from the 1900s-10s, 1 from the 1930s-40s, 2 from the 1950s and after, by field observation and research. Uses are residential and institutional: 3 retirement homes and other residences for missionaries, two chapels, and a mission supply warehouse. (4700 Daisy and 4690 Tompkins have individual Primary Records). Individual building ratings are 2 A or B (highest or major importance), 1 C (secondary importance), 3 \* (currently too recent to be rated, but connected to the theme of the district) The district appears locally significant. This complex is descended from the Beulah Park Orphanage and Home of Peace for missionaries, founded by George and Carrie Montgomery c.1893-95, one of a number of orphanages and retirement homes established in the reputedly healthful East Oakland hills around the turn of the century. Contributing buildings in the complex are the 19th century Home of Peace and Beulah Chapel, the 1928 Beulah Rest Home at 4690 Tompkins, and a postwar Bethany Gospel Hall across Tompkins Street.

(see continuation page)

b. Resource attributes: HP03--residential building

\*P4. Resources present: / /Building / /Structure / /Object / /Site /X/District (ASI) / /Element of District / /Other

\*P5. a. Photograph or Drawing



\*P5. Photo: Number: 744-36A

Photo date: 11/15/96

side view Home of Peace

\*P6. Date Constructed/Age, and Source:

/ /Prehistoric /X/Historic / /Both

1900s-1950s F

field survey and research

\*P7. Owner and Address:

multiple: consult assessor

\*P8. Recorded by (name, affiliation, address):

Oakland Cultural Heritage  
Survey, 250 Frank Ogawa Plaza  
Oakland 94612 (510-238-3941)

\*P9. Date Recorded: 09/30/98

\*P10. Type of Survey: / /Intensive  
/X/Reconnaissance / /Other

2005, 9/30/98 (Citywide Recon.)

\*Attachments:

/ /None /X/Location Map / /Sketch Map /X/Continuation Sheet / /Building, Structure, & Object Record / /Other  
Substitute DPR 523A (ochspdfr, rev 9/11/96)



P3a. Description:

Photo 744-34  
Beulah Chapel  
4750 Daisy Street



Photo 744-27  
Beulah Rest Home  
4690 Tompkins Avenue

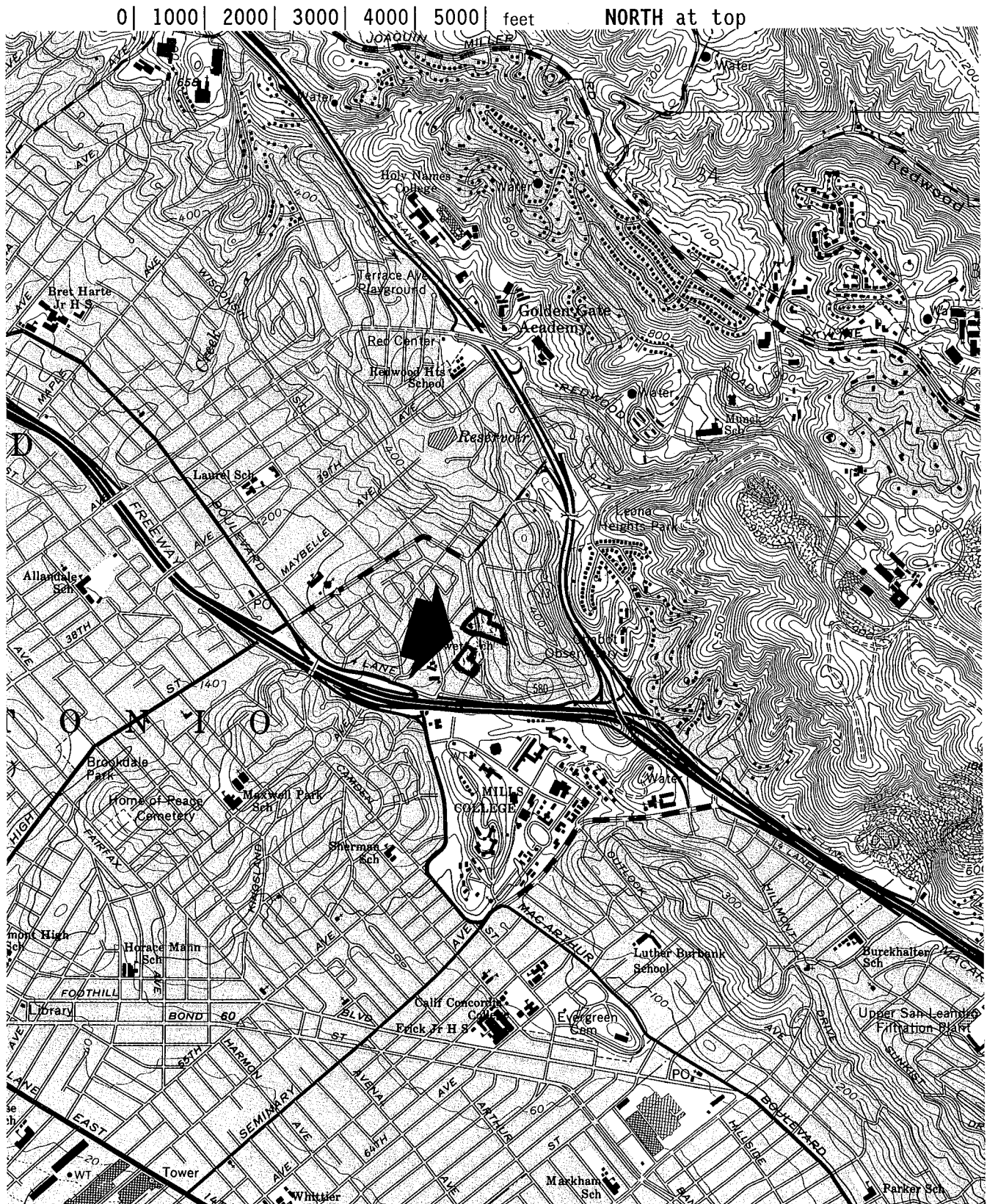


\*Map Name:

\*Scale:

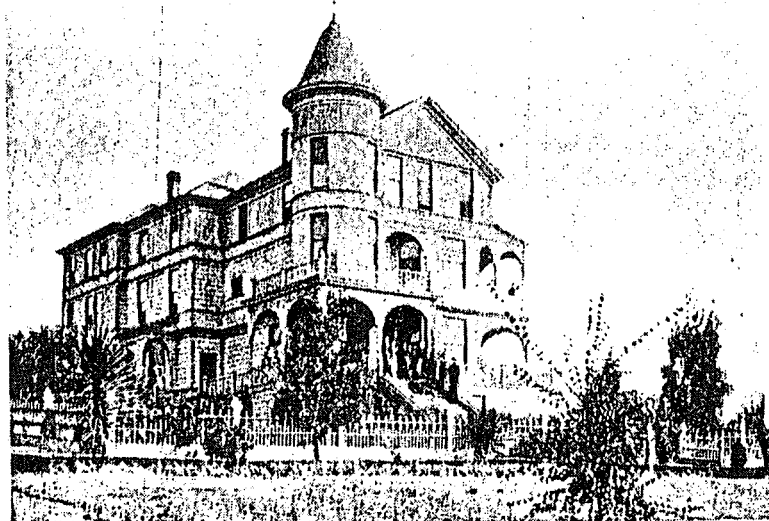
\*Date of Map:

UTM(s): 10/571800 mE/4182200 mN

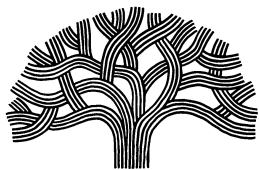


Preliminary Property List

Address	Prelim. Rating	Est. Date	Parcel Number
3824 BUELL ST	F2-	1979	037 2548 002
4700 DAISY ST/NE COR BUELL	B+2+	1890s	037 2548 011
4750 DAISY ST	C2+	1900s	037 2548 010
4677 TOMPKINS AV/SW COR BUELL	F2+	1950s	037 2547 008
4690 TOMPKINS AV/NE COR WILKIE	B+2+	1945	037 2544 017



BEULAH PARK RESCUE HOME AND ORPHANAGE, AND RESIDENCE OF GEO. S. MONTGOMERY.



# ***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 establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

### **1. IDENTIFICATION**

- A. Historic Name: S.C. Bercovich House
- B. and/or Common Name: 528 28th St

### **2. ADDRESS/LOCATION**

Street and number: 526-28 28th St Zip Code: 94609

### **3. CLASSIFICATION**

#### **A. Category**

- ☐ District  
☒ Building(s)  
☐ Structure  
☐ Site  
☐ Object

#### **B. Status**

- ☒ Occupied  
☐ Unoccupied  
☐ Work in progress

#### **C. Accessible**

- ☐ Yes: restricted  
☒ Yes: unrestricted  
☐ No

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

- |  |   |
|--|---|
| <input type="checkbox"/> Agriculture   | <input type="checkbox"/> Museum                       |
| <input type="checkbox"/> Commercial    | <input type="checkbox"/> Park                         |
| <input type="checkbox"/> Educational   | <input checked="" type="checkbox"/> Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious                    |
| <input type="checkbox"/> Government    | <input type="checkbox"/> Scientific                   |
| <input type="checkbox"/> Industrial    | <input type="checkbox"/> Transportation               |
| <input type="checkbox"/> Military      | <input type="checkbox"/> Other (Specify):             |

#### **E. Number of Resources within Property**

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

#### **F. Application for:**

- |   |  |
|---|--|
| <input type="checkbox"/> City Landmark                | <input type="checkbox"/> S-7 District  |
| <input checked="" type="checkbox"/> Heritage Property | <input type="checkbox"/> S-20 District |



**4. OWNER OF PROPERTY**

Name: Alexander Teran and Christopher Peterson

Street and Number: 526 28th St

City: Oakland State: CA Zip Code: 94609

Assessor's Parcel Number: 009-0697-008

**5. EXISTING FEDERAL/STATE DESIGNATIONS**

**A. Federal**

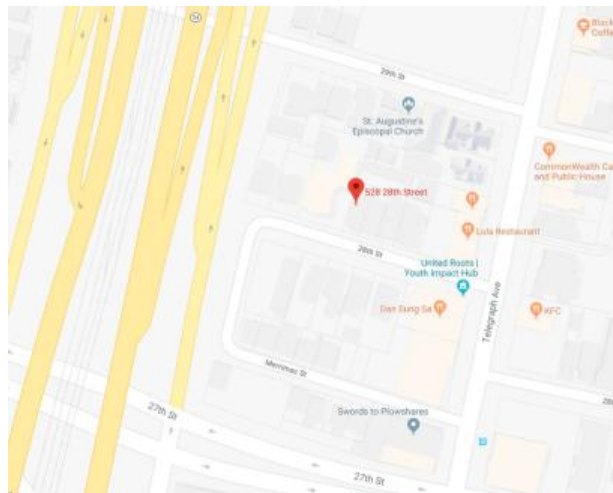
- ☐ National Historic Landmark  
☐ Included in National Register of Historic Places  
☐ Determined eligible for inclusion in National Register of Historic Places

**B. State**

- ☐ California Historical Landmark  
☐ California Point of Historic Interest  
☒ State Historical Resources Inventory – Telegraph 28th Merrimac District (Primary Record Only)

**6. REPRESENTATION IN EXISTING SURVEYS**

Name of Survey	Survey Rating (if applicable)	Date	Depository
Oakland Citywide Preliminary Survey	C2+	1986,1996	OCPD



## 7. DESCRIPTION

A. Condition:	B. Alterations: (Check one)	C. Site (Check one)
<input type="checkbox"/> Excellent	<input type="checkbox"/> Deteriorated	<input checked="" type="checkbox"/> Unaltered
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input checked="" type="checkbox"/> Original Site
<input type="checkbox"/> Fair	<input type="checkbox"/> Unexposed	<input type="checkbox"/> Moved (Date _____)

D. Style/Type: Brown Shingle/Craftsman with Tudor Elements

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

The S.C. Bercovich House is a 2 story Craftsman style duplex with Tudor elements. The property was originally constructed as “2 story 12 room flats” in 1910 per City of Oakland permit #19229 and is in the Pill Hill neighborhood. The large, symmetric building is flanked by matching brick porches that lead to nearly identical upstairs and downstairs units. The front of the house has brown stained tongue and groove siding with a gabled roof. The building is decorated with red and white trim, including a half-timbered stucco element in the gable. The interior of the house reflects the Craftsman style of the house with a fireplace in each unit, oak woodwork, and built-in cabinetry. The duplex is on the north side of 28<sup>th</sup> Street, formerly Albion St, about 200 feet west of Telegraph and is set back from the street on a level lot.

There is partially below-grade basement that spans the width of the house and the rear third of the structure. The exterior covering was likely cedar or redwood shingles at the time of construction. Currently, the rear two thirds of the building is covered in stained shingles, the front third of the sides are covered in lap siding, and the front is covered in tongue and groove siding, as mentioned above. Over half of the original 1/1 double hung wooden windows remain intact, many in good working condition. Some changes have been made to the rear of the property; specifically, we believe the northwest corner of the house originally featured a porch with staircase which has been covered and converted into a bathroom, and a non-original staircase leading from the top unit was installed sometime during the property’s history.

The home has many beautiful architectural elements, particularly on the façade. In addition to the half-timbered gable, the façade features a flared bay window on the first floor, and the two brick entry porches. The home also features a sleeping porch, and additional bay windows on both sides of the house.

The home’s present condition is good, and overall the structure is intact and sound. While the building has remained largely unaltered since it was originally constructed, deferred maintenance has contributed to the significant deterioration of the exterior of the property. In particular, the siding and window trims have deteriorated greatly from exposure to the elements and inadequate maintenance. At least one front door has been replaced with a hollow-core door, and both have unsightly metal security doors. Recent pest inspection shows that there is no active infestation, however there is damage from moisture to the supports for the brick porch for unit 526, causing the landing to sag and separate from the stairs. Furthermore, several highly visible windows on the front and sides have been replaced with aluminum double-pane windows.

Since the purchase of the property in January 2017 by the current owners, significant work has been undertaken to stabilize and restore the property. Such work includes the installation of new gutters, the painting the south (street-facing) side of the house and front third of the east and west sides of the house, full seismic retrofit including addition of a new section of lateral foundation to better secure the house. This is on top of significant interior upgrades (new water heaters for both units, attic insulation, sewer lateral replacement, and replacement of underfloor heater with central forced air in downstairs 528 unit)

The work plan is to replace the aluminum windows with more traditional double-hung wooden windows, replace the non-original siding with shingles on the front of the house, repair or replace the deteriorated trim, replace the front doors and the deteriorated porch. This work will accent the historic features described above, bringing them to life. Since these details are street side, this will contribute to the beautification of the block.



## 8. SIGNIFICANCE

### A. Period:

- ☐ Prehistoric
- ☐ Pre-1869
- ☐ 1869-1906
- ☒ 1906-1945
- ☐ Post-1945

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

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



- C. **Period of Significance:** 1910
- D. **Significant dates:** 1910 (Construction)
- E. **Builder/Architect/Designer:** Steven Kulchar (builder), Arthur Merrill Bowser (architect)
- F. **Significant persons:** Samuel C. Bercovich (original owner)
- G. **Statement of Significance (include summary statement of significance as first paragraph):**

528 28th street is situated in the former Alden Tract, now known as the Pill Hill neighborhood. For several decades in the late 19th century, the block was sparsely developed, with grand homes on large lots. An 1891 picture taken looking west, with 534 Albion labeled in the foreground, shows some of the original Victorian houses on the block.



Figure 1: 1891 Picture of Albion Street, looking west, with 534 Albion Street in the foreground. Directly to the right of the photographer is the future site of 528 28th Street.

In 1906, John Tisch acquired several contiguous lots on the north side of Albion Street, directly west of Telegraph avenue, with grand ambitions. He unveiled his plans on July 14, 1906 in the Oakland Tribune, where a long article describes his plans to build the Albion Hotel, a grand structure to rival anything that currently standing in Oakland. His plans almost certainly predated the April 18, 1906 earthquake and subsequent fire that leveled large swaths of San Francisco, sending a wave of refugees across the bay to Oakland looking for housing, and resulting in a scarcity of building materials. It was this new post-earthquake reality that led John Tisch, only months after the announcement of his plan to build a hotel, to seemingly abandon his hotel plans and to subdivide and sell off portions of his Albion St lot: the Albion Hotel was never built.

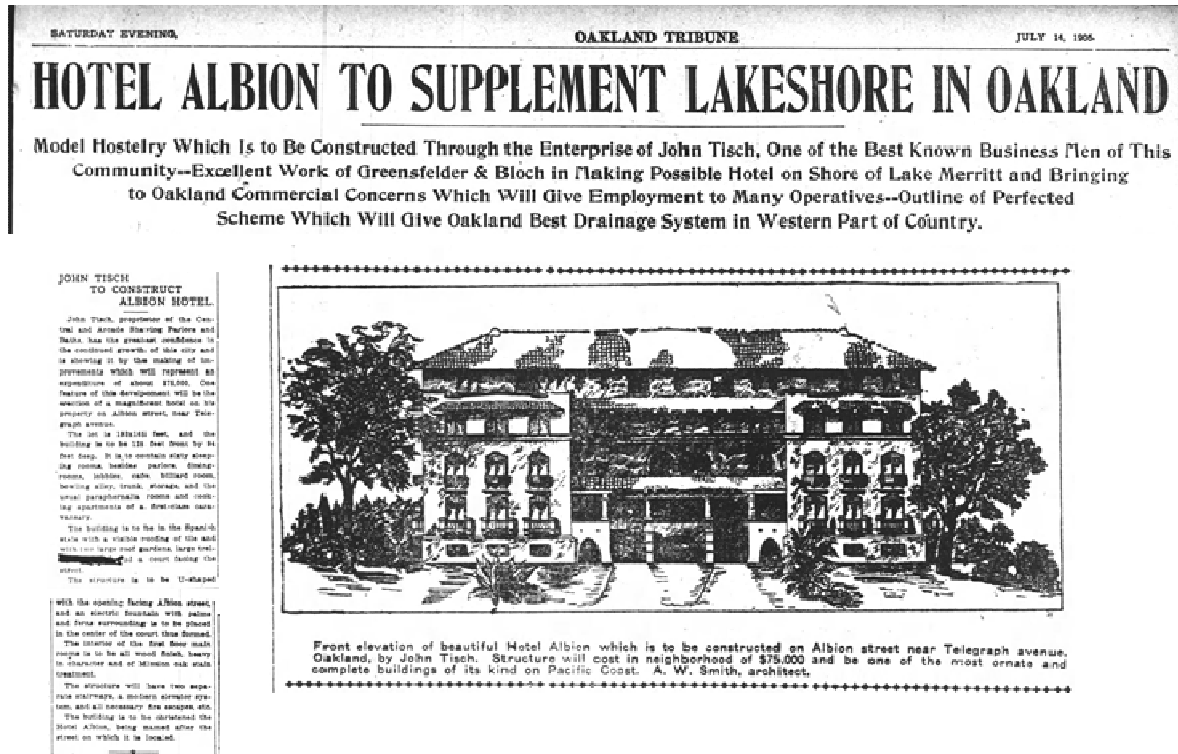


Figure 2: Article from the July 14<sup>th</sup>, 1906 edition of the Oakland Tribune announcing John Tisch's plans to build grand Albion Hotel on large Albion St lot.

The tax assessors block books at the Oakland Public Library indicate that the eventual site of 528 28th St (formerly Albion St) was the third and final of three parcels that were subdivided from John Tisch's larger lot; the first two lots were created in November 1906, and the third, most westerly lot, in 1907. These three lots were situated adjacent to the existing boarding house known as the Avondale Hotel, and construction of the triplet of houses between 1907-1911.

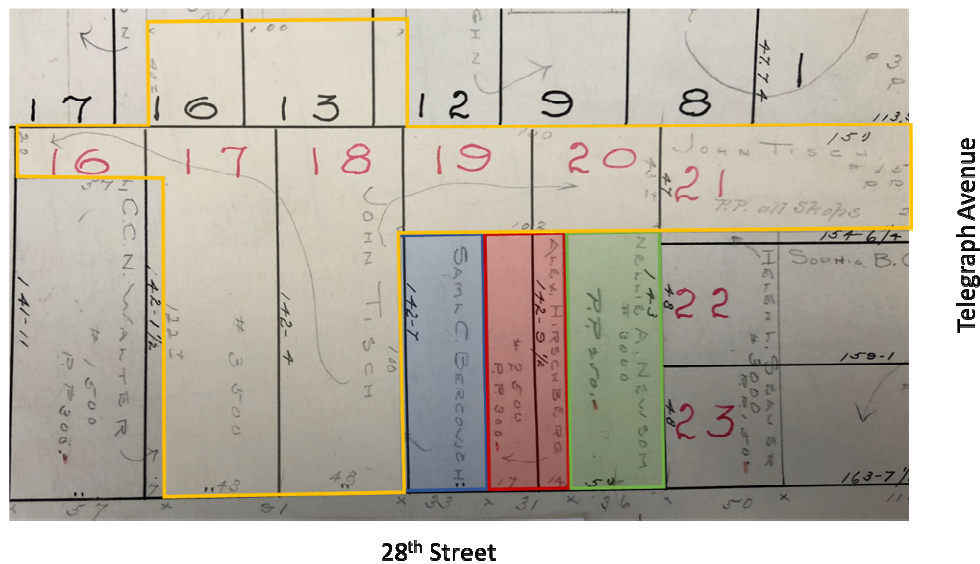


Figure 3: Photo of 1910 Assessor Block Book. Remainder of John Tisch's lot outlined in yellow. Future site of 528 28th Street in blue.



Figure 3: Current view of north side of 28th St, showing triplet of houses built between 1907-1911.



Figure 4: Current view of north side of 28th St, looking west. Photo shows 528 28th Street with Avondale Hotel and other period homes in background.

The parcel on which 528 28th St. was eventually built was briefly owned by Julius Hirshberg before being sold to Samuel Bercovich in 1909. The building permit was issued for 'South side of 28th 400' W of Telegraph, 2 story 12 room flats, \$4925' to owner S.C. Bercovich, builder S. Kulchar & Co., architect A.M. Bowser on April 7, 1910. Arthur Merrill Bowser designed many large homes in the Bay Area after moving from Boston in 1909. It's interesting to note that the location of the house as indicated in the permit record is incorrect, listing the house on the opposite side of the street and several hundred feet further from Telegraph. Construction was completed in 1911 and the house was occupied starting in 1912.

Samuel C. Bercovich arrived in Oakland in 1883 from Hungary as the eldest son of Abraham Bercovich. Abraham Bercovich was one of the early Jewish immigrants to the Bay Area and would become a leader in civic and religious life. Abraham was a founding director of Congregation Beth Jacob in 1893, and later would become the namesake for Temple Beth Abraham. Abraham ran a scrap yard with his son David while Samuel and his brother Henry "Harry" Bercovich ran a successful cigar company (H&C Bercovich). Other siblings were



similarly engaged in productive pursuits around town. In April 1914, Sam and Harry sold their cigar business for \$100,000, allowing them to retire comfortably. Unfortunately, Sam did not get to enjoy his fortunes for very long, as he died in a car accident in 1917, leaving his house to his wife Minnie. She lived in the property until she too died in a car accident in 1937.


1907-2007: A TBA TIMELINE

**1900s:**


In 1907, a small, dedicated group of Jews looking to create their own religious haven in Oakland found "Congregation Beth Abraham," named in honor of Abraham Bercovich, a beloved member of the community.

His wife, Bertha Bercovich, donates the land for the first shul - an old wooden building at Fifth and Harrison Streets. January 6, 1908 is the date Congregation Beth Abraham is incorporated. These three pictures are a tribute to the Bercovich family.


*Continued, page 8*



*Abraham and Bertha Bercovich with six of their ten children*



*Abraham Bercovich's portrait hangs near the entrance of the Sanctuary*



*The Bercovich family business*

Figure 5: Tribute to the Bercovich family in 100th Anniversary Newsletter for Temple Beth Abraham

528 28th St demonstrates many classic craftsman architectural features such as a sleeping porch and bay windows. The flared bay window on the façade, as well as other hints around the house, are suggestive that the building was likely originally covered in wooden shingles. The house also has a mix of tudor-style elements, particularly the front gable, as well as the porch posts.

The block was populated primarily by large single-family residences and duplexes, with the exception being the boarding house known as the Avondale Hotel at 540 28th St. It appears that several Jewish merchant families originally lived on the block, including next door at 524 28th St, where the Hirshbergs lived. The original character of the neighborhood was irreversibly changed by the construction of the Interstate 980 during the 1960's, which demolished many houses between MLK (formerly Grove) and Telegraph Ave. Nonetheless, a number of notable examples of late 19th and early 20th century architecture remain, particularly on our stretch of 28th Street. The area was identified as a potential historic district in the 1990's by the OCHS. The proximity to Uptown, Downtown, and BART make this neighborhood a prime target for continued development and investment.

Both of the current owners arrived in the Bay Area about ten years ago for doctoral programs at UC Berkeley and have come to call this area home. We have gotten to know many of the neighbors on the block, many of whom have lived in the same house their entire lives and take great pride in maintaining their homes. It is our goal and great hope to restore and maintain the beauty of this property.

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

- "Jim, Our Horse of Blessed Memory, 534 Albion St." Photographs from the Marsh Family Papers, UC Berkeley, Bancroft Library, 4 Aug. 1891, <http://www.oac.cdlib.org/ark:/28722/bk0016w2d5h/?brand=oac4>
- "The OMER." Temple Beth Abraham, June 2007 (online)
- Oakland Tribune (1900-1915) via newspapers.com
- Oakland History Room, Assessor Block Books & Sanborn Fire Insurance Maps

**10. GEOGRAPHICAL DATA**

A. Land area of property (square feet or acres): 3300 ft2

B. UTM References:

USGS Quadrangle Name: \_\_\_\_\_ USGS Quadrangle Scale \_\_\_\_\_

A	_____	_____	_____	B	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

C	_____	_____	_____	D	_____	_____	_____
---	-------	-------	-------	---	-------	-------	-------

C. Verbal boundary description:

Beginning at a point on the northern line of 28th St, formerly called Albion Street, distant thereon westerly, 232 feet, 7 ½ inches, from the point of intersection thereof, with the westerly line of Telegraph Avenue, as said street and avenue are shown on the map herein referred to; running thence westerly along said line of 28th St, 33 feet; thence at right angles northerly 100 feet; thence at right angles easterly 33 feet; thence at right angles southerly 100 feet to the point of beginning.

Being of portions of lots 18 and 19, as said lots are shown on the "Map of the Alden Tract, surveyed by T.J. Arnold, City Engineer, Oakland, October 7th, 1872". Filed October 15, 1979 [*sic.*], in Book 3 of maps, Page 12, in the Office of the County Recorder of Alameda County.

**11. FORM PREPARED BY**

Name/Title: Alexander Teran

Organization: Home Owner Date: April 15th, 2018

Street and Number: 526 28th St Telephone: (609) 240-1743

City/Town: Oakland State: CA Zip Code: 94609 Email: Alexander.A.Teran@gmail.com

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**DEPARTMENTAL USE ONLY**

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

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

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

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

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

**C.** Action by City Planning Commission

\_\_\_\_\_ Recommended \_\_\_\_\_ Not recommended for landmark/S-7 designation

Date: \_\_\_\_\_

**D.** Action by City Council

\_\_\_\_\_ Designated \_\_\_\_\_ Not Designated

Date: \_\_\_\_\_ Ordinance No: \_\_\_\_\_





# ***Oakland Landmarks Preservation Advisory Board***

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

=====

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

### **1. IDENTIFICATION**

- A. Historic Name: Cutler House
- B. and/or Common Name: 260 Park View Terrace

### **2. ADDRESS/LOCATION**

Street and number: 260 Park View Terrace, Oakland

Zip Code: 94610

### **3. CLASSIFICATION**

#### **A. Category**

- ☐ District
- ☒ Building(s)
- ☐ Structure
- ☐ Site
- ☐ Object

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

- |  |   |
|--|---|
| <input type="checkbox"/> Agriculture   | <input type="checkbox"/> Museum                       |
| <input type="checkbox"/> Commercial    | <input type="checkbox"/> Park                         |
| <input type="checkbox"/> Educational   | <input checked="" type="checkbox"/> Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious                    |
| <input type="checkbox"/> Government    | <input type="checkbox"/> Scientific                   |
| <input type="checkbox"/> Industrial    | <input type="checkbox"/> Transportation               |
| <input type="checkbox"/> Military      | <input type="checkbox"/> Other (Specify):             |

#### **B. Status**

- ☒ Occupied
- ☐ Unoccupied
- ☐ Work in progress

#### **E. Number of Resources within Property**

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

#### **C. Accessible**

- ☐ Yes: restricted
- ☒ Yes: unrestricted
- ☐ No

#### **F. Application for:**

- |   |  |
|---|--|
| <input type="checkbox"/> City Landmark                | <input type="checkbox"/> S-7 District  |
| <input checked="" type="checkbox"/> Heritage Property | <input type="checkbox"/> S-20 District |

**4. OWNER OF PROPERTY**

Name: Grant Chappell

email: [grant@nainorcal.com](mailto:grant@nainorcal.com)

Street and Number: 260 Park View Terrace

City: Oakland

State: CA

Zip Code: 94 610

Assessor's Parcel Number: 10-771-32

**5. EXISTING FEDERAL/STATE DESIGNATIONS**

**A. Federal**

\_\_\_ National Historic Landmark

\_\_\_ Included in National Register of Historic Places

\_\_\_ Determined eligible for inclusion in National Register of Historic Places

**B. State**

\_\_\_ California Historical Landmark

\_\_\_ California Point of Historic Interest

\_\_\_ State Historical Resources Inventory

**6. REPRESENTATION IN EXISTING SURVEYS**

Name of Survey	Survey Rating (if applicable)	Date	Depository
Oakland Cultural Heritage Survey	C2+	1986	Oakland City Planning Dept.



Figure 1. Property photo



Figure 2. Location Map

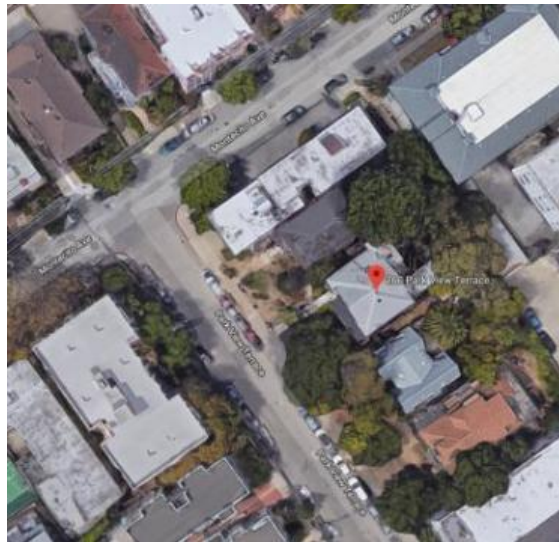


Figure 3. Assessor's Map of block 771

Figure 4. The immediate neighborhood (Google Earth)

**7. DESCRIPTION**

**A. Condition:**

☐ Excellent  
☒ Good  
☐ Fair

☐ Deteriorated  
☐ Ruins  
☐ Unexposed

**B. Alterations:  
(Check one)**

☒ Unaltered  
☐ Altered

**C. Site  
(Check one)**

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

**D. Style/Type: Craftsman**

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

260 Park View Terrace is a large two-story brown natural redwood shingled Craftsman style building in Adams Point, Oakland. This building is distinguished by shingles, large high center front cross gable, first floor cantilevered corner bay at the front. This is a 3,322 square feet building sits on a 6,250 square feet lot on the north side of Park View Terrace between Montecito Street and Grand Avenue. This property was built in 1906 by Alphonso H. Broad, reported construction cost \$4000 (see attached appendix 4). The building is composed of 4 units and it is in good condition and has undergone only some alterations since it was constructed in 1906. This is determined by observing the construction materials, a 1986' picture (see attached appendix 1), the building permits history (see attached appendix 2) and analyzing Sanborn maps (appendix 3). This building is also locally significant as part of an area of four 1905-09 houses at 254-274 Park View Terrace.

## Front pictures



*Figure 1: West (primary) façade view from the Park View Terrace    Figure 2: West (primary) side façade view  
(photos from Josephine Lefebvre)*

Clad in rustic unpainted shingles and strategically positioned at the crest of the hill, the house is sited at the center of its lot. The facade is made of brown natural Redwood Shingles. The North, South and East elevation have not been treated in the same way. The shingles were painted in brown.

At the primary façade (Figure 1) faces west. This side has the most public exposure, the building presents typical craftsman elements including a pitched roof, an extended eave overhang with exposed rafter tails, gable brackets, some windows with divided panes in the upper sash, a single pane in the lower sash, and a medium front porch.

The building is located uphill with access by stairs and presents an unsymmetrical façade with the primary entrance at the first story. The building is accessible from concrete stairway via Park View Terrace street and the stairs extend into a cantilevered porch with two entrances.

The second story of the primary façade is asymmetric and features an extended balcony with a roof, and ends with a steep roof pitch. (Figure 3 and 4). Comparing the existing building with the photo from 1986, we have identified that the roof on the balcony was added after 1986, and it seems that they also changed some elements on the balcony.



*Figure 3: Primary entrance*



*Figure 4: West façade, porch and balcony*



The windows on the façade are of different sizes and different type. Windows have been changed from the origin of the construction.

On the top of the building, there are 4 smalls wood fixed windows, symmetric with the pitched roof. The upper windows have divided wood windows with two sash windows on the side and a fixed single pane in the middle. At the first story at the left of the façade, there are two double slides windows and on the right a big single fixed window in the lower sash below the balcony.

A 7' wooden fence has been added to the ground floor. Behind the fence there are two small storage rooms.



*Figure 5: Front porch, first entrance*



*6: Front*

*porch, second entrance*

On the first story, there are two doors to access the different units (Figure 5 and 6). The two doors are same and seem to be from the origin of the building. They are composed of two-panel three-quarter-lite in wood painted in white. On one of this door they added a first white-front-door (figure 6).



*Figure 7: second floor balcony left side  
balcony right side*



*Figure 8: second floor*

On the balcony (second level), there are two-doors, same as the two-entrance-doors-upstairs, and one big wood sash window on the left. (figure 7 and 8)

## Garage



*Figure 9: Primary façade garage*

At the front of Park View Terrace there is a 3-cars garage, built with brown shingle color. (Figure 9) It appears that the garage was not built in the same time that the house, but several years after. (see appendix 3). They also transformed the original garage since his construction. In fact, currently there is a pitched roof, and on the picture from 1986, it was a flat prairie roof style. (see attached appendix 2)

### **South elevation.**



*Figure 10: South elevation*

The south side of the structure follows the style seen on the front. There are 4 small double aluminum-sash windows at the first level. And 3 double wood-sash windows at the second level. The west elevation is visually dominated by the brick chimney stack. The chimney extends above the roofline and is capped by an aluminum chimney cap.

## North elevation



*Figure 11: North elevation (East side)*

The north elevation of the structure. The east part is detached on the first floor following the façade continuing the first story with an extended eave overhang and exposed rafter tails. There is a double sliding window. On the second floor, there are 4 small double wood sash windows, with two Juliet-balconies on two windows on the east side. (figure 11) There are four wood-stairs on the west elevation to access to the rear. Below the wood fence, there is a third entrance. The door is in white wood with the same double white door that the second entrance. (figure 12) There are also two windows at the west part, one at the first floor is a small horizontal rectangular opaque fixed window and the other one a vertical rectangular fixed window. (figure 13)



*Figure 12: North elevation, view below the wood fence*



*Figure 13: North elevation (west side)*

## Rear of the building



Figure 14: East elevation (back side of house)



Figure 15: Sanborn map 1945

The rear of the building has undergone the biggest changes (see appendix 3). There have been two major changes.

First, the original structure had a one-story room (see the addition on the left) (see building permit in appendix 2). A new two-story room was also added on the right of the rear. The addition parts are in shingle wood painted in cream.



Figure 16: one story room added



Figure 17: Two story room below the fence

On the one-story room added there are two big sash-aluminum-white-windows and one door. (figure 16) On the two-story room there are at the second level one fixed wood window on the left side and one sash white window on the right. A wood fence (5.5 feet high) surrounds the first floor of the right side. Behind the fence, there are two aluminum patio sliding doors. (figure 17)

On the original building at the top, there are two sliding-wood-white-windows. And two small-sash-windows with bars at the second level. There is a fourth entrance to the property accessible from the wooden stairway from the backyard. There is a brick chimney stack that extends above the roofline and is capped by an aluminum



chimney cap.

## Landscape



*Figure 18: West and South façade, view from Park View Terrace*

In the front of building along Park View terrace there are remarkable centennial Oak trees and diverse plants and trees. “Hundred years ago, living in a house made of redwood shingles was an expression of reverence for the forest. It was a way to live in a redwood tree”<sup>1</sup>. The brown shingles are close to nature, and planted to their own forests.

## Surrounding the Property



*Figure 20: 260 Park View Terrace Concrete Wall*



*Figure 21: 266 Park View Terrace Concrete wall*

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<sup>1</sup> *Berkeley's brown shingles: The original party houses*, wrote by Tracey Taylor

Facing the street, the property is bound by a textured rusticated concrete retaining wall that forms part of the Park View Terrace Improvements. A stairway leads from the street and continues to the front porch. The same retaining wall runs along the entire length of the Park View Terrace block, where similar stairways can be found at 266 Park View Terrace.

## 8. SIGNIFICANCE

<b>A. Period:</b> <input type="checkbox"/> Prehistoric <input type="checkbox"/> Pre-1869 <input checked="" type="checkbox"/> 1869-1906 <input type="checkbox"/> 1906-1945 <input type="checkbox"/> Post-1945	<b>B. Areas of significance--check and justify below:</b> <table border="0"> <tr> <td><input type="checkbox"/> Archeology-prehistoric</td> <td><input type="checkbox"/> Landscape architecture</td> </tr> <tr> <td><input type="checkbox"/> Archeology-historic</td> <td><input type="checkbox"/> Law</td> </tr> <tr> <td><input type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Literature</td> </tr> <tr> <td><input checked="" type="checkbox"/> Architecture</td> <td><input type="checkbox"/> Military</td> </tr> <tr> <td><input type="checkbox"/> Art</td> <td><input type="checkbox"/> Music</td> </tr> <tr> <td><input type="checkbox"/> Commerce</td> <td><input type="checkbox"/> Philosophy</td> </tr> <tr> <td><input type="checkbox"/> Communications</td> <td><input type="checkbox"/> Politics/government</td> </tr> <tr> <td><input type="checkbox"/> Community Planning</td> <td><input type="checkbox"/> Religion</td> </tr> <tr> <td><input type="checkbox"/> Conservation</td> <td><input type="checkbox"/> Science</td> </tr> <tr> <td><input type="checkbox"/> Economics</td> <td><input type="checkbox"/> Sculpture</td> </tr> <tr> <td><input type="checkbox"/> Education</td> <td><input type="checkbox"/> Social/humanitarian</td> </tr> <tr> <td><input type="checkbox"/> Engineering</td> <td><input type="checkbox"/> Theater</td> </tr> <tr> <td><input type="checkbox"/> Exploration/settlement</td> <td><input type="checkbox"/> Transportation</td> </tr> <tr> <td><input type="checkbox"/> Industry</td> <td><input type="checkbox"/> Other (specify)</td> </tr> <tr> <td><input type="checkbox"/> Invention</td> <td></td> </tr> </table>	<input type="checkbox"/> Archeology-prehistoric	<input type="checkbox"/> Landscape architecture	<input type="checkbox"/> Archeology-historic	<input type="checkbox"/> Law	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Literature	<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Military	<input type="checkbox"/> Art	<input type="checkbox"/> Music	<input type="checkbox"/> Commerce	<input type="checkbox"/> Philosophy	<input type="checkbox"/> Communications	<input type="checkbox"/> Politics/government	<input type="checkbox"/> Community Planning	<input type="checkbox"/> Religion	<input type="checkbox"/> Conservation	<input type="checkbox"/> Science	<input type="checkbox"/> Economics	<input type="checkbox"/> Sculpture	<input type="checkbox"/> Education	<input type="checkbox"/> Social/humanitarian	<input type="checkbox"/> Engineering	<input type="checkbox"/> Theater	<input type="checkbox"/> Exploration/settlement	<input type="checkbox"/> Transportation	<input type="checkbox"/> Industry	<input type="checkbox"/> Other (specify)	<input type="checkbox"/> Invention	
<input type="checkbox"/> Archeology-prehistoric	<input type="checkbox"/> Landscape architecture																														
<input type="checkbox"/> Archeology-historic	<input type="checkbox"/> Law																														
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Literature																														
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Military																														
<input type="checkbox"/> Art	<input type="checkbox"/> Music																														
<input type="checkbox"/> Commerce	<input type="checkbox"/> Philosophy																														
<input type="checkbox"/> Communications	<input type="checkbox"/> Politics/government																														
<input type="checkbox"/> Community Planning	<input type="checkbox"/> Religion																														
<input type="checkbox"/> Conservation	<input type="checkbox"/> Science																														
<input type="checkbox"/> Economics	<input type="checkbox"/> Sculpture																														
<input type="checkbox"/> Education	<input type="checkbox"/> Social/humanitarian																														
<input type="checkbox"/> Engineering	<input type="checkbox"/> Theater																														
<input type="checkbox"/> Exploration/settlement	<input type="checkbox"/> Transportation																														
<input type="checkbox"/> Industry	<input type="checkbox"/> Other (specify)																														
<input type="checkbox"/> Invention																															

<b>C. Period of Significance:</b>	<b>D. Significant dates: 1906</b>
<b>E. Builder/Architect/Designer:</b> Alphonso H. Board	
<b>F. Significant persons:</b> Alphonso Herman Broad/Sarah Cutler/Mary Cutler/Lydia Anderson	
<b>G. Statement of Significance (include summary statement of significance as first paragraph):</b>	

### Summary

The record of applications from 1906 tell us that the property, was constructed in 1906, by A.H Broad for a cost of \$4000 (see appendix 4). According to the Block books (in the *Oakland Historical Room*), the address of the property was 272 Park View Terrace and become 260 Park View Terrace around 1917. This building represents a historically significant era of residential development in Oakland. This residence is part of Adams Point, that forms a natural geographic progression from previous years' Central District. This building is part of a row of four (originally six) well-placed large early (1905-09) houses prominently sited high on the up-sloping side of Park View Terrace. (See figure 23, 24, 25 pictures of the buildings next to the property, on 266, 274 and 296 Park View Terrace). Restoring this building, could give value to this street already full of remarkable and historic properties.

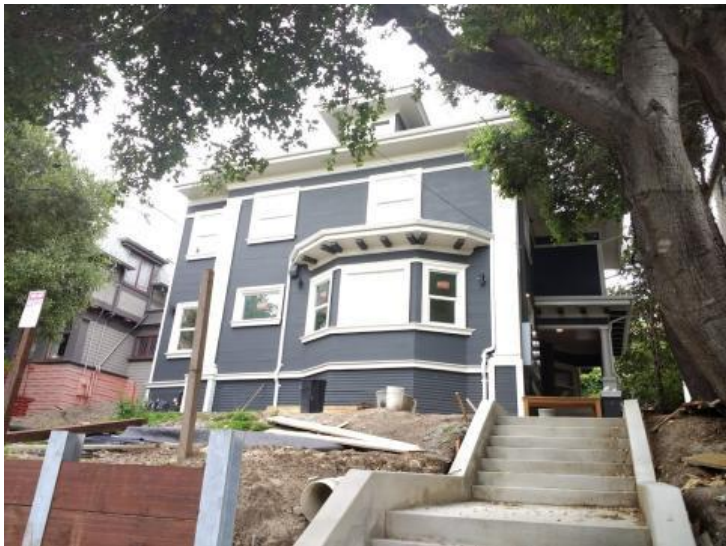
The following is condensed from Oakland Heritage Alliance<sup>2</sup>.

**Description of Park View Terrace significant buildings.**



*Figure 22: 266 Park View Terrace (George W. Hatch house)*

268 Park View Terrace on the right of our building is a tall 2-story Arts and Crafts house with wall surfaces of wood shingles and half-timbered stucco, steep cross-gabled roof covered with pink asphalt shingles, and concrete foundation. The George W. Hatch house was designed in 1905-06 by noted architect Charles W. McCall. He built houses in Adams Point from 1905 to 1940. The owner George W. Hatch, came to Oakland in 1897 and became the first resident of the block.



*Figure 23: 274 Park View Terrace (Pasqual Kisich house)*

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<sup>2</sup> Oakland Heritage Alliance, The Adams Point Neighborhood, Arts & Crafts to Art Deco, June 1998



The Pasqual Kisich house was built by noted architect H.A.Kempf in 1907. The two-story Colonial Revival home is one of four early houses prominently sited in a row uphill. There is the hipped roof, dormer with balustrade, first-floor bay view with prominent cornice and balustrade on top, corner pilasters, novelty siding, clapboard base, right side porch with second story addition. The cost of the building was \$8000.



Figure 24: 296 and 300 Park View Terrace

## History of the Neighborhood

Extensive references in the history section of this document are attributed to the *Oakland Cultural Heritage Survey, completion report - contract 89-01-101, July 31, 1986.*

## Summary

“The neighborhood's development began in the late 19th century with scattered estates on the northwest portion of the c.200-acre Edson Adams property (only the small farmhouse at 381 Orange and dowry house at 282 Adams survive). It flourished after the 1906 earthquake as a tract of high quality, architecturally distinguished homes built by prosperous business people and professionals. By the 1920s the predominant form of development had shifted to apartments and bungalow groups, also of generally high quality. After WWII building mass increased and quality declined.”

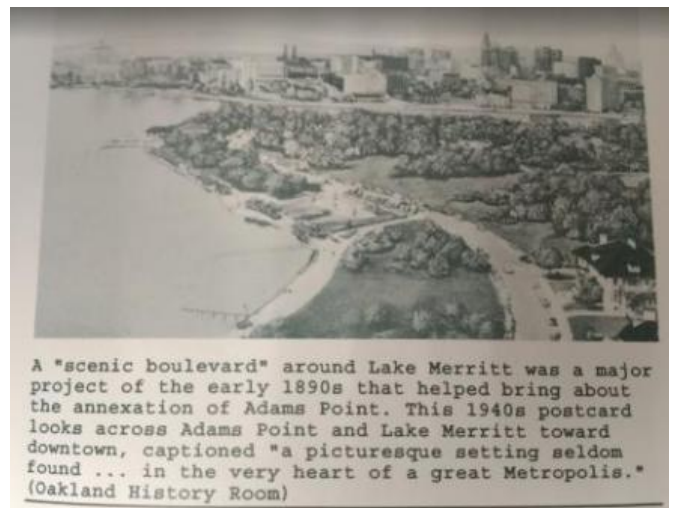


Figure 26: A scenic boulevard around Lake Merritt (Historic Room Oakland)



## Adams Point's Neighborhood History

“Originally, the name Adams Point referred to the point of land jutting into Lake Merritt and now occupied by Lakeside Park. Today we call the adjacent neighborhood Adams Point. It is Adams Point because the entire area of the present neighborhood, as well as the point itself was once owned by Edson Adams, one of the three wheeler-dealers primarily responsible for creating the Town of Oakland. Adams and his wife, Hanna J. Jayne, Oakland’s first teacher, are also memorialized by Adams and Jayne Streets.

The first officially recorded owner of the land was Luis Maria Peralta. On August 3, 1820, Peralta was granted 55,688 acres of East Bay Land as a reward for services as a soldier of the Spanish crown. His Rancho San Antonio included all of Oakland, Piedmont Emeryville, Berkley, Albany, Alameda and much is San Leandro. In 1842, the 83-year-old Peralta divided his holdings among these four surviving sons, and essentially all of Oakland west Lake Merritt went to his son Don Jose Vicente Peralta.”



Figure 25: Downtown views from Adams Point, 1890's (Courtesy of the Oakland History Room, Oakland Public Library)

Figure 26: Undeveloped Adams Point Area in 1878

“Adams Point's historic and boundaries are fixed by three main thoroughfares: MacArthur Boulevard (now freeway) to the northeast, Oakland Avenue/Harrison Street to the northwest, and Grand Avenue and the lake to the south. A strip along the northwest edge, along Oakland Avenue and Orange and Harrison Streets, was subdivided as early as 1871 as Oakland View Homestead and as a result has a visibly different character from the rest of Adams Point today: remnants documented on state forms are an Italianate farmhouse at 381 Orange, and the former street railway powerhouse at 2500 Harrison. Otherwise the Adams family kept most of the property private and undeveloped until after the turn of the century, and seem to have protected their idyllic setting by insulating themselves with park- land. In 1903 they donated Adams Park (at Harrison Street and Grand Avenue at the tip of the lake, where the Veterans' Building now stands) to the city; in 1909 the city purchased 45 acres of the point itself, long an informal park and picnic area, for inclusion in Lakeside Park.”

According to the Oakland Heritage Alliance:

“In 1906, the giant earthquake and fire struck, displacing from San Francisco thousands of homeless people, who fled to refugee camps in the East Bay, one of the main campus

was established on the point now occupied by Lakeside Park. Frightened by the devastation of San Francisco, many refugees sought safer places to live and there was all that vacant land in Adams Point. The Adams Point Property was further subdivided. The new homes tended to be built by businessmen and merchants, often employing well known



Architects, like Julia Morgan, to design their mini-mansions on single lots.”<sup>3</sup>

*Figure 27: Rows of tents for 1906 earthquake refugees were set up in what is now Lakeside Park, some fell in love with the “noble building sites” of Adams Point and stayed (Oakland History Room).*

“At any rate the first major spurt of development, in contrast to single large estates (with names like Palm Knoll, belonging to Senator Perkins, and Rose Crest--see 282 Adams Street) took place in 1906-08 (the Adams Street Craftsman House District is a partial exception).

The older estates were played upon in earthquake-era promotional literature which apparently appealed to wealthy businessmen and professionals: in general, their somewhat smaller houses on single lots have survived, while most of the large estates and mansions have been destroyed. The tract was also promoted as the next enclave of the truly rich, as the elite section along the southeast shore of the lake faded. For a while this was true, as groups of elegant homes along Bellevue and Park View Terrace still confirm. Because of its proximity to downtown “ten minutes” walk from the City hall to the margin of the lake “large expensive homes were built there.”

During the first decade of the 20th century, the neighborhood changed.

“By the 1920s and 30s automobiles had made Piedmont and more distant suburbs readily accessible, and Adams Point comparatively inner city. With its extensive public open space, the lakefront section in particular was a natural magnet for apartment development. The showy brick and terracotta art deco Bellevue-Staton just opposite the lake (H.C. Baumann, 1929) is only the finest of many luxury apartment buildings of the period in the neighborhood--see 492-98 Staten, 315 Park View Terrace, 400 Perkins, and 429 Staten. Sanborn maps from 1913 and 1937 show the change, the single-family area of 1913 becoming about one fourth apartments by 1937,

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<sup>3</sup> Oakland Heritage Alliance, *The Adams Point Neighborhood, from Arts & Crafts to Art Deco*, June 1998 (house tour)

concentrated especially along the lake and the Grand Avenue commercial and transit strip and streets leading to it. The 1931 Tribune Yearbook remarked on the trend: hundreds of the finest kind of apartment houses have been erected in Adams Point. It is apparent to any observer that the entire Adams Point section will be a leading apartment house center of the Eastbay, with a hundred thousand people dwelling in this comparatively small section. Yet, because of the natural spaciousness and scenic advantages provided by the Lake, there will never be monotony nor overcrowding.”

“Farther from the lake, clusters of small '20s period revival houses (e.g., 275-97 Adams/274-94 Vernon on the site of Rose Crest) and even a few bungalow courts (see 295-97 MacArthur) are another aspect of this infill and redevelopment. During and after World War II, dramatic population growth was accommodated without much visible change by subdividing large old houses into duplexes, flats or rooms. In the fifties and sixties, many original homes were replaced with high density, multi-unit structures of, minimal architectural merit. High rise construction continued in the seventies at a pace, while large numbers of apartment buildings converted to condominium. The present wave of high density construction dates more or less uninterrupted from the late 1950s.

In the early 1980's, despite a backlog of unsold condominium units, developers still persisted in attempting projects in Adams Point. Since 1980, 14 homes have been demolished and over 1000 rental units converted to condominiums. Fortunately, many homes of historic and architectural significance still remain in Adams Point.”<sup>4</sup>

According to the Adams Point Survey, in 1986:

“Adams Point become a pleasant, busy, economically and racially mixed area. By far the majority of its buildings are residential, from backyard cottages (quite numerous) to mammoth apartment complexes. Commercial uses are limited to Grand Avenue, where about two dozen buildings house businesses ranging from a car dealership and an old-fashioned drugstore at the west end (not far from Broadway's auto row and the 25th Street Garage District) to health clubs and juice bars at the east end toward lower Piedmont. There were also three Protestant churches and one synagogue two on Grand Avenue and two on residential streets and a number of buildings occupied by clubs and social service agencies, including the monumental 1927 Women's Athletic Club on the lake and seven houses belonging to Clausen House's independent-living program for the developmentally disabled.”

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<sup>4</sup> *Oakland Cultural Heritage Survey, completion report - contract 89-01-101, July 31, 1986*

## History of the Owners Previous Owners and Residents

Sources	Owners and/or residents name
<ul style="list-style-type: none"> <li>- <i>Block Book (1906- 1925)</i></li> <li>- <i>Reverse City Directory</i></li> <li>- <i>Oakland Cultural Heritage Survey from 1986</i></li> </ul>	<ul style="list-style-type: none"> <li>- Sarah L. Cutler (widow Thomas) (owner and resident 1906 – 1919)</li> <li>- Mary Cutler (owner and resident 1910 – 1918) “boarder”</li> <li>- Lydia/Franck V Anderson (owner and resident) (1918-1936) (Lydia maybe a nurse at Merritt Hospital)</li> </ul>
<i>Oakland Address Reverse Directory from 1936</i>	<ul style="list-style-type: none"> <li>- Uphouse A.L (resident in 1936)</li> </ul>
<i>Oakland Address Directory:</i>	<ul style="list-style-type: none"> <li>- Ollena P. Webb (owner) (1953)</li> <li>- Beye Arend (resident and owner 1965 -1967)</li> <li>- Zirkovic M. (resident 1965-1967)</li> <li>- Godwin Ruby (resident 1965)</li> <li>- Rodriguez Michl E (resident 1965)</li> <li>- Holmes ER. (resident, probably owner 1970-1974)</li> <li>- Unit 3. Howell Robt (resident 1974)</li> <li>- Frances Willard (owner) (1977)</li> </ul>
<i>Building Permits History</i>	<ul style="list-style-type: none"> <li>- Rodriguez Michl E (resident and owner 1995) (from the building permit history)</li> <li>- Judith Ong Robinson (owner) (2004)</li> <li>- Kevin A. Gordon &amp; Nathasha L. Jackson (owners) (2005-2016)</li> <li>- Grant Chappell (Owner and resident 2016- )</li> </ul>

## Architect and Builder

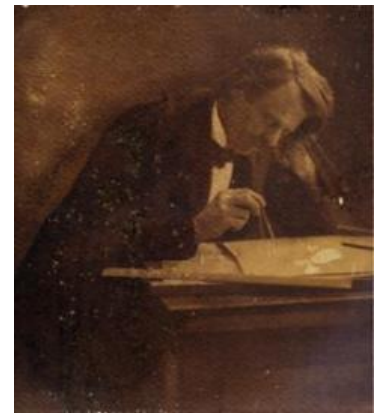
The house was built by **Alphonso H. Broad, Berkeley.**

*A.H. Broad (courtesy of the Berkeley Historical Society)*

The following is condensed from the *Berkeley Architectural Heritage Association*<sup>5</sup>.

Alphonso Herman Broad (1851–1930) was born in Maine to a farming family. He came to Berkeley in 1877, on the eve of the town’s incorporation, and immediately took an active part in its civic life.

In 1878, Broad was elected to Berkeley’s first board of trustees on the Workingmen’s Convention slate and served for two crucial years in which the board put in place our property assessment mapping system (still in use);



<sup>5</sup> BAHA article, by Daniella Thompson, [http://berkeleyheritage.com/eastbay\\_then-now/ah\\_broad.html](http://berkeleyheritage.com/eastbay_then-now/ah_broad.html)



instituted the position of Town Engineer and the first infrastructure works; devised business licensing and tax collection systems; and created a police force. Having started out as a carpenter, Broad went into business as a building contractor and designer in 1880. Within five years, he was well-known throughout Berkeley and Oakland for his Eastlake cottages. His earliest known surviving building is the large Stick-style William Clark residence (1883–1884) at 1545 Dwight Way. A.H. Broad kept up with the changing styles in home design, and his work ranges from the early Stick-Eastlake to the rustic Brown Shingle of the early 1900s.

Below some examples of Broad's Rustic Broad's shingle houses built in Berkeley in 1900 and 1901.



Figure 28: *The Rev. Bentley house, 1900* (photo: Daniella Thompson, 2005) Figure 29: *The Margaret A. Dean house, 1901* (photo: Daniella Thompson, 2005)

Broad often worked as Bernard Maybeck's contractor, and his later work reflects the influence of the First Bay Tradition architects. Over the course of five decades, Broad not only supervised construction of a large number of structures in all parts of Oakland and Berkeley but also designed many of them.

As his artistic skills developed, Broad began to paint a "signature" picture to be hung in each of the houses he completed. Many of his paintings are prized in Berkeley homes. Examples of his art are to be found at the Oakland Museum's collection of California Art, the Shasta Collection at the College of the Siskiyous, the Berkeley Architectural Heritage Association, and the Elks Club building."

## Architectural style

### Brown Shingle Craftsman

The **Brown shingle style** is characterized by a two-story Craftsman house covered in redwood shingles that was popular in the late 1890s to around 1915.

"The "stick" work, flat boards added to the house to enhance the structure's appearance, on Brown Shingles often highlights the roofs' lines and gables. Other common features include porches, dark red-bricked chimneys and no formal floor plan as the houses take on a more individual, organic shape"<sup>6</sup>

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<sup>6</sup> Bay Area Architectural Drafting & Design. **House Styles in Oakland - Part II** - <http://www.draftingcafe.com/blog/bid/358440/House-Styles-in-Oakland-Part-II>

In the article: *Berkeley's brown shingles: The original party houses*, written by Tracey Taylor<sup>7</sup>, the author explained that:

“hundred years ago, living in a house made of unpainted redwood shingles was an expression of reverence for the forest. It was a way to live in a redwood tree, literally and metaphorically. The antithesis of the painted Victorians which preceded and surrounded them, brown shingles were close to nature, and often heavily planted up to become their own urban forests. Brown shingle dwellers lived outdoors as much as possible, often camping out for weeks at a time during vacations. The houses were designed to capture views, with sleeping porches, and with doors that opened wide to their gardens. Siting was idiosyncratic, often on irregular lots, with houses placed to maximize the use of the outdoors, often sitting very close to property lines to maximize the garden.”

Oakland and Berkeley's unique climate made this architecture, and this way of life, work.



Figure 30: Examples of Brown Shingle Craftsman style homes.

**Conclusion:** The property at 260 Park View terrace possesses architectural merit. It is a very good example of Arts & Crafts architecture, featuring many notable features of the craftsman style, including natural brown shingles, pitched roof, extended eave overhang with exposed rafter tails, gable brackets. This house is worth preserving for the exceptional values it adds to the neighborhood fabric. Constructed in 1906 by A.H. Broad of Berkeley, it was one of the earliest house built on its block and is one of the distinctive of this street with four others large (1905-09) houses sited high on the up-sloping side of Park View Terrace.

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<sup>7</sup> <http://www.berkeleyside.com/2013/08/07/berkeley-brown-shingles-the-original-party-houses>

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

- A very short history of Adams Point;
- Park Dept-history of Lakeside Park – c. 1930;
- Oakland Enquirer, June 21, 1906;
- Oakland Heritage Alliance, The Adams Point Neighborhood, from Arts & Crafts to Art Deco, June 1998;
- Oakland Heritage Alliance News, Spring 1995 (Historic Room);
- Oakland Heritage Alliance, Adams Point Preservation A short story;
- Oakland Address Directory (Historic Room);
- Oakland Cultural Heritage Survey, 260 Park View Terrace, Betty Marvin 1986;
- Oakland Cultural Heritage Survey, completion report – contract 89-01-101, July 31, 1986;
- Oakland, Building Department, Building Permits Records;
- Assessor's maps. Alameda County Assessor's Office.

### Websites:

- [http://berkeleyheritage.com/eastbay\\_then-now/ah\\_broad.html](http://berkeleyheritage.com/eastbay_then-now/ah_broad.html)
- <http://www.draftingcafe.com/blog/bid/358440/House-Styles-in-Oakland-Part-II>
- <http://www.berkeleyside.com/2013/08/07/berkeleys-brown-shingles-the-original-party-houses>
- <http://www.ancestry.com>
- <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/index.htm>
- [https://localwiki.org/oakland/Adams\\_Point](https://localwiki.org/oakland/Adams_Point)
- <http://www.berkeleyside.com/2013/08/07/berkeleys-brown-shingles-the-original-party-houses>

**10. GEOGRAPHICAL DATA**

**A.** Land area of property (square feet or acres): 6 500 Sf

**B.** UTM References:

USGS Quadrangle Name: \_\_\_\_\_ USGS Quadrangle Scale \_\_\_\_\_

**A** \_\_\_\_\_ **B** \_\_\_\_\_  
Zone Easting Northing Zone Easting Northing

**C** \_\_\_\_\_ **D** \_\_\_\_\_

**C. Verbal boundary description (address):**

**11. FORM PREPARED BY**

Name/Title: Josephine Lefebvre, Project Manager

Organization: BuildZig Date: 5/22/2018

Street and Number: 3007 Telegraph Avenue

Telephone: 800.380.0180

City/Town: Oakland State: CA Zip Code: 94609 Email: jlefebvre@buildzig.com

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**DEPARTMENTAL USE ONLY**

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

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

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

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

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

**C.** Action by City Planning Commission

\_\_\_\_\_ Recommended \_\_\_\_\_ Not recommended for landmark/S-7 designation

Date: \_\_\_\_\_

**D.** Action by City Council

\_\_\_\_\_ Designated \_\_\_\_\_ Not Designated

Date: \_\_\_\_\_ Ordinance No: \_\_\_\_\_



Appendix 1: 1986~ 260 Park View Terrace - Adams Point survey



## Appendix 2: Building Permit 1936 (building department)

**REPORT OF INVESTIGATOR**

No. A81378

**APPLICATION**

Permit for 1 Room in 1st story  
Addition  
N. 160 PACIFIC AVENUE  
CHAS. SCHWAB

Admission Owner

McDonough Contractor  
 Cost \$200.00 Fee \$ 2.00

Issued Oct 20 1933

PLASTER O.K.

FINAL O.K. DEC 4 - 1933

**PLANS CHECKED**

**PLANS**

**APPROVALS**

Zoning  
 Subdiv. Line  
 Fire Limits  
 Aves. Limit  
 Court Avenues  
 Height Limit  
 George Aves  
 Yards  
 Construction  
 Type of Frame  
 Exterior Walls  
 Floor Construction  
 Soil  
 Foundation  
 Retaining Walls  
 Engineering

Approved E. U. ROUSSELL  
 Chief Building Inspector

By [Signature]

THIS PERMIT DOES NOT COVER ANY  
 ELECTRICAL OR PLUMBING WORK

**PLANESMAN**

14'5"

12'4"

Present Bldg.

1

### Appendix 3: Sanborn maps

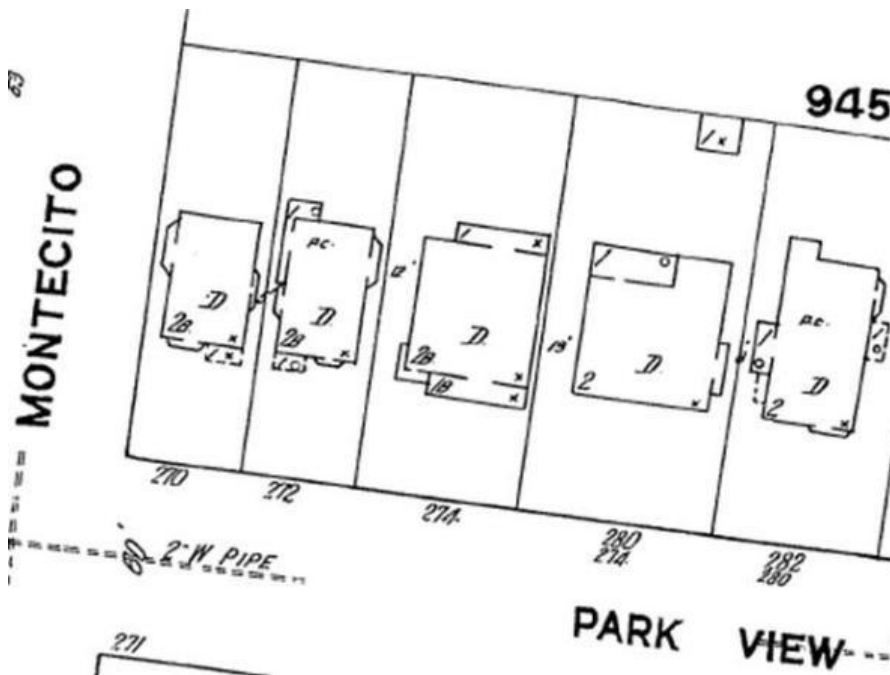


Figure 1. Sanborn map, 1911-1912



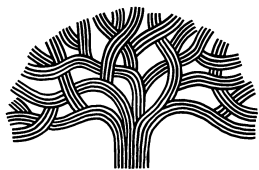
Figure 2. Sanborn map, 1945

# Appendix 4: Record of applications - 1906

No.	Date Filed	Date Issued	Name	Description	Amount	Amount of Application	Remarks
2096			Storrie, Mary	E. W. Thompson		1/2 of 1/2 of 1/2	
2097			Maclean, Geo	Chas. E. Lee		1/2 of 1/2 of 1/2	
2098			Taylor, J. Co	Chas. E. Lee		1/2 of 1/2 of 1/2	
2099	June 20		Woods, W. H.	W. H. Woods		1/2 of 1/2 of 1/2	
2100			Blair, Mary A.	Blair Bros		1/2 of 1/2 of 1/2	
2101			McGowan, R. H.	W. H. Woods		1/2 of 1/2 of 1/2	
2102			Allen, John			1/2 of 1/2 of 1/2	
2103			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2104			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2105			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2106			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2107			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2108			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2109			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2110			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2111			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2112			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2113			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2114			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2115			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2116			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2117			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2118			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2119			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2120			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2121			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2122			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2123			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2124			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2125			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2126			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2127			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2128			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2129			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2130			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2131			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	
2132			Edith, Emma, Mary	W. H. Woods		1/2 of 1/2 of 1/2	

No.	Location	Area	Value	Remarks
2133	2133 Broadway	2133	2133	
2134	2134 Broadway	2134	2134	
2135	2135 Broadway	2135	2135	
2136	2136 Broadway	2136	2136	
2137	2137 Broadway	2137	2137	
2138	2138 Broadway	2138	2138	
2139	2139 Broadway	2139	2139	
2140	2140 Broadway	2140	2140	
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2142	2142 Broadway	2142	2142	
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2145	2145 Broadway	2145	2145	
2146	2146 Broadway	2146	2146	
2147	2147 Broadway	2147	2147	
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2149	2149 Broadway	2149	2149	
2150	2150 Broadway	2150	2150	
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2158	2158 Broadway	2158	2158	
2159	2159 Broadway	2159	2159	
2160	2160 Broadway	2160	2160	
2161	2161 Broadway	2161	2161	
2162	2162 Broadway	2162	2162	
2163	2163 Broadway	2163	2163	
2164	2164 Broadway	2164	2164	
2165	2165 Broadway	2165	2165	
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2167	2167 Broadway	2167	2167	
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2173	2173 Broadway	2173	2173	
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2178	2178 Broadway	2178	2178	
2179	2179 Broadway	2179	2179	
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2199	2199 Broadway	2199	2199	
2200	2200 Broadway	2200	2200	





# ***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 establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

### **1. IDENTIFICATION**

A. Historic Name: Smith (Charles W.) house; formerly 1255 Cavanaugh Road

B. and/or Common Name: 1255 Trestle Glen Road Oakland CA 94610

### **2. ADDRESS/LOCATION**

Street and number: 1255 Trestle Glen Road Oakland CA Zip Code: 94610

### **3. CLASSIFICATION**

#### **A. Category**

☐ District  
☒ Building(s)  
☐ Structure  
☐ Site  
☐ Object

#### **B. Status**

☒ Occupied  
☐ Unoccupied  
☐ Work in progress

#### **C. Accessible**

☐ Yes: restricted  
☒ Yes: unrestricted  
☐ No

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

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Museum
<input type="checkbox"/> Commercial	<input type="checkbox"/> Park
<input type="checkbox"/> Educational	<input checked="" type="checkbox"/> P/H Private Residence
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
<input type="checkbox"/> Government	<input type="checkbox"/> Scientific
<input type="checkbox"/> Industrial	<input type="checkbox"/> Transportation
<input type="checkbox"/> Military	<input type="checkbox"/> Other (Specify):

#### **E. Number of Resources within Property**

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

#### **F. Application for:**

<input type="checkbox"/> City Landmark	<input type="checkbox"/> S-7 District
<input checked="" type="checkbox"/> Heritage Property	<input type="checkbox"/> S-20 District

**4. OWNER OF PROPERTY**

Name: Catherine Squire and Glenn Appell email: squirecatherine@gmail.com

Street and Number: 1255 Trestle Glen Road

City: Oakland State: CA Zip Code: 94610

Assessor's Parcel Number: APN: 024-0565-056

**5. EXISTING FEDERAL/STATE DESIGNATIONS**

**A. Federal**

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

**B. State**

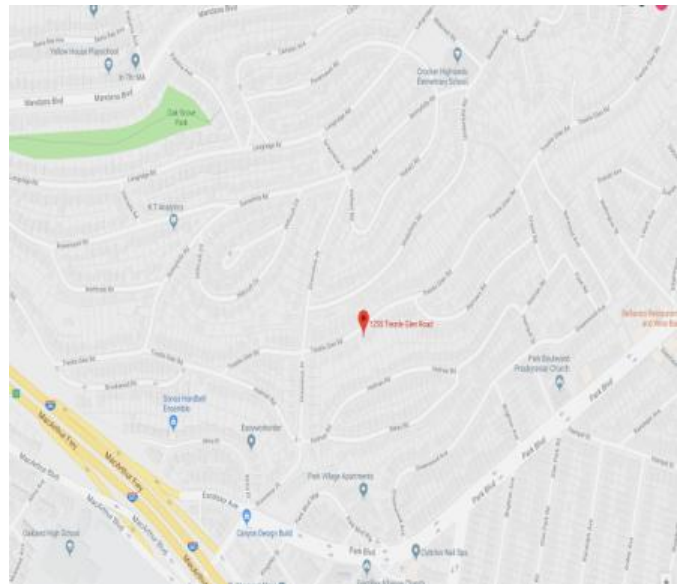
- ☐ California Historical Landmark
- ☐ California Point of Historic Interest
- ☐ State Historical Resources Inventory

**6. REPRESENTATION IN EXISTING SURVEYS**

Oakland Cultural Heritage Survey (Preliminary) 1985-6 Rating C2+  
Depository Oakland City Planning Department



Street View



Map

**7. DESCRIPTION**

**A. Condition:**

☐ Excellent  
☒ Good  
☐ Fair

☐ Deteriorated  
☐ Ruins  
☐ Unexposed

**B. Alterations:  
(Check one)**

☒ Unaltered  
☐ Altered

**C. Site  
(Check one)**

☒ Original Site  
☐ Moved

**D. Style/Type:**

1920s Mediterranean Spanish Revival/Spanish Eclectic

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

The home is a 1920's Mediterranean house, representative of the Spanish Revival style period also known as Spanish Eclectic, popular during the 1915-1940 period. Spanish Revival was influenced by Spanish Colonial architecture of earlier centuries. It is an eclectic style with Mediterranean touches influenced by Spanish, Baroque, Moorish and other Mediterranean architecture combined to create an exotic, but harmonious appearance.

The building Permit to construct the 2 story 6 room dwelling and detached garage was issued in 1922 to C.W. Smith owner & builder, Miller & Warnecke architects. The house has surviving integrity of its original form and composition and also of elements in the home's exterior and interior. The house has a rectangular plan built on a 10,000 sf interior lot including culverted Trestle Glen Creek. The asymmetrical plan wood frame structure is covered by original thick stucco exterior characteristic of Mediterranean style. A mature vine weaves around the front of the house.

The front of the house includes unusual details and excellent examples of classic Spanish Eclectic revival architecture. Original elements include a partial terra cotta tile roof, thick stucco texture walls, a pan roof porch with a wrought iron light fixture and the original picturesque stucco brick chimney visible from the street front on the west side of the house.



Full Front view of house with Pony Wall and Chimney visible from street



Chimney details from side of house and from roof



Two tall arched casement windows are visible from the street, with true divided light and contrasting colors from the house. The front window (here) is actually an arched glass door to the front of the property.



### Arched Window /Door



The front entry is arched and recessed with thick stucco texture walls, another arched true divided light window and original wrought iron porch light typical of the neighborhood. The front hall is not visible from the street adding extra privacy to the entryway.



The original front door is half rounded with original whimsical hardware.



The original detached garage toward the rear of the house is another original surviving element. The garage exemplifies building preferences during the 1920s transition period toward automobile culture. The garage is still detached as a carriage house would be, but it is located on the side of the house with a driveway rather than in the back of the house. Later, consumer demand influenced builders to include attached garages at the front of the house.



Closer Street View of House

The house is set back from the street; framed by a pony wall, north and south courtyards, and surrounded by lush gardens, level lawn, patio and oak woodland.



Back of house as seen from south property line in glen



Central staircase as seen from the front door

The interior is arranged around a central staircase and features large rooms characteristic of the architect Carl Warnecke, including a large living room with a high arched ceiling and two 9 feet by 6'8" feet triple French doors facing patios on the north and south. The interior has simple unadorned molding treatments and lighted display cabinets inset in the kitchen and dining room. Two half oval French doors with three true divided light separate the kitchen and family room from the front of the house, allowing views from the front/north side of the house through to the back/south side. The house has three bedrooms and 1 ½ baths with original inset cabinetry in closets.

This distinctive two-story Spanish Eclectic Revival home was built around 1922 and designed by well-known architects Miller and Warnecke, a prolific architecture firm in Oakland, with Chester H. Miller and Carl Warnecke as principals. The home occupies a 10,000 sf lot on the south side of Trestle Glen Road between Grosvenor Place and Barrows Road. The property is in the Lakeshore District, where Wickham Havens created a "residential park" in Lakeshore Highlands, retaining the Olmsted Brothers to prepare a site plan for an exclusive, restricted, upper-income residential suburb inspired by England's "garden suburbs." Architecture in these homes was Period Revival, in contrast to the Prairie style homes built nearer Lakeshore, thus the community affected the style of architecture. The Olmsteds laid out winding streets following natural contours, leaving natural areas along the creek and smaller park areas scattered throughout the tract.

## 8. SIGNIFICANCE

### A. Period:

- ☐ Prehistoric
- ☐ Pre-1869
- ☐ 1869-1906
- ☒ 1906-1945
- ☐ Post-1945

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

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



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

D. **Significant dates:**

- 12/1/22 Filed Permit #74683, C.W. Smith owner & builder, Miller & Warnecke architects, 2 story 6 room dwelling, \$7000
- 1928 Sanborn Map 413 shows Trestle Glen Road no longer Cavanaugh Road, includes site plan
- 1925 Assessor's Block Book, page 565 D Lakeshore Hills, house value of \$3500, garage value of \$500.
- 1923 Key Map and Tract Index of the Thomas Bros. Block Book of Oakland shows Cavanagh Road and Mathews (later Grosvenor and Trestle Glen)
- 1919 Block book Map 557 shows Mathews Road but not Cavanaugh
- 1918 Block book shows Lakeshore Highlands

E. **Builder/Architect/Designer:** Chester Miller and Carl I. Warnecke

F. **Significant persons:** Chester Miller and Carl I. Warnecke architects.

## CARL WARNECKE, ARCHITECT, DEAD

Worked on Major Projects  
Here and in Washington

Carl I. Warnecke, a widely known architect, died of a heart attack Saturday in San Francisco. He was 80 years old and lived in Piedmont, Calif.

Mr. Warnecke was born in Montreal and grew up in the San Francisco Bay area. He began his apprenticeship as an architect in 1911 and worked with Arthur Brown Jr. on the San Francisco City Hall and with Bernard Maybeck on the design of the San Francisco Palace of Fine Arts. He also worked on the Federal Triangle in Washington.

With Chester Miller, he formed the firm of Miller & Warnecke in Oakland, Calif., in 1918. They designed the Oakland Airport and buildings the University of California in Berkeley.

After Mr. Miller retired in 1950, Mr. Warnecke merged his firm with that of his son, John

After Mr. Miller retired in 1950, Mr. Warnecke merged his firm with that of his son, John Carl Warnecke, and formed the international firm of Warnecke & Warnecke, now John Carl Warnecke & Associates, with offices in New York, Washington, San Francisco, Honolulu and Rome.

Mr. Warnecke remained active in the firm until his death. The firm designed the restoration of Lafayette Square opposite the White House, the John F. Kennedy grave site in Arlington National Cemetery, and additions to the Hickory Hill (Va.) home of Robert F. Kennedy.

The concern drafted a master plan for the City College of New York and designed an urban renewal project on the four-block site of the old Ruppert Brewery here.

Surviving, besides his son, are his widow, the former Margaret Esterling; a daughter, Mrs. Thomas M. Putnam; two sisters and six grandchildren.

A funeral service will be held at 3 P.M. today at the Community Church in Piedmont.

**The New York Times**

Published: March 30, 1971

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G.



## **H. Statement of Significance**

### **Summary**

1255 Trestle Glen is a 1920's Mediterranean house, representative of the Spanish Revival period also known as Spanish Eclectic and built during a historically significant period of residential development in Oakland. This home was built in 1922, designed by Miller and Warnecke, a prolific architecture firm in Oakland with Carl Warnecke as a principal. It is a two-story residence on a 10,000 sf lot. The house includes surviving integrity of Mediterranean, Spanish Revival architecture in its original form, composition, and elements in both the exterior and interior of the home. Surviving integrity of original elements include a partial terra cotta tile roof, thick stucco texture walls, a pan roof porch with an arched and recessed front entry, half rounded front door with whimsical hardware, a picturesque stucco brick chimney and two tall arched wood framed windows visible from the street. The property is rated C2+ in the 1986 City-wide Preliminary Historical and Architectural Inventory. The residence is part of Lakeshore Highlands, designed by the famed Olmsted Brothers as a new type of development inspired by England's "garden suburbs," and the property is located on the 1200 block of Trestle Glen, with large lots and Trestle Glen Creek. The neighborhood maintains its original form and composition, protecting trees and the creek with houses that are by and large romantic and picturesque, exhibiting post-World War I taste for country charm and European culture. The area retains emphasis on transportation linkages. The name Trestle Glen dates to approximately 1893 when Francis Marion "Borax" Smith's Oakland Traction Company extended a trolley line from downtown Oakland up Park Boulevard near this property to carry the carloads of picnickers across Indian Gulch (Trestle Glen) into Sather Park. Later the Key Route B trolley to San Francisco stopped on Trestle Glen at Grosvenor and houses quickly followed. In 1922 and now, minutes from 1255 Trestle Glen, commuters continue to take the AC Transit B bus directly to San Francisco.

### **1255 Trestle Glen and Spanish Revival Architecture**

1255 Trestle Glen is a 1920s Mediterranean bungalow representing an eclectic style with Mediterranean touches influenced by Spanish, Baroque, Moorish and other Mediterranean architecture, combined to create an exotic but harmonious appearance. The house has surviving integrity not only of its original site, building form, and composition but also of elements in the exterior and interior of the house. The house retains unusual details and excellent examples of classic Spanish Eclectic revival style including a partial terra cotta tile roof, thick stucco texture walls, and a pan roof porch with an arched and recessed front entry. Surviving integrity of original elements also include the half rounded front door with whimsical period hardware, a wrought iron porch light fixture, the picturesque stucco brick chimney visible from the street, and numerous wood frame windows on all sides of the house. Two tall arched wood framed windows are visible from the street, with true divided panels. One window is an arched glass door to the front of the property.

### **Carl Warnecke: Prolific local architect**

Well-known architect Miller and Warnecke, a prolific architecture firm in Oakland, designed this home with Chester H. Miller and Carl Warnecke as principals. Carl Warnecke was a principal partner in Miller Warnecke, Architects Oakland, CA, 1917-1951. The firm was particularly known for Tudor-style buildings, but also designed the Oakland Main Public Library, Lakeview Branch and Piedmont Library, the six story Tudor Hall Apartments near Lake Merritt; and the Oakland Business and Professional Women's Club, which was a center of women's rights activism in the 1920s. (see photo below). Carl Warnecke also designed buildings at UC Berkeley, helped design the Oakland Airport and worked with John J. Donovan, who became well known for his secondary school designs in the Bay Area. The firm was most active during the 1920s, when they had between 5 and 10 draftsman and architects on staff, depending on the number and size of the current projects.

Neither Miller or Warnecke attended college, but Warnecke learned architecture largely through apprenticeships beginning in 1911, including working for the City Architect of San Francisco; working on the San Francisco City Hall design in 1913 with Arthur Brown, Jr. of Bakewell and Brown Architects and with Bernard Maybeck on design of San Francisco Palace of Fine Arts. Despite not having attended college, Warnecke took a second place \$1,000 prize in a contest sponsored by the San Francisco Architects Club. This prize enabled winners to attend the world's most prestigious architectural academy of the time, the Ecole des Beaux Arts in Paris, France in 1914. Using his savings, Warnecke left for France and succeeded in highly competitive examinations to gain entry into the school, one of a quota of 14 foreign students to do so. (That year's Beaux Arts entry competition subject was the design of a Supreme Court Building.) The outbreak of World War I closed the Ecole, forcing Warnecke to leave France and resume work in the Bay Area.



*"On July 14, 1924, a parade of business women carrying shovels and banners—some reading 'Once women got what they wanted by crying, we of today got it by trying'—marched through Oakland's business district." <sup>1</sup> The architects were Chester Miller and Carl Wernicke. Oakland Tribune Archives from July 14, 1924.*

Carl partnered from 1952 until his death in 1971 with his son, John Carl Warnecke, in Warnecke and Warnecke, Architects, San Francisco, CA. Carl worked on the Federal Triangle in Washington DC with his son, who became a nationally recognized architect known for designing John Kennedy's grave site and eternal flame at Arlington National Cemetery.

### **1200 Block of Trestle Glen and Lakeshore District**

This residence is part of Lakeshore Highlands, which is well documented in previous Landmark Preservation applications. However the 1200 block is significant because of its proximity to the original 1893 trolley path over Trestle Glen and its proximity to the end of the B line trolley, large lots, and Trestle Glen Creek flowing through many back yards.

When developed, Lakeshore Highlands was considered one of the finest and largest residential developments in the US and it influenced the dominant pattern of residential development in 1920s Oakland. The neighborhood maintains its original form and composition, shielded by the HOA's design and use restrictions and zoning to retain its period character up to the present day.

The name Trestle Glen originates in 1893 when Francis Marion "Borax" Smith's Oakland Traction Company extended a trolley line over a large wooden "trestle" bridge to carry picnickers to Sather Park. The trolley line extended from downtown Oakland and up Park Boulevard likely crossing Trestle Glen adjacent to this block, the exact crossing cannot be confirmed. Current theory is that the trolley went across Grosvenor Place one block west from this property, where a large wooden trestle extended just above where Holman Road crossed Grosvenor to Underhills Road. The canyon is wide on the block where 1255 Trestle Glen is located and

Lakeshore Highlands restrictions retain natural areas along the creek (later Trestle Glen Road) resulting in larger lots on the south side of the street. The 1928 Sanborn Map shows Trestle Glen Creek was open on this property and on the adjacent properties to east and west. The creek is still open on the adjacent site to the east and across the street to the northeast, eventually flowing into Lake Merritt.



1928 Sanborn Map showing open Trestle Glen Creek

Trestle Glen Road includes connections to this home's architect, Carl Warnecke. Bakewell & Brown, a firm that Warnecke worked for, designed the monumental entrance to Lakeshore Highlands on Lakeshore Ave. at Trestle Glen. He lived around the corner most of his life at 1224 Holman Road, still standing today.

C.W. Smith was the original owner & builder of 1225 Trestle Glen in 1922 and lived there until at least 1936, listed in directories as a salesman. More recent owners have included: George Nikolaieff 1988-2017, Richard Seabolt and Kathleen Hallissy 1983-1988, Douglas Ley and Linda Gaudiani 1980-1983, Raymond G and Carol C Ellis 1974-1980, Walter P and Marion Bauman 1969 or before through 1974.

### Transportation Connections

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





Trolley car trestle at Trestle Glen, Oakland, by Britton & Rey 1898 Source: Oakland Public Library, Oakland History Room and Maps Division



Transportation continued to drive development in the area, this time to downtown Oakland and San Francisco. Borax Smith consolidated East Bay Railway lines into the Key System, and connected it to San Francisco by an elaborate ferry system. In 1917, Key Route 22 Street trolley (later called B line) came up Trestle Glen Road to Grosvenor in close proximity to this property at the end of the B Trolley-line. All of the Key routes came together near Emeryville where riders could be at the San Francisco Ferry Building within 15 minutes. Lakeshore Homes residential area was established in 1917 and in early advertisements published in The San Francisco Bulletin. Developer Walter H. Leimert emphasized the Key Route's metaphorical ability to "fly" residents of Lakeshore Highlands from their new homes to workplaces in San Francisco. In 1922, he built four spec homes on the 1200 block of Trestle Glen adjacent to this applicant's property.



"Flying Trolley" Advertisement from 1917 Source: Lakeshore Home Association website

Houses were built after the trolley up Trestle Glen. Photos below demonstrate that the B Trolley preceded residential construction along Trestle Glen at Grosvenor including 1255 Trestle Glen and that 1255 Trestle Glen is at the end of the B line. Beginning in the 600-900 block in 1920, and by 1922, houses were built on 1200 block of Trestle Glen adjacent to the end of the B Trolley line stop on Grovesnor. Some of these homes were constructed as spec house prior to the big sales event California Complete Homes Exposition in Fall 2022. Simultaneously, Lakeshore Homes and the Key Route B line moved sales offices to Lakeshore and Trestle Glen next to the portals.





1917 Entrance to undeveloped Cavanaugh Road at Grosvenor shows trolley system workers focusing on the connection of the B line (then called 22 Line until 1934), with the E line, the original name for #18 Streetcar until 1928.

Prairie style homes on Mandana will contrast with Period Revival of the new Lakeshore Homes down Trestle Glen Road.

Source: BAERA Western Railway archives 15357ks



Open House for home sales at intersection of Trestle Glen and Grosvenor, likely in 1922 for the California Complete Homes Exposition. Sign for Lakeshore Oaks at far left, where no homes yet built according to block maps and the Key B-lie Matthews station, later called Grovesnor, See the house tract sales office up hill toward Underhills.

Source: EastBayHillProject.org website maintained by Stewart Swiedler



Four spec houses built in 1922 on 1200 block of Trestle Glen not far from the same B-line trolley stop in previous photo. 1255 would be built within a year to the west or right side of the photo next to 1263.

Photographs from the early era of construction capture both the importance of the trolley line, which rolled right past the sales office for Lakeshore Highlands at Trestle Glen Road, and the encroaching importance of automobiles. As early as 1922, Walter Leimert, in contrast to the flying trolley pictured several years earlier, described Lakeshore Highlands in terms of its motoring distance to downtown Oakland. Automobile ownership became a symbol of status and transformed residential architecture. 1255 Trestle Glen reflects this change as the garage is visible from the street and not completely behind house.

These qualities continue today. 1255 Trestle Glen is still part of Lakeshore Homes Association established in 1917 and the neighborhood maintains its original form and composition as well as its alignment with the natural environment. Local people walking in the neighborhood stop to admire the picturesque Mediterranean architecture of 1255 Trestle Glen. The area retains its emphasis on transportation linkages, from 1893 when Trestle Glen trolley carried picnickers across Indian Gulch, to the Key Route B trolley, and now, in the AC Transit B bus stop three minutes from 1255 Trestle Glen, where professionals such as this applicant's daughter take public transit directly to San Francisco.

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

Oakland Public Library, Oakland History Room (photos)

Pacific Coast Architecture Database (PCAD) <http://pcad.lib.washington.edu/firm/2530/> Carl I. Warnecke (Architect) Miller and Warnecke, Architects Partnership and Warnecke and Warnecke, Architects (Partnership) PA & B Profile: John Carl Warnecke, San Francisco, California in *Pacific Architect and Builder* Volume: 65 Issue:7 Pages:: 15-22

Sanborn Fire Insurance Maps and Tax Assessor's Block Books (1919, 1921,1925), Oakland Public Library, Oakland History Room

EastBayHillProject.org website maintained by Stewart Swiedler

[Trip in Time: Businesswomen united to promote Oakland economy in 1917](#) Oakland Tribune Archives from July 14, 1924 reprinted March 26, 2013

[New Business-Professional Women's Club Masterpiece of Modern Architecture](#) *Oakland Tribune* Dec. 7, 1924

A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding

America's Domestic Architecture Paperback – November 10, 2015 by Virginia Savage McAlester

Deborah Shefler, "Lakeshore Highlands: Twenties Residence Park in Trestle Glen" (*Oakland Heritage Alliance News*, Spring 1988)

## 10. GEOGRAPHICAL DATA

A. Land area of property: 10,000 sf

B. UTM References:

B. Verbal boundary description: 1255 Trestle Glen Road Oakland CA 94610

Assessor's Parcel Number: APN: 024-0565-056

## 11. FORM PREPARED BY

Name/Title: Catherine Squire

Organization: Owner Date: April 2, 2018

Street and Number: 1255 Trestle Glen Road Telephone: (510) 965-8306

City/Town: Oakland State: CA Zip Code: 94610 Email [squirecatherine@gmail.com](mailto:squirecatherine@gmail.com)

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**DEPARTMENTAL USE ONLY**

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

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

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

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

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

**C.** Action by City Planning Commission

\_\_\_\_\_ Recommended \_\_\_\_\_ Not recommended for landmark/S-7 designation

Date: \_\_\_\_\_

**D.** Action by City Council

\_\_\_\_\_ Designated \_\_\_\_\_ Not Designated

Date: \_\_\_\_\_ Ordinance No: \_\_\_\_\_

# ***Oakland Landmarks Preservation Advisory Board***

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

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

### **1. IDENTIFICATION**

- A. Historic Name: Lissner (Bertheld) House
- B. and/or Common Name: none

### **2. ADDRESS/LOCATION**

Street and number: 581 Vernon St Zip Code: 94610

### **3. CLASSIFICATION**

- |   |   |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
|---|---|--------------------------------------|---------------------------------|-------------------------------------|-------------------------------|--------------------------------------|---|--|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|-----------------------------------|---|
| <p><b>A. Category</b></p> <p><input type="checkbox"/> District</p> <p><input checked="" type="checkbox"/> Building(s)</p> <p><input type="checkbox"/> Structure</p> <p><input type="checkbox"/> Site</p> <p><input type="checkbox"/> Object</p> | <p><b>D. Present Use (P) and Historic Use (H)</b></p> <table border="0"><tr><td><input type="checkbox"/> Agriculture</td><td><input type="checkbox"/> Museum</td></tr><tr><td><input type="checkbox"/> Commercial</td><td><input type="checkbox"/> Park</td></tr><tr><td><input type="checkbox"/> Educational</td><td><input checked="" type="checkbox"/> Private Residence</td></tr><tr><td><input type="checkbox"/> Entertainment</td><td><input type="checkbox"/> Religious</td></tr><tr><td><input type="checkbox"/> Government</td><td><input type="checkbox"/> Scientific</td></tr><tr><td><input type="checkbox"/> Industrial</td><td><input type="checkbox"/> Transportation</td></tr><tr><td><input type="checkbox"/> Military</td><td><input type="checkbox"/> Other (Specify):</td></tr></table> | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum | <input type="checkbox"/> Commercial | <input type="checkbox"/> Park | <input type="checkbox"/> Educational | <input checked="" type="checkbox"/> Private Residence | <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious | <input type="checkbox"/> Government | <input type="checkbox"/> Scientific | <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation | <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): |
| <input type="checkbox"/> Agriculture  | <input type="checkbox"/> Museum   |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/> Commercial   | <input type="checkbox"/> Park   |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/> Educational  | <input checked="" type="checkbox"/> Private Residence   |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/> Entertainment  | <input type="checkbox"/> Religious  |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/> Government   | <input type="checkbox"/> Scientific   |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/> Industrial   | <input type="checkbox"/> Transportation   |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/> Military   | <input type="checkbox"/> Other (Specify):   |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <p><b>B. Status</b></p> <p><input checked="" type="checkbox"/> Occupied</p> <p><input type="checkbox"/> Unoccupied</p> <p><input type="checkbox"/> Work in progress</p>   | <p><b>E. Number of Resources within Property</b></p> <table border="0"><tr><td>Contributing</td><td>Non-contributing</td></tr><tr><td><u>1</u></td><td><u>1</u> buildings</td></tr><tr><td><u>      </u></td><td><u>      </u> sites</td></tr><tr><td><u>      </u></td><td><u>      </u> structures</td></tr><tr><td><u>      </u></td><td><u>      </u> objects</td></tr><tr><td><u>1</u></td><td><u>1</u> Total</td></tr></table>  | Contributing                         | Non-contributing                | <u>1</u>                            | <u>1</u> buildings            | <u>      </u>                        | <u>      </u> sites                                   | <u>      </u>                          | <u>      </u> structures           | <u>      </u>                       | <u>      </u> objects               | <u>1</u>                            | <u>1</u> Total                          |                                   |   |
| Contributing  | Non-contributing  |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <u>1</u>  | <u>1</u> buildings  |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <u>      </u>   | <u>      </u> sites   |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <u>      </u>   | <u>      </u> structures  |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <u>      </u>   | <u>      </u> objects   |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <u>1</u>  | <u>1</u> Total  |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <p><b>C. Accessible</b></p> <p><input type="checkbox"/> Yes: restricted</p> <p><input checked="" type="checkbox"/> Yes: unrestricted</p> <p><input type="checkbox"/> No</p>   |   |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |
| <p><b>F. Application for:</b></p> <p><input type="checkbox"/> City Landmark</p> <p><input checked="" type="checkbox"/> Heritage Property</p>  | <p><input type="checkbox"/> S-7 District</p> <p><input type="checkbox"/> S-20 District</p>  |                                      |                                 |                                     |                               |                                      |   |  |                                    |                                     |                                     |                                     |   |                                   |   |



**4. OWNER OF PROPERTY**

Name: Laura Lee and James Kulesher email: james.kulesher@gmail.com

Street and Number: 581 Vernon St

City: Oakland State: CA Zip Code: 94610

Assessor's Parcel Number: 010-817-003

**5. EXISTING FEDERAL/STATE DESIGNATIONS**

**A. Federal**

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

**B. State**

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

**6. REPRESENTATION IN EXISTING SURVEYS**

Name of Survey	Survey Rating (if applicable)	Date	Depository Oakland City Planning Department
Citywide-Preliminary Survey	C3	1986	



## 7. DESCRIPTION

<b>A. Condition:</b>	<b>B. Alterations: (Check one)</b>	<b>C. Site (Check one)</b>
<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed	<input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Altered
		<input checked="" type="checkbox"/> Original Site <input type="checkbox"/> Moved (Date _____)

**D. Style/Type:** Craftsman house with carriage house

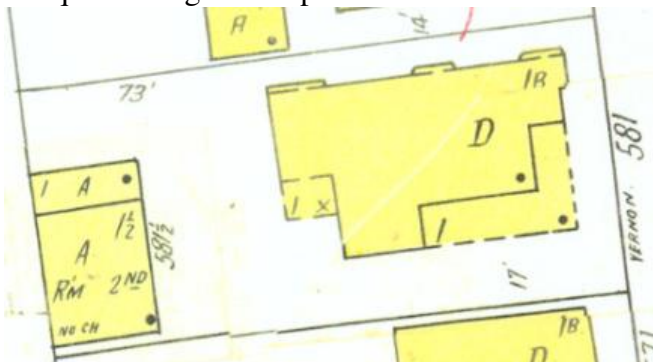
**E. Describe the present and original (if known) physical appearance:**

581 Vernon St is a single story craftsman with a house and 2-story carriage house, both completed in 1908. It is located in the Rose Garden area of Oakland, CA, between the Piedmont Ave and Grand Ave high streets.

### Craftsman House

The single story craftsman house is built on an interior lot (lot and a half) with a steep downslope which gives the building a tall crawlspace/basement on the rear side of the property. Painted wooden shake shingles dress the exterior walls of the living level and tall wooden siding on the walls of the exposed crawlspace/basement. The house is 10-sided and rectangular in shape with several bay windows. The windows on the living level of the house are nearly all original wood windows, mainly double hung (upper sash ½ the size of the lower sash) and there are two casement window sections. Windows in the crawlspace/basement area were likely added later and are double hung wooden windows.

Unique rectangular shape:



View from street:



View from left side:



View from right side:



View from rear:





A tall craftsman style hip & valley, composite shingled roof with three decorative hip-roofed dormers containing attic windows slopes down to a large L-shaped covered porch. The roof has a low pitch and all eaves are slightly flared.



The porch is tucked under the main roof and wraps around 2 sides of the house and features six large, square, double-columns supporting the roofline, including box ornamentation and large contrasting curved edge capitals. Between the columns are sections of railing with turned wooden spindles.





At an unknown date, part of the porch was enclosed to create a solarium. The modification included moving the front door from a side facing wall to its current street facing position and losing a second door that provided direct access to the porch from the dining room. The direct access entry French doors to the porch from the living room remains but the original doors have been replaced. Another undated modification enclosed the elevated rear porch into additional interior living space. At one time the end of the porch opposite the entry door was altered from a window to a door. In 2014 the alteration was reversed to a window but was replaced with a vinyl window.

### Carriage House

The 2-story carriage house was built in tandem with the main house and is located along the rear of the property facing the street from the end of the driveway. Like the main house, it has painted wooden shake shingles. The first floor has 3 bays with large hanging passing doors that are covered in tall wood siding. An entrance door sits between two of the doors which leads to the staircase to the second floor. A door on the side of the house directly enters the bedroom. The roof is a composite shingled, open gable roof with an additional gable on the front side that houses a door that likely served as a barn loft lift. At one time the area in front of the second story door had a small, non-original balcony but it was demolished in 2014 due to rotting supports. The windows are a mixture of wood and vinyl double hung windows and wooden casement windows.



# **8. SIGNIFICANCE**

<b>A. Period:</b> <input type="checkbox"/> Prehistoric <input type="checkbox"/> Pre-1869 <input type="checkbox"/> 1869-1906 <input checked="" type="checkbox"/> 1906-1945 <input type="checkbox"/> Post-1945	<b>B. Areas of significance--check and justify below:</b> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Archeology-prehistoric  <input type="checkbox"/> Archeology-historic  <input type="checkbox"/> Agriculture  <input checked="" type="checkbox"/> Architecture  <input type="checkbox"/> Art  <input type="checkbox"/> Commerce  <input type="checkbox"/> Communications  <input type="checkbox"/> Community Planning  <input type="checkbox"/> Conservation  <input type="checkbox"/> Economics  <input type="checkbox"/> Education  <input type="checkbox"/> Engineering  <input type="checkbox"/> Exploration/settlement  <input type="checkbox"/> Industry  <input type="checkbox"/> Invention           </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Landscape architecture  <input type="checkbox"/> Law  <input type="checkbox"/> Literature  <input type="checkbox"/> Military  <input type="checkbox"/> Music  <input type="checkbox"/> Philosophy  <input type="checkbox"/> Politics/government  <input type="checkbox"/> Religion  <input type="checkbox"/> Science  <input type="checkbox"/> Sculpture  <input type="checkbox"/> Social/humanitarian  <input type="checkbox"/> Theater  <input type="checkbox"/> Transportation  <input type="checkbox"/> Other (specify)           </td> </tr> </table>	<input type="checkbox"/> Archeology-prehistoric <input type="checkbox"/> Archeology-historic <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Architecture <input type="checkbox"/> Art <input type="checkbox"/> Commerce <input type="checkbox"/> Communications <input type="checkbox"/> Community Planning <input type="checkbox"/> Conservation <input type="checkbox"/> Economics <input type="checkbox"/> Education <input type="checkbox"/> Engineering <input type="checkbox"/> Exploration/settlement <input type="checkbox"/> Industry <input type="checkbox"/> Invention	<input type="checkbox"/> Landscape architecture <input type="checkbox"/> Law <input type="checkbox"/> Literature <input type="checkbox"/> Military <input type="checkbox"/> Music <input type="checkbox"/> Philosophy <input type="checkbox"/> Politics/government <input type="checkbox"/> Religion <input type="checkbox"/> Science <input type="checkbox"/> Sculpture <input type="checkbox"/> Social/humanitarian <input type="checkbox"/> Theater <input type="checkbox"/> Transportation <input type="checkbox"/> Other (specify)
<input type="checkbox"/> Archeology-prehistoric <input type="checkbox"/> Archeology-historic <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Architecture <input type="checkbox"/> Art <input type="checkbox"/> Commerce <input type="checkbox"/> Communications <input type="checkbox"/> Community Planning <input type="checkbox"/> Conservation <input type="checkbox"/> Economics <input type="checkbox"/> Education <input type="checkbox"/> Engineering <input type="checkbox"/> Exploration/settlement <input type="checkbox"/> Industry <input type="checkbox"/> Invention	<input type="checkbox"/> Landscape architecture <input type="checkbox"/> Law <input type="checkbox"/> Literature <input type="checkbox"/> Military <input type="checkbox"/> Music <input type="checkbox"/> Philosophy <input type="checkbox"/> Politics/government <input type="checkbox"/> Religion <input type="checkbox"/> Science <input type="checkbox"/> Sculpture <input type="checkbox"/> Social/humanitarian <input type="checkbox"/> Theater <input type="checkbox"/> Transportation <input type="checkbox"/> Other (specify)		

**C. Period of Significance:** 1908 ff **D. Significant dates:** 1908 (construction)

**E. Builder/Architect/Designer:** Rudolph H Fallmer (building permit #13051)

**F. Significant persons:** Bert (Bertheld) Lissner

Local jeweler and original owner of 581 Vernon Street. Born in San Francisco in 1872 and moved to Oakland at the age of 4. He graduated from of the Lincoln public school and started working as an errand boy at the M. Cohn & Co. Jewelers of 925 Broadway. After learning the trade he opened his own store at 1103 Washington Street. He lived with his wife, Elsie Bertheld (Harris), in West Oakland near 12<sup>th</sup> and Adeline prior to building 581 Vernon Street.

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

Summary statement

581 Vernon Street is a unique one-story craftsman house in the Rose Garden Neighborhood, built for Bert Lissner's family in 1908. Built on a wide 60ft lot (neighborhood standard is 40ft), the house features classic painted wooden shake shingles, a unique 10-sided rectangular shape with bay windows, a hip and valley roof with dormers and flared eaves, and a large covered front porch. Through its unique design and classic craftsman details, the house serves as a contributing member to the Rose Garden Neighborhood, known for one-of-a-kind early 20<sup>th</sup> century homes, including works from prominent architects Julia Morgan, the Newsoms, and Albert Farr. Over the years, the neighborhood has lost many of its grand homes to apartment complexes due to changes in zoning. The current neighborhood is a mix of stately old homes and large apartment and condominium complexes. 581 Vernon Street is a house that links the neighborhood to its origin and stands as a fine example of the architecture that was abundant in the neighborhood when it was

first being developed over 100 years ago.

Full statement

The Development of the Rose Garden Neighborhood began shortly after the Piedmont Consolidated Cable Company established cable car service up Oakland Avenue in 1890. The new transportation service increased the appeal of the properties within the Linda Vista Tract and Stanford Tract which were already nicely situated between the Piedmont Avenue and Grand Avenue business districts. Most building occurred from the late 1800s through the 1930s resulting in a neighborhood full of architectural styles, including Victorian, Queen Anne, Craftsman, Prairie School and Revival styles from notable architects such as Julia Morgan, the Newsoms, and Albert Farr. The neighborhood's namesake came from an 8-acre parcel that the city purchased in 1911 and was then known as Linda Vista Park. Later, in 1933, the park was transformed and reopened as the Morcom Amphitheatre of Roses, named after the current mayor.

The character of the neighborhood began to change after the area was rezoned to high density residential in 1949. This lasted until the early 1980s when the Rose Garden Neighborhood Preservation Association fought to rezone the area back to single family designation to prevent the character of the neighborhood from becoming further eroded. During this period many of the stately old homes were torn down in favor of large apartment and condominium complexes that span across multiple lots.

The 500 block of Vernon Street is representative of this shift in neighborhood change. The below undated photo (likely early 1900s) shows some of the very early houses on east side of the 500 block of Vernon Street (even street numbers). 552, 576, 580, 586. Of the four houses pictured on the block only 552 remains standing today with two apartment complexes taking the place of the other three homes.

Circa 1900 Vernon Street, house #s 552, 576, 580 and 586:





Present day 580 and 586 Vernon Street:



581 Vernon Street sits as a historical stronghold in the neighborhood, located directly across the street from the two newer apartment complexes on Vernon Street and sharing a rear property boundary with another on Santa Rosa Avenue. The home has a distinctive Craftsman design including a unique shape and custom details which have survived for over a century. It is representative of the other original shingled homes in the Stanford and Linda Vista Tracts as can be seen with 610 Vernon Street and 202 Santa Rosa Avenue (architect Samuel Newsom's personal house). The homes are quintessential Rose Garden style with their long roof lines and covered porches.

581 Vernon Street:





610 Vernon Street:

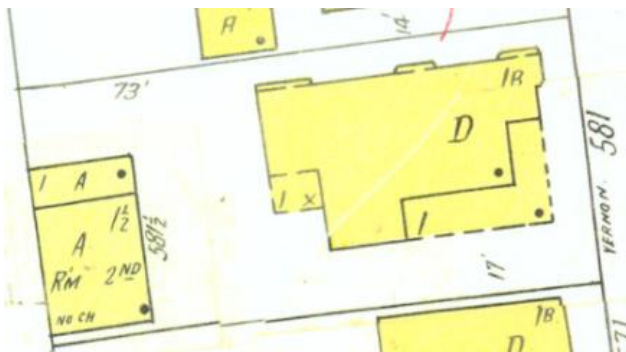


202 Santa Rosa Avenue:



In addition to being a wooden shake shingled bungalow, 581 Vernon Street is built on a wide 60ft lot (neighborhood standard is 40ft) and has a unique rectangular shape that has 10 different exterior walls. A flared eaves roof sits over those exterior walls and gradually rises to a hip and valley roof complete with dormers. A front porch is tucked under the main roof and wraps around 2 sides of the house and features six large, square, double-columns supporting the roofline, including box ornamentation and large contrasting curved edge capitals. Between the columns are sections of railing with turned wooden spindles. The dramatic hill the single-story house is built on gives it almost two different personalities depending upon the view. From the street it appears to be short with a very tall roof, but from the rear it is much more imposing with a height greater than two stories and the roof no longer seems so tall.

House Shape:



Porch detail:



Roof detail:

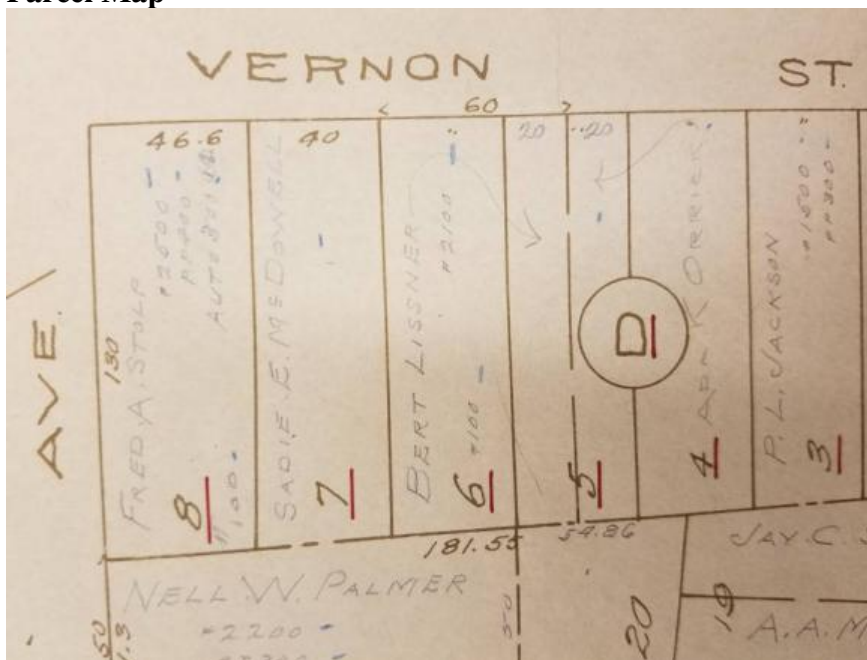
Front view (short with tall roof):



Rear view (tall with short roof):



## 9. MAJOR BIBLIOGRAPHICAL REFERENCES





Oakland Tribune - December 27, 1902

1 / 1

## DARD PLANING MILLS.

### CO. MANU- OILS, C.

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### BERT LISSNER

#### A Young Man Who Has Risen Rapidly in the Business Community.

The proprietor of the handsomest jewelry store in Oakland is Bert Lissner. By his honorable business dealings he has had the pleasure of seeing his business grow to gigantic proportions within a short period of time. His success has been mainly due to his mode of treating his patrons always courteously and never misrepresenting his goods. He today has the finest place of business of its kind in Oakland. His store is located at 1103 Washington street, near Twelfth. Mr. Lissner has been in his present quarters only five months but during this limited time, he has done a most lucrative business. His stock is complete in every particular and everything carried by a first-class jewelry establishment can be found there.

No young man in this city is more widely, and favorably known than Mr. Lissner. For 17 years, he has been in active business pursuits in Oakland. For many years he was identified with the M. Cohn Co. of 925 Broadway, whom he succeeded a few years ago. He remained in the Broadway store until last July, when he moved into his present elegant store.

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ent two me- tured for Washington known as machines.

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For many years he was identified with the M. Cohn Co. of 925 Broadway, whom he succeeded a few years ago. He remained in the Broadway store until last July, when he moved into his present elegant store.

Mr. Lissner was born in San Francisco in 1873, his father Louis Lissner being one of the best known pioneers of that city. Young Lissner has been a resident of Oakland since he was four years of age. He received his education at the Lincoln public school of this city. He belongs to many orders and organizations, among them, the A. O. U. W., Fraternal Brotherhood, Ivy Lodge, Degree of Honor, and the Acme Club. He is a prominent and active member of these organizations mentioned. Mr. Lissner married Miss Elsie Harris, a short time ago. His wife is the estimable daughter of Benjamin Harris, the well-known wholesale grocer of San Francisco. Ther reside at a pretty home at Twelfth and Adeline streets. Of the 26 years Mr. Lissner has spent in Oakland, 17 of those years have been in active life. He worked himself up from an errand boy to the high position he now occupies in the community, for no citizen is held in higher esteem or is more respected than Bert Lissner.

work of that nature.

A visit to the shop will prove of interest to one interested in machinery. There are many strange and unique

## Summary of the history of the Rose Garden neighborhood from a 1997 Oakland Heritage Alliance house tour

### The Rose Garden Neighborhood Picturesque Homes

LOCATED BETWEEN TWO NEIGHBORHOOD business districts, Piedmont Avenue and Grand Avenue, and hugging the Piedmont city line, the Rose Garden Neighborhood is home to a variety of architectural styles—Victorian, Queen Anne, Craftsman, Prairie School and the gamut of Revival styles. Among those creating these distinctive homes were such notable architects as Julia Morgan, the Newsoms, and Albert Farr. The majority of homes in the area were constructed between the late 1800s and the 1930s.

The area began to develop soon after the Consolidated Piedmont Cable Car line established service up Oakland Avenue in 1890. (The cables were powered by a plant at Harrison and Twenty-Seventh Streets, later the site of the Cadillac agency.) It was the Linda Vista Terrace Tract which helped build the Rose Garden neighborhood. Touted as being one of the most desirable areas for home sites in the City of Oakland, the Terrace had good soil, and “fine views” of the Piedmont hills and the harbor. “Linda Vista Terrace and its environs will certainly maintain its lead as the choice residence section of Oakland” predicted an advertisement by the developers Heron & Holcomb. The adjoining Piedmont Villa Tract began at Piedmont Avenue and continued up Monte Vista. Its owners, Sherman & Pinney, advertised that “The location for homes is unexcelled, and for sure and profitable investments, its advantages are unsurpassed.”

Another advantage of the area was its accessibility by public transit. Heron & Holcomb, promoting Linda Vista Terrace, advertised that “[it] is traversed by the main line of the Piedmont and Mountain View Electric Railway. Cars run direct to both broad and narrow gauge railways, without charge, upon a ten minute headway. The time from the center of the tract to Fourteenth Street and Broadway is eight minutes. Transfers are issued to East Oakland, West Oakland, Alameda, and Berkeley lines, so that passengers can reach any part of town from the Terrace upon a single fare.”

The city purchased an eight acre parcel in 1911, first known as Linda Vista Park. The neighborhood received a great gift when it was transformed and reopened as the Morcom Amphitheatre of Roses in 1933, named for the Mayor of Oakland at that time, Fred N. Morcom. In 1980 it became an Oakland city landmark. Today, the Rose Garden has been almost completely renovated. It is one of the stops on the Oakland Scenic Tour, the site of numerous spring and summer weddings, and a beauty to behold.

Many of the neighborhood's early amenities still exist. There is a viable transportation system, much of the architecture is extant, and local businesses serve the neighborhoods. However, in 1949, the Rose Garden neighborhood was rezoned to R-70, high density residential. Many of the stately old homes became victims of the wrecking ball and were replaced with large apartment and condominium complexes. In response to demolitions, the Rose Garden Neighborhood Preservation Association (RGNPA) was formed in 1979. The following year, RGNPA sought to have the area rezoned to prevent the character of the neighborhood from becoming further eroded. After a constant two-and-one-half year struggle, the Oakland City Council finally approved the rezoning of two-thirds of the neighborhood to its present R-35, special single family designation. By working together, the neighborhood achieved a great victory.

Presently, the Rose Garden neighborhood is a study in diversity: diverse in ethnicity, occupational pursuits, lifestyles, architecture, and dwelling choices; yet the neighbors work together to pursue common goals and remain an active force in the community.



**10. GEOGRAPHICAL DATA**

A. Land area of property (square feet or acres): Lot: 7,800 sqft, Main house: 2,342 sqft, Carriage house 1,150 sqft

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

USGS Quadrangle Name: \_\_\_\_\_ USGS Quadrangle Scale \_\_\_\_\_

A \_\_\_\_\_ B \_\_\_\_\_  
Zone Easting Northing Zone Easting Northing

C \_\_\_\_\_ D \_\_\_\_\_

C. **Verbal boundary description (address):** 581 Vernon Street, Oakland, CA 94610

*Legal description:* Lot 6, and the Northern 20 feet of Lot 5, Block "D", Map of the Stanford Tract, filed March 2, 1891, Alameda County Records

**11. FORM PREPARED BY**

Name/Title: James Kulesher

Organization: N/A Date: May 29, 2018

Street and Number: 581 Vernon Street Telephone: 919-619-4380

City/Town: Oakland State: CA Zip Code: 94610 Email james.kulesher@gmail.com

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**DEPARTMENTAL USE ONLY**

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

B. Action by Landmarks Preservation Advisory Board

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

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

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

C. Action by City Planning Commission

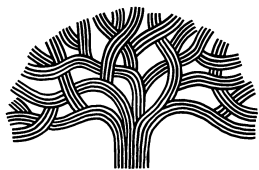
\_\_\_\_\_ Recommended \_\_\_\_\_ Not recommended for landmark/S-7 designation

Date: \_\_\_\_\_

D. Action by City Council

\_\_\_\_\_ Designated \_\_\_\_\_ Not Designated

Date: \_\_\_\_\_ Ordinance No: \_\_\_\_\_



# ***Oakland Landmarks Preservation Advisory Board***

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

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### **1. IDENTIFICATION**

- A. Historic Name: Houck Spec House
- B. and/or Common Name: 677 Longridge Road

### **2. ADDRESS/LOCATION**

Street and number: 677 Longridge Road Zip Code: 94610

### **3. CLASSIFICATION**

#### **A. Category**

- ☐ District  
☒ Building(s)  
☐ Structure  
☐ Site  
☐ Object

#### **B. Status**

- ☒ Occupied  
☐ Unoccupied  
☐ Work in progress

#### **C. Accessible**

- ☐ Yes: restricted  
☒ Yes: unrestricted  
☐ No

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

- |  |  |
|--|--|
| <input type="checkbox"/> Agriculture   | <input type="checkbox"/> Museum                          |
| <input type="checkbox"/> Commercial    | <input type="checkbox"/> Park                            |
| <input type="checkbox"/> Educational   | <input checked="" type="checkbox"/> PH Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious                       |
| <input type="checkbox"/> Government    | <input type="checkbox"/> Scientific                      |
| <input type="checkbox"/> Industrial    | <input type="checkbox"/> Transportation                  |
| <input type="checkbox"/> Military      | <input type="checkbox"/> Other (Specify):                |

#### **E. Number of Resources within Property**

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

#### **F. Application for:**

- |   |  |
|---|--|
| <input type="checkbox"/> City Landmark                | <input type="checkbox"/> S-7 District  |
| <input checked="" type="checkbox"/> Heritage Property | <input type="checkbox"/> S-20 District |

**4. OWNER OF PROPERTY**

Name: Jennifer & Alexander Castro email: Jennifer.castro@gmail.com

Street and Number: 677 Longridge Road

City: Oakland State: CA Zip Code: 94610

Assessor's Parcel Number: 11-885-20-2

**5. EXISTING FEDERAL/STATE DESIGNATIONS**

**A. Federal**

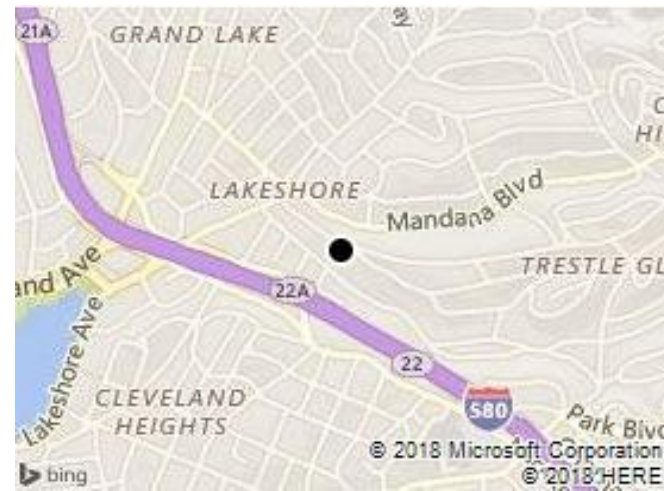
☐ National Historic Landmark  
☐ Included in National Register of Historic Places  
☐ Determined eligible for inclusion in National Register of Historic Places

**B. State**

☐ California Historical Landmark  
☐ California Point of Historic Interest  
☒ State Historical Resources Inventory  
Trestle Glen Lakeshore District Primary Record Only

**6. REPRESENTATION IN EXISTING SURVEYS**

Name of Survey	Survey Rating (if applicable)	Date	Depository
OCHS Preliminary	C2+	1986	Oakland City Planning Dept.



## 7. DESCRIPTION

### A. Condition:

☒ Excellent  
☐ Good  
☐ Fair

☐ Deteriorated  
☐ Ruins  
☐ Unexposed

### B. Alterations: (Check one)

☒ Unaltered  
☐ Altered

### C. Site (Check one)

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

### D. Style/Type: English/Tudor

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

677 Longridge Road is a two story partially balloon framed home with a daylight basement. The building was originally constructed by local Oakland developer Harry Houck in 1925-26. The exterior style is English. The home has half timbering in cement stucco, a brick arched entrance way, and casement windows typical of the style. The basement is accessible from both the interior of the home and through an exterior door at the rear of the house.

The building is in very good condition and appears to have undergone few alterations since its original construction. The building is clad in cement plaster and appears to have most of its original wood windows and doors. Two doors in the rear of the house have been replaced with similar style doors to what likely existed at the time of construction.



Front from the left corner of the lot, 2017

The front facade has a variety of architectural elements. The main entrance is marked by brick stairs and a covered porch with a brick arched entranceway. The steep gable contains half timbering. There are multiple



lite casement windows most of which are still operable. There is a wooden balustrade below a grouping of two windows. Next to the front entrance is a triple casement angled bay window. There is a smaller isolated window at the far lower right. The window sashes are wood. The garage is incorporated into the main structure.



Front Entrance, 2017

The primary entrance is an eight panel door flanked by two four lite windows leading into an entrance hall. The entrance way is a brick arched covered porch. There is a thin trim surrounding the windows and door.



Right Side, 2017

The right side of the house has a small opening to access the crawl space under the garage. There is a small window in the garage. There are four six lite casement windows on the upper story of the home as well as half-timbering. All the upper story windows appear to be original and are still operable wood casement windows. The main level of the home has two six lite casement windows that are still operable. The lower level of the home has one double hung window that also appears to be original. The chimney was located on this side of the house but was removed due to foundation damage.



Left Side, 2017

The left side of the house features a side door with three panels and one window. The entrance to the door is set in from the house creating a sheltered area. The door appears to be original to the structure. There is a small deck area with stairs that lead to the back yard. The deck and stairs were added at a later date. There is one six lite window and two four lite windows on the main level. The upper level has four six lite wood casement windows. All but one is operable. The upper level also features a small deck off the master bedroom, the railing is visible from this side. The lower level has one smaller double hung window and one larger double hung window. Both appear to be original.



Rear of the Home from the back of the lot, 2018

The back side of the home is 4 stories. There is a wood door that provides accesses to unfinished space. The foundation and earthquake retrofitting are accessible from this area. The rear foundation has been updated and includes piers. Cripple walls have been added for earthquake support. The basement level has 3 large double hung windows, 1 smaller double hung window, and a wood door with 2 panels and a window. There is a small deck with a landing and stairs that leads from the door to the back yard. The main level of the house has a large picture window flanked by two six lite windows with a city view. There is a double ten lite french door leading out to a large deck. The upper level has two six lite casement windows, two four lite casement windows and a small deck. The back yard consists of the original lot and the plot that was purchased from the key system when the trolley stopped operating. One of the Key System Trolley poles was in the back yard. The pole was standing until a few years ago when the neighbor took it down. It is still laying in the back yard.

The interior of 677 Longridge is arranged around a central staircase and features large grand rooms. The house has five bedrooms and 3 1/2 baths. There are four bedrooms and two baths on the upper level and one bedroom and one bathroom in the basement as part of the original servant's quarters.

The house is located within the Lakeshore Highlands subdivision, which was platted in 1917 and planned by the Olmstead Brothers Landscape Architecture firm. The area is mostly consistent in lot size and architectural style of Eclectic Revivalism to 677 Longridge Rd. A strong homeowner's association, established in 1917, ensured a uniform level of quality construction and current covenants and restrictions preserve the architectural features of the neighborhood. 677 Longridge fits into the architectural esthetic of the overall neighborhood.

## 8. SIGNIFICANCE

<b>A. Period:</b> <input type="checkbox"/> Prehistoric <input type="checkbox"/> Pre-1869 <input type="checkbox"/> 1869-1906 <input checked="" type="checkbox"/> 1906-1945 <input type="checkbox"/> Post-1945	<b>B. Areas of significance--check and justify below:</b> <table border="0"> <tr> <td><input type="checkbox"/> Archeology-prehistoric</td> <td><input type="checkbox"/> Landscape architecture</td> </tr> <tr> <td><input type="checkbox"/> Archeology-historic</td> <td><input type="checkbox"/> Law</td> </tr> <tr> <td><input type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Literature</td> </tr> <tr> <td><input checked="" type="checkbox"/> Architecture</td> <td><input type="checkbox"/> Military</td> </tr> <tr> <td><input type="checkbox"/> Art</td> <td><input type="checkbox"/> Music</td> </tr> <tr> <td><input type="checkbox"/> Commerce</td> <td><input type="checkbox"/> Philosophy</td> </tr> <tr> <td><input type="checkbox"/> Communications</td> <td><input type="checkbox"/> Politics/government</td> </tr> <tr> <td><input checked="" type="checkbox"/> Community Planning</td> <td><input type="checkbox"/> Religion</td> </tr> <tr> <td><input type="checkbox"/> Conservation</td> <td><input type="checkbox"/> Science</td> </tr> <tr> <td><input type="checkbox"/> Economics</td> <td><input type="checkbox"/> Sculpture</td> </tr> <tr> <td><input type="checkbox"/> Education</td> <td><input type="checkbox"/> Social/humanitarian</td> </tr> <tr> <td><input type="checkbox"/> Engineering</td> <td><input type="checkbox"/> Theater</td> </tr> <tr> <td><input type="checkbox"/> Exploration/settlement</td> <td><input checked="" type="checkbox"/> Transportation</td> </tr> <tr> <td><input type="checkbox"/> Industry</td> <td><input checked="" type="checkbox"/> Other (specify)</td> </tr> <tr> <td><input type="checkbox"/> Invention</td> <td>Example of a Houck Spec Home</td> </tr> </table>	<input type="checkbox"/> Archeology-prehistoric	<input type="checkbox"/> Landscape architecture	<input type="checkbox"/> Archeology-historic	<input type="checkbox"/> Law	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Literature	<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Military	<input type="checkbox"/> Art	<input type="checkbox"/> Music	<input type="checkbox"/> Commerce	<input type="checkbox"/> Philosophy	<input type="checkbox"/> Communications	<input type="checkbox"/> Politics/government	<input checked="" type="checkbox"/> Community Planning	<input type="checkbox"/> Religion	<input type="checkbox"/> Conservation	<input type="checkbox"/> Science	<input type="checkbox"/> Economics	<input type="checkbox"/> Sculpture	<input type="checkbox"/> Education	<input type="checkbox"/> Social/humanitarian	<input type="checkbox"/> Engineering	<input type="checkbox"/> Theater	<input type="checkbox"/> Exploration/settlement	<input checked="" type="checkbox"/> Transportation	<input type="checkbox"/> Industry	<input checked="" type="checkbox"/> Other (specify)	<input type="checkbox"/> Invention	Example of a Houck Spec Home
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<input type="checkbox"/> Agriculture	<input type="checkbox"/> Literature																														
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<input type="checkbox"/> Industry	<input checked="" type="checkbox"/> Other (specify)																														
<input type="checkbox"/> Invention	Example of a Houck Spec Home																														

**C. Period of Significance:** **D. Significant dates: 1925, 1930-34**

**Builder/Architect/Designer:** Harry L. Houck (a.k.a. H.L. Houck, Hauck)

**E. Significant persons:** John Williams (1868-1934), Labor Leader

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

The house at 677 Longridge was built during a historic and prolific time in Oakland's development. The house in particular is of significance as it is a fine example of the homes built by Harry Houck on Longridge Road and other parts of the greater Crocker Highlands/Glenview area. The builder, Harry Houck, was an interesting and significant figure at the time and his family continues to influence Oakland real estate today. 677 Longridge was also home to a significant historical figure, labor leader, John Williams from approximately 1930-1934<sup>38</sup>. The property is a 7,405 sq ft parcel on the south side of Longridge Road. 300 yards from Lakeshore Avenue and the historic gates. The monumental entrance portals are an Oakland City Landmark and were designed by Bakewell

and Brown.<sup>46</sup> The house is a 2400 square foot English style house that has many features indicative of the time period and is surrounded by similarly appointed historic homes. “The [Lakeshore Highlands] area remains one of substantial architectural interest as well as natural beauty”.<sup>46</sup>



H.L. Houck was a prolific local builder of historical significance. Mr. Houck was mainly active from 1918-1929.<sup>26-33</sup> The homes were heavily concentrated in Lakeshore Highlands and the nearby surrounding areas (e.g. Glenview, Lakeshore)<sup>26-35</sup>. Henry Houck’s wife, Katherine, her son, Raymond, along with other family members were involved in the construction of Houck homes.<sup>20</sup> Building “Houck Homes” was a family affair. The Houck family would often reside in their homes immediately after construction for a period of time, before moving into another one of their homes.<sup>20</sup>

Harry Houck was born in Pennsylvania April 9, 1877<sup>45</sup>. According to his obituary he moved to the Bay Area when he was young. The 1910 US Census records indicate that Harry Houck was a shingler. Mr. Houck’s 1917-18 Draft card indicated that he was a carpenter and the 1918 Oakland City directory lists him as a contractor. Mr. Houck came up through the trades to become a contractor which is unusual. According to Ancestry.com Harry Houck married Katherine Stivers in 1916. According to Louise Davies 1983 oral history, Katherine had quite the entrepreneurial spirit. Katherine took her young children (Louise, Erma & Raymond Stivers) by herself to Alaska and Washington where she started and operated boarding houses. After she returned she married Harry Houck. It seems her entrepreneurial spirit rubbed off on Mr. Houck and they started building houses together. Permit records indicate they started slowly around 1918 and the activity increased significantly in the 1920s after Katherine received an inheritance from her father<sup>20</sup>. Lakeshore Homes Association records indicate that Katherine Houck was the purchaser/owner of several of the lots and Harry Houck was the builder. Harry and Katherine also supported Raymond’s building endeavors purchasing lots for him and listing him as the contractor.<sup>20, 26-33</sup>

In addition to 677 Longridge, Houck built two additional homes on Longridge with the same “English” architecture style as 677 Longridge. However, Houck built homes that spanned a variety of styles and sizes, such as, the Mediterranean style home at 1099 Longridge Rd. The permit records do not indicate an architect on his projects and his homes do not appear to be pattern book houses therefore it is unknown how Mr. Houck “designed” his homes. See Photos below.

The Stivers children resided in the Lakeshore Highlands area after they married and had families of their own. Harry Houck, and his family, appears to have constructed or aided in the construction of several of these family homes<sup>20</sup>.



The historical significance of Harry Houck, and his family, extends beyond building many homes in the Lakeshore Highlands area. The Houck family has been intertwined with Oakland real estate and local history for many decades and their influence continues today.

Harry and Katherine's daughters\* Erma and Louise became historically significant figures in their own right. After marrying they both had a significant impact on the local area.

## Louise Davies

Louise Stivers Davies mostly grew up in Oakland, and lived in various Houck homes, "*they built whole blocks of houses, and we lived in about six,*" in the Lakeshore Highlands area, she recalled in her 1983 oral history. Louise attended Lafayette Elementary School and Oakland Technical High School.

From approximately 1916 to 1922, Louise worked for Mayor John L Davie, who was Oakland's mayor from 1915 to 1931. During this period, there were significant civic accomplishments, such as, the formation of EBMUD, creation of the Port of Oakland, construction of the Posey Tube, and construction of the Oakland International Airport<sup>20</sup>.

However, it was not the airport or the port, that Louise Davies fondly recalled almost 50 years later, but the Davie Tennis Stadium project located in the area where she and her had family lived. "*They still use them,*" she exclaimed during an interview in the 1980s<sup>20</sup>.

In 1925, Louise married Ralph K. Davies. After they married, they lived at 827 Brookwood Rd, a Houck home in Lakeshore Highlands. The house, like many Houck houses, was described as "English Style." The home was one of the many in Lakeshore Highlands torn down in the 1960s during the construction of Highway I-580. As Louise put it, "*the property is now under the MacArthur freeway.*"<sup>20</sup>



Ralph was an executive Standard Oil, during WWII, at the request of President Franklin D. Roosevelt, he served as Deputy Petroleum Administrator, he founded the American Independent Oil Company, and purchased American President Lines (APL) in 1952 for \$19m. APL was headquartered in Oakland and became major trans-pacific container shipping company<sup>21</sup>.

After her husband's death in 1971, Louise Davies dedicated much of her time to philanthropy, with a particular focus on the performing arts. Louise donated \$5m, the largest individual gift, towards the construction of the Louise M. Davies Symphony Hall in San Francisco and gave \$3 million to set up an endowment to attract guest conductors<sup>22</sup>.

## **Erma Blum**

Katherine's other daughter, Erma, married James Blum in 1920, and the couple lived in several homes within the Lakeshore Highlands, e.g. 666 [766] Mandana Blvd, 1200 Mandana Blvd, before moving to 271 Crocker Ave in Piedmont. Erma and James Blum became friends with neighbors Earl Warren, then Oakland City Attorney, and his wife Nina Myer, while Earl Warren lived in Lakeshore Highlands at 958 Larkspur Rd. The Blums, Davies, and Warrens socialized and vacationed together.<sup>20</sup>

In May 1921, James and Erma Blum gave birth to their first child.<sup>10</sup> As a result of a peculiar requirement in Rosa Blum's will, James Blum's mother, the birth of their child received national press coverage. If, by the age of 35, James Blum was married and had a daughter," Rosa Blum's valuable jewelry collection would be bequeathed to her granddaughter. However, if these conditions were not met, the jewels would be given to charity<sup>9</sup>.

There was great interest in whether the baby would be a boy or a girl. It was a boy. The "Race with Stork" continued, there was five years remaining for the Blums to "produce" a daughter. The Blums wasted no time, ten months later, in March 1922, they gave birth to a baby girl, who inherited Rosa Blum's pearl necklace along with the rest of her collection. The ongoing story regularly made headlines in newspapers all across the country<sup>12</sup>.

Erma was also the first woman to test California's new community property laws with a very high profile divorce where she was able to keep the jewelry inherited from James Blum's mother<sup>11</sup>.

## **Katherine Grubb**

Erma Blum's daughter (Katherine Houck's granddaughter), Katherine Grubb, grew up at 271 Crocker Ave, attended Piedmont High School and Anna Head School. Katherine worked as a real estate agent in the area for several decades primarily focusing on Crocker Highlands, Piedmont, and Montclair. The last remnants of her grandmother's famous necklace perished after her Oakland Hills home was destroyed in the 1991 Oakland Firestorm<sup>18</sup>.

She was married Donald Grubb Sr., a real estate entrepreneur of both local and national historical significance. In 1958, Donald Grubb, founded Commercial real estate firm Grubb and Ellis in Oakland. In 1967, Donald Grubb founded the boutique real-estate brokerage, The Grubb Company, to focus on luxury residential homes. Katherine worked with Donald as a real estate agent at Grubb Co. Today, Grubb Company's real estate agents, are the most active in Lakeshore Highlands<sup>15, 17, 18</sup>.

## **History of Trestle Glen/ Lakeshore Highlands**

At the time 677 Longridge was purchased and developed, Oakland's growth was being fueled by people leaving San Francisco. Improvements in transportation made locations in central Oakland more accessible. The development was advertised in the San Francisco register in 1922 touting the transportation options: "...a veritable fairyland of rolling hills and wooded dales right in the heart of Oakland near famous Lake Merritt and its flower filled parks-six minutes by motor, nine by car, from Oakland City Hall, and 36 minutes by the Key route from San Francisco"<sup>46</sup>. The lot at 677 Longridge Road backed up to the key system B line and one of the trolley poles is still in the back yard. Additionally, the importance of the new era of automobile ownership is

reflected in the inclusion of a double garage incorporated into the house design. This was a modern element of design at the time of construction.

Lakeshore Highlands was originally subdivided by the Walter H Leimert Company and sold to individuals and developers.<sup>46</sup> The designs for the subdivision were platted and planned in 1917 by the famed Olmsted Brothers landscape-architecture firm.<sup>46</sup>

The English style at 677 Longridge Road is one of a number of styles represented in the neighborhood. “The houses are by and large romantic and picturesque, exhibiting post-World War I taste for country charm and European culture. Italian Renaissance, Tudor, Spanish, Monterey, French provincial, and Colonial styles abound.”<sup>46</sup> Variations in the English or Tudor style can be seen in a number of nearby homes, also built by Harry Houck, as shown in the photos below.

### Similar “English” Style Homes on Longridge Road by Houck



959 Longridge Road, 1926



977 Longridge Road, 1927

The house built at 677 Longridge was a fine home and was advertised in the San Francisco as well as Oakland papers over the years. Below are examples of real estate adds for the home.

**"A CHARMING HOME"**  
677 LONGRIDGE ROAD

In the most exclusive, high-class residential district, surrounding properties are new and in keeping. Transportation and schools one block.

**EXCELLENT VALUE.**

In this new English design 2-story home of 9 rooms with open deck, and complete maid's quarters, 4 sleeping chambers, one of which is of extra size with tile bath; an extra bath off main hall. The living room with its large dimensions and wonderful "vista" is appealing. Walls of spacious entry hall and other main rooms stippled on canvas. 2-car garage, furnace, heater, frigid air plant; large billiard hall in basement. \$20,000. Reasonable terms.

**H. L. HOUCK, Owner and Builder**  
MERRITT 2357

1926

**REAL ESTATE**  
41 **HOUSES FOR SALE**

**ATTRACTIVE NEW LAKESHORE HIGHLANDS HOMES**  
**ALL OPEN SUNDAY**

**\$19,500**

Unusual attractive 2-story home in the **BEST SECTION** of Longridge Road. 4 spacious bedrooms and 2 model tile bathrooms, maid's room and bath, **SOCIAL HALL**, 2-car garage; view; wide frontage lot.

677 LONGRIDGE ROAD,  
R. S. McHENRY CO.,  
GLENCOURT 1431,  
396 17th St. Exclusive Agents.

1928

**SEE TODAY**  
**677 LONGRIDGE ROAD,**  
1 blk. from Lakeshore; 7 rms.; 4 bedrms. and maid's rm.; large south exposure liv. rm.; 2 baths and stipple walls; cost \$23,000; cut to sell at \$16,500. Terms. GLEN. 1696 or Eves. FRUIT. 7158J.

1929

**A Mother's Day Special!**

Beautifully decorated, spacious 4-bedroom home, two lovely tiled bathrooms, maid's suite, large games room; restricted and just a block to Lakeshore Avenue, at a special price for today that will amaze and delight Dad. Don't miss seeing this. Mr. Browne.

**677 Longridge Road**  
Open Sunday 11 to 5.

1940

A Harry Parks listing  
**Open—677 Longridge**  
Designed for gracious living, spacious, sunny living and large corner dining room, 4 bedrooms, 2 baths, maid's suite, rumpus; double garage; immaculate throughout. See this lovely home. "Walden," TE mplebar 2-1856; evenings, PI edmont 5-7004W.

1948

**677 LONGRIDGE—OPEN**  
Got 10 kids? Plenty of room in this **BEAUTIFUL ENGLISH STYLE HOME** in exclusive Lakeshore Highlands. 4 spacious bedrooms, 3 full baths, paneled den and rumpus below. All in immaculate condition. Shopping and bus practically at door. Best schools nearby. Phyllis McCarty eves. 451-0573.

1965



**H.L Houck also built many other homes in the Lakeshore Homes Association. Some of them are pictured below.**



**940 Alma Place  
1925<sup>30</sup>**



**1099 Longridge Road  
1927<sup>33</sup>**



**1266 Holman Rd  
1925<sup>29, 39</sup>**



**1272 Holman Rd  
1925<sup>30</sup>**

Houck also built 1260 Holman Rd (1926)<sup>32</sup> and 885 Rosemount Ave. (1925)<sup>31</sup>. Harry Houck built several homes on Excelsior and the corner of Hopkins Ave (renamed MacArthur) & Park Blvd that were later demolished during the construction of 580 according to Building and Engineering Vol 22 Jan-June 1922.

### **Other known homes built by Houck in the surrounding area:**

927 Warfield Ave (1922)<sup>39</sup>, 563 Walavista Ave (1924)<sup>29,39</sup>, 1677 Grand Ave (1923)<sup>28</sup>, 4626 San Sebastian Ave (1923)<sup>28</sup>, 4609 Dolores Ave (1918)<sup>26</sup>, 4315 Everett Ave (1917)<sup>42</sup>, 1107 El Centro Ave (1923)<sup>28</sup>, 4455 Park Blvd (1919)<sup>26,45</sup>, 965 Scott (1924)<sup>29</sup>, 4352 Edgewood (1922)<sup>27</sup>, 1118 El Centro (1920)<sup>39</sup>, 2 houses on S.Everett (1919) Building and Engineering News 1919, 2 houses in Lakeshore Terrace (1923)<sup>28</sup>, 2 houses on Edgewood (1922)<sup>27</sup>.

The home at 677 Longridge also has historical significance because it was home to Labor Leader John Williams from approximately 1930-1934, who has national historic significance in the United States labor movement.

### **JOHN WILLIAMS**

John Williams, a labor leader of national historical significance, resided at 677 Longridge Road, with his wife Gertrude Williams and his children, Gordon and Patricia, from approximately 1930 to his death in 1934<sup>5</sup>. According to Lakeshore Homes Association records the Williams family continued to reside and/or own 677 Longridge until approximately 1940.

According to Ancestry.com Mr. Williams was born in Wales in 1868. He also worked in the Pittsburg Steel Mills for a time before becoming a labor leader<sup>5</sup>.

According to his obituary, John Williams was President of the Amalgamated Association of Iron, Steel, and Tin Workers (the AA) union. He was a member of the AA for more than 22 years, holding various leadership roles, before becoming its President.<sup>5</sup>

He was involved in one of the most infamous, and bloodiest, labor disputes in U.S. History, the "Homestead Strike of 1892, between Carnegie Steel Company and the AA.<sup>1</sup> The strike is also referred to as the Homestead Massacre and Pinkerton Rebellion, because striking workers and Pinkerton private security agents employed by Andrew Carnegie engaged in a battle that culminated in the deployment 8,000 members of the Pennsylvania State Militia to end the strike.

During the U.S. Steel Recognition Strike of 1901, John Williams directly negotiated with J.P. Morgan, who controlled U.S. Steel, on behalf of union workers and in an attempt to preserve the influence of the union after J.P. Morgan acquired Carnegie Steel from Andrew Carnegie.<sup>4</sup>

He was labor commissioner for Pacific Coast Steel of San Francisco, which was formed in 1906 to help rebuild San Francisco after the 1906 earthquake and fires. It produced most of the steel rebar used to construct the San Francisco waterfront, the piers upon which the Ferry Building was constructed, and supplied steel used in the construction of both the Golden Gate Bridge and the San Francisco-Oakland Bay Bridge.<sup>5</sup>

In 1926, the U.S. Congress passed the Railway Labor Act, which sought to ensure the rights of organized labor, while providing for arbitration and mediation as a mechanism to resolve labor disputes. President Calvin Coolidge appointed John Williams to the Railroad Mediation Board in 1927, a position he held until shortly before his death.<sup>5</sup>



JOHN WILLIAMS  
SECRETARY-TREASURER OF THE AMALGAMATED ASSOCIATION

<p><b>FUNERAL SET FOR MEDIATOR</b></p> <p>Last rites for John Williams, former member of the United States Railroad Mediation Board, will be held at 10 o'clock tomorrow morning at the First Baptist Church.</p> <p>He died Sunday at the Merritt Hospital after a month's illness. His home was at 677 Longridge Road.</p> <p>Williams served on the mediation board for seven years. He was appointed in 1927 by President Coolidge and retained the post until last July. He maintained residence in both Oakland and Washington, D. C., during that time.</p>  <p><b>JOHN WILLIAMS</b></p>			<p>For nine years before he resigned to accept the Federal position, Williams was labor commissioner of the Pacific Coast Steel Company, with headquarters in San Francisco. Previous to that, he had been for twenty-two years in various official capacities for the Amalgamated Association of Iron, Steel and Tin Workers. He was international president of the organization for eight years.</p> <p>Williams was born in Wales, near where former Secretary of Labor John J. Davis lived. They were lifelong friends and both worked for a time in steel mills in Pittsburgh, Penn.</p> <p>Surviving Williams are his widow, Gertrude; a son and daughter, Gordon and Patricia Williams; two brothers, the Rev. R. E. Williams and Reuben Williams, and a sister, Mrs. Mary Saunders.</p> <p>Williams was a member of Masonic bodies in Pittsburgh and Seattle. He had been a director of the South San Francisco Chamber of Commerce and a member of other chambers of commerce and development and manufacturers' associations. He served on the Pittsburgh board of education for several terms.</p>	
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Source: Oakland Tribune, September 4, 1934

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

### John Williams

1. <http://www.history.com/topics/homestead-strike>
2. [https://en.wikipedia.org/wiki/Homestead\\_strike](https://en.wikipedia.org/wiki/Homestead_strike)
3. <https://aflcio.org/about/history/labor-history-events/1892-homestead-strike>
4. [https://en.wikipedia.org/wiki/U.S.\\_Steel\\_recognition\\_strike\\_of\\_1901](https://en.wikipedia.org/wiki/U.S._Steel_recognition_strike_of_1901)
5. Oakland Tribune Obituary September 4, 1934
6. Ancestry.com

### Erma Blum

7. [https://books.google.com/books?id=34E4AQAAMAAJ&lpg=PA108&ots=87CEAf\\_BaV&dq=%22thiers%20necklace%22&pg=PA111#v=onepage&q=%22thiers%20necklace%22&f=false](https://books.google.com/books?id=34E4AQAAMAAJ&lpg=PA108&ots=87CEAf_BaV&dq=%22thiers%20necklace%22&pg=PA111#v=onepage&q=%22thiers%20necklace%22&f=false)
8. <https://www.newspapers.com/newspage/59874519/>
9. January 22, 1925 The Brooklyn Daily Eagle from Brooklyn, New York
10. St Louis Star and Times, 1922 Owner of Necklace decided by Stork
11. "Gem Fortune Wearer Sues for Divorce," Oakland Tribune, (June 17, 1934)
12. "Daughter Wins Jewel Fortune", Oakland Tribune, March 27, 1922
13. <http://www.thecourtjeweller.com/2016/06/jewel-history-death-of-pearl-necklace.html>
14. Background article on the history of the pearls: <http://archive.li/dC7v5>

### Katherine Grubb

15. <https://www.sfgate.com/realestate/article/Donald-Grubb-Sr-founder-of-luxury-real-estate-3301510.php>
16. <http://www.grubbco.com/>
17. <http://www.fundinguniverse.com/company-histories/grubb-ellis-company-history/>
18. <https://www.eastbaytimes.com/2010/06/10/katherine-grubb-piedmont-real-estate-agent-dies-at-88/>

### Louise Davies

19. [https://www.almanacnews.com/morgue/1998/1998\\_07\\_01.davies.html](https://www.almanacnews.com/morgue/1998/1998_07_01.davies.html)
20. Louise Davies, "Memories of Family and Friends," an oral history conducted in 1983-1985 by Suzanne B. Riess, Regional Oral History Office, 2 The Bancroft Library, University of California, Berkeley, 1986.
21. <http://www.nytimes.com/1971/09/21/archives/ralph-davies-v4-ship-libbs-head-american-president-chief-dieswas.html>
22. <http://www.nytimes.com/1998/06/25/arts/louise-davies-98-who-gave-san-francisco-a-concert-hall.html>
23. [https://www.almanacnews.com/morgue/1998/1998\\_07\\_01.davies.html](https://www.almanacnews.com/morgue/1998/1998_07_01.davies.html)
24. [https://en.wikipedia.org/wiki/Louise\\_M.\\_Davies\\_Symphony\\_Hall#cite\\_note-aboutfs-1](https://en.wikipedia.org/wiki/Louise_M._Davies_Symphony_Hall#cite_note-aboutfs-1)

25. <http://www.nytimes.com/1998/06/25/arts/louise-davies-98-who-gave-san-francisco-a-concert-hall.html>

### **Houck Houses**

- 26. Building & Engineering News. Vol 17 Pt 1 Jan-June 1917, pg. 8, 21
- 27. Building & Engineering News. Vol 22 Pt 1 Jan-June 1922, pg. 27, 28, 29, 32, 40
- 28. Building & Engineering News. Vol 23 Pt 2 July-Dec 1923, pg. 8, 24, 31, 32, 34, 35, 36, 38, 39
- 29. Building & Engineering News. Vol 24 Pt 2 July-Dec 1924, pg. 34, 35, 36, 40
- 30. Building & Engineering News. Vol 25 Pt 1 Jan-June 1925, pg. 27, 29, 33, 36, 40, 102, 109
- 31. Building & Engineering News. Vol 25 Pt 2 July-Dec 1925, pg. 14, 28, 31, 32, 34, 36, 37, 39
- 32. Building & Engineering News. Vol 26 Pt 1 Jan-June 1926, pg. 33, 34, 37, 38
- 33. Building & Engineering News. Vol 27 Pt 2 July-Dec 1927, pg. 28, 29
- 34. Oakland Tribune Real Estate Ad 10/19/24
- 35. Polk's Oakland, Berkeley, Alameda City Directory Volume 1927
- 36. Zillow.com
- 37. Redfin.com
- 38. Lakeshore Homes Association Ownership records
- 39. Real Estate Ads Newspapers.com

### **Harry L. Houck (note the last name Houck was misspelled a number of ways in records and articles, the most common misspelling is Hauck)**

- 40. Obituary Oakland Tribune January 9, 1955
- 41. 1910 US Census Records
- 42. 1918 Oakland City Directory
- 43. 1930 US Census Records
- 44. Ancestry.com

\* Though Erma, Katherine and Raymond were Harry Houck's step-children- family records didn't distinguish this. For example, his obituary listed them as his "children".

- 45. 1917-1918 Draft Card for Harry Hauck

### **Lakeshore/Trestle Glen Area History**

- 46. <http://www.lakeshorehomes.net/about/history>



**10. GEOGRAPHICAL DATA**

**A.** Land area of property (square feet or acres): 7,405Sq Ft.

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

USGS Quadrangle Name: \_\_\_\_\_ USGS Quadrangle Scale \_\_\_\_\_

<b>A</b> _____	_____	_____	<b>B</b> _____	_____	_____
Zone	Easting	Northing	Zone	Easting	Northing

<b>C</b> _____	_____	_____	<b>D</b> _____	_____	_____
----------------	-------	-------	----------------	-------	-------

**C.** Verbal boundary description (address):

**11. FORM PREPARED BY**

Name/Title: Jennifer Castro, Owner

Organization: \_\_\_\_\_ Date: May 28, 2018

Street and Number: 677 Longridge Road Telephone: (206)409-6051

City/Town: Oakland State: CA Zip Code: 94610 Email jennifer.castro@gmail.com

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**DEPARTMENTAL USE ONLY**

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

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

(1) \_\_\_\_\_Recommended \_\_\_\_\_Not recommended for landmark/S-7/S-20 designation

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

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

**C.** Action by City Planning Commission

\_\_\_\_\_Recommended \_\_\_\_\_Not recommended for landmark/S-7 designation

Date: \_\_\_\_\_

**D.** Action by City Council

\_\_\_\_\_Designated \_\_\_\_\_Not Designated

Date: \_\_\_\_\_ Ordinance No: \_\_\_\_\_

# APPENDIX

## Newspaper Articles of Interest

Oakland Tribune (Oakland, California) - Sun, Jan 9, 1955 - Page 49

Printed on Jan 18, 2018

### Harry L. Houck

Funeral services will be held tomorrow at 2:30 p.m. for Harry L. Houck, 81, a former Oakland contractor, who died yesterday after a four-month illness.

Mr. Houck, a native of New-castle, Pa., moved to the Bay Area at an early age. He operated a motel in Dixon for several years before he retired in 1948.

A member of the Oakland First Baptist Church, the Oakland Scottish Rite Bodies and a past master of the Park Blvd. Masonic Lodge No. 568, Mr. Houck made his home at 2411 77th Ave.

Surviving Mr. Houck are three daughters, Mrs. Erma Blum of Piedmont, Mrs. Louise Davies of Woodside, and Mrs. Irma Sharp of Winters and one son, Raymond Stivers of Stockton.

Services will be held at the Colonial Mortuary, 2210 Webster St.

### Race With Stork for \$100,000 Pearls

OAKLAND, CAL.—The anxiously awaited Blum baby—expected before a \$100,000 pearl necklace which a San Francisco judge ordered "buried to health" by the baby's mother—has arrived. Hosts of friends of the young couple anxiously awaited word from Merritt hospital. They learned the race still had three years to go when the nurse announced it was a boy tipping the scales at seven and one-half pounds. The wife of Rosa Blum, the grandmother, said nothing about a boy.

Meanwhile the necklace reposes 11 months of each year in a safety deposit vault, but on the twelfth month must be worn by the new baby's mother. It all started when James R. Blum, inspecting the necklace, noted the gems had lost much of their luster. He called in lapidaries, who told him the gems were sick. They needed light and air and, more than anything else, contact with the soft, warm breast and neck of healthy womanhood. Unless they had this, the experts said, the pearls would continue to "starve" and steadily and swiftly decrease in value and beauty.



Mr. Blum, then, as one of the administrators of his mother's estate, petitioned Judge Thomas F. Graham of the California superior court at San Francisco. The judge issued an order which directed that Mrs. Blum should wear the \$100,000 necklace—

"For the period of one month, under the following conditions: That when they are taken from the safe deposit box and delivered to her an officer will be with or near her at all times to insure their safe return to the court."

If the Blums lose the race with the stork the pearls are to be sold and the proceeds given to the Federation of Jewish Charities of San Francisco.

# STORK FULFILLS TERMS OF WILL

**Baby Blum Comes to Town  
and Papa Blum Is Richer  
by \$100,000.**

"I wish I was a boy"

This ever-present desire of the young female of the species will never be voiced by young Miss Blum, who is so young that she has not even a handle to her name, but who is richer at one day old than thousands are at the end of a lifetime.

Little Miss Blum was ushered into a world of diamonds and pearls this morning at the Merritt hospital, where her mother, Mrs. Erma Blum, is reported as "doing nicely," and her father, James B. Blum, wealthy San Francisco stock and grain broker, is in ecstasies.

When Mrs. Rosa Blum, wealthy grandmother of little Miss Blum, died in San Francisco in 1918 she left a strange will. Her estate appraised at \$330,000 in cash was to be left to her son. He was to receive the interest until he was 35 years old, when one-half of the principal became his. Five years later the balance was his.

As for her jewels, however, the elder Mrs. Blum had definite ideas. If her son married within eight years and his wife presented him with a daughter, he was to receive the diamond necklace and her pearl necklace valued at the official appraiser's at \$21,000 and by others at more than \$100,000.

Blum met Miss Erma Stivers daughter of Mrs. H. L. Hauck of Park boulevard, this city, and they were wed in 1920. During their honeymoon in the Orient, Mrs. Blum had a thrilling experience at the hands of Chinese highlanders and was rescued by Ho See Woo, a prominent young Chinese prince.

On April 13, 1921, the first born of the Blum family was announced as a bouncing boy. Today his sister arrived, also at the Merritt hospital. The next event of prominence in the family will take place in 1926, when Father Blum will be 35 years of age and will get the court order to remove the jewels from the vault of the Anglo-London & Paris bank.

The Blums live at 666 Mandana

# LARGE GROUP OF NEW LAKESHORE HIGHLANDS HOMES

**Twenty-one Houses Are Now  
Building, Walter H. Leimert Co. Reports.**

Twenty-one homes, valued in excess of \$200,000 are under construction in Lakeshore Highlands, according to the announcement of J. A. Scofield, sales manager of the Walter H. Leimert Co., owners and developers of the tract. He said:

"And every one of these homes fits into the splendid home environment created by the founders of Lakeshore Highlands and maintained by the home owners in the tract who are associated in the Lakeshore Homes Association. This association rigidly enforces the sensible building restrictions which were developed to maintain for all time the home environment and to assure increasing value.

"1925 will see the greatest number of homes built in Lakeshore Highlands during a twelve-month period, I am certain. Fully \$1,000,000 will be spent on construction before December 31st. Possibly it will be a great deal more."

The owners of the homes under construction are: P. E. Woodburn, H. Simons, Captain J. Brown, H. Johnson, M. E. Cox, C. Langeber, H. L. Houck, C. Austin, O. E. Nelson, D. S. A. Gilbert, E. G. Reed, J. B. Grubb, P. L. Johnson, Karl Frederickson, J. Stewart, J. Bertoldy, R. Blanco, Sam Moe, A. B. Chapman, C. J. Pfrang, Leroy Baird.

Recent lot buyers include W. P. Rutherford, A. C. Brandes, R. J. Barr, N. O. Warner, C. Olson, H. E. Thompson, F. K. Parker, L. C. Ames, A. S. Stewart, H. S. Miller, S. Hobbs, E. A. Moon, M. E. Cox, H. S. Craig, M. J. McDonough, C. P. Jacobs, R. L. Slatter, H. C. Brandes, C. M. Haggitt, I. M. B. Dunlon.

# ***Oakland Landmarks Preservation Advisory Board***

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

=====

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

### **1. IDENTIFICATION**

- A. Historic Name: Crase (M.)-Ackerman (F.)- Bacina (S.) House
- B. and/or Common Name: None

### **2. ADDRESS/LOCATION**

Street and number: 1419-12th Street Zip Code: 94607

### **3. CLASSIFICATION**

- | <p><b>A. Category</b></p> <p><input type="checkbox"/> District</p> <p><input checked="" type="checkbox"/> Building(s)</p> <p><input type="checkbox"/> Structure</p> <p><input type="checkbox"/> Site</p> <p><input type="checkbox"/> Object</p> | <p><b>D. Present Use (P) and Historic Use (H)</b></p> <table border="0"><tbody><tr><td><input type="checkbox"/> Agriculture</td><td><input type="checkbox"/> Museum</td></tr><tr><td><input type="checkbox"/> Commercial</td><td><input type="checkbox"/> Park</td></tr><tr><td><input type="checkbox"/> Educational</td><td><input checked="" type="checkbox"/> Private Residence</td></tr><tr><td><input type="checkbox"/> Entertainment</td><td><input type="checkbox"/> Religious</td></tr><tr><td><input type="checkbox"/> Government</td><td><input type="checkbox"/> Scientific</td></tr><tr><td><input type="checkbox"/> Industrial</td><td><input type="checkbox"/> Transportation</td></tr><tr><td><input type="checkbox"/> Military</td><td><input type="checkbox"/> Other (Specify):</td></tr></tbody></table> | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum | <input type="checkbox"/> Commercial | <input type="checkbox"/> Park      | <input type="checkbox"/> Educational | <input checked="" type="checkbox"/> Private Residence | <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious  | <input type="checkbox"/> Government | <input type="checkbox"/> Scientific | <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation | <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): |
|---|--|--------------------------------------|---------------------------------|-------------------------------------|------------------------------------|--------------------------------------|---|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|-----------------------------------|---|
| <input type="checkbox"/> Agriculture  | <input type="checkbox"/> Museum  |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/> Commercial   | <input type="checkbox"/> Park  |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/> Educational  | <input checked="" type="checkbox"/> Private Residence  |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/> Entertainment  | <input type="checkbox"/> Religious   |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/> Government   | <input type="checkbox"/> Scientific  |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/> Industrial   | <input type="checkbox"/> Transportation  |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/> Military   | <input type="checkbox"/> Other (Specify):  |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <p><b>B. Status</b></p> <p><input checked="" type="checkbox"/> Occupied</p> <p><input type="checkbox"/> Unoccupied</p> <p><input type="checkbox"/> Work in progress</p>   | <p><b>E. Number of Resources within Property</b></p> <table border="0"><thead><tr><th>Contributing</th><th>Non-contributing</th></tr></thead><tbody><tr><td><u>1</u></td><td><input type="checkbox"/> buildings</td></tr><tr><td><input type="checkbox"/></td><td><input type="checkbox"/> sites</td></tr><tr><td><input type="checkbox"/></td><td><input type="checkbox"/> structures</td></tr><tr><td><input type="checkbox"/></td><td><input type="checkbox"/> objects</td></tr><tr><td><u>1</u></td><td><input type="checkbox"/> Total</td></tr></tbody></table>   | Contributing                         | Non-contributing                | <u>1</u>                            | <input type="checkbox"/> buildings | <input type="checkbox"/>             | <input type="checkbox"/> sites                        | <input type="checkbox"/>               | <input type="checkbox"/> structures | <input type="checkbox"/>            | <input type="checkbox"/> objects    | <u>1</u>                            | <input type="checkbox"/> Total          |                                   |   |
| Contributing  | Non-contributing   |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <u>1</u>  | <input type="checkbox"/> buildings   |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/>  | <input type="checkbox"/> sites   |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/>  | <input type="checkbox"/> structures  |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <input type="checkbox"/>  | <input type="checkbox"/> objects   |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <u>1</u>  | <input type="checkbox"/> Total   |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <p><b>C. Accessible</b></p> <p><input type="checkbox"/> Yes: restricted</p> <p><input checked="" type="checkbox"/> Yes: unrestricted</p> <p><input type="checkbox"/> No</p>   |  |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |
| <p><b>F. Application for:</b></p> <p><input type="checkbox"/> City Landmark</p> <p><input checked="" type="checkbox"/> Heritage Property</p>  | <p><input type="checkbox"/> S-7 District</p> <p><input type="checkbox"/> S-20 District</p>   |                                      |                                 |                                     |                                    |                                      |   |  |                                     |                                     |                                     |                                     |   |                                   |   |



#### 4. OWNER OF PROPERTY

Name: Sarah Krikorian email: skkrikorian@gmail.com

Street and Number: 1419 12<sup>th</sup> Street

City: Oakland State: CA Zip Code: 94607

Assessor's Parcel Number: 4-63-4

#### 5. EXISTING FEDERAL/STATE DESIGNATIONS

##### A. Federal

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

##### B. State

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

#### 6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating (if applicable)	Date	Depository
Oakland Cultural Heritage Survey	C1+	05/03/1990	Oakland City Planning



**7. DESCRIPTION**

<b>A. Condition:</b>	<b>B. Alterations: (Check one)</b>	<b>C. Site (Check one)</b>
<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed	<input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Altered
		<input checked="" type="checkbox"/> Original Site <input type="checkbox"/> Moved (Date _____)

**D. Style/Type:** Queen Anne Cottage

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

The Crase-Ackerman-Bacina Home is a Queen Anne Cottage in the Oakland Point District. The home is one story with a raised basement, and has a stepped-back plan. It has a hip and gable roof, angled bay window, and an inset corner porch. The angled bay window has multi-colored stained glass, as does a fixed window on the side of the house in the entryway. It has sunbursts and other architectural detailing typical of Queen Anne Cottages in the neighborhood.

The home is situated on an interior lot on 12th Street. However, the home is visible from both 12<sup>th</sup> Street and Mandela Parkway because it is situated next to a large vacant lot on the corner.

The building is in fair condition. While it is structurally sound, there is significant deferred maintenance and physical deterioration due to normal wear and tear. Alterations include a raised basement that contains a garage and an accessory dwelling unit. Additionally, there is a kitchen addition in the rear, asbestos siding, replacement steps and railings, and a replacement front door.

The exterior walls are a combination of horizontal board and asbestos shingles. Much of the horizontal board siding suffers from significant dry rot. The asbestos siding was installed on top of the original horizontal board siding, and thus has served to preserve much of it. Some of the architectural detailing on the front of the house is in poor condition or missing.

The upstairs unit has 17 windows, of which 4 are made of vinyl or aluminum and thus are not historically accurate. The remaining 13 windows are either (a) the original wood windows from 1892-1893, or (b) historically accurate replacement double-hung wood windows with ropes and pulleys. Unfortunately, several of these 13 wooden windows have extensive wood rot and thus need repair or replacement. In the downstairs unit, all 8 windows are vinyl and thus are not historically accurate.

The foundation was upgraded to concrete slab, and appears to have some earthquake retrofit enhancements. However, the garage alteration created a "soft story" weakness that has not been addressed, and presents a significant risk of failure in an earthquake. Additionally, there is a cantilevered overhang on the right side of the house that also presents "soft story" concerns.

## 8. SIGNIFICANCE

- A. Period:**  
☐ Prehistoric  
☐ Pre-1869  
☒ 1869-1906  
☐ 1906-1945  
☐ Post-1945
- B. Areas of significance--check and justify below:**
- |  |  |
|--|--|
| <input type="checkbox"/> Archeology-prehistoric            | <input type="checkbox"/> Landscape architecture    |
| <input type="checkbox"/> Archeology-historic               | <input type="checkbox"/> Law                       |
| <input type="checkbox"/> Agriculture                       | <input type="checkbox"/> Literature                |
| <input checked="" type="checkbox"/> Architecture           | <input type="checkbox"/> Military                  |
| <input type="checkbox"/> Art                               | <input type="checkbox"/> Music                     |
| <input type="checkbox"/> Commerce                          | <input type="checkbox"/> Philosophy                |
| <input type="checkbox"/> Communications                    | <input type="checkbox"/> Politics/government       |
| <input type="checkbox"/> Community Planning                | <input type="checkbox"/> Religion                  |
| <input type="checkbox"/> Conservation                      | <input type="checkbox"/> Science                   |
| <input type="checkbox"/> Economics                         | <input type="checkbox"/> Sculpture                 |
| <input type="checkbox"/> Education                         | <input type="checkbox"/> Social/humanitarian       |
| <input type="checkbox"/> Engineering                       | <input type="checkbox"/> Theater                   |
| <input checked="" type="checkbox"/> Exploration/settlement | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Industry               | <input type="checkbox"/> Other (specify)           |
| <input type="checkbox"/> Invention                         |  |
- C. Period of Significance:** 1892-1893      **D. Significant dates:** 1892-1893 (Construction Date)
- E. Builder/Architect/Designer:** Unknown
- F. Significant persons:** None
- G. Statement of Significance (include summary statement of significance as first paragraph):**

1419-12th Street, the Crase-Ackerman-Bacina House, was built in 1892-1893 and is situated in the Oakland Point District. It has been determined eligible for listing on the National Register of Historic Places as a contributor to the Oakland Point District. 1419-12th Street has four areas of significance: Architecture, Transportation, Industry, and Exploration/Settlement. The home's architectural significance is owed to its Queen Anne Cottage design, of which it is a representative example. The home's design elements exemplify the popular styles seen in Oakland homes in the late 1800s, and particularly those built in West Oakland. The home also has significance in the areas of Industry and Transportation. At the time the home was built, the western terminus of the Intercontinental Railroad was located in Oakland Point. As such, many of the homes in the neighborhood were owned or rented by railroad employees, and 1419-12th Street was no exception. It's first owner, Fred Ackerman, was a conductor for the Southern Pacific railroad, and later owners and renters also were employed in the railroad industry. In addition, 1419-12th Street has significance in the area of Exploration/Settlement. It was exclusively owned by European-born immigrants for its first 60 years after construction. These owners settled in Oakland from three countries: England, Portugal and Yugoslavia. These countries of origin exemplify the ethnic makeup of Oakland Point from 1890-1945.

1419 12th St first appears in the records in 1893, meaning that it was likely constructed in 1892 or 1893. Prior to construction, all of the lot on which it is situated was owned by Mary Crase. Ms. Crase lived in a home on the western half of the lot, 1425 12th St. The first owner of 1419 12th St was Mary Crase's son-in-law, Fred Ackerman, who was married to her daughter Ida. Fred Ackerman was born in England in 1858, and immigrated to America. He married Ida Crase in 1885, and they proceeded to have four daughters, Helen, Hazel, Ruth, and Florence.

Fred Ackerman was a conductor for the Southern Pacific Railroad, and a union member. He and his wife Ida appear to have been very active in the railroad social scene. Their names frequently appeared in Oakland Tribune articles about conductor's parties at the Oakland Mole. When Mary Crase died, and Fred Ackerman was the trustee for her estate. Fred Ackerman died in 1924 when his car was hit by a train. See newspaper posting.

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

Census Records from 1890s-today.

City Directories, Oakland History Room, Main Branch, Oakland Public Library.

City of Oakland Planning Department. *Rehab Right*. June 1978.

City of Oakland Planning Department. Cultural Heritage Survey, Historic Resources Inventory form for *Oakland Point Historic District*, 1990.

*Oakland Tribune* Archives.

Sanborn maps, Oakland History Room, Main Branch, Oakland Public Library.





# BUILDING IS ACTIVE IN ALL SECTIONS OF COUNTY



FRONT ELEVATION OF BUILDING TO BE ERRECTED BY R. E. BARRA AT FAIRVIEW AND FIFTH AVENUES, BERKELEY, CALIF.

## LARGE BANK BUILDING IS NOW NEARING COMPLETION

Berkeley Now Has Another Big Structure

BERKELEY, Sept. 12.—The past week has been one of unusual building activity in and about Berkeley. In the course of the past few days, the city has been the scene of the completion of several important structures. The most notable of these is the large bank building now nearing completion at the corner of Fifth Avenue and Fairview Street. This structure, which is being erected by R. E. Barra, is a fine example of modern architecture and will add greatly to the city's business district.

The new building of the Berkeley National Bank, which is the largest of its kind in the city, is a fine example of modern architecture. It is a four-story structure with a large front entrance and many windows. The building is now nearly completed and will be ready for occupancy in a few days. The bank's new headquarters will be a great convenience to its customers and will also be a credit to the city.

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## WILL START A CONEY ISLAND

Amusement Resort, To Cost \$500,000, Is To Be Started On Alameda Shores.

One of the greatest amusement resorts in the Pacific Coast, and one of the largest in the world, is to be started on the Alameda Shores. The project, which is being undertaken by a group of investors, is to build a large amusement resort on the Alameda Shores. The resort is to include a large hotel, a casino, and a variety of other amusements. The project is estimated to cost \$500,000 and is expected to be completed within a few years.

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## TANK COMPANY SOON TO BUILD APARTMENTS

San Francisco Concerns Involvement in Project, Will Employ Several Hundred Men.

Twelve acres of the Barker estate, in San Francisco, are to be used for the construction of a large apartment building. The project, which is being undertaken by the Barker estate, is to build a large apartment building on the Barker estate. The building is to include a large hotel, a casino, and a variety of other amusements. The project is estimated to cost \$500,000 and is expected to be completed within a few years.

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NEW MISSION HOME TO BE ERRECTED BY W. J. MORTIMER IN BERKELEY, CALIF. ARCHITECT.

## RELANCE CLUB MAY GET REED HALL FOR QUARTERS

Negotiations Now Being Made to Secure It

Negotiations are now under way to secure the Reed Hall for the quarters of the Reliance Club. The club, which is a large and active organization, has been looking for a new headquarters for some time. The Reed Hall, which is a large and well-known building in the city, is being considered as a possible location for the club's new headquarters. Negotiations are now being made to secure the hall for the club's use.

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**F. Ackerman, reshingling and repairs,**  
1393 Twelfth street, \$100.





Oakland Tribune, Dec 22, 1924

Fred Ackerman, the first owner of 1419-12<sup>th</sup> Street, was seriously injured when his car was struck by a train. He later died from his injuries.

**SOLDIERS BEAR BODY OF KAHN TO ITS FINAL HOME**

Fifty Army Officers Escort Dead Congressman From Temple to Cemetery.

**20 YEARS AGO**  
IN  
**Oakland Tribune**  
December 22, 1904 (The Day Was Thursday)

**OFFICER ACCUSED OF WITHHOLDING ACCIDENT REPORT**

Inspector John McKinley, Major, By Police Captain Experts, at His Inspection.

**COMPERS' WIDOW REFUSES TO SIGN PROBATING WILL**

The Will of the Late William Compers, as Possible Filing of Court.

**PIGGLY WIGGLY**  
"Sell Over the Street"

We are featuring at all East Bay Piggly Wiggly Stores, for example:

**SUNSWET PRUNES**  
Medium Size  
2-lb. carton, . . . **19c**

(Check 15)  
Get your Christmas shopping in line at the store, Piggly Wiggly, West Oakland.

**WAGNER BURIAL TO BE TOMORROW**

London Objects to Informal Apparel

**French Tax Germans Visiting Cemeteries**

**Human Chain Saves Skater From River**

**Girl Hunter Killed In Fall From Cliff**

**Bandits Bind Eight; Rob Public Market**

**Train-Auto Crash at Crossing Kills Two**

**West Oakland Club Will Hold Dance**

# Merry Christmas

## The ROOS Label Adds Value to the Gift!



**For Men**

- Shirts, Neckband & Neglige - \$2.50 to \$10.00
- Neckties, Many styles - \$1.00 to \$5.00
- Mufflers, Warm Luxury - \$1.50 to \$16.50
- Hose, in Holiday assortment 1 pair \$1.00 to \$5.00
- Golf Hose, New patterns - \$1.50 to \$10.00
- Hickok Belts & Buckles - \$2.00 to \$7.50
- Pajamas, Generously cut - \$2.50 to \$20.00
- Sweaters, the Favored Slip-on - \$6.00 to \$20.00
- Smoking Jackets, the Sure Gift - \$7.50 to \$15.00
- Blanket Robes, Holiday stock - \$6.50 to \$20.00
- Dressing Gowns, Silk Matchless - \$14.00 to \$150
- Hand Bags & Traveling Cases \$10.00 to \$94.00

Pipes, Poker Sets, Humidors, Smokers' Sets, Military Brushes, Bridge Sets, Leather Novelties

Golf Clubs : Four Piece Suits : Golf Caps, etc.

**For Women**

- Hosiery, Full fashioned numbers \$1.95 to \$5.50
- Sweater and Golf Coats - \$7.95 to \$35.00
- Women's Handkerchiefs - 25c to \$2.50
- Women's Fitted & Unfitted Suitcases \$18.75 to \$95.00
- Robes and Blouses \$6.95 to \$14.95
- Sewing Rolls, Sewing Baskets, Manicure Sets.
- For Men or Women: Umbrellas \$2.50 to \$20.00

**Roos Bros.**  
Six-Store Buying Power

And a fine assortment of gifts suitable for the boys and girls

**Train-Auto Crash at Crossing Kills Two**

PORTERVILLE, Dec. 22.—Fred Ackerman and August Schrank, both of this city, were seriously injured when their automobile was struck by a southbound Southern Pacific train at a crossing eight miles south of here.



# ***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 it's Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

### **1. IDENTIFICATION:**

Historic Name: Kelly (William P.) house

Common Name: none

### **2. ADDRESS/LOCATION**

2440 10th Avenue Oakland Ca 94606

### **3. CLASSIFICATION**

#### **A. Category**

☐ District

☒ Building(s)

☐ Structure

☐ Site

☐ Object

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

☐ Agriculture

☐ Commercial

☐ Educational

☐ Entertainment

☐ Government

☐ Industrial

☐ Military

☐ Museum

☐ Park

☒ Private Residence

☐ Religious

☐ Scientific

☐ Transportation

☐ Other(Specify)

#### **B. Status**

☒ Occupied

☐ Unoccupied

☐ Work in progress

#### **C. Accessible**

☐ Yes: restricted

☒ Yes: unrestricted

☐ No

#### **E. Number of Resources within Property**

☒ Contributing

Non-contributing

☐ buildings

☐ sites

☐ structures

☐ objects

☐ Total

#### **F. Application for:**

☐ City Landmark

☒ Heritage Property

☐ S-7 District

☐ S-20 District

#### 4. OWNER OF PROPERTY

Name: Tae Ha email: Taehagardens@yahoo.com  
Address: 2440 10th Avenue, Oakland CA 94606  
Assessor's Parcel Number: 022-0334-016-00

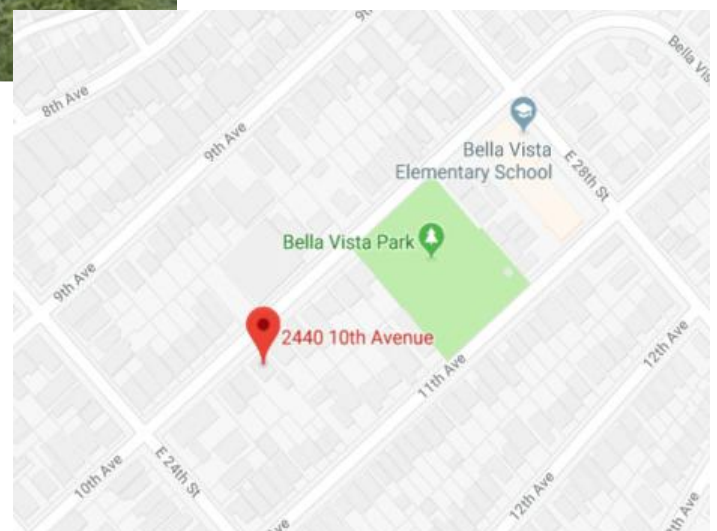
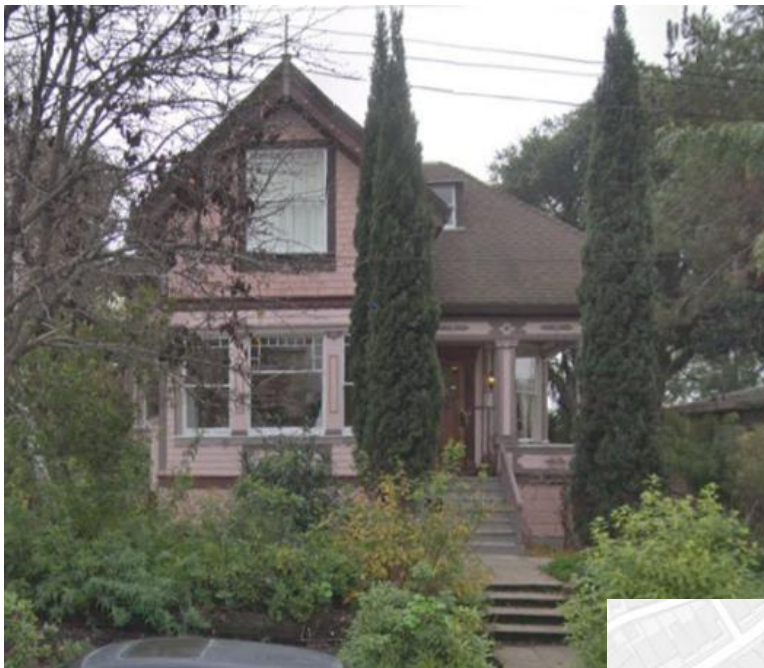
#### 5. EXISTING FEDERAL/STATE DESIGNATIONS

Federal: ☐ National Historic Landmark  
☐ Included in National Register of Historic Places  
☐ Determined eligible for inclusion in National Register of Historic Places

State: ☐ California Historical Landmark  
☐ California Point of Historic Interest  
☐ State Historical Resources Inventory

#### 6. REPRESENTATION IN EXISTING SURVEYS

Oakland Cultural Heritage Survey, Citywide Preliminary / C3 / 1986 / Oakland City Planning Department



**7. Description**

<b>A.</b>	<b>Condition:</b>	<b>B.</b>	<b>Alterations:</b>	<b>C.</b>	<b>Site</b>
	<input checked="" type="checkbox"/> Excellent		<input type="checkbox"/> Unaltered		<input checked="" type="checkbox"/> Original
	<input type="checkbox"/> Good		<input checked="" type="checkbox"/> Altered		<input type="checkbox"/> Moved
	<input type="checkbox"/> Fair				

**D. Style/Type:** Queen Anne House

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

2440 10th Avenue is a two story house with a basement distinguished by its distinctive shape, elaborate exterior woodwork, and large garden. The first impression as 'ginger bread house' or 'fairy land' is due to decorative wood cutouts applied over the original 'more subdued and simple elegant' wood works in the late 20th century the previous owner(s).

The house is two stores and raised basement, described by the Sanborn map as 1 ½ story since the upper floor is a tall attic in shape. The house has an asymmetrical telescoping plan. A gabled front wing at the viewer's left has a triple window the entire width of the first floor and upstairs a single double-hung window is centered in the gable end. The front porch and door are set back to the viewer's right under the main roof, which is a truncated hip with front and side dormers. Right of the door is a corner window at an angle.

Inside, the flow of traffic is open and high ceiling of 11 feet and tall windows throughout make the house spacious and sunny. The floor has charming wooden dust cups in the corners. Window proportions fit to the height of the house. Each bedroom has a dormer window that swings for the fresh air in summer days in bedrooms.

At the back of the house a wide rear wing and enclosed porch lead to the oversize back yard and garden. The garden in rear is outstanding. The thick yellow climbing roses look like the same roses that the couple in early 1900s posed with in their photograph. A few old oaks must have been here from the beginning.

A later photo obtained from the Assessor's office (labeled (c) 2001, but looks earlier) shows the house with brackets, bargeboard trim, finial, corner boards, belly bands, and decorative sash but otherwise seemingly plain and possibly shingled all over. A 1964 inspection letter describes it as a "two story shingle sided frame building."

Existing ornament is a mixture of original and later applique. If you pay attention, you can uncover the original wood work in some areas that is consistent with its brackets and gable barge boards . The side of attic shows the wood shingles appear to be the original fish scale shape. The wood panels with diagonal direction appear original on the side of the front porch. The added ornament is a coarse replica of the original which extenuates the aesthetics. The craftsmanship is poor and painted over the un-sanded edges of cuts. Several relief of Greek Zeus are added to the front entry and gate entry. A major intent of the work program is to uncover, identify, and restore the original. Preliminary investigation shows promise for removing the applique and restoring original surfaces and detail.



Back porch and garden, 1900s and today: photo of Matthew Watson Backus and Adelia F. Backus, owners c. 1900, from Anthony Bruce of Berkeley Architectural Heritage Assn

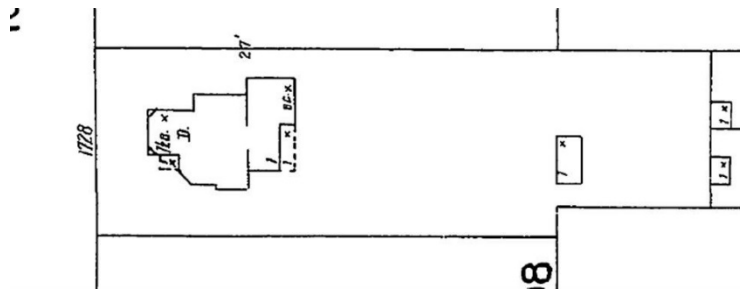


Architectural details





county assessor, date unknown



1903 Sanborn map, p241 describe the house as 1-1/2 story and basement( the half story refers to the attic like upper story even though the ceiling height of upper level is 10 Feet), Good drawing of back porch and wing, angled corner and large lot.



Side view, Google Maps, 2018

**1. SIGNIFICANCE**

- A. Period:
- \_\_\_ Prehistoric  
 \_\_\_ Pre-1869  
 \_X\_ 1869-1906  
 \_\_\_ 1906-1945  
 \_\_\_ Post-1945
- B. Areas of significance--check and justify below:
- |                            |                            |
|----------------------------|----------------------------|
| ___ Archeology-prehistoric | ___ Landscape architecture |
| ___ Archeology-historic    | ___ Law                    |
| ___ Agriculture            | ___ Literature             |
| _X_ Architecture           | ___ Military               |
| _ Art                      | ___ Music                  |
| ___ Commerce               | ___ Philosophy             |
| ___ Communications         | ___ Politics/government    |
| ___ Community Planning     | ___ Religion               |
| ___ Conservation           | ___ Science                |
| ___ Economics              | ___ Sculpture              |
| ___ Education              | ___ Social/humanitarian    |
| ___ Engineering            | ___ Theater                |
| X_ Exploration/settlement  | ___ Transportation         |
| ___ Industry               | ___ Other (specify)        |
| ___ Invention              |                            |

C. **Period of Significance:** 1885-1900. The Victorian era, the first settlers

D. **Significant Dates:** 1885-1886, construction. Block book 7 records  
 'New improvement' of \$2800. Personal Property of \$200

E. **Builder/Architect/Designer:** presently unknown

F. **Significant persons:**

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

The significance of William P Kelly's house is its representation of architectural style that defines the early period of this part of Oakland . San Antonio was bursting neighborhood where early Californians such as Borax Smith and the founder of Wells Fargo made their home. Naturally, some of mansions display their wealth and accommodate their social life with ever expanding corridors and rooms. 2440 10th house appears to be more fitting to middle class family adopting its popular style of Queen Anne.

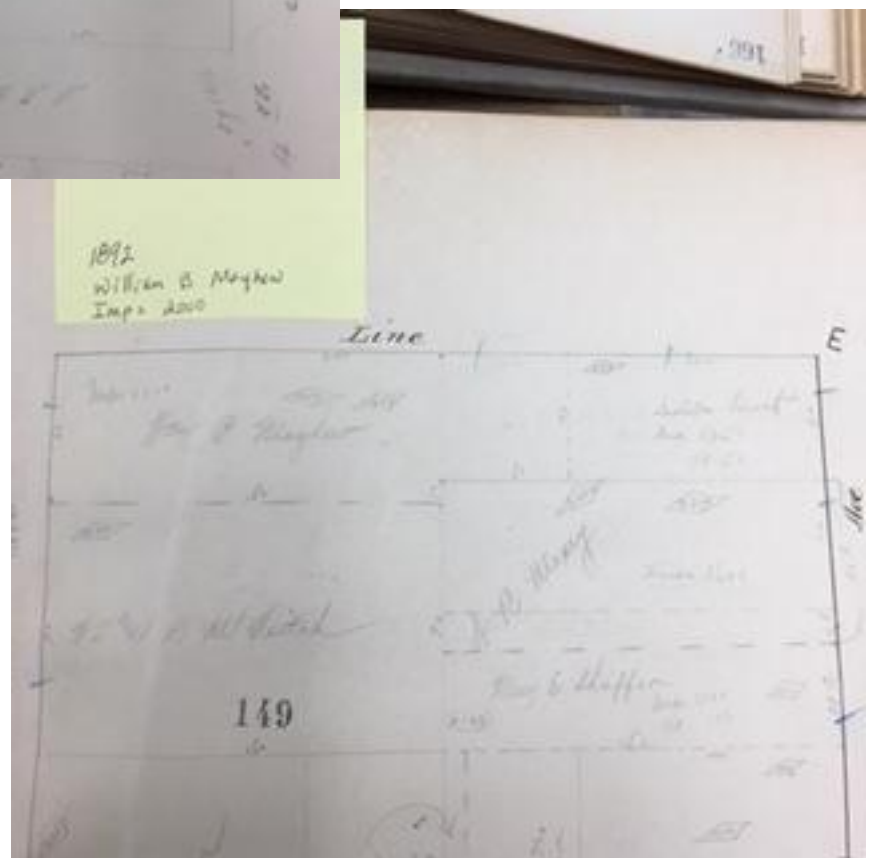
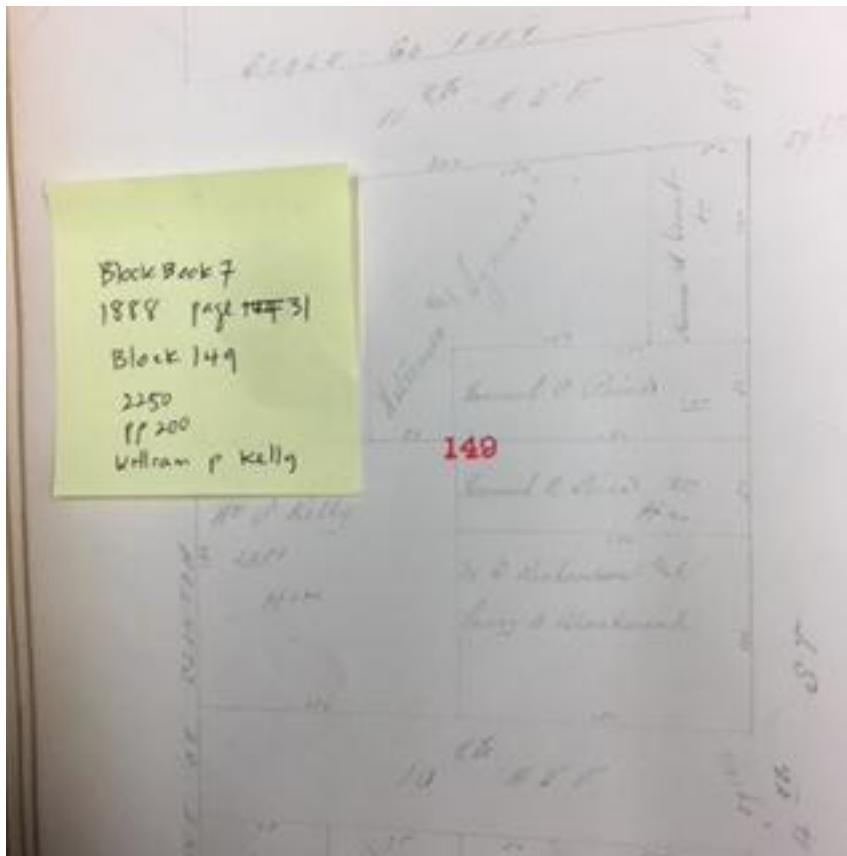
2440 10th Ave.

- 7 -

FORM LPAB-4

1889 Block book 7 shows that William P. Kelly purchased the rear land back of the house

1890 William B Mayhew. Improvement of \$2000 is recorded. This the significant amount of investment . Not clear it was the cost of building the cottage , currently 2440 1/2



Not much information is found about William P Kelly other than the directory of 1885 records that he was a miner. He purchased the land and built the house

William P Kelly probably lived in the house until 1890 and purchased additional land in 1886.

*Tribune* article on 3/22/1890 titled "Opening of 10th Avenue". William P Kelly was part of the effort to develop the area contributing \$75 toward the total fund of \$3425.50

William Mayhew purchased the house from William P. Kelly: 1890 William B Mayhew, improvement of \$2000; 1892 Block book 7 Page 171, William Mayhew

c.1900 owner Adelia Backus; 1902 Directory Backus M W, president of Ecumenic Oil Burner Company: the couple whose picture was taken standing the back stair case looking out the garden matches the period with their attire.

1910 block book, Abbie M Neal, improvement of \$1200 and personal property of \$150

The address was 1728 10th Avenue until c.1911 (citywide renumbering)

1936 Reverse Directory lists resident as Mrs. A. Giambruno

House is shingled and later given neo-Victorian applique in mid to late 20th century

**The neighborhood** where 2440 10th sits was once called **San Antonio or Bella Vista Hills**. While the wealthy built suburban mansions to adequately display their wealth and accommodate their social life, there was also a burgeoning middle class. The significance of William P Kelly's house is its representation of middle-class architecture that defines the early period of Oakland.

*The following is adapted from the S-7 Historic District nomination for the 10th Avenue District (1800-2100 blocks), by Carolyn Douthat, 1987:*

The district is significant architecturally for its collection of residential styles typical to the late Victorian and early 20th Century periods in Northern California. It is also significant as a reflection of the development of East Oakland, and of the larger development trends of the East Bay.



The architectural styles represented include Queen Anne, Eastern Shingle, Classical Revival and Arts and Crafts. The structures are, in the main, intact and represent two periods of developments: Late Victorian and early 20th Century. They reflect the growth of the neighborhood as a residential suburb in the late 19th century and the housing boom in Oakland which followed the 1906 Earthquake and Fire.

First subdivided in 1884, as part of Clinton Park, the area was originally part of Rancho San Antonio. The area saw three major serious of settlement in the 1800's. Initial Anglo settlement centered around the base of 13th Avenue in the late 1840's and early 1850's where lumber from the San Antonio Redwood( Montclair) was shipped across the Bay. The surrounding land was mainly given over to agriculture and grazing. In the late 1860's the town of Brooklyn was developed and for a time revealed Oakland as a town center. The arrival of the Transcontinental Railroad in 1869 and annexation by Oakland in 1873 spurred development between the Estuary and ( roughly) East 19th street.

It was not until the late 1880's next residential development intensified in the area above East 19th Street where the district is located. However, the pace of development was such that by 1900 the district was well established as a residential neighborhood. The next surge of development began around 1906 earthquake. Houses on the remaining vacant parcels were built. The development continued until the mid-teens by which time the area was nearly " built out".

Above the designated district, 10th Avenue continues to E28th Street and curves around and becomes Bella Vista Avenue, part of the next generation of development, the hilly Bella Vista Park tract built up in the 1890s to 1910s.  
Thomson & West atlas, 1878



### THE EAST END.

#### Big Joe Will Carry the Banner of Brooklyn Parlor.

A. W. Adams has returned from Sunol. E. J. Pringle's new home is about completed.

A. D. Cameron is putting a new roof on his residence on East Fourteenth street.

Ed Dodge, conductor on the Fruit Vale road, has gone to Santa Cruz on a vacation.

Much complaint is made at the heaps of gaspipes along the walks on East Twelfth street.

A fine horse, belonging to the Brooklyn car line, died yesterday at the company's stables.

Extra cars are running today on the Fruit Vale car line going to the Methodist camp meeting.

Victor Gilardin, wife, and family, and Mrs. Henry and family left yesterday to camp at Sunol.

Bates & Co. are now re-macadamizing East Nineteenth street, the work on which was not accepted.

A. C. Smith of Amador and R. McDonald, Captain United States Army, are registered at Tubbs Hotel.

Mr. Anderson of this place sold a Hambletonian yearling to a Mr. McDonald of Stockton. The price was \$250.

James Dixon, Superintendent of H. Tubbs's mines, and Mr. Berry, foreman, are visiting their homes in East Oakland.

"Big Joe," the giant fireman, will carry the banner for Brooklyn Parlor. Native Sons of the Golden West, on Admission Day.

**William P. Kelley** of Brooklyn Heights left yesterday for his ranch in Napa. J. L. Cooke, the real estate dealer, sold his place on the heights for \$10,000.

### OPENING TENTH AVENUE.

#### The Cost of a Proposed Improvement in East Oakland.

The report of the commissioners appointed to have general direction of the opening of Tenth avenue has been filed. The total assessment amounts to \$3425 50, which covers the following expenses: Advertising, \$19 20; \$33 00; \$28 80, \$30; searching titles, \$50; map of assessment district, 25; commissioners' fees, \$225; attorney's fees, \$150; contingent fund, \$63 90. Damages have been awarded to the amount of \$2800, divided equally between A. G. Abell and Moses Chase.

The assessments are as follows: Mary J. Ransome, \$18 75; W. H. Gregory, \$6 25; Hattie G. Ayer, \$12 50; Sam J. Shepherd, \$9 37; Nathan Stein, \$6 25; Mrs. A. E. Downey, \$9 38; John W. Valentine, \$6 25; E. H. Richardson, \$6 25; Louisa S. Harrington, \$6 25; \$6 25, \$6 25, \$6 25; Lophema Spencer, \$6 25, \$6 25, Catherine Sparks, \$6 25, \$6 25; Edward Brennan, \$6 25, \$6 25; Louise S. Harrington, \$6 25, \$6 25; Edwin Brennan, \$6 25, \$6 25; Louise S. Harrington, \$12 50, \$12 50; Mrs. M. L. Jess, \$12 50; A. F. Abell, \$700, \$700. Enoch Talbot, \$75; Henry S. McClelland, \$40; Mary M. McClelland, \$25; George H. Harvey, \$15; T. Goodman, \$30; Henry Nedderman, \$75; Moses Chase, \$700; Hannah G. Paine, \$25; Lucy B. Blackwood, \$150; **William P. Kelley, \$75**; C. H. Daly, \$175; Mary C. Littlejohn, \$37 50; Fanny J. Jacka, \$37 50; E. K. Waterman, \$25; Pauline Euch, \$25; Frank Euch, \$50; J. L. Cooke, \$40; W. W. Woodcock, \$40; M. A. Bird, \$25; Charles W. Crapo, \$25; A. P. Butterfield, \$25; J. Alexander, \$25, \$40; W. W. Woodcock, \$20.

Oakland Tribune, August 14, 1890; March 22, 1890

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

[www.Ancestry.com](http://www.Ancestry.com)

Oakland History Room, tax assessor's block books

City of Oakland, building permits

Carolyn Douthat and Marina Carlson, "Uptown Brooklyn: 10th Avenue & Environs," *Oakland Heritage Alliance News*, Spring 1996.

10th Avenue S-7 District nomination, Oakland Landmarks Preservation Board  
additional research by Oakland Cultural Heritage Survey

**10. GEOGRAPHICAL DATA**

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

**B. UTM References**

**USGS Quadrangle Name: \_Oakland East\_ USGS Quadrangle Scale \_1:24,000**

**C. Verbal boundary description (address):**

**2440 10th Avenue Oakland Ca 94606**

**11. FORM PREPARED BY**

**Name/Title: Tae Ha**

**Date: May 30, 2018**

**Organization: Private Resident , owner.**

**Street and Number: 2440 10th Ave, Oakland Ca 94606**

**Telephone: 510 919 5181 email: [taehagardens@yahoo.com](mailto:taehagardens@yahoo.com)**

---

**DEPARTMENTAL USE ONLY**

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

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

**(1) \_\_Recommended \_\_Not recommended for LM/S-7/S-20  
designation**

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

**(2) \_\_Designated as Heritage Property Date: \_\_\_\_\_**

**C. Action by City Planning Commission**

**\_\_Recommended \_\_Not recommended for LM/S-7 designation**

**Date: \_\_\_\_**

**D. Action by City Council**

**\_\_\_\_Designated \_\_\_\_Not Designated**

**Date: \_\_\_\_\_ Ordinance No: \_\_\_\_\_**

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

Address: 4690 Tompkins Avenue  
Name: Beulah Rest Home

**A. ARCHITECTURE**

- |    |                   |  |   |           |   |    |
|----|-------------------|--|---|-----------|---|----|
| 1. | Exterior/Design:  | <u>Spanish eclectic stucco, tile, ironwork; plan fitted to hillside</u>                  | E | <u>VG</u> | G | FP |
| 2. | Interior:         | <u>lot + irregular streets</u>   | E | VG        | G | FP |
| 3. | Construction:     | <u>concrete structure, <sup>textured</sup> stucco + <sup>Mission</sup> tile surfaces</u> | E | <u>VG</u> | G | FP |
| 4. | Designer/Builder: | <u>Wythe Blaine + Olson, W.E. Schirmer, Scott Haymond</u>                                | E | <u>VG</u> | G | FP |
| 5. | Style/Type:       | <u>Spanish eclectic multi-residential/hotel/dorm</u>                                     | E | <u>VG</u> | G | FP |

**B. HISTORY**

- |     |                      |   |          |           |          |           |
|-----|----------------------|---|----------|-----------|----------|-----------|
| 6.  | Person/Organization: | <u>Women's Home Missionary Society</u>  | E        | VG        | G        | <u>FP</u> |
| 7.  | Event:               |   | E        | VG        | G        | FP        |
| 8.  | Patterns:            | <u>institutional residences in East Bay hills, suburban dev't of East Oakland</u> | E        | <u>VG</u> | G        | FP        |
| 9.  | Age:                 | <u>1928, add.s 1951, 1958</u>   | E        | VG        | <u>G</u> | FP        |
| 10. | Site:                | <u>original</u>   | <u>E</u> | VG        | G        | FP        |

**C. CONTEXT**

- |     |              |   |   |    |          |    |
|-----|--------------|---|---|----|----------|----|
| 11. | Continuity:  | <u>contributes to historically-related Home of Peace ASI</u>  | E | VG | <u>G</u> | FP |
| 12. | Familiarity: | <u>large + prominent in neighborhood - strong contrast to nearby single houses, but similar to Mills College across 580</u> | E | VG | <u>G</u> | FP |

**D. INTEGRITY**

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

Evaluated by: Beth Martin Date: 6/17/18

**STATUS**

Rating: Heritage P

City Landmark Eligibility: ☒ Eligible

☐ Not eligible

National Register Status: ☐ Listed

☐ In process

☐ Determined eligible

☐ Appears eligible

☐ Appears ineligible

Site of Opportunity ☐

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of \_\_\_\_\_.

(Date)

Attest: \_\_\_\_\_

Secretary



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

Address: 4690 Tompkins Avenue

Name: Beulah Rest Home

12	(6)	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	(3)	2	0	3. Construction	
4	(2)	1	0	4. Designer/Builder	
6	(3)	2	0	5. Style/Type	
				<b>A. ARCHITECTURE TOTAL (max. 26)</b>	<b>12</b>
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>B. HISTORY TOTAL (max. 60)</b>	<b>15</b>
4	2	(1)	0	11. Continuity	
14	7	(4)	0	12. Familiarity	
				<b>C. CONTEXT TOTAL (max. 14)</b>	<b>5</b>
<b>PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)</b>					<b>32</b>
-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)	
				<b>D. INTEGRITY</b>	
<b>ADJUSTED TOTAL (Preliminary total minus Integrity)</b>					

**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

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

Address: 528 28th Street  
Name: Bercovich (S.C.) house

**A. ARCHITECTURE**

- |    |   |   |    |   |    |
|----|---|---|----|---|----|
| 1. | Exterior/Design: <u>symmetrical design, porches &amp; bays - intriguing play of bilateral symmetry vs upper/lower flats</u> | E | VG | G | FP |
| 2. | Interior: _____   | E | VG | G | FP |
| 3. | Construction: <u>shingles &amp; half-timber, typical</u>  | E | VG | G | FP |
| 4. | Designer/Builder: <u>A. Merrill Bowser arch, S. Kulchar bldr</u>  | E | VG | G | FP |
| 5. | Style/Type: <u>Craftsman flats with Tudorish half-timbered gable</u>  | E | VG | G | FP |

**B. HISTORY**

- |     |   |   |    |   |    |
|-----|---|---|----|---|----|
| 6.  | Person/Organization: <u>Samuel C. Bercovich, merchant &amp; Jewish community leader</u> | E | VG | G | FP |
| 7.  | Event: _____  | E | VG | G | FP |
| 8.  | Patterns: <u>North Central nh development in post-1906 streetcar-suburb boom</u>        | E | VG | G | FP |
| 9.  | Age: <u>1910</u>  | E | VG | G | FP |
| 10. | Site: <u>original</u>   | E | VG | G | FP |

**C. CONTEXT**

- |     |  |   |    |   |    |
|-----|--|---|----|---|----|
| 11. | Continuity: <u>contributor to 28th &amp; Telegraph ASI</u> | E | VG | G | FP |
| 12. | Familiarity: _____   | E | VG | G | FP |

**D. INTEGRITY**

- |     |  |   |   |   |   |
|-----|--|---|---|---|---|
| 13. | Condition: <u>looks good - minor wear</u>                                      | E | G | F | P |
| 14. | Exterior Alterations: <u>siding in place of shingles in front - reversible</u> | E | G | F | P |

Evaluated by: Beth Marvin Date: 6/17/18

**STATUS**

Rating: Heritage P.

City Landmark Eligibility: ☒ Eligible

☐ Not eligible

National Register Status: ☐ Listed

☐ In process

☐ Determined eligible

☐ Appears eligible

☐ Appears ineligible

Site of Opportunity ☐

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of \_\_\_\_\_.

(Date)

Attest: \_\_\_\_\_

Secretary

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

Address: 528 28th Street

Name: Bercovich (S. C.) 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>A. ARCHITECTURE TOTAL (max. 26)</b>					<b>12</b>
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>B. HISTORY TOTAL (max. 60)</b>					<b>15</b>
4	2	(1)	0	11. Continuity	
14	7	4	(0)	12. Familiarity	
<b>C. CONTEXT TOTAL (max. 14)</b>					<b>1</b>
<b>PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)</b>					<b>28</b>
(-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)	
<b>D. INTEGRITY</b>					
<b>ADJUSTED TOTAL (Preliminary total minus Integrity)</b>					

**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

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

Address: 260 Park View TerraceName: Cutler (Sarah L.) house**A. ARCHITECTURE**

- |  |   |           |          |    |
|--|---|-----------|----------|----|
| 1. Exterior/Design: <u>strong, solid form - big gable, porches &amp; bays, all-over brown shingle;</u> | E | <u>VG</u> | G        | FP |
| 2. Interior: <u>prominent siting, retaining wall + steps</u>   | E | VG        | G        | FP |
| 3. Construction: <u>wood frame + shingles - typical</u>  | E | VG        | <u>G</u> | FP |
| 4. Designer/Builder: <u>A. H. Broad, bldr/designer - prominent esp. in Berkeley</u>                    | E | <u>VG</u> | G        | FP |
| 5. Style/Type: <u>Craftsman/"brown shingle" house - classic example</u>                                | E | <u>VG</u> | G        | FP |

**B. HISTORY**

- |   |          |    |          |           |
|---|----------|----|----------|-----------|
| 6. Person/Organization: <u>Sarah Cutler, Mary Cutler, Lydia Anderson</u>                  | E        | VG | G        | <u>FP</u> |
| 7. Event:   | E        | VG | G        | FP        |
| 8. Patterns: <u>residential dev't of Adams Point - post 1906 Earthquake building boom</u> | E        | VG | <u>G</u> | FP        |
| 9. Age: <u>1906 (June 26)</u>   | E        | VG | <u>G</u> | FP        |
| 10. Site: <u>original</u>   | <u>E</u> | VG | G        | FP        |

**C. CONTEXT**

- |  |   |    |          |           |
|--|---|----|----------|-----------|
| 11. Continuity: <u>Contributor to Park View Terrace ASI</u>                | E | VG | <u>G</u> | FP        |
| 12. Familiarity: <u>prominent siting but street itself is little known</u> | E | VG | G        | <u>FP</u> |

**D. INTEGRITY**

- |   |          |          |   |   |
|---|----------|----------|---|---|
| 13. Condition: <u>looks good</u>  | <u>E</u> | G        | F | P |
| 14. Exterior Alterations: <u>window + porch changes; distracting garage doors</u> | <u>E</u> | <u>G</u> | F | P |

Evaluated by: Beth MarvinDate: 6/16/18**STATUS**Rating: Heritage P.City Landmark Eligibility: ☒ Eligible☐ Not eligibleNational Register Status: ☐ Listed☐ In process☐ Determined eligible☐ Appears eligible☐ Appears ineligibleSite of Opportunity ☐

This evaluation sheet 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 LANDMARK ELIGIBILITY**

Address: 260 Park View Terrace  
Name: Cutler (Sarah L.) 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>A. ARCHITECTURE TOTAL (max. 26)</b>	<b>13</b>
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>B. HISTORY TOTAL (max. 60)</b>	<b>11</b>
4	2	(1)	0	11. Continuity	
14	7	4	(0)	12. Familiarity	
				<b>C. CONTEXT TOTAL (max. 14)</b>	<b>1</b>
<b>PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)</b>					<b>25</b>
(-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)	
				<b>D. INTEGRITY</b>	
<b>ADJUSTED TOTAL (Preliminary total minus Integrity)</b>					

**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

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

Address: 1255 Trestle Glen RoadName: Smith (Charles W.) house**A. ARCHITECTURE**

- |    |   |   |           |          |    |
|----|---|---|-----------|----------|----|
| 1. | Exterior/Design: <u>asymmetrical studied informal composition in Medit. idiom</u> | E | <u>VG</u> | G        | FP |
| 2. | Interior: _____   | E | VG        | G        | FP |
| 3. | Construction: <u>frame + stucco typical; tile roofs, wood + metalwork</u>         | E | VG        | <u>G</u> | FP |
| 4. | Designer/Builder: <u>Miller + Warnecke, arch.s</u>                                | E | <u>VG</u> | G        | FP |
| 5. | Style/Type: <u>Mediterranean/eclectic house - distinctive example</u>             | E | <u>VG</u> | G        | FP |

**B. HISTORY**

- |     |  |          |    |          |           |
|-----|--|----------|----|----------|-----------|
| 6.  | Person/Organization: <u>Charles W. Smith, orig. owner/res., salesman</u> | E        | VG | G        | <u>FP</u> |
| 7.  | Event: _____   | E        | VG | G        | <u>FP</u> |
| 8.  | Patterns: <u>1920s Lakeshore residential dev't as "garden suburb"</u>    | E        | VG | <u>G</u> | FP        |
| 9.  | Age: <u>1922</u>   | E        | VG | <u>G</u> | FP        |
| 10. | Site: <u>original</u>  | <u>E</u> | VG | G        | FP        |

**C. CONTEXT**

- |     |  |   |    |          |           |
|-----|--|---|----|----------|-----------|
| 11. | Continuity: <u>contributor to large Lakeshore - Trestle Glen ASI</u> | E | VG | <u>G</u> | FP        |
| 12. | Familiarity: <u>not particularly well known or conspicuous</u>       | E | VG | G        | <u>FP</u> |

**D. INTEGRITY**

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

Evaluated by: Beth Marvin Date: 6/17/18**STATUS**Rating: Heritage P.City Landmark Eligibility: ☒ Eligible☐ Not eligibleNational Register Status: ☐ Listed☐ In process☐ Determined eligible☐ Appears eligible☐ Appears ineligibleSite of Opportunity ☐

This evaluation sheet 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 LANDMARK ELIGIBILITY**

Address: 1255 Trestle Glen Road  
Name: Smith (Charles W.) 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>A. ARCHITECTURE TOTAL (max. 26)</b>	<b>13</b>
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>B. HISTORY TOTAL (max. 60)</b>	<b>11</b>
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				<b>C. CONTEXT TOTAL (max. 14)</b>	<b>1</b>
<b>PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)</b>					<b>25</b>
-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)	
				<b>D. INTEGRITY</b>	<b>-</b>
<b>ADJUSTED TOTAL (Preliminary total minus Integrity)</b>					

**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

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

Address: 581 Vernon St.  
Name: Lissner (Berthold) house

**A. ARCHITECTURE**

- |    |   |   |    |   |    |
|----|---|---|----|---|----|
| 1. | Exterior/Design: <u>distinctive wraparound porch, nested hip roofs, columns - Field's Crating</u> | E | VG | G | FP |
| 2. | Interior: _____   | E | VG | G | FP |
| 3. | Construction: <u>wood frame + shingles, representative of period</u>                              | E | VG | G | FP |
| 4. | Designer/Builder: <u>Rudolph H. Fallmer, b/d</u>  | E | VG | G | FP |
| 5. | Style/Type: <u>Craftsman house with carriage house, fine example</u><br><u>rare orig</u>          | E | VG | G | FP |

**B. HISTORY**

- |     |  |   |    |   |    |
|-----|--|---|----|---|----|
| 6.  | Person/Organization: <u>Berthold Lissner, jeweler - orig. owner/resident</u><br><u>or Berthold</u> | E | VG | G | FP |
| 7.  | Event: _____   | E | VG | G | FP |
| 8.  | Patterns: <u>earthquake boom, suburban residential dev't along transit from 1890s</u>              | E | VG | G | FP |
| 9.  | Age: <u>1908</u>   | E | VG | G | FP |
| 10. | Site: <u>original site</u>   | E | VG | G | FP |

**C. CONTEXT**

- |     |   |   |    |   |    |
|-----|---|---|----|---|----|
| 11. | Continuity: <u>not in an identified district</u>          | E | VG | G | FP |
| 12. | Familiarity: <u>not well known/well traveled location</u> | E | VG | G | FP |

**D. INTEGRITY**

- |     |   |   |   |   |   |
|-----|---|---|---|---|---|
| 13. | Condition: <u>minor wear</u>                              | E | G | F | P |
| 14. | Exterior Alterations: <u>minimal to doors and windows</u> | E | G | F | P |

Evaluated by: Beth Marvin Date: 6/17/18

**STATUS**

Rating: Heritage P

City Landmark Eligibility: ☒ Eligible

☐ Not eligible

National Register Status: ☐ Listed

☐ In process

☐ Determined eligible

☐ Appears eligible

☐ Appears ineligible

Site of Opportunity ☐

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of \_\_\_\_\_

(Date)

Attest: \_\_\_\_\_

Secretary



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

Address: 581 Vernon St.

Name: Lissner (Berthold) 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>A. ARCHITECTURE TOTAL (max. 26)</b>	<b>14</b>
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>B. HISTORY TOTAL (max. 60)</b>	<b>11</b>
4	2	1	(0)	11. Continuity	
14	7	4	(0)	12. Familiarity	
				<b>C. CONTEXT TOTAL (max. 14)</b>	<b>0</b>
<b>PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)</b>					<b>25</b>
(-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)	
				<b>D. INTEGRITY</b>	
<b>ADJUSTED TOTAL (Preliminary total minus Integrity)</b>					

**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

## A. ARCHITECTURE

- ## B. HISTORY

- ### C. CONTEXT

- ## D. INTEGRITY

- Evaluated by: Beth Martin Date: 6/16/18

**Rating:**

Rating: Heritage A.

City Landmark Eligibility: ☒ Eligible

☐ Not eligible

National Register Status: ☐ Listed

☐ In process

☐ Determined eligible

☐ Appears eligible

☐ Appears ineligible

Site of Opportunity ☐

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of \_\_\_\_\_.

(Date)

Attest: \_\_\_\_\_

Secretary

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

Address: 677 Longridge Road

Name: Hovck (Harry L.) spec. house - Williams (John) 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>A. ARCHITECTURE TOTAL (max. 26)</b>	<b>10</b>
30	15	(8) <del>4</del>	(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>B. HISTORY TOTAL (max. 60)</b>	<b>15</b>
4	2	(1)	0	11. Continuity	
14	7	4	(0)	12. Familiarity	
				<b>C. CONTEXT TOTAL (max. 14)</b>	<b>1</b>
<b>PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)</b>					<b>26</b>
(-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)	
				<b>D. INTEGRITY</b>	
<b>ADJUSTED TOTAL (Preliminary total minus Integrity)</b>					

**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

# City of Oakland – Landmarks Preservation Advisory Board

## EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 1419 12th Street  
 Name: Crane-Ackerman-Bacina house

### A. ARCHITECTURE

- |   |   |    |   |    |
|---|---|----|---|----|
| 1. Exterior/Design: <u>Queen Anne cottage - gable over angled bay, spindlework on porch</u> | E | VG | G | FP |
| 2. Interior: <u>sunburst, brackets, stained glass, telescoped plan, raised bayside</u>      | E | VG | G | FP |
| 3. Construction: <u>wood frame &amp; millwork - typical</u>                                 | E | VG | G | FP |
| 4. Designer/Builder: <u>unknown</u>   | E | VG | G | FP |
| 5. Style/Type: <u>Queen Anne cottage - classic example</u>                                  | E | VG | G | FP |

### B. HISTORY

- |  |   |    |   |    |
|--|---|----|---|----|
| 6. Person/Organization: <u>Fred Ackerman, SP conductor, first owner/resident</u>             | E | VG | G | FP |
| 7. Event: _____  | E | VG | G | FP |
| 8. Patterns: <u>railroad in W. Oak economy, European immigrants, tract dev't in Oak Pt.,</u> | E | VG | G | FP |
| 9. Age: <u>1892-93</u>   | E | VG | G | FP |
| 10. Site: <u>original</u>  | E | VG | G | FP |

### C. CONTEXT

- |  |   |    |   |    |
|--|---|----|---|----|
| 11. Continuity: <u>contributor to Oakland Point API</u>  | E | VG | G | FP |
| 12. Familiarity: <u>(currently highly visible next to vacant lot at east edge of district)</u> | E | VG | G | FP |

### D. INTEGRITY

- |   |   |     |     |   |
|---|---|-----|-----|---|
| 13. Condition: <u>natural wear</u>  | E | (G) | F   | P |
| 14. Exterior Alterations: <u>asbestos shingles, some windows - reversible</u> | E | G   | (F) | P |

Evaluated by: Betty Marvin Date: 6/16/18

### STATUS

Rating: Heritage P.

City Landmark Eligibility: ☒ Eligible

☐ Not eligible

National Register Status: ☐ Listed

☐ In process

☐ Determined eligible

☐ Appears eligible

☐ Appears ineligible

Site of Opportunity ☐

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of \_\_\_\_\_.

(Date)

Attest: \_\_\_\_\_

Secretary



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

Address: 1419 12th Street

Name: Crase-Ackerman-Bacina 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>A. ARCHITECTURE TOTAL (max. 26)</b>					<b>10</b>
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>B. HISTORY TOTAL (max. 60)</b>					<b>13</b>
4	(2)	1	0	11. Continuity	
14	7	4	(0)	12. Familiarity	
<b>C. CONTEXT TOTAL (max. 14)</b>					<b>2</b>
<b>PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)</b>					<b>25</b>
-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)	
<b>D. INTEGRITY</b>					
<b>ADJUSTED TOTAL (Preliminary total minus Integrity)</b>					

**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

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

Address: 2440 10th AvenueName: Kelly (William P.) house**A. ARCHITECTURE**

- |    |   |   |           |          |           |
|----|---|---|-----------|----------|-----------|
| 1. | Exterior/Design: <u>tall attic second story, angled bays in front + on porch, distinctive stick-Eastlake brackets</u> | E | <u>VG</u> | G        | <u>FP</u> |
| 2. | Interior: _____   | E | VG        | G        | <u>FP</u> |
| 3. | Construction: <u>wood frame, shingles, and millwork - typical</u>   | E | VG        | <u>G</u> | <u>FP</u> |
| 4. | Designer/Builder: <u>unknown</u>  | E | VG        | G        | <u>FP</u> |
| 5. | Style/Type: <u>Stick-Queen Anne house, somewhat rare; wide footprint, extra-large suburban lot</u>                    | E | <u>VG</u> | G        | FP        |

**B. HISTORY**

- |     |   |          |           |          |           |
|-----|---|----------|-----------|----------|-----------|
| 6.  | Person/Organization: <u>Wm. P. Kelly, "miner"</u>   | E        | VG        | G        | <u>FP</u> |
| 7.  | Event: _____  | E        | VG        | G        | FP        |
| 8.  | Patterns: <u>San Antonio neighborhood dev't above E 20th St. [Gertrude Stern's nh "there"];</u> | E        | VG        | <u>G</u> | FP        |
| 9.  | Age: <u>1885-86</u> <u>late 20th c. Victorian rehabbers</u>                                     | E        | <u>VG</u> | G        | FP        |
| 10. | Site: <u>original</u>   | <u>E</u> | VG        | G        | FP        |

**C. CONTEXT**

- |     |   |   |    |   |           |
|-----|---|---|----|---|-----------|
| 11. | Continuity: <u>not in an identified district - gap between 10th Ave S-7 and Bella Vista</u> | E | VG | G | <u>FP</u> |
| 12. | Familiarity: _____  | E | VG | G | <u>FP</u> |

**D. INTEGRITY**

- |     |   |          |          |   |   |
|-----|---|----------|----------|---|---|
| 13. | Condition: <u>looks good</u>                                      | <u>E</u> | G        | F | P |
| 14. | Exterior Alterations: <u>neo-Victorian appliqués - reversible</u> | E        | <u>G</u> | F | P |

Evaluated by: Beth Maruy Date: 6/16/18

**STATUS**Rating: Heritage Prop.City Landmark Eligibility: ☒ Eligible☐ Not eligibleNational Register Status: ☐ Listed☐ In process☐ Determined eligible☐ Appears eligible☐ Appears ineligibleSite of Opportunity ☐

This evaluation sheet 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 LANDMARK ELIGIBILITY**

Address: 2440 10th Avenue

Name: Kelly (William P.) 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>A. ARCHITECTURE TOTAL (max. 26)</b>	<b>11</b>
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>B. HISTORY TOTAL (max. 60)</b>	<b>13</b>
4	2	1	(0)	11. Continuity	
14	7	4	(0)	12. Familiarity	
				<b>C. CONTEXT TOTAL (max. 14)</b>	<b>0</b>
<b>PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)</b>					<b>24</b>
-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)	
				<b>D. INTEGRITY</b>	
<b>ADJUSTED TOTAL (Preliminary total minus Integrity)</b>					

**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