AGENDA

LANDMARKS PRESERVATION ADVISORY BOARD
OAKLAND, CA 94612

LANDMARKS PRESERVATION
<u>ADVISORY BOARD MEMBERS</u>:

Christopher Andrews, Vice-Chair
Peter Birkholz
Valerie Garry, Chair
John Goins III
Mary E. MacDonald
Daniel Schulman

August 12, 2013
Regular Meeting 6 PM

City Hall
Hearing Room 1/
Sergeant Mark Dunakin
Hearing Room
One Frank Ogawa Plaza
Oakland, California 94612

::

<u>SPECIAL TOUR - 4:00 PM</u>

Site visit to tour the exterior of the A/B and B/C wings of **Children's Hospital and Research Center Oakland (CHRCO)** located at 747 52nd Street, generally bounded by 53rd Street to the north, State Route 24 (SR-24) to the east, and Martin Luther King Jr. Way and the elevated BART tracks to the south and west. **The tour will meet at the main hospital entrance at 747 52nd Street.**

The City of Oakland Landmark Preservation Advisory Board (LPAB) will conduct a public scoping meeting focusing on the Cultural Resource aspects of the Draft EIR for the proposed CHRCO project at its regular meeting, following this tour, at 6:00 p.m. in Sergeant Mark Dunakin Hearing Room 1, City Hall, One Frank H. Ogawa Plaza. Please see agenda below.

A. <u>ROLL CALL</u>

B. <u>OPEN FORUM</u>

C. <u>APPROVAL OF MINUTES</u> of May 13, 2013

D. LANDMARK OF THE MONTH

1. **King's Daughters Home:** 3900 Broadway. City of Oakland Landmark LM80-147, Ord. 9997 C.M.S., November 4, 1980. **Presentation by Board Member Schulman.**

E. NEW BUSINESS - Action Items

1.	**Location:**	**Portion of site (Parcel B) bounded by Broadway, 23rd Street, Valley Street, and 24th Street (Parcel A is under construction).**
	Proposal:	Public hearing and recommendation on proposed revision to adopted Planned Unit Development for site (proposed revisions include decreased residential units, increase in commercial space, new site planning and related changes). Site includes five buildings considered historic resources under CEQA, all of which were previously approved for demolition. Currently one (440-48 23rd Street--Cb+2+) of those five historic resources will be demolished and the remaining four will be rehabilitated, including, 2366-98 Valley Street (C3) and three adjacent historic resources with a continuous second-story addition at 2335-37 Broadway (Eb+3), 2343 Broadway (Ec3), and 2345 Broadway (Eb-3).
	Applicant:	Signature Development Group (510) 251-9270 (Jamie Choy)
	Owner:	Signature Development Group
	Planning Permits Required:	Revision to PUD, Design Review, Minor CUPs and Minor Variance
	General Plan:	Community Commercial
	Zoning:	CC-2 Community Commercial Zone; D-BR Broadway Retail Frontage District Interim Combining Zone
	Environmental Determination:	Final EIR certified on December 1, 2004; revisions, as required under CEQA; Addendum currently being prepared for public distribution with staff report.
	Historic Status:	Site includes five buildings considered historic resources under CEQA, all of which were previously approved for demolition; Current proposal is for demolition of one historic building (440-48 23rd Street--Cb+2+) , rehabilitation of one building (2366-98 Valley Street --C3), and rehabilitation of and second-story addition to three buildings: 2335-37 Broadway (Eb+3); 2343 Broadway (Ec3); and 2345 Broadway (Eb-3).
	Service Delivery District:	II – North Oakland/North Hills
	City Council District:	3 – Gibson McElhaney
	Action to be taken:	Receive public and Landmark Board comments on Addendum, Design Review and Demolition Findings; forward recommendations to the Planning Commission.
	For further information:	Contact case planner **Catherine Payne** at **510-238-6168** or by e-mail at **cpayne@oaklandnet.com**

2.	**Location:**	**Children's Hospital and Research Center Oakland (CHRCO) & Children's Hospital Oakland Research Institute (CHORI)** **CHRCO campus** is located at 747 52nd Street and is generally bounded by 53rd Street to the north, State Route 24 (SR-24) to the east, and Martin Luther King Jr. Way and the elevated BART tracks to the south and west. APNs: Multiple **CHORI campus** is located at 5700 Martin Luther King Jr. Way and is generally bounded by 58th Street to the north, Dover Street Park to the east, Aileen Street to the south, and Martin Luther King Jr. Way to the west. APN: 015-1281-028-00
	Proposal:	Conduct a Scoping Session for an Environmental Impact Report to receive comments regarding potential impacts related to the redevelopment of the CHRCO campus and renovation of the gymnasium on the CHORI campus. The Project would occur in two phases. **Phase I** would (a) demolish four single-family residences; (b) construct a 92,700 sq. ft., 6-story Out Patient Center (OPC2) with a new heli-stop and a 4,450 sq. ft. Central Plant Building; (c) construct a new entrance to the existing parking garage; and (d) renovate 86,403 sq. ft., primarily to the existing hospital building. **Phase II** would (a) demolish six residential structures, the B/C Wing, the existing heli-stop, the Bruce Lyon Memorial Building and several trailers; (b) construct a 3-story 14,500 sq. ft. Family Residence Building with 12 to 16 residential units, a 5-story 31,300 sq. ft. Administration Building, a 3-story 19,020 sq. ft. Link Building, a 5-story 125,403 sq. ft. Acute Care Patient Pavilion with a new heli-stop, a 3,780 sq. ft. Central Plant Building, and a 4-story 114,901 sq. ft. parking structure with 334 stalls; (c) realign Dover Street and perform roadway improvements to 52nd Street; and (d) renovate 62,342 sq. ft. including the CHORI gymnasium. The redevelopment would result in approximately 210 beds (increase of 20) and 2,291 patients, visitors and staff (increase of 205). The LPAB is also requested to make a determination regarding the historic significance and CEQA historic status of all the hospital buildings 45 years or older and the fourteen additional properties as well as the Children's Hospital complex as a potentially significant historic district.
	Applicant:	Children's Hospital and Research Center Oakland, Doug Nelson (510)428-3066
	Owner:	Children's Hospital and Research Center Oakland

2. Cont'd. Case File Number:	**ER12-0013**
Planning Permits Required:	General Plan Amendment, Rezoning, Conditional Use Permit to change from Residential uses to Health Care Civic uses, Tentative Parcel Map, and possible other discretionary permits and/or approvals
General Plan:	Institutional, Mixed Housing Type, Neighborhood Center
Zoning:	S-1, Medical Center Zone; RM-2, Mixed Housing Type Residential Zone-2; CN-3, Neighborhood Commercial Zone – 3
Environmental Determination:	An Environmental Impact Report (EIR) is being prepared under the California Environmental Quality Act (CEQA).
Historic Status:	The A/B Wing (Baby Hospital) on the CHRCO campus is considered a Potentially Designated Historic Property (PDHP) with a current rating of Cb+3 by the Oakland Cultural Heritage Survey (OCHS). The current rating is being reevaluated in the Historic Resource Evaluation Report, which may result in a change to the rating. The proposal includes several properties within the 55th and Dover Residential District Area of Secondary Importance that are considered PDHPs. Old Merritt College (including the Gymnasium) is on the CHORI campus and is on the National Register of Historic Places. The property is a Designated Historic Property per OCHS with a rating of B+1+.
Service Delivery District:	II – North Oakland/North Hills
City Council District:	1 - Kalb
Status:	A Notice of Preparation for an EIR was published and distributed on July 26, 2013, with written public comments due no later than August 28, 2013. A Historic Resource Evaluation Report for Oakland Children's Hospital will be prepared and distributed on August 6, 2013 with the staff report.
Action to be taken:	1) Receive public and Landmarks Board comments on what information and analysis to include in the EIR relating to Cultural Resources. 2) Make a determination regarding the historic significance and CEQA historic status of all the hospital buildings 45 years or older and the fourteen additional properties as well as the Children's Hospital complex as a potentially significant historic district
For further information:	Contact project planner **Heather Klein** at (510) 238-3659 or by e-mail at **hklein@oaklandnet.com**

3. **<u>Board Discussion: Potential Cultural Landscape Status</u> for selected stands of eucalyptus trees in the Oakland hills.** Presentation by Rosemary Muller, FAIA.

F. <u>OLD BUSINESS - Action Items</u>

G. BOARD REPORTS

1. **Lake Merritt Station Area Plan:** LPAB representative report **(Goins).**
   Joint Community Stakeholders Group/Technical Advisory Committee Meeting:-
   July 29, 2013.

2. **Broadway/Valdez District Specific Plan, Community Stakeholder Group Meeting:** LPAB Representative report (**Birkholz**).
   Joint Community Stakeholders Group/Technical Advisory Committee Meeting –
   June 11, 2013.

3. **West Oakland Specific Plan:** LPAB representatives **(Andrews, Garry, MacDonald).**
   LPAB Sub-committee meeting [Andrews, Garry – (MacDonald – Absent)] –
   June 24, 2013.

H. SUB-COMMITTEE REPORTS

1. **Temple Beth Abraham - 333 MacArthur Boulevard**: Temple addition with adjacent courtyard, demolition of existing single family residence, the Billings house, Oakland Cultural Heritage Survey Rating 'C' = Secondary Importance, '2+' = Contributor to an Area of Secondary Importance (ASI). LPAB Sub-committee Members Andrews and Schulman. *No recent meetings.*

I. ANNOUNCEMENTS

J. SECRETARY REPORTS

1. **Potential LPAB Special Meeting**

K. UPCOMING

1. **Morcom Amphitheater of Roses:** Oakland-Piedmont line between Oakland Avenue and Jean Street. City of Oakland Landmark LM 80-350, Ord. 9998 C.M.S., November 4, 1980. **Presentation by Board Member Garry.**
2. **Review of Specific Plans:**
   Lake Merritt Station Area Plan – 9/16/2013
   Broadway/Valdez District Specific Plan – 9/16/2013
   West Oakland Specific Plan – October
3. **2013 Mills Act Program Applications**

L. ADJOURNMENT

JOANN PAVLINEC
Secretary

NEXT REGULAR MEETING: September 16, 2013 (3rd Monday due to holidays)

Written correspondence should be addressed to:

Landmarks Preservation Advisory Board
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612
Fax Number: 510-238-6538

This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening devise, please call Joann Pavlinec at 510-238-6344 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who experience chemical sensitivities may attend. Thank you.

Case File Number: PUD03552, PUDF03553 and ER030022 **August 12, 2013**

Location:	**Portion of site (Parcel B) bounded by Broadway, 23rd Street, Valley Street, and 24th Street (Parcel A is under construction).**
Proposal:	Public hearing related to proposed revision to adopted Planned Unit Development for site (proposed revisions include decreased residential units, increase in commercial space, new site planning and related changes) and consideration of Addendum #3 to certified 2004 EIR.
Applicant:	Signature Development Group (510) 251-9270 (Jamie Choy)
Owner:	Signature Development Group
Planning Permits Required:	Revision to PUD, Design Review, CUP for Fast Food and Auto Fee Parking, variance for unenclosed facility for auto-fee parking, and for custom manufacturing, Tentative Tract Map, Demolition of historic structure
General Plan:	Community Commercial
Zoning:	CC-2 Community Commercial Zone; D-BR Broadway Retail Frontage District Interim Combining Zone
Environmental Determination:	Consideration of Addendum #3 to certified 2004 EIR
Historic Status:	Site includes five buildings considered historic resources under CEQA, all of which were previously approved for demolition; Current proposal is for demolition of one historic building (440-48 23rd Street--Cb+2+) , rehabilitation of one building (2366-98 Valley Street --C3), and rehabilitation of and second-story addition to three buildings: 2335-37 Broadway (Eb+3); 2343 Broadway (Ec3); and 2345 Broadway (Eb-3)..
Service Delivery District:	II – North Oakland/North Hills
City Council District:	3 – Gibson McElhaney
Action to be Taken:	Make recommendation to City Planning Commission
Finality of Decision:	N/A; advisory only to City Planning Commission
For further information:	Contact case planner Catherine Payne at (510) 238-6168 or cpayne@oaklandnet.com

SUMMARY

The purpose of this report is to provide staff design review analysis of a proposed amendment to the Planned Unit Development (PUD) Final Development Permit (FDP) for the Broadway-West Grand project (PUDF03553). In summary, the applicant proposes reducing the number of residential units (from 351 to a maximum of 105 units) from the approved PUD and increasing the commercial uses (from 27,700 to 94,300 square feet), as well as changing the site planning, phasing and related project features for the entire Parcel B site. Additionally, the applicant proposes adding a second story above three historic buildings on Broadway, which were previously approved for demolition. Consistent with previous approvals, the proposed amendment would continue to allow demolition of a historic façade as was previously approved in 2008. The first phase of this project (Parcel A), which

CITY OF OAKLAND PLANNING COMMISSION

Case File: ER030022
Applicant: Signature Development Group
Address: Portion of site (Parcel B) bounded by Broadway, 23rd Street, Valley Street and 24th Street
Zone: CC-2/D-BR

includes high-density residential uses with ground-floor commercial uses is completed and occupied.

Staff recommends the Landmarks Board recommend approval of the Project to the City Planning Commission because the proposal meets (a) the Design Review findings for the four buildings 2335-37 Broadway, 2343 Broadway, 2345 Broadway and 2366-98 Valley Street; and (b) the Planning Code demolition findings for Potentially Designated Historic Properties for 440-48 23rd Street.

PROJECT SITE AND SURROUNDING AREA

The approximately 3.5-acre site is Parcel B of the approved "Broadway-West Grand" project, and is located on the block bounded by 23rd Street, Valley Street, 24th Street, and Broadway. The project site is comprised of the former Negherbon Auto Center, surface vehicle lots, and a few older warehouse buildings. The site is located at the southern end of Broadway Auto Row and is surrounded by a mix of commercial and residential uses.

PROJECT DESCRIPTION

Signature Development Group is proposing changes to the previously approved and amended PUD and FDP for Parcel B of the Broadway-West Grand project (the block bounded by West Grand Avenue, Valley Street, 24th Street, and Broadway). Development of Parcel A is completed and occupied. At this time, proposed changes include new site planning and architectural design and massing, as well as changes to the density/intensity of development on Parcel B. The evolution of land use entitlements for the project can be summarized as follows:

- *Original PUD and FDP (2004)*: The previously approved FDP (approved in 2004) for Parcel B included 289 residential units, 8,500 square feet of ground-floor commercial space, and 474 parking spaces (409 residential spaces, 65 commercial spaces); The maximum building height was 84 feet (seven stories). Many ground-floor units had entrances from the street. Vehicle access and loading berths were provided on 23rd and 24th Streets. The 2004 FDP included demolition of all five historic buildings on-site, with retention of two historic facades (the Julia Morgan façade at 2337 Broadway and the brick façade at 440-448 23rd Street). The certified EIR analyzed a Parcel B project including up to 343 residential units, 18,700 square feet of commercial space, and 475 parking spaces Both the 2004 EIR and the Planning Commission determined that the demolition of the five historic structures and the effective loss of 2337 Broadway and 440-448 23rd Street would constitute a significant unavoidable impact and the Planning Commission adopted a Statement of Overriding Considerations.

- *Approved First Amendment to FDP (2006)*: The first approved amendment to the Parcel B project allowed development of 367 residential units (including replacement of 16 existing apartments currently located on the site), 27,700 square feet of commercial space (including replacement of 9,000 square feet of existing commercial space currently

located on the site), and 489 parking spaces. The maximum building height was 193 feet (16 stories), although the majority of the site would be occupied by four- to seven-story buildings. No changes were proposed related to historic resources. An addendum to the EIR was filed and approved by the Planning Commission that addressed the substantive changes to the project.

- *Approved Second Amendment to FDP (2008)*: The second approved amendment to the Parcel B FDP included redesign of the originally approved Phases One and Two. This amendment did not affect the two parcels located on Broadway. The redesign of Phases I and II included a redesign of the building(s), as well as demolition of the historic façade at 440-448 23rd Street due to the poor condition of the brick and financial infeasibility of maintaining the façade due to the planned wood construction type at the site (See Engineering Report Attachment E). It should be noted that the LPAB is currently being asked to reconfirm the demolition findings made in 2008 for the same action. The building redesign generally maintained the site planning, massing, land use density and intensity, and style of the approved project. However, the proposed building type and layout were entirely different from the originally approved plan. The amendment included demolition of the historic brick façade located at 440-448 23rd Street.

- *Current (Third) Proposed Amendment to PUD and FDP (2013 Modified Project)*: The current (third) proposed amendment to the PUD and FDP includes a redesign of the PUD for Parcel B. Features of the current proposal are described below:
    - *Site Planning*: The current proposal creates a neighborhood block integrated with the surrounding neighborhood, maintaining and preserving most buildings on the site (including preservation of four of the five existing historic resources) and providing an internal gathering space to support the neighborhood and proposed PUD uses. To achieve this, the current proposal includes preserving the buildings along Broadway and locating new buildings along the block perimeters, and locating parking and outdoor flex space within the interior of the block. The current proposal retains seven buildings on-site (six buildings facing Broadway, and one at the corner of Valley and 24th Streets), while providing three new wood-frame buildings along 23rd, Valley and 24th Streets. Buildings facing Broadway would be commercial while buildings facing 23rd, Valley and 24th Streets would be residential (the proposed mid-block building would be a commercial building). The project includes a reduction in residential units from 351 to 105 units and an increase in commercial intensity from 27,700 to 104,063 square feet. Commercial uses are concentrated in the eastern portion of the site (near Broadway) and residential uses face 23rd, Valley and 24th Streets. Residential units face street frontages and parking is located behind the residential uses.
    - *Building Type*: The three new buildings are all three-story wood construction. Residential building lobby entries are from the street (although unit entrances are from double-loaded internal hallways). Ground-floor units are located at the front property line and have patios along the front property lines. The project includes maintaining seven existing buildings on-site, including renovation and rehabilitation of four historic buildings (three located on Broadway and one on the

corner of Valley and 24th Streets). The project would demolish two existing buildings on-site, including 440-448 23rd Street, a historic resource, which was previously approved for demolition in 2008.

- *Building Layout*: New residential buildings are located along the front property lines on Valley and 24th Streets. New residential buildings include ground-floor units and lobby entrances from the street sides. A new commercial office building is located in the interior of the block, providing a buffer between commercial and residential uses located along 24th Street. Parking is located interior to the site.
- *Massing*: All proposed new street-facing buildings are three stories, with vertical and horizontal projections and recesses breaking down the horizontal bulkiness. Façade materials are also used to reduce massing and provide visual interest. The building located at the interior of the site is two stories tall.
- *Building Height*: The proposed buildings have a maximum height of 38 feet (three stories).
- *Facades*: The proposed façades for the new buildings are contemporary in style. Finishes include stucco, thin brick veneer, painted cement plaster board, lap siding, anodized aluminum windows, and anodized sun shades. The facades along Broadway are planned to be rehabilitated to their historic designs: the applicant proposes removing false fronts to reveal (and, if feasible, repair and rehabilitate) historic facades.
- *Points of Entry (access and egress)*: The proposed project includes a cross-block vehicular access "alley" from 23rd to 24th Street with a dead-end parking area located between the "alley" and Broadway. Buildings on Broadway would have ground-floor commercial uses accessible to the public from Broadway. Residential buildings would have lobby entrances from street frontages.
- *Historic Buildings*: The original project approvals allowed demolition of all five buildings discussed here. At this time, the applicant proposes the following:
    - 2335-37, 2343 and 2345 Broadway: The proposal includes keeping the three historic, attached buildings on Broadway, rehabilitating the historic facades, and adding a single second story over the three buildings. The proposed second story is set back eight feet from the front of the existing one-story buildings, is simple and subtle in design, and includes window design that harmonizes with the rhythm and pattern of the historic facades below. In addition, the addition would add new skylights in the buildings.
    - 2366-98 Valley Street: The proposal includes rehabilitating the historic building on the corner of Valley and 24th Streets.
    - 440-48 23rd Street: As approved under the second amendment to the FDP, and now again at this time, the applicant proposes removal of the façade located at 440-448 23rd Street. 440-448 23rd Street is a historic resource with a local rating of Cb+2+ and was approved for demolition in the 2008 amendment to the Final Development Permit. Demolition of this building was considered a significant and unavoidable impact at the time of EIR certification in December 2004. A previous addendum found no additional or increased environmental impact related to demolition of the subject façade.

Summary of Historic Building Status through Project History

	OCHS Rating	2004 Approval	2006 Approval	2008 Approval	Current Proposal
2335-37 Broadway	Eb+3	Demolish building; rehabilitate facade	Same as 2004	Same as 2004	Retain building; rehabilitate façade, add 2nd story
2343 Broadway	Ec3	Demolish building	Same as 2004	Same as 2004	Retain building; rehabilitate façade, add 2nd story
2345 Broadway	Eb-3	Demolish building	Same as 2004	Same as 2004	Retain building; rehabilitate façade, add 2nd story
2366-98 Valley Street	C3	Demolish building	Same as 2004	Same as 2004	Retain building; rehabilitate both street-fronting facades
440-48 23rd Street	Cb+2+	Demolish building; rehabilitate façade	Same as 2004	Demolish building and façade	Demolish building and façade; Same as 2008

GENERAL PLAN ANALYSIS

The project site is located within the Community Commercial land use classification of the General Plan. This designation is intended to "identify, create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers" (LUTE, p. 150). The Community Commercial land use classification allows a maximum floor area ratio (FAR) of 5.0, and a maximum residential density of 166.67 units per net acre. The proposed residential density is 33 units per acre, well within the allowable General Plan residential density. The proposed non-residential FAR is 1.8, well within the allowable General Plan intensity for non-residential development.

Historic Preservation Element of the General Plan

The LPAB is tasked with making the following findings for rehabilitation of historic structures and making a recommendation to the decision-making body (indented italicized text provides staff analysis).

Standards for Rehabilitation:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The three buildings proposed for façade rehabilitation and second-story addition would host commercial uses historically and currently appropriate to the location facing Broadway. The building to be rehabilitated on the corner of 24th and Valley Streets would be occupied by residential uses.

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

   The intent of the rehabilitation of four building facades is to retain and preserve the rich character of Broadway and the surrounding area. The proposed plans indicate that the applicant intends to keep the historic features, spaces, and spatial relationships of the historic facades intact. Conditions of Approval can be applied to the project to ensure compliance.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

   The proposed façade rehabilitation plans relate fairly accurately to the original plans (see Attachment B: Historic Drawings). Conditions of Approval can be applied to the project to ensure compliance.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

   The proposed façade rehabilitation plans relate fairly accurately to the original plans (see Attachment B: Historic Drawings). Conditions of Approval can be applied to the project to ensure compliance.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

   Conditions of Approval can be applied to the project to ensure compliance. See below.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

   The plans indicate that the applicant intends to repair or match existing historic features. Conditions of Approval can be applied to the project to ensure compliance.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentles means possible. Treatments that cause damage to historic materials shall not be used.

   Conditions of Approval can be applied to the project to ensure compliance. See below.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

   The Mitigation Monitoring and Reporting Program adopted in connection with the 2004 certified EIR and previously filed addenda ensures compliance. See Attachment F.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work

shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed second story facing Broadway would not adversely affect the ability to rehabilitate the existing ground-floor facades. The design of the proposed second story is appropriately muted yet compatible with the historic rhythm and pattern of the historic facades.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

    The proposed second story would only affect the integrity of the roof. Addition and/or demolition of the proposed second story addition would not affect the integrity of the historic facades facing Broadway.

ZONING ANALYSIS

The proposed project is a revision to an approved PUD. Proposed revisions shall be evaluated against the approved PUD and the existing zoning districts: Community Commercial-2 (CC-2) and the Broadway Retail Frontage District Interim Combining Zone (D-BR) regulations. The CC-2 zone is intended to create, maintain, and enhance areas with a wide range of commercial businesses with direct frontage and access along the City's corridors and commercial areas. The D-BR zone is intended to create, preserve, and enhance ground level retail opportunities with the Broadway/Valdez Retail District area north of the Central Business District (located southeast of the site). The project shall be analyzed for PUD and zoning compliance as part of consideration of the merits of the project and consideration of entitlements.

Table 1: Zoning Analysis

Criteria	Req'd Adopted PUD	Req'd CC-2	Req'd D-BR	Proposed	Analysis
Allowable uses					
• Permanent Residential	P (ground floor and above)	P/C (on ground floor)	C	Proposed on ground-floor and above (but not on Broadway)	Complies: within adopted PUD allowance
• Full Service Restaurant	P	P	P		Complies
• General Food Sales	P	P	P		Complies
• Limited Service Restaurant	P	P	P		Complies
• Fast Food Restaurant	—	C	C	Proposed mobile food vending at a fixed site on Broadway	CUP required

• General Retail Sales	P	P	P		Complies
• Consultative and Financial Service	P	P	P		Complies
• Consumer Service	P	P	P		Complies
• Group Assembly	P	C	C	Open and enclosed activities including live music proposed; fitness studio > 5k sf	Complies: within adopted PUD allowance
• Personal Instruction	P	P	P/C (on ground floor facing Broadway)		Complies: within adopted PUD allowance
• Alcoholic Beverage Sales (c)	--	C	C	Bar proposed near Broadway	Requires CUP
• Administrative	P	P	P (L3)		Complies: within adopted PUD allowance
• Auto Fee Parking		C	C In pkg. structure (below grade or in >3-story building	Proposed in addition to required commercial parking	Minor CUP for use and minor variance for open facility type required
• Custom Manufacturing	--	C	--	Commissary kitchen, custom t-shirt design, food fabrication	Variance required
Facilities					
• Residential multi-family		P			
• Enclosed non-res		P			
• Open nonres		P			
• Sidewalk cafe		P			
Yard – Front min/max	None required	0'/10'		0'	Meets reg's.
Yard – Interior Lot Line Setback for Residential Facilities	None required	0'		0' (and not opposite required living room windows)	Meets reg's.
Yard – rear res	None required	10'/15'			Complies; PUD allows relaxation
Yard – rear nonres	None required	0'/10'/15'			Complies: PUD allows relaxation
Ground floor nonres façade transparency		55%		Existing	NA

Ground floor nonres floor-to-ceiling ht			12'		Existing	NA
Ground floor active space			Yes 30' feet from front			Complies
Parking location			Off main street			Vehicular access from Broadway requires variance
Height		193'	120' & 11 stories on Broadway/45' and 4 stories on Valley		38'max for new construction	Meets reg's.
Usable Open Space		75 sf. private/unit; 150 sf. group/unit	30 sf/ private/unit; 150 sf. group/unit		65 sf/unit (private and group)	Complies with current underlying zoning
Parking	Commercial	1 space per 400 sf./over 3k sf.: 60 spaces; 1 loading per PUD	New: • Restaurant = 1/200 sf above 3k sf) • Retail = 1/1k sf above 3k sf) • 2 loading (25-49.9k sf)		110 spaces (1 space/1k sf); 1 loading	Meets pkg. reg's. (approx. 56 required, 110 provided)
	Res.	1 space / unit 1 loading per PUD	1 space/unit & 1 loading 50-149k sf		98 spaces 1 loading	Meets pkg. reg's.
Bike Parking	Comm.	Long-term: 1 space per 10k sf (most conservative) Short-term: 1 space per 20k sf (most conservative)				TBD
	Res.	Long-term: 1 space per 4 du Short-term: 1 space per 20k sf				TBD
Residential Density		1 unit / 415 sq. ft (367 units)	1 unit/450 sf (45' ht. area)	--	1 unit / 1,555 sf (98 units)	Complies
Nonresidential FAR		1.8	5.0 (120' ht. area)	--	1.8 FAR (104,063 sf)	Complies

Demolition Findings for Potentially Designated Historic Properties

Demolition of 440-48 23rd Street would need to comply with Planning Code Section 17.136.075 Regulations for demolition or removal of designated historic properties and potentially designated historic properties. In 2008, the Planning Commission found that (finding in italics):

D. Regular Design Review Approval for the demolition or removal of any structure rated "C" by the by the Oakland Cultural Heritage Survey or contributes to an Area of Secondary Importance (ASI) as determined by the Oakland Cultural Heritage Survey may be granted only if the proposal conforms to the general design review criteria, all other applicable design review criteria, and to either: 1., 2., or 3., below:
   1. The design quality of the proposed replacement project is at least equal to that of the original structure and the proposed replacement project is compatible with the character of the neighborhood; or
   2. The public benefits of the proposed replacement project outweigh the benefit of retaining the original structure and the proposed replacement project is compatible with the character of the neighborhood; or

      As was found in 2008 by the Planning Commission, the proposed project would provide attractive, increased high-density housing near downtown and mass transit. The public benefit of attractive, environmentally sound and reasonably priced residential development near downtown Oakland can be considered to outweigh the benefit of retaining the historic façade should the costs of retention be passed on to the residents of the project.

   3. The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

In 2010, the City of Oakland adopted new demolition findings (see Attachment I). The proposed project qualifies for the Demolition Findings for Category III Historic Properties. Specifically, staff requests the LPAB to consider making the following finding:

> Finding 1: The design quality of the proposed replacement project is at least equal to that of the original structure and the proposed replacement project is compatible with the character of the neighborhood.

Consistent with the required finding, the applicant has submitted an analysis (see Attachment I) that demonstrates that the proposed project is attractive and inviting and will blend into the surrounding neighborhood in terms of massing and articulation. In summary, the new brick cladding reflects the exterior material of the existing 440-448 23rd Street, a historic resource. Although taller by several stories, both the Valley and 23rd Street elevations are divided into distinct bays divided by protruding pilasters that reflect, but do not mimic the existing historic resource. The elevations are further detailed in brick at the headers (8") and sills (4") of the windows and at the openings for the porches and balconies. Corner brick pieces will be used to wrap pilasters and columns with the look of full brick. An 8" cornice brings the elevations to visual closure at the roof. The existing historic structure is a single story building, which would not be able to provide the residential density

necessary for the overall project. The proposed density would have to be accommodated in a three story structure with two new floors above the existing one-story building. Even if the upper two floors were setback, the historic structure would be overwhelmed and it would lose its integrity of design, feeling, and association. Since the existing building has also lost its setting due to the loss of the Area of Secondary Importance, the design quality with incorporation of the building into the project would be less than the original structure.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Planning Commission certified an EIR for the existing PUD on December 1, 2004. The EIR considered an envelope of development that included up to 343 residential units, 18,700 square feet of commercial space, and 475 parking spaces.

In 2006, the first approved amendment to the FDP included a net increase of eight (8) residential units and 14 parking spaces over the development envelope considered in the EIR.
In 2008, the second approved amendment to the FDP involved demolition of the façade of a historic building for which demolition of the building had already been approved (while maintaining the existing façade as part of the originally approved project). The previously certified EIR considered the complete demolition of the historic resource, including the façade, and found it to be a significant unavoidable impact. Preservation of the façade was not mandated under the EIR. Removal of the façade would not increase the severity of the already identified significant unavoidable impact.

As stated previously, in 2004, an EIR for the project was certified. The environmental analysis was updated in 2006 and again in 2008 using an Addendum. An Addendum is appropriate, indeed required, when none of the circumstances that require a supplemental or subsequent EIR pursuant to CEQA Guidelines Section 15162 have occurred, specifically:

- There are no substantial changes proposed in the project which would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- There are no substantial changes with respect to project circumstances which would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

- There is no new information of substantial importance which would result in new significant environmental effects, a substantial increase in the severity of previously identified significant effects, previously infeasible mitigation measures or alternatives now found to be feasible, or new mitigation measures or alternatives which are considerably different from previous ones that would substantially reduce environmental effects.

Here, for the 2013 Modified Project, the City believes that none of the circumstances described above have occurred since 2004. Hence, the City is precluded from preparing a supplemental or subsequent EIR. The appropriate CEQA documentation would be an Addendum. Under CEQA, rehabilitation of and addition to the four buildings previously approved for demolition and demolition of buildings previously approved for demolition would not result in a new significant impact or a substantially more severe significant impact than that of the demolition that was analyzed in the certified EIR and previous addenda. The Project Description and Cultural Resource sections of Addendum #3 for the 2013 Modified Project are provided in Attachment C.

Addendum #3 includes the applicable mitigation measures from the 2004 EIR, applicable standard conditions of approval (which did not exist at the time of the original approvals) that update or replace some 2004 mitigation measures, and one revision to a 2004 mitigation measure (see Attachment C for complete list of potential environmental impacts to cultural resources and mitigation measures/standard conditions that reduce the significance of those potential impacts to less than significant levels). Note that EIR Mitigation E.5 is revised because the original mitigation measure addresses the original project (including the demolition of five historic buildings) and requires a contribution of $25,000 to the Façade Improvement Program per historic resource to be demolished; the revision addresses the change from demolishing five to demolishing only one resource, and requires a contribution of $68,750. (see discussion below).

DESIGN AND RELATED ISSUES

Design

The design of Parcel B successfully breaks up the site by maintaining and preserving many existing buildings while siting distinctly separate new buildings on vacant portions of the site to create an organic neighborhood that is sensitive to the historic and land use context of the surrounding area. Specific design issues include the following:

- Site Planning:
    - Broadway dead-end: The dead-end parking alley running perpendicular to Broadway is an existing driveway. The driveway is a vestige of the auto-sales use that was previously located at the site. The current zoning regulations discourage vehicular access from major arterial streets like Broadway. Because there is access proposed from 23rd and 24th Streets, staff believes that there should be no driveway access from Broadway. Therefore, this parking area (which may also accommodate Group Assembly Commercial uses) would only be accessible to vehicles from within the site, although the area would be accessible to pedestrians (and visually accessible) from Broadway.
    - Group Assembly Commercial events: Group Assembly Commercial land uses are permitted in PUDs in Oakland. The applicant proposes to share use of the parking area with community assembly commercial uses such as entertainment (flex space). The project is designed to protect the residential uses from possible noise and light effects by providing office and parking uses as a buffer between the

entertainment and residential uses. Staff supports this aspect of the project site planning.

- Office building: The proposed project includes an office building located adjacent to and behind the proposed residential building on 24th Street and the remaining commercial buildings facing Broadway. Although the office building appears to be awkwardly sited in relationship to those buildings (due to close proximity); however, it would provide a buffer between the group assembly commercial uses discussed above, and the residential uses facing 24th Street. Staff supports this layout.

- Specific Land Uses:
  - Fast Food Restaurant: The applicant currently proposes that 2337 Broadway and the immediately adjacent parking lot area be used as a Fast Food Restaurant. The specific proposal is to have an indoor physical space that would operate as a food court (providing seating, restrooms, a cashier station) with rotating mobile food vendors located immediately adjacent to the space (and on private property in fixed parking spaces) providing food service for a unique dining experience. Staff supports the unique and desirable dining use at this location and would condition the project to ensure the proposed use is not substituted by a chain Fast Food Restaurant at any time in the future.
  - Auto-Fee Parking: In addition to the required commercial parking to be provided at-grade, the applicant proposes additional parking spaces to be available to the public through open, at-grade auto-fee parking. Auto-fee parking requires a conditional use permit, and a variance is required for not providing the auto-fee parking in a multi-story or below-grade enclosed structure. It should be noted that the auto-fee parking would also be used as group assembly space during low-demand times (see discussions above and below). Staff supports the provision of additional parking (beyond what is required in a destination commercial area) and the flex use of the parking for events that tie into the Art Murmur and other activities in the surrounding area.
  - Residential on Ground Floor: The applicant proposes residential uses on the ground floor facing 23rd, Valley and 24th Streets. Although not in compliance with the D-BR zoning regulations, ground-floor residential uses are consistent with the approved project PUD and with the surrounding context. Staff supports the residential uses on the ground floor, as proposed.
  - Group Assembly: The applicant proposed using the auto-fee parking area as a flex space to be used alternatively for group assembly uses such as entertainment during Art Murmur events and other cultural festivals. The use would be located in an open facility interior to the block and buffered by non-residential uses. This is a desirable and complementary use to the Art Murmur Arts District and supports the use.

- Building Design:
  - 23rd/Valley Streets corner: The design for the building at 23rd and Valley is attractive and inviting and will blend into the surrounding neighborhood in terms

of massing and articulation. The new brick cladding reflects the exterior materials of the existing 440-448 23rd Street, a historic resource. Although taller by several stories, both the Valley and 23rd Street elevations are divided into distinct bays divided by protruding pilasters that reflect, but do not mimic, the existing historic resource. The elevations are further detailed in brick at the headers (8") and sills (4") of the windows and at the openings for the porches and balconies. Corner brick pieces will be used to wrap pilasters and columns with the look of full brick. An 8" cornice brings the elevations to visual closure at the roof. .

- Rehabilitation of historic facades: Staff supports the proposed renovation and rehabilitation of three historic facades along Broadway and one building on the corner of 24th and Valley Streets, consistent with the historic plans (see Attachment B).
- Ground-floor patios on Valley Street: The building located on Valley Street has ground-floor units located at the front property line, contributing to "eyes on the street". However, the at-grade patios are fenced. Staff would support designing the fencing to continue to provide a private-public barrier while also providing the appearance of openness between the public and private realms. Examples of this would include lowering the height of the fencing or raising the height of the ground-floor to three feet above grade. In addition, the horizontal fencing on the ground floor, while attractive, may be problematic from a crime deterrent standpoint (i.e., footholds for climbing).

- Design Review Findings: The Planning Commission will be asked to make the following design review findings for the proposed project (staff analysis is in italics following each criteria):

17.136.050 - Regular design review criteria.
Regular design review approval may be granted only if the proposal conforms to all of the following general design review criteria, as well as to any and all other applicable design review criteria:
A. For Residential Facilities.
1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures:

The proposed buildings are all two or three stories, consistent with the surrounding area. In addition, the buildings create an edge at the perimeter of the block, supporting the urban, built-out context of the surrounding neighborhood. The buildings will be clad with a mix of cement board, brick and stucco that is consistent with the variety of materials apparent in the surrounding area.

2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;

The proposed buildings are all two or three stories, consistent with the surrounding area. In addition, the buildings create an edge at the perimeter of the block, supporting the urban, built-out context of the surrounding neighborhood. The buildings will be clad with a mix of

cement board, brick and stucco that is consistent with the variety of materials apparent in the surrounding area.

3. That the proposed design will be sensitive to the topography and landscape.

The site is a fairly flat, urban site in a developed area. The project is designed to fit into the neighborhood context in terms of building heights and urban hardscaping.

4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill;

Not applicable.

5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

The project is consistent with the zoning and General Plan design guidelines and allowances.

B. For Nonresidential Facilities and Signs.

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060

The design of Parcel B successfully breaks up the site by maintaining and preserving many existing buildings while siting distinctly separate new buildings on vacant portions of the site to create an organic neighborhood that is sensitive to the historic and land use context of the surrounding area.

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;

The design of Parcel B successfully breaks up the site by maintaining and preserving many existing buildings while siting distinctly separate new buildings on vacant portions of the site to create an organic neighborhood that is sensitive to the historic and land use context of the surrounding area.

3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

The project is consistent with the zoning and General Plan design guidelines and allowances.

C. For Local Register Properties that are not Landmarks or located in the S-7 or S-20 zone:

1. That for additions or alterations, the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall he given to design, form, scale, materials, texture, lighting, landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.

Not applicable.

D. For Potential Designated Historic Properties that are not Local Register Properties: That for additions or alterations,

1. The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or

The proposed second-story addition to the buildings on Broadway is set back from the existing building facades, is subdued, yet carries forward the same window rhythm as the existing buildings. In this way, the addition supports the existing building design without overshadowing it or otherwise detracting from it.

2. The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or

3. The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

E. For Retaining Walls,

1. That the retaining wall is consistent with the overall building and site design and respects the natural landscape and topography of the site and surrounding areas;

2. That the retaining wall is responsive to human scale, avoiding large, blank, uninterrupted or undesigned vertical surfaces;

3. That the retaining wall respects the natural topography, avoiding obvious scars on the land;

4. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

Not applicable.

The proposed architectural styles include a combination of traditional and modern design elements, which is compatible with the mix of styles in the surrounding area. The proposed exterior building materials include stucco, brick veneer, balconies and shading devices, and a variety of window types. Proposed colors include a range of earth tones as well as muted red, orange, and yellow tones.

Staff generally believes that the proposed design is relatively attractive, well-modulated, and compatible with the surrounding area. In addition, staff believes that the adopted conditions of approval adequately address outstanding design issues such as refinement of exterior colors and materials, design of usable open space, window selection and details, and ground floor design and details.

Historic Façade

The existing façade located at 440-448 23rd Street is a feature of a historic building. It was previously approved for demolition by the Planning Commission in 2008. It is proposed for demolition for similar reasons as it was proposed for demolition in 2008: financial infeasibility of repairing and maintaining the façade given the condition of the brick and the limitations of the wood construction type of the proposed building at that location (see Attachment E to this report for 2008 engineering report). The EIR identified the demolition of the building, even whilst retaining the façade, as a significant impact that could not be mitigated to a less-than-significant level; however, the approved project included retention of the facade. The 2008 and current proposal to remove the façade, when considered under CEQA, would not result in an increase in the severity of the impact previously analyzed. Therefore, this change to the project would not result in a need for supplemental environmental review under CEQA. However, staff does find that the change would constitute the loss of a historic feature beyond that which was previously approved in 2004 (although studied and approved in 2008). Therefore, staff believes that, should this change be approved, conditions of approval should be applied to the amendment requiring compensation for the irrevocable loss of the historic façade, similar to the conditions adopted for the same action in 2008:

- *Revision to 2004 Mitigation Measure E.5*: Prior to issuance of demolition permit for the historic façade located at 440-448 23rd Street, the applicant shall provide a financial contribution of $68,750 to the Façade Improvement Program.[1]
  Condition y: A demolition permit for the historic façade located at 440-448 23rd Street shall not be issued until issuance of a building permit for the core and shell of the approved project.

Rehabilitation of Four Historic Buildings

The proposed plans show rehabilitation of four historic buildings on site. To ensure rehabilitation of the buildings to Secretary of the Interior Standards, the following conditions of approval are recommended to be imposed on the Project:

- Condition a: Prior to developing a specific proposal for rehabilitation of the historic facades, the applicant shall conduct investigative demolition of the currently covered facades. The investigative demolition shall be reviewed by the staff planner and historic preservation staff prior to the development of the actual proposed rehabilitation. The investigative demolition shall be photographed for the record.
- Condition b: To the extent feasible, the rehabilitation of the historic facades shall comply with the Secretary of the Interior's Standards. Historic preservation staff shall review the proposed rehabilitations to evaluate compliance with the Secretary of Interior's Standards and a determination of compliance shall be made by the Zoning Manager (in consult with Historic Preservation staff). If non-compliance with some or all of the rehabilitation standards is evident in the plans, the project sponsor shall submit a report demonstrating

[1] In 2008, the City arrived at $68,750 by multiplying the entire linear footage of the project, 772 linear feet, by $280/foot(the standard used by the City of Oakland Façade Grant).

that compliance with said standard(s) is infeasible and the reasons why for review and approval by the Zoning Manager.

- Condition c: All proposed materials for rehabilitation of the historic resources, including tile, marble, brick, cornice materials, obscure glass, signage etc. to be reviewed by the staff planner and historic preservation staff, with final consideration by the Zoning Manager, prior to building permit sign-off.

Addition to Three Historic Buildings Facing Broadway

The proposed plans include a second story addition,set back eight (8) feet from the front of the three historic buildings on Broadway. The overall design of the proposed second story is appropriately utilitarian, subtle and muted yet the location and rhythm of the window openings are compatible with and reflect the historic rhythm and pattern of the historic facades. of the existing buildings.

CONCLUSION

Staff recommends the Landmarks Preservation Advisory Board:

A. Receive any testimony from the applicant and interested citizens and close the public hearing;
B. Recommend approval of the Project to the City Planning Commission because the proposal meets (a) the Design Review findings for the four buildings 2335-37 Broadway, 2343 Broadway, 2345 Broadway and 2366-98 Valley Street; and (b) the Planning Code demolition findings for Potentially Designated Historic Properties for 440-48 23rd Street.
C. Forward to the City Planning Commission any other recommendations related to the design of the Project as it relates to historic resources.

Respectfully submitted:

SCOTT MILLER
Zoning Manager

Prepared by:

CATHERINE PAYNE
Planner III

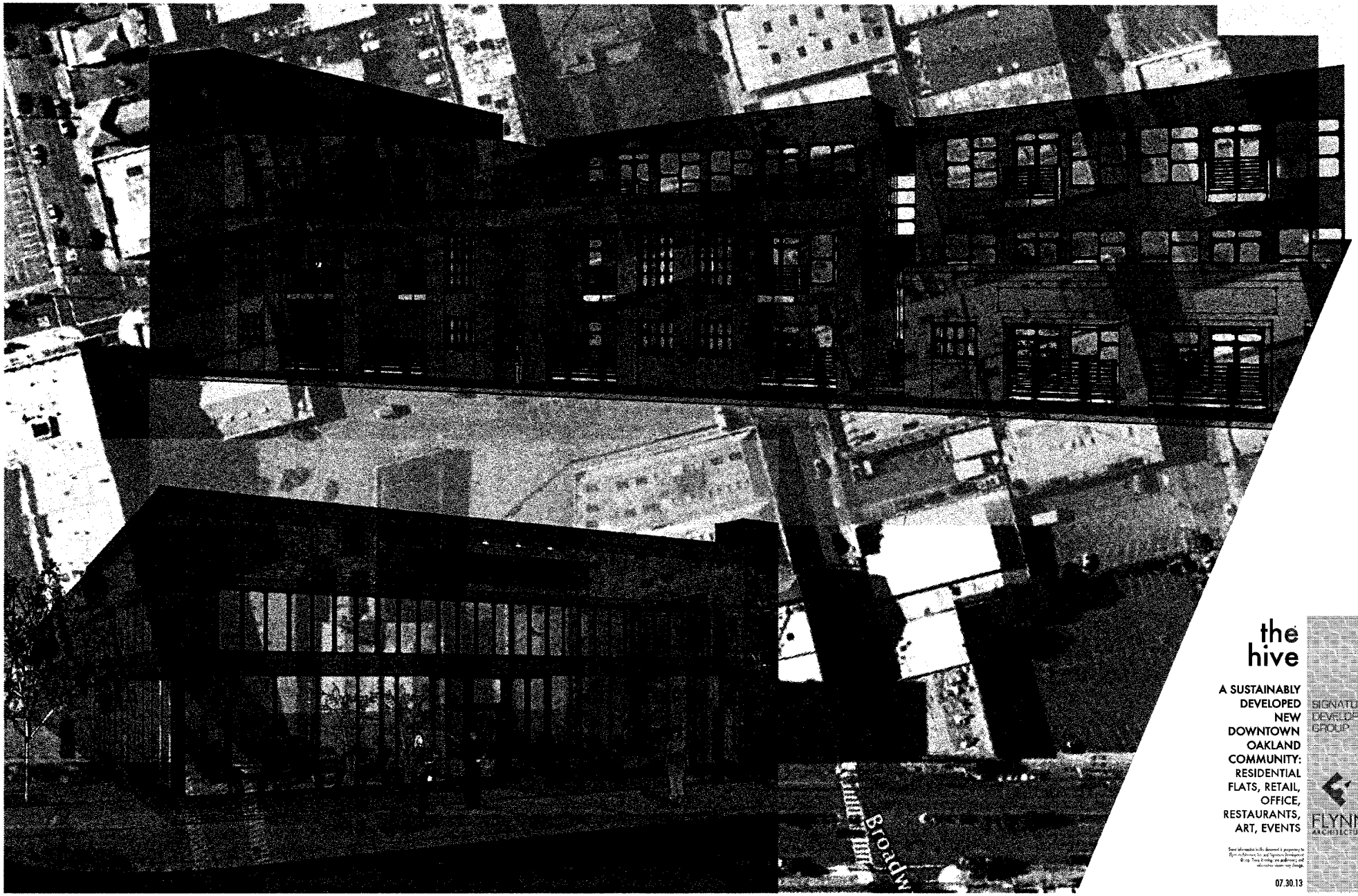
Attachments:

A. Project Plans
B. Historic Drawings of Building Façades Proposed for Rehabilitation
C. Addendum sections (Introduction, Project Description. Cultural Resources and Cultural Resource Mitigation Measures/Standard Conditions)
D. 2004 Certified EIR Cultural Resources Section
E. 12/1/04 Planning Commission Staff Report
F. 11/1/06 Planning Commission Staff Report
G. 5/12/08 LPAB Staff Report (includes Engineer's Report)
H. 6/4/08 Planning Commission Report with Findings
I. Findings Required for the Demolition of Historic Properties – Category III

Case File Number PUD03552, PUDF03553 and ER30022

LPAB August 12, 2013

Attachment A: Project Plans



the hive

A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

07.30.13

PROJECT DESCRIPTION:

THIS APPLICATION IS TO AMEND THE APPROVED PUD F03553 FOR THE BLOCK BOUNDED BY BROADWAY, 23RD, VALLEY, AND 24TH STREETS. THE EXISTING PUD APPROVED COMPLETE DEMOLITION OF ALL STRUCTURES ON THE BLOCK (ASIDE FROM TWO OUTPARCELS AND THE RETENTION OF ONE FACADE), AND THE CONSTRUCTION OF 367 NEW RESIDENTIAL UNITS AND 27,700 SQ. FT. OF NEW COMMERCIAL SPACE IN BUILDINGS UP TO 195' IN HEIGHT.

UNDER THE EXISTING PUD, THE EXISTING BUILDINGS AT 2301 BROADWAY AND 2315 BROADWAY ARE CURRENTLY BEING REHABILITATED FOR COMMERCIAL USE. THIS AMENDMENT TO THE PUD PROPOSES TO SAVE AND REHAB THE REMAINING THREE VACANT RETAIL / OFFICE BUILDINGS FACING BROADWAY FOR NEW RETAIL/RESTAURANT USES AND ADD A FULL SECOND STORY ABOVE THE EXISTING BUILDINGS OF NEW OFFICE SPACE. STREET FACADES OF THE EXISTING BUILDINGS WILL BE REMODELED IN KEEPING WITH TYPICAL 1920'S ERA COMMERCIAL BUILDINGS; BUIDING WALLS FACING THE ALLEY WILL BE LEFT IN THEIR EXISTING RUSTIC CONDITION.

A WAREHOUSE BUILDING AT THE CORNER OF 24TH AND VALLEY WILL BE CONVERTED TO 8 RENTAL LOFTS. 97 APARTMENTS IN TWO NEW THREE-STORY BUILDINGS AND A NEW 10,000 S.F. RETAIL / OFFICE BUILDING ARE PROPOSED. ALSO PROPOSED IS AN INTERNALLY ACTIVATED ALLEY WHICH WILL FLEXIBLY PROVIDE PARKING, OUTDOOR DINING FOR ADJACENT RESTAURANTS AND OUTDOOR EVENT SPACE.

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COMMERCIAL BUILDINGS - REHAB

ADDRESS	SQ. FT.
2301 BROADWAY	26,339 sq ft
2315/2323 BROADWAY	23,916 sq ft
2321 BROADWAY	10,604 sq ft
2337 BROADWAY	5,616 sq ft
2343 BROADWAY	5,500 sq ft
2345 BROADWAY	7,738 sq ft
NEW BROADWAY 2ND FLOOR	14,350 sq ft
NEW 2-STORY COMM. BUILDING	10,000 sq ft
TOTALS	104,063 sq ft
EXISTING SQ.FT.	64,786 sf ft
NEW SQ.FT.	39,277 sf ft
TOTAL REQ. COMM. PARKING (1 STALL/1000 SF.)	39
TOTAL PARKING PROVIDED FOR COMMERCIAL	111

VALLEY STREET FLATS - 64 UNITS

	UNIT TYPE	NUMBER UNITS	UNIT SQ. FT.	TOTAL UNIT TYPE SF	PATIO,DECK/ UNIT	TOTAL OPEN SPACE	REQ. STALLS/UNIT	TOT REQ. PARKING
A	STUDIO	6	482 sq ft	2892 sq ft	95 sq ft	570 sq ft	1.00	6 STALLS
B	1 BED/WORK/1 BATH	4	915 sq ft	3660 sq ft	85 sq ft	340 sq ft	1.00	4 STALLS
C	1 BED/1BATH (JR. 1-BEDROOM)	4	772 sq ft	3088 sq ft	77 sq ft	308 sq ft	1.00	4 STALLS
D	1 BED/1BATH (JR. 1-BEDROOM)	2	765 sq ft	1530 sq ft	75 sq ft	150 sq ft	1.00	2 STALLS
E	1 BED/1BATH (JR. 1-BEDROOM)	2	675 sq ft	1350 sq ft	90 sq ft	180 sq ft	1.00	2 STALLS
F	1 BED/1BATH	2	815 sq ft	1630 sq ft	100 sq ft	200 sq ft	1.00	2 STALLS
G	1 BED/WORK/1 BATH	16	821 sq ft	13136 sq ft	62 sq ft	992 sq ft	1.00	16 STALLS
H	1 BED/WORK/2 BATH	18	1168 sq ft	21024 sq ft	100 sq ft	1800 sq ft	1.00	18 STALLS
J	2 BED/2 BATH	6	1053 sq ft	6318 sq ft	55 sq ft	330 sq ft	1.00	6 STALLS
K	2 BED/WORK/2 BATH	4	1308 sq ft	5232 sq ft	110 sq ft	440 sq ft	1.00	4 STALLS
	TOTALS	64		59,860 sq ft		5,310 sq ft		64 STALLS
	AVERAGE UNIT SIZE		935 sq ft		83 sq ft			

BUILDING CONST. AREA	SQ. FT.
FIRST FLOOR	28,840 sq ft
SECOND FLOOR	27,600 sq ft
THIRD FLOOR	27,600 sq ft
PRIVATE DECKS 2ND/3RD FLOOR	4,092 sq ft
TOTAL BUILDING AREA	84,040 sq ft

COVERED PARKING:	61 STALLS
UNCOVERED PARKING:	3 STALLS
TOT. PARKING PROVIDED	64 STALLS
TOT. PRIVATE OPEN SPACE	5310 sq ft
OPEN SPACE/UNIT	83 sq ft

24TH STREET FLATS - 33 UNITS

	UNIT TYPE	NUMBER UNITS	UNIT SQ. FT.	TOTAL UNIT TYPE SF	PATIO,DECK/ UNIT	TOTAL OPEN SPACE	REQ. STALLS/UNIT	TOT REQ. PARKING
A	STUDIO	3	482 sq ft	1446 sq ft	95 sq ft	285 sq ft	1.00	3 STALLS
B	1 BED/WORK/1 BATH	2	915 sq ft	1830 sq ft	85 sq ft	170 sq ft	1.00	2 STALLS
C	1 BED/1BATH (JR. 1-BEDROOM)	2	772 sq ft	1544 sq ft	77 sq ft	154 sq ft	1.00	2 STALLS
D	1 BED/1BATH (JR. 1-BEDROOM)	2	765 sq ft	1530 sq ft	75 sq ft	150 sq ft	1.00	2 STALLS
E	1 BED/1BATH (JR. 1-BEDROOM)	2	675 sq ft	1350 sq ft	90 sq ft	180 sq ft	1.00	2 STALLS
F	1 BED/1BATH	2	815 sq ft	1630 sq ft	100 sq ft	200 sq ft	1.00	2 STALLS
G	1 BED/WORK/1 BATH	8	821 sq ft	6568 sq ft	62 sq ft	496 sq ft	1.00	8 STALLS
H	1 BED/WORK/2 BATH	10	1168 sq ft	11680 sq ft	84 sq ft	840 sq ft	1.00	10 STALLS
J	2 BED/2 BATH	2	1086 sq ft	2172 sq ft	84 sq ft	168 sq ft	1.00	2 STALLS
K	2 BED/WORK/2 BATH	0	1308 sq ft	0 sq ft	110 sq ft	0 sq ft	1.00	0 STALLS
	TOTALS	33		29,750 sq ft		2,643 sq ft		33 STALLS
	AVERAGE UNIT SIZE		902 sq ft		80 sq ft			

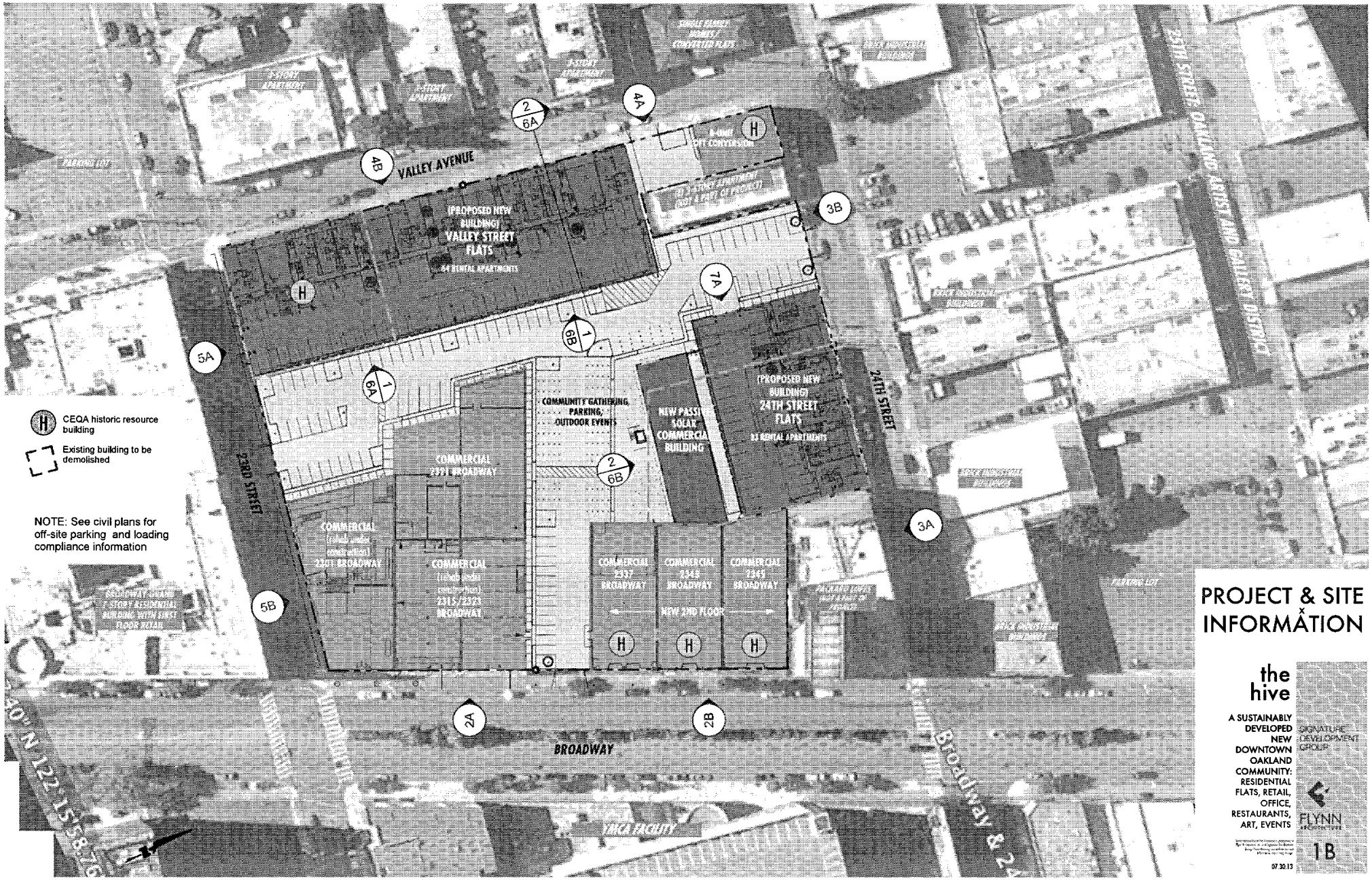
BUILDING CONSTRUCTION AREA	SQ. FT.
FIRST FLOOR	14,420 sq ft
SECOND FLOOR	13,800 sq ft
THIRD FLOOR	13,800 sq ft
PRIVATE DECKS 2ND/3RD FLOOR	2,034 sq ft
TOTAL BUILDING AREA	42,020 sq ft

COVERED PARKING:	30 STALLS
UNCOVERED PARKING:	3 STALLS
TOT. PARKING PROVIDED	33 STALLS
TOT. PRIVATE OPEN SPACE	2643 sq ft
OPEN SPACE/UNIT	80 sq ft

VALLEY LOFTS (LIVE/WORK)

	UNIT TYPE	NUMBER UNITS	UNIT SQ. FT.	TOTAL UNIT TYPE SF	PATIO/DECK/UNIT	TOTAL OPEN SPACE	REQ. STALLS/UNIT	TOT REQ. PARKING
L1	LOFT	4	767 sq ft	3,068 sq ft	0 sq ft	0 sq ft	1.00	4 STALLS
L2	1 BED/1BATH (JR. 1-BEDROOM)	2	668 sq ft	1,336 sq ft	0 sq ft	0 sq ft	1.00	2 STALLS
L3	STUDIO	2	423 sq ft	846 sq ft	0 sq ft	0 sq ft	1.00	2 STALLS
	TOTALS	8	3716 sq ft	10,500 sq ft	0 sq ft	0 sq ft		8 STALLS

UNCOVERED PARKING:	8 STALLS



PROJECT & SITE INFORMATION

the hive

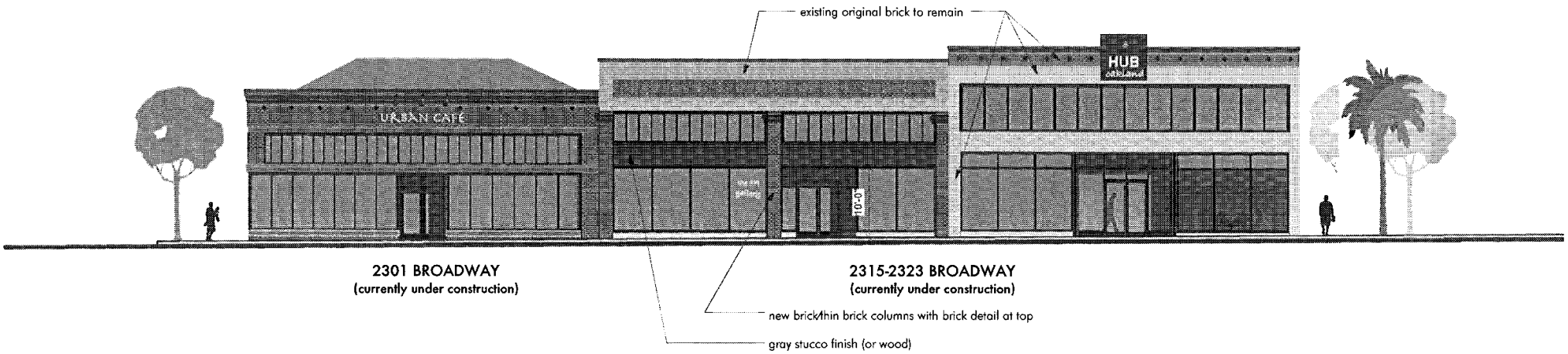
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

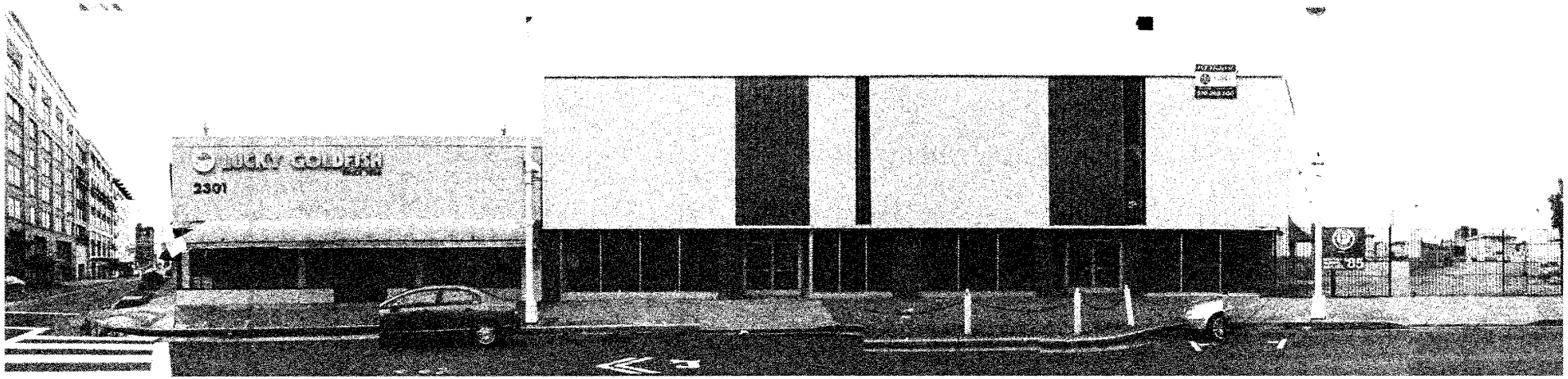
SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

07.30.13

1B


existing original brick to remain
URBAN CAFE
HUB
oakland
10'-0"
2301 BROADWAY
(currently under construction)
2315-2323 BROADWAY
(currently under construction)
new brick/thin brick columns with brick detail at top
gray stucco finish (or wood)


2301

2A

2337 BROADWAY
(designed by Julia Morgan)

2343 BROADWAY

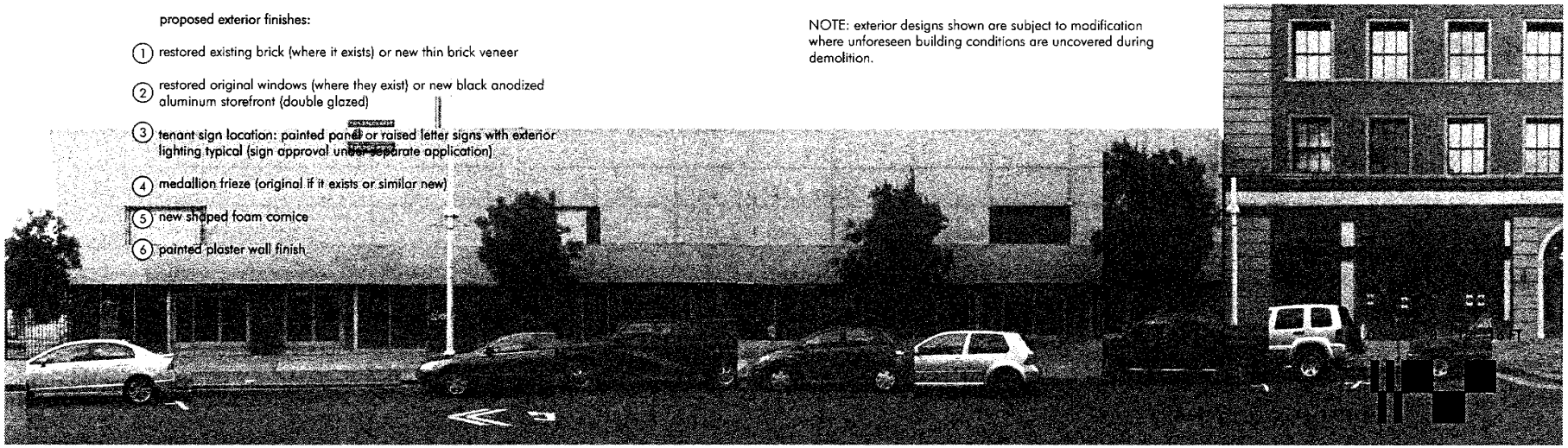
2345 BROADWAY

THE PACKARD LOFTS

proposed exterior finishes:

1. restored existing brick (where it exists) or new thin brick veneer
2. restored original windows (where they exist) or new black anodized aluminum storefront (double glazed)
3. tenant sign location: painted panel or raised letter signs with exterior lighting typical (sign approval under separate application)
4. medallion frieze (original if it exists or similar new)
5. new shaped foam cornice
6. painted plaster wall finish

NOTE: exterior designs shown are subject to modification where unforeseen building conditions are uncovered during demolition.



street elevations: BROADWAY

the hive

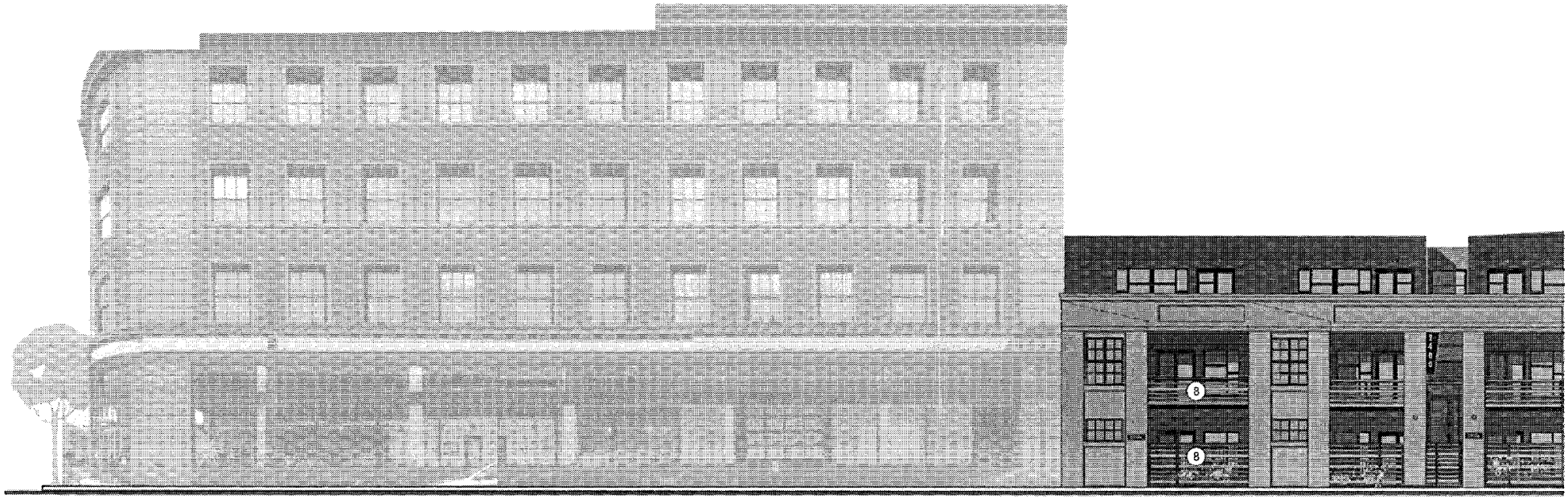
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

2B

07.2013



THE PACKARD LOFTS - not a part of project

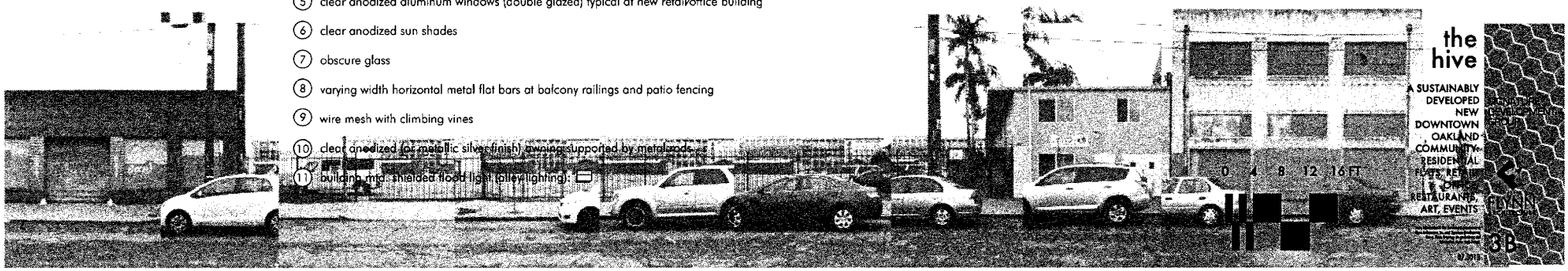
24TH STREET FLATS - 33 UNITS

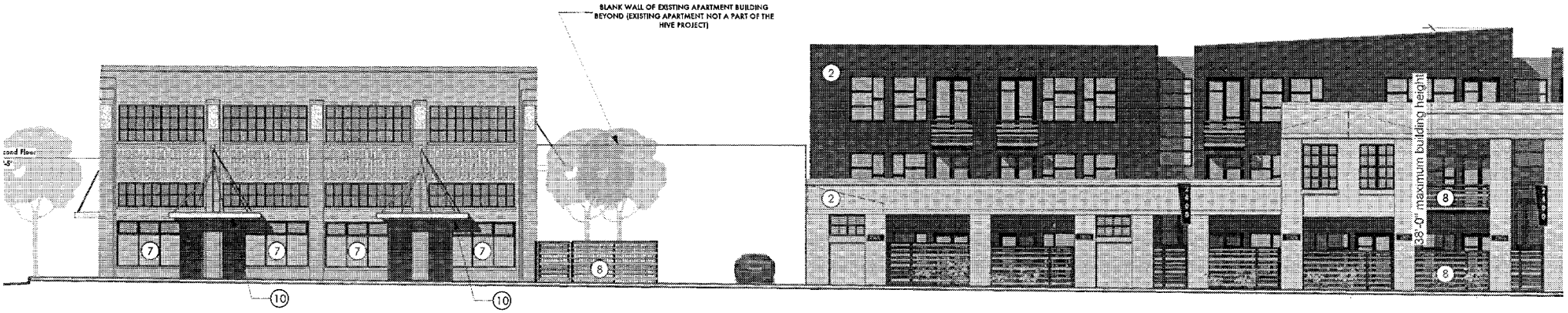
3A

PROPOSED EXTERIOR FINISHES:

1. thin brick veneer
2. painted cement plaster wall finish, typical unless otherwise noted
3. 12", 8.25", 5.25" Hardiboard lap siding widths; 2 colors
4. black anodized aluminum windows (double glazed) typical at new residential buildings
5. clear anodized aluminum windows (double glazed) typical at new retail/office building
6. clear anodized sun shades
7. obscure glass
8. varying width horizontal metal flat bars at balcony railings and patio fencing
9. wire mesh with climbing vines
10. clear anodized (or metallic silver finish) awnings supported by metal rods
11. building mtd. shielded flood light (alley lighting)

street elevations: 24TH STREET





VALLEY STREET LOFTS - 8 UNITS

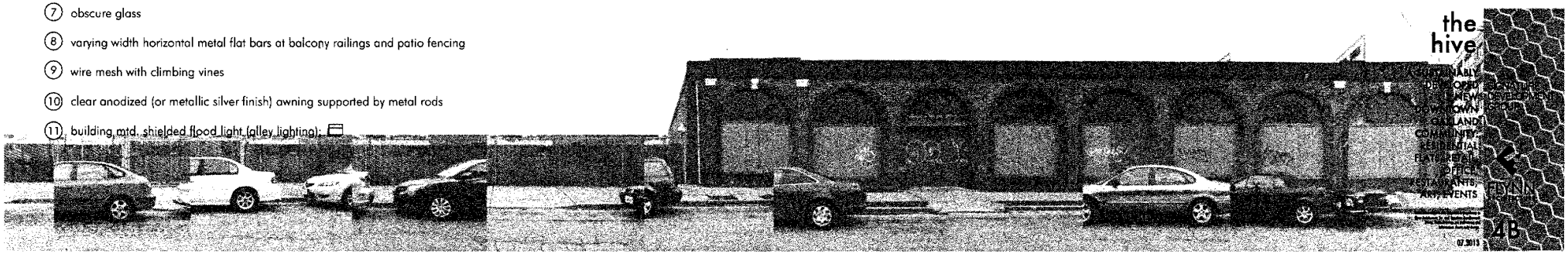
4A

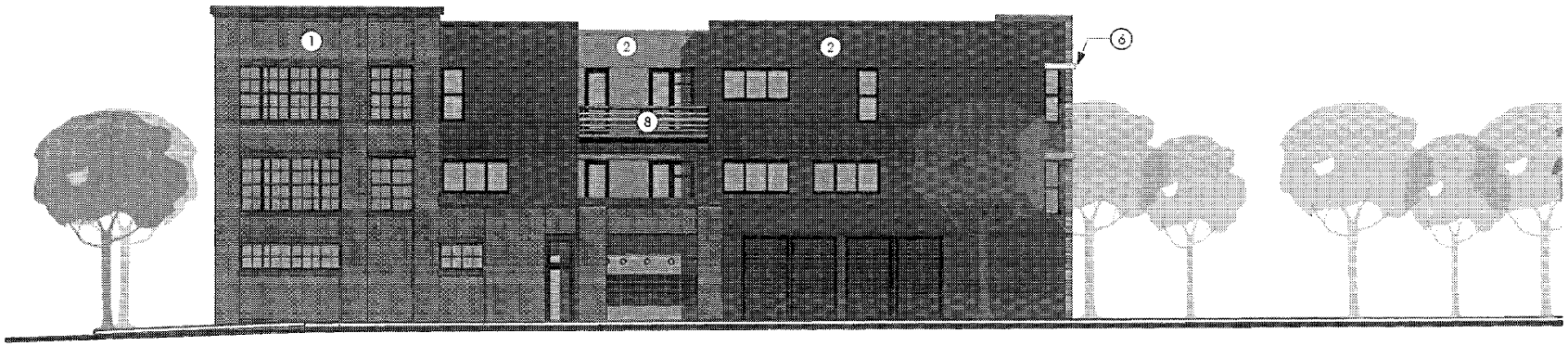
VALLEY STREET FLATS - 64 UNITS

PROPOSED EXTERIOR FINISHES:

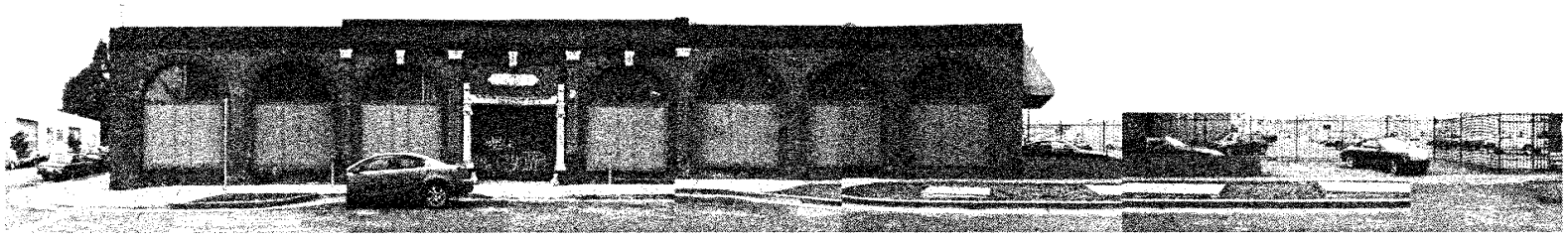
1. thin brick veneer
2. painted cement plaster wall finish, typical unless otherwise noted
3. 12", 8.25", 5.25" Hardiboard lap siding widths; 2 colors
4. black anodized aluminum windows (double glazed) typical at new residential buildings
5. clear anodized aluminum windows (double glazed) typical at new retail/office building
6. clear anodized sun shades
7. obscure glass
8. varying width horizontal metal flat bars at balcony railings and patio fencing
9. wire mesh with climbing vines
10. clear anodized (or metallic silver finish) awning supported by metal rods
11. building mtd. shielded flood light (alley lighting)

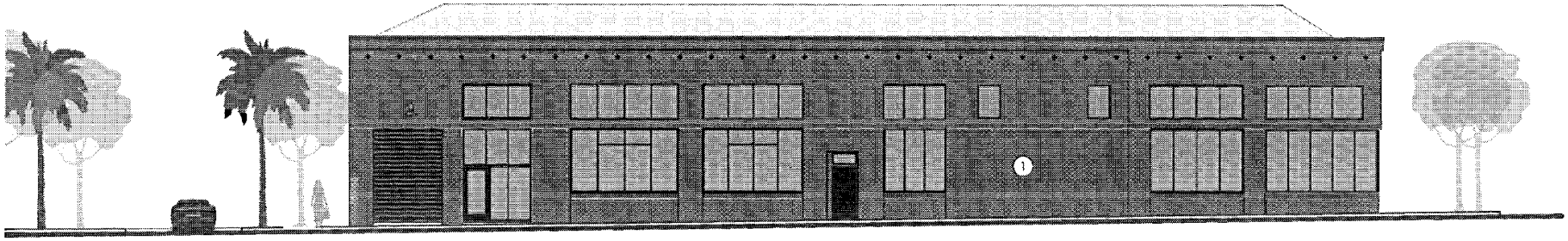
street elevations: VALLEY STREET





VALLEY STREET FLATS - 64 UNITS

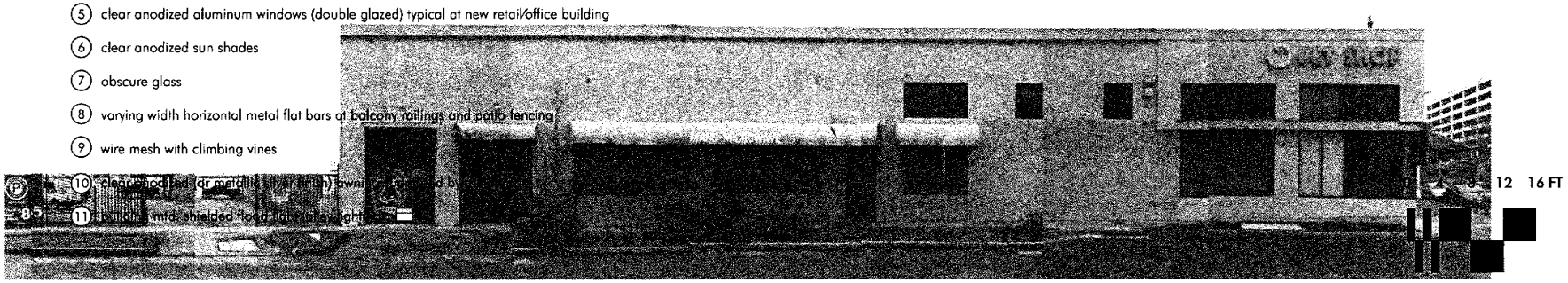




2301 BROADWAY
(under construction)

PROPOSED EXTERIOR FINISHES:

1. thin brick veneer
2. painted cement plaster wall finish, typical unless otherwise noted
3. 12", 8.25", 5.25" Hardiboard lap siding widths; 2 colors
4. black anodized aluminum windows (double glazed) typical at new residential buildings
5. clear anodized aluminum windows (double glazed) typical at new retail/office building
6. clear anodized sun shades
7. obscure glass
8. varying width horizontal metal flat bars at balcony railings and patio fencing
9. wire mesh with climbing vines
10. clear anodized (or metallic silver finish) awning [illegible]
11. building mtd. shielded flood [illegible]



street elevations: 23RD STREET

the hive

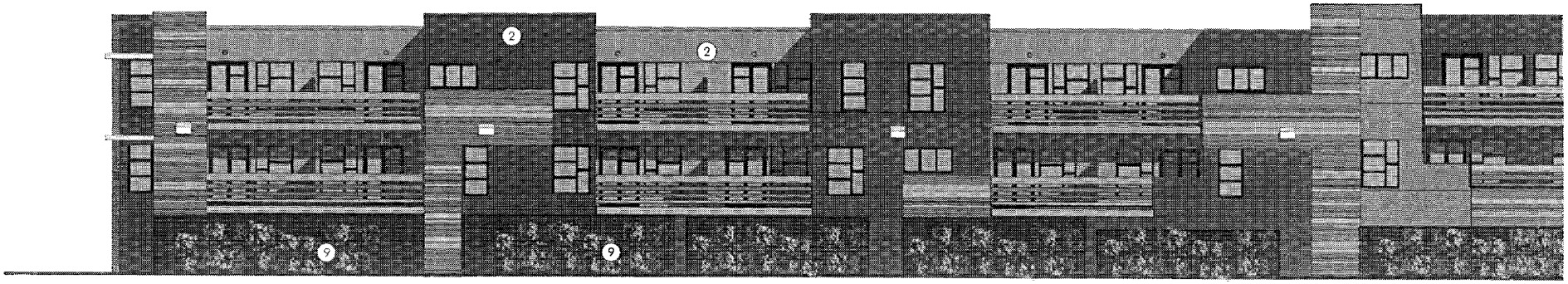
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

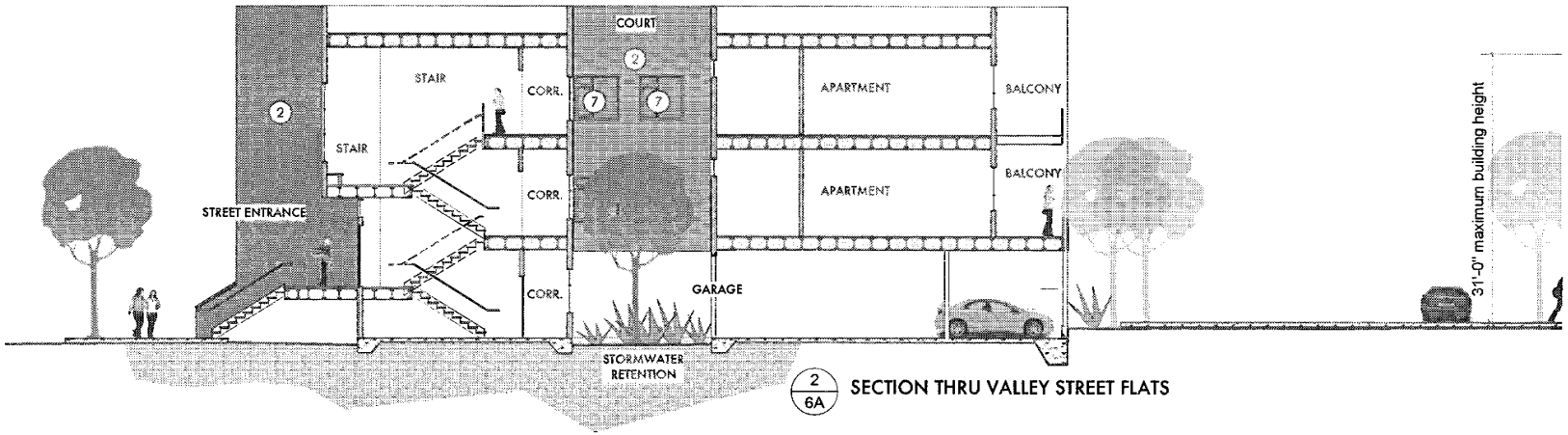
FLYNN ARCHITECTURE

5B

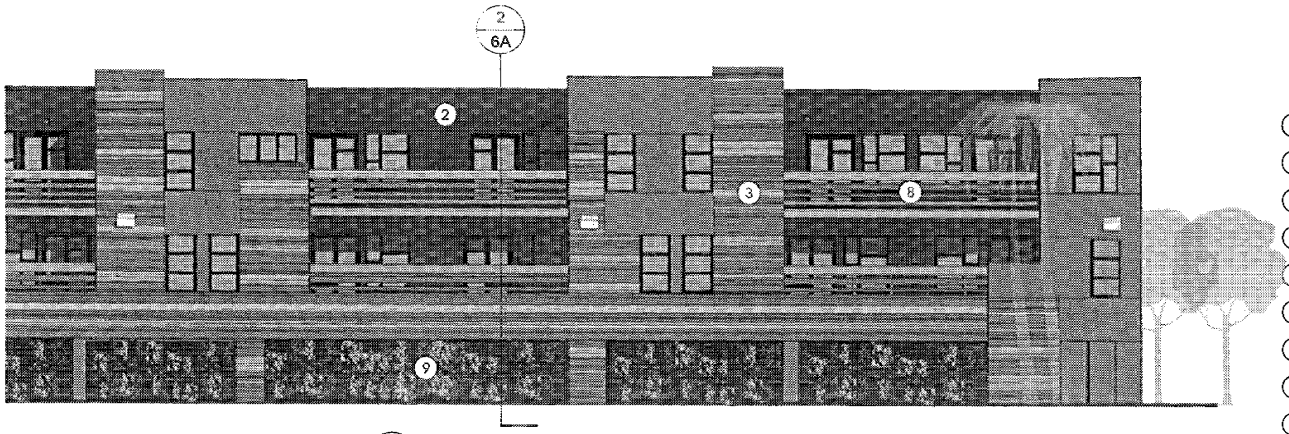
07.3013



1/6A VALLEY STREET FLATS - ALLEY VIEW



2/6A SECTION THRU VALLEY STREET FLATS



1 / 6B VALLEY STREET FLATS - ALLEY VIEW

PROPOSED EXTERIOR FINISHES:

1. thin brick veneer
2. painted cement plaster wall finish, typical unless otherwise noted
3. 12", 8.25", 5.25" Hardiboard lap siding widths; 2 colors
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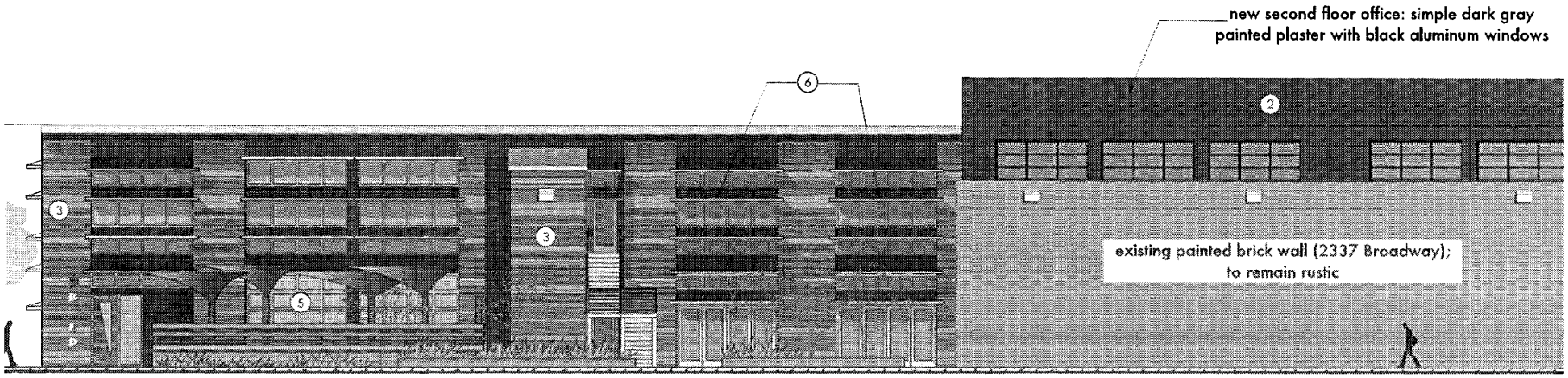
5. clear anodized aluminum windows (double glazed) typical at new retail/office building
6. clear anodized sun shades
7. obscure glass
8. varying width horizontal metal flat bars at balcony railings and patio fencing
9. wire mesh with climbing vines
10. clear anodized (or metallic silver finish) awning supported by metal rods
11. building mtd. shielded flood light (alley lighting):



2 / 6B NEW PASSIVE SOLAR COMMERCIAL BUILDING

2337 BROADWAY

alley elevations:

0 4 8 12 16 FT

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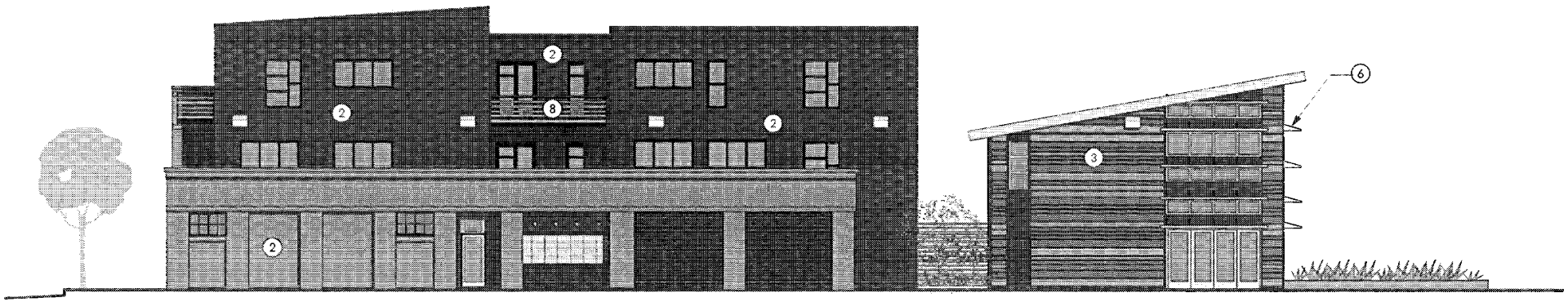
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

6B

07.2013



1/7A 24TH STREET FLATS - ALLEY VIEW

NEW PASSIVE SOLAR COMMERCIAL BUILDING

PROPOSED EXTERIOR FINISHES:

1. thin brick veneer
2. painted cement plaster wall finish, typical unless otherwise noted
3. 12", 8.25", 5.25" Hardiboard lap siding widths; 2 colors
4. black anodized aluminum windows (double glazed) typical at new residential buildings
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6. clear anodized sun shades
7. obscure glass
8. varying width horizontal metal flat bars at balcony railings and patio fencing
9. wire mesh with climbing vines
10. clear anodized (or metallic silver finish) awning supported by metal rods
11. building mtd. shielded flood light (alley lighting):

DETAIL VIEW OF PROPOSED PATIO ENCLOSURES AND BALCONY RAILINGS:

Solid wall guardrail where shown on elevations

Black metal frame guardrail with varying width (2", 3.5", 5") painted horizontal metal slats; max. 4" opening between slats

Black metal frame fence with varying width (2", 3.5", 5") painted metal slats; 6" opening between slats. Black open wire mesh panel attached to back of slats to prevent climbing.

Planter along ground floor enclosures, typ.

3' gate, typ.

alley elevations & fence detail:

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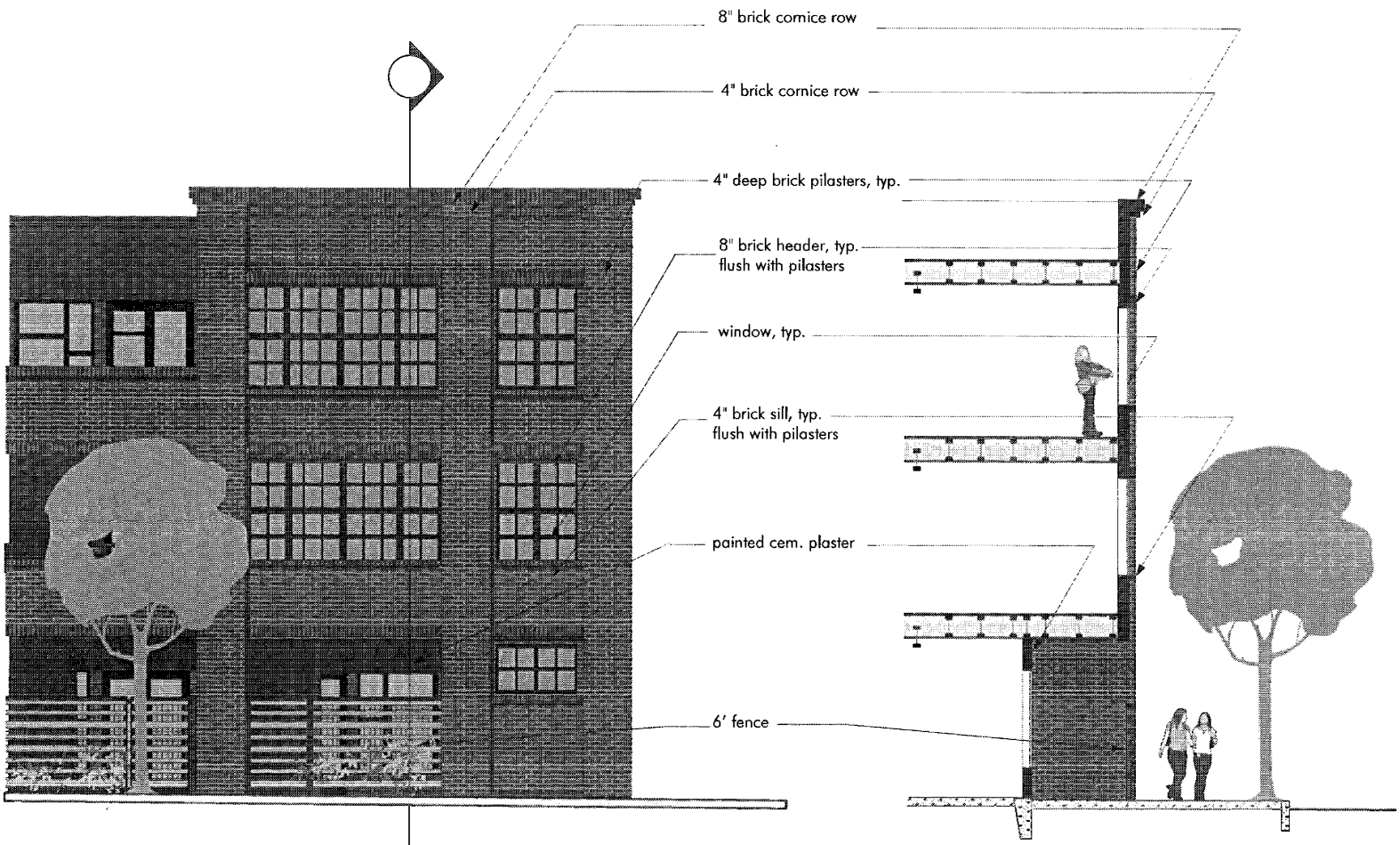
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

7B

07.30.13



CORNER OF VALLEY AND 23RD STREETS

PRELIMINARY WALL SECTION

0 4 8 12 16 FT

brick exterior detail:

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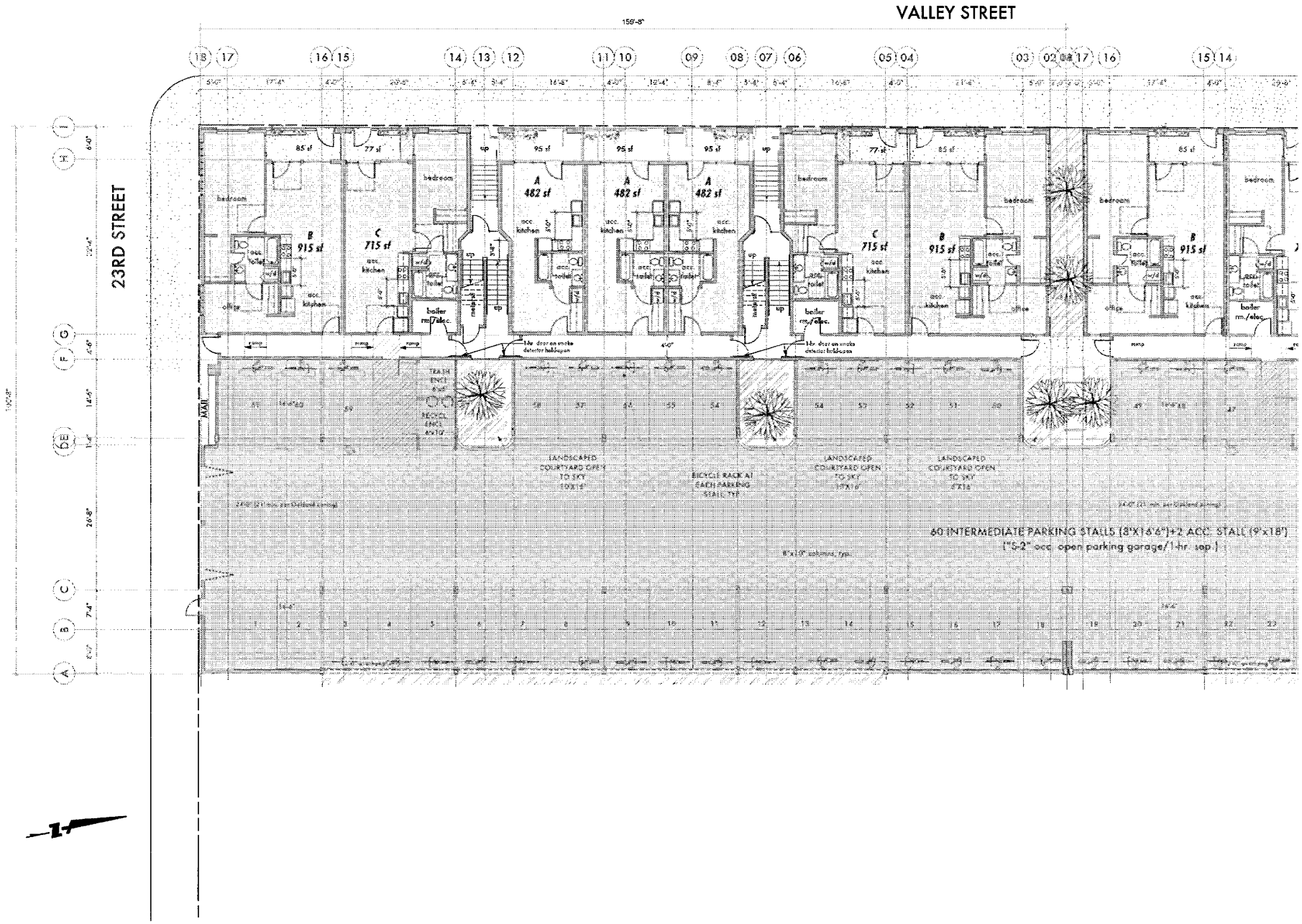
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

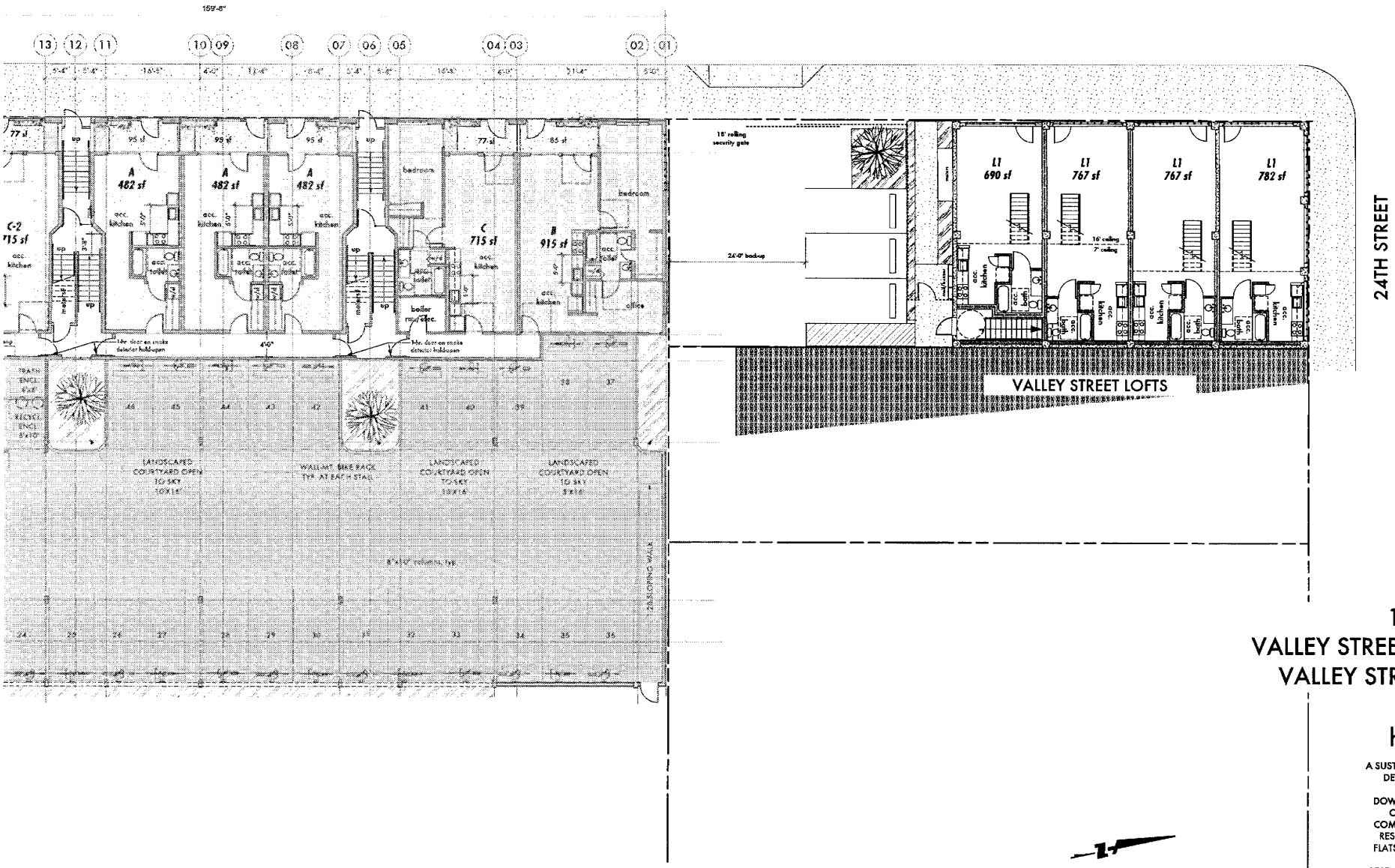
FLYNN

7C

07.2013


VALLEY STREET
23RD STREET
159'-8"
A 482 sf
B 915 sf
C 715 sf
bedroom
acc. kitchen
boiler rm./elec.
office
LANDSCAPED COURTYARD OPEN TO SKY
BICYCLE RACK AT EACH PARKING STALL TYP.
60 INTERMEDIATE PARKING STALLS (8'X16'6")+2 ACC. STALL (9'x18')
("S-2" occ. open parking garage/1-hr. sep.)

8A



1st fl. plans:
VALLEY STREET FLATS & VALLEY STREET LOFTS

0 4 8 12 16 FT

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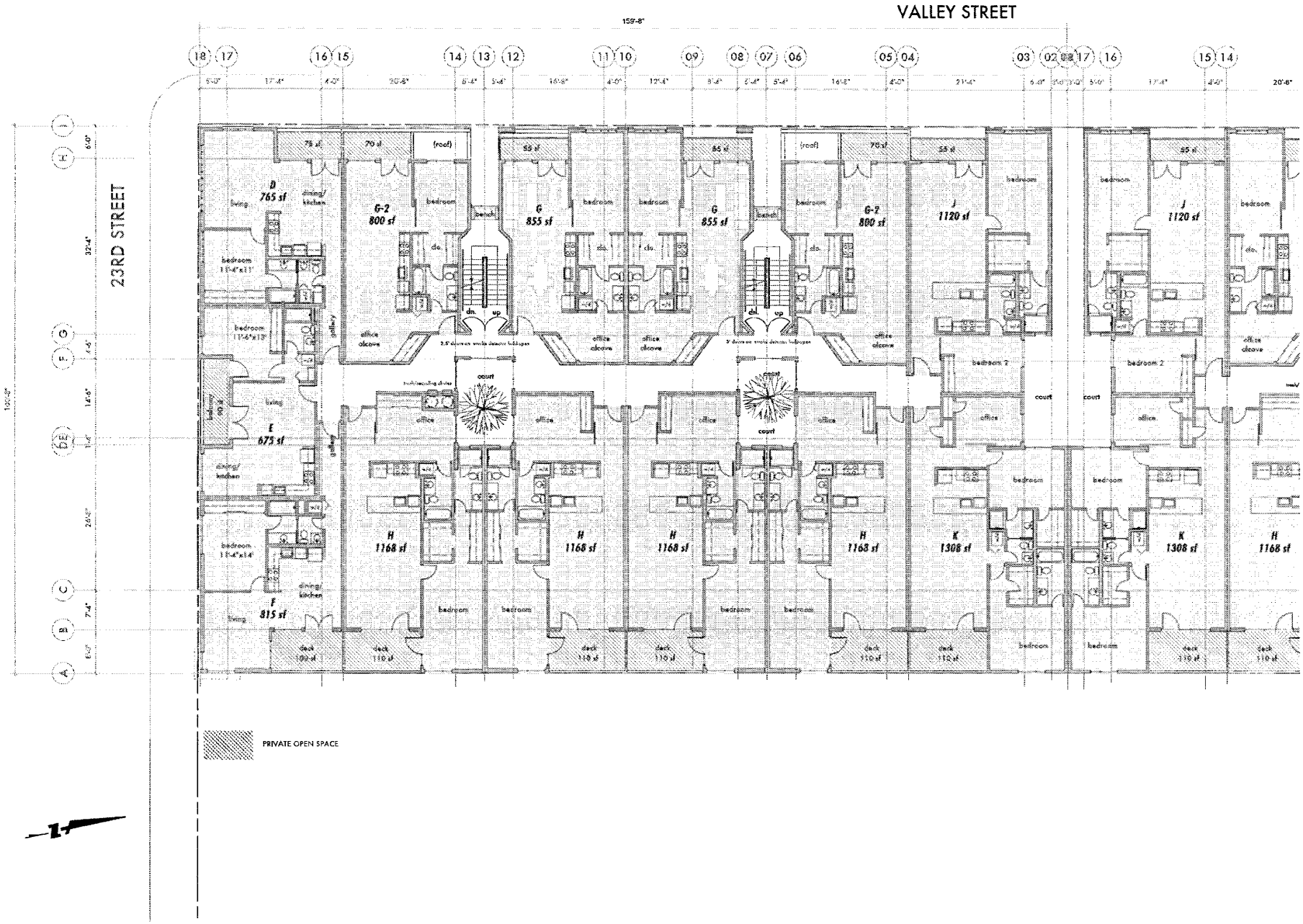
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

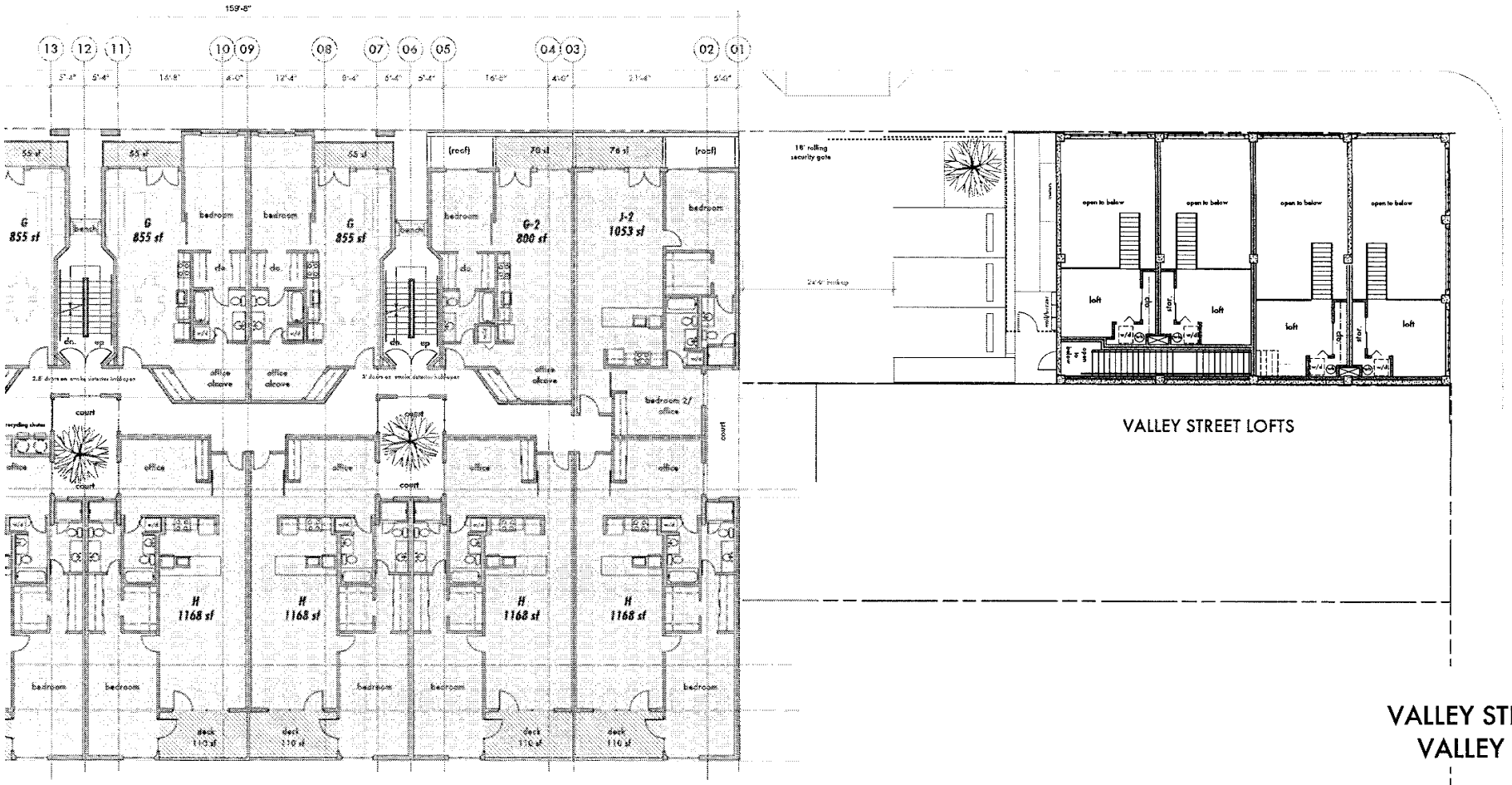
FLYNN ARCHITECTURE

07.30.13

8B


VALLEY STREET
23RD STREET
159'-8"
20'-8"
100'-8"
D
765 sf
G-2
800 sf
G
855 sf
J
1120 sf
E
675 sf
F
815 sf
H
1168 sf
K
1308 sf
bedroom
bedroom 2
office
alcove
dining/kitchen
living
gallery
court
deck
110 sf
PRIVATE OPEN SPACE

9A



2nd fl. plans: VALLEY STREET FLATS & VALLEY STREET LOFTS

0 4 8 12 16 FT

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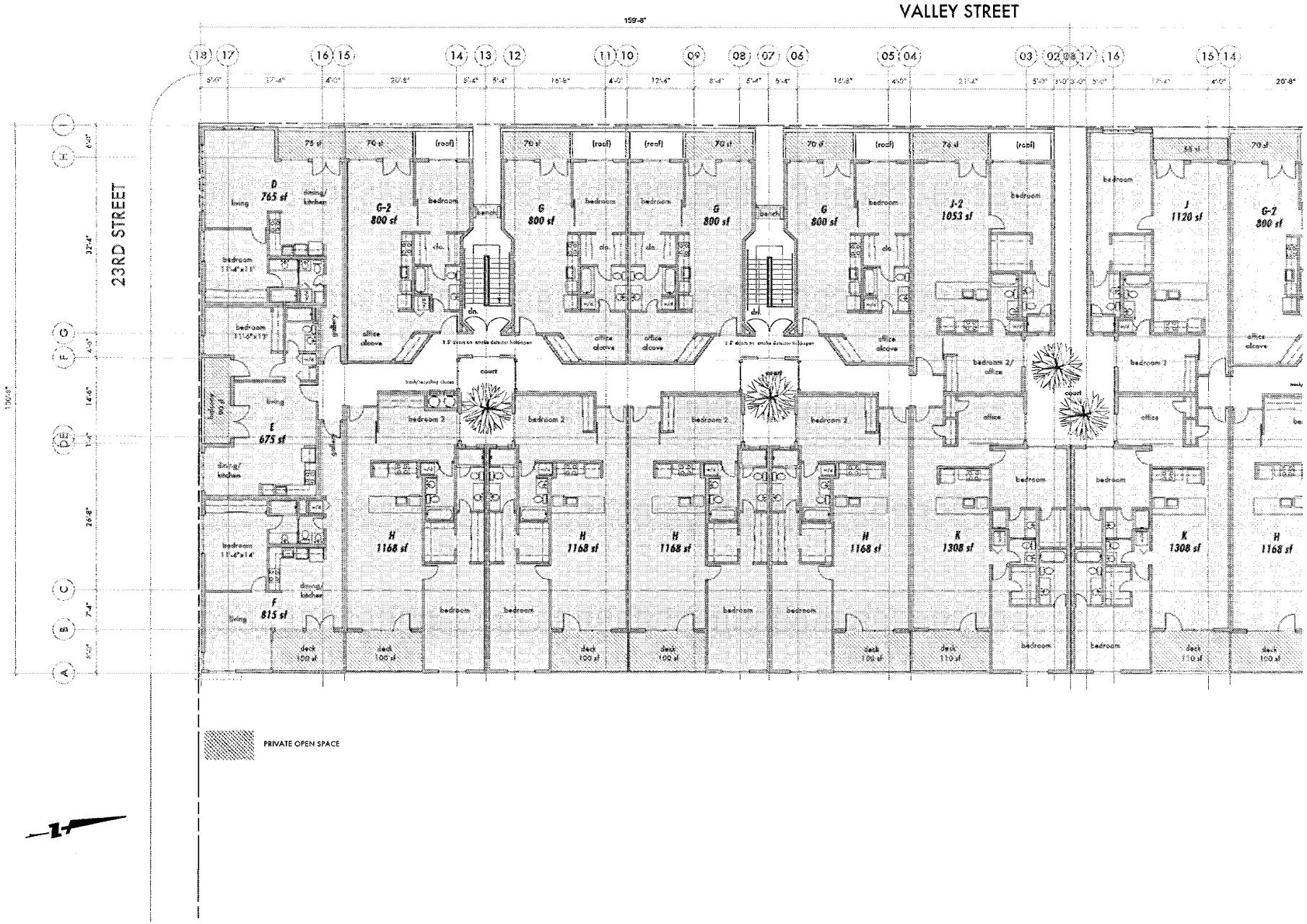
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

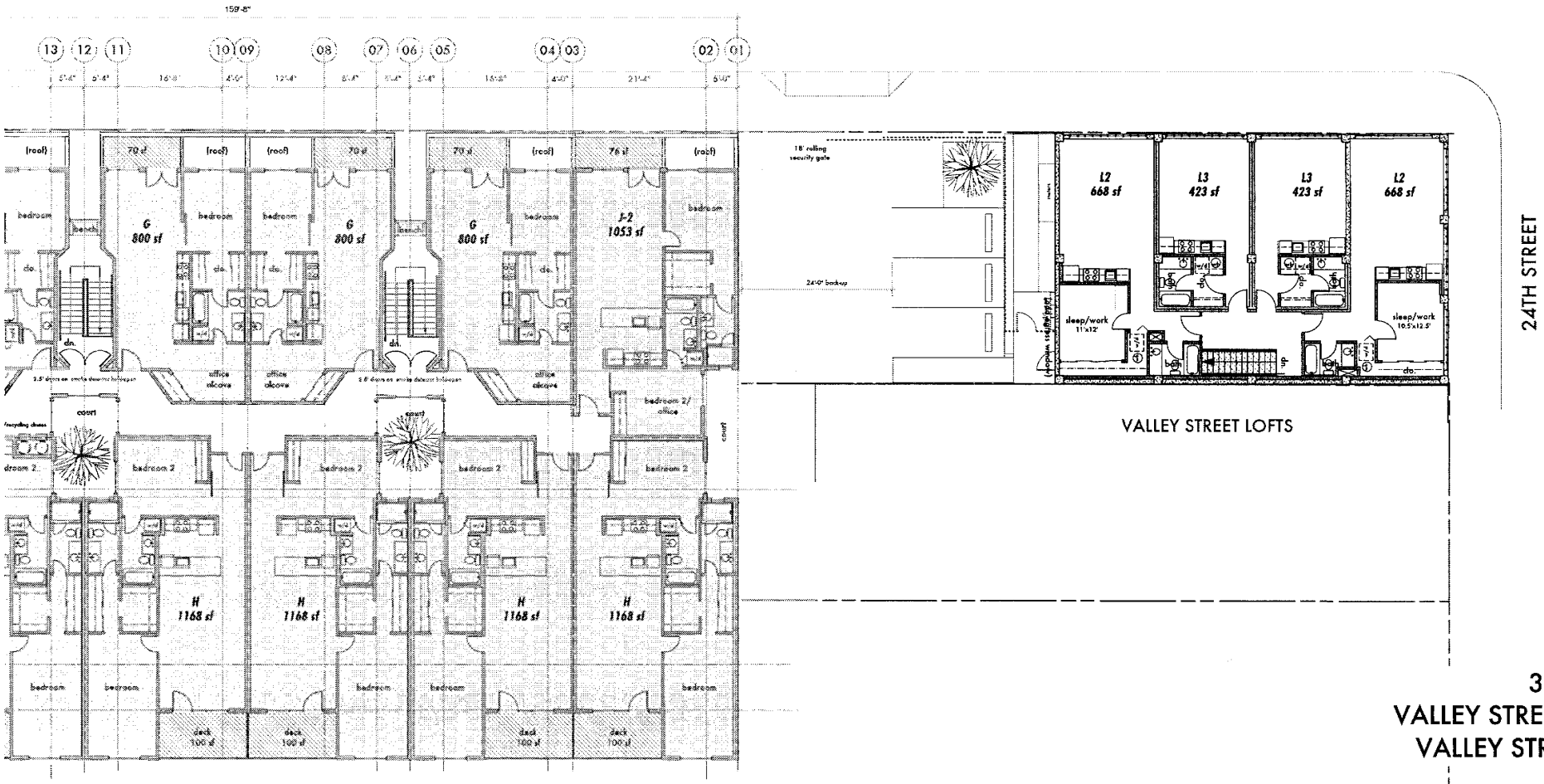
FLYNN ARCHITECTURE

9B

07.30.13


VALLEY STREET
23RD STREET
159'-8"
D
765 sf
G-2
800 sf
G
800 sf
J-2
1053 sf
J
1120 sf
E
675 sf
F
815 sf
H
1168 sf
K
1308 sf
PRIVATE OPEN SPACE

10A



3rd fl. plans: VALLEY STREET FLATS & VALLEY STREET LOFTS

0 4 8 12 16 FT

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A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

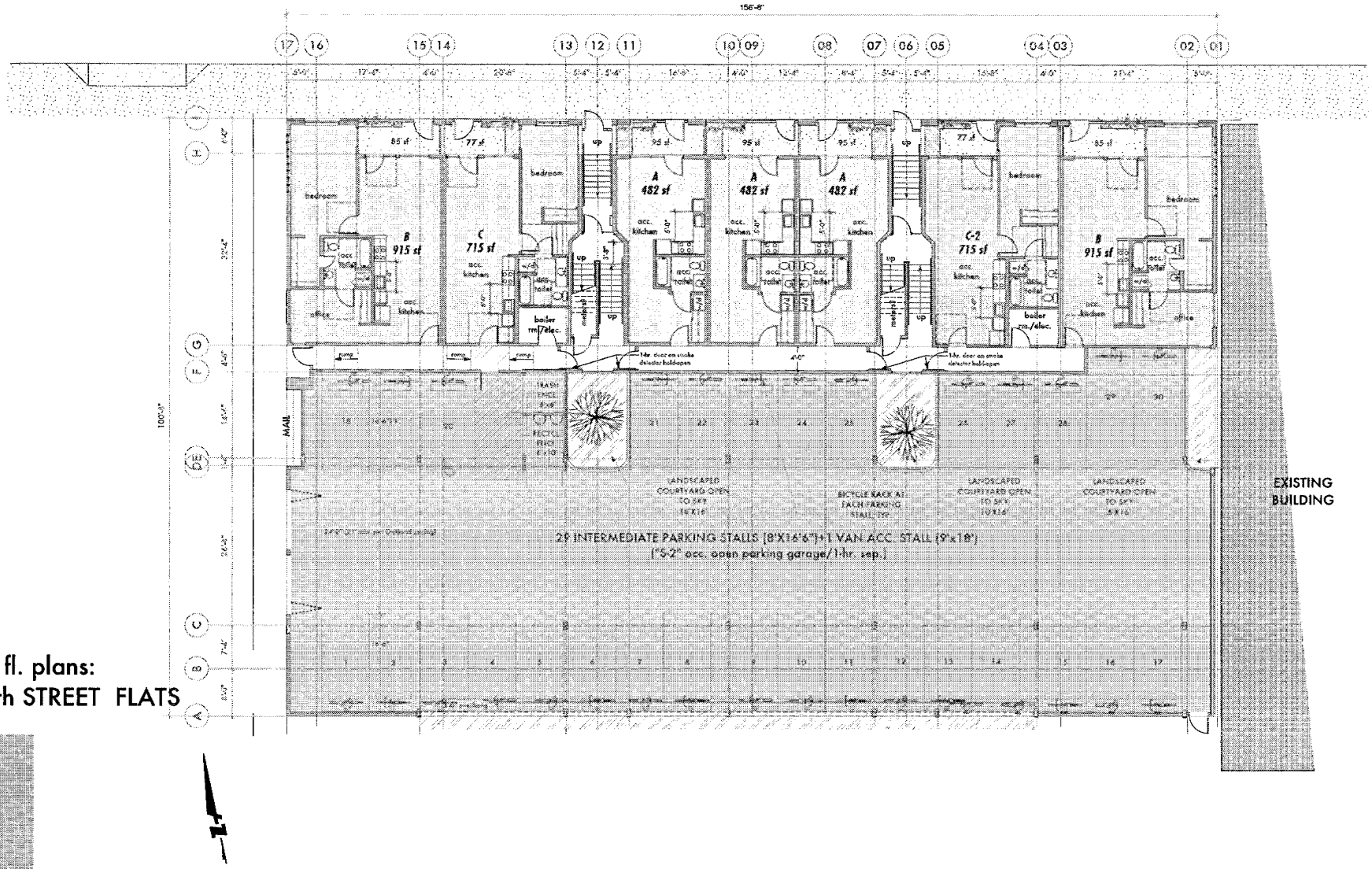
SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

07.30.13

10B

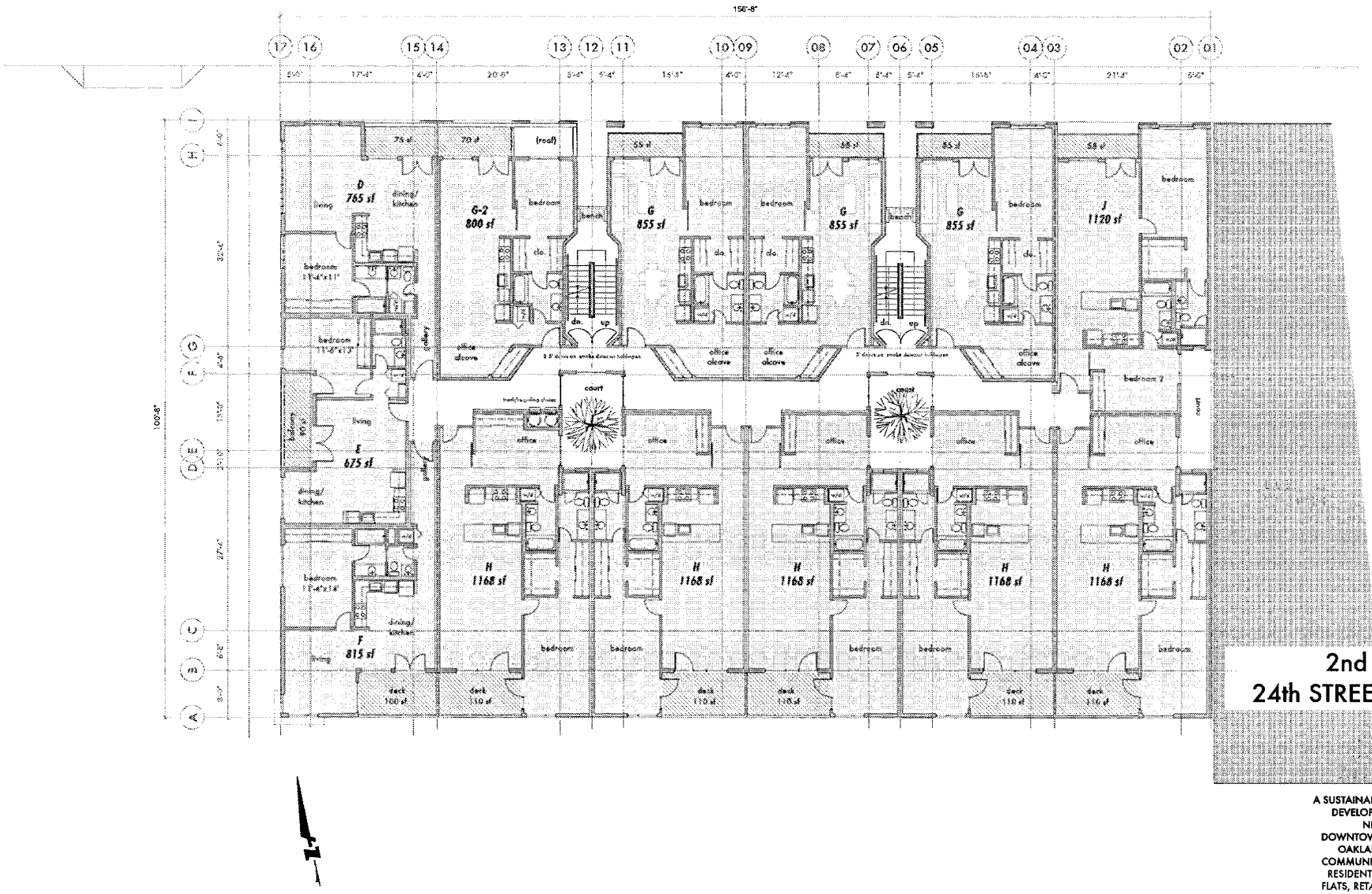
24th STREET



1st fl. plans:
24th STREET FLATS

11A

24th STREET



2nd fl. plans:
24th STREET FLATS

A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

0 4 8 12 16 FT

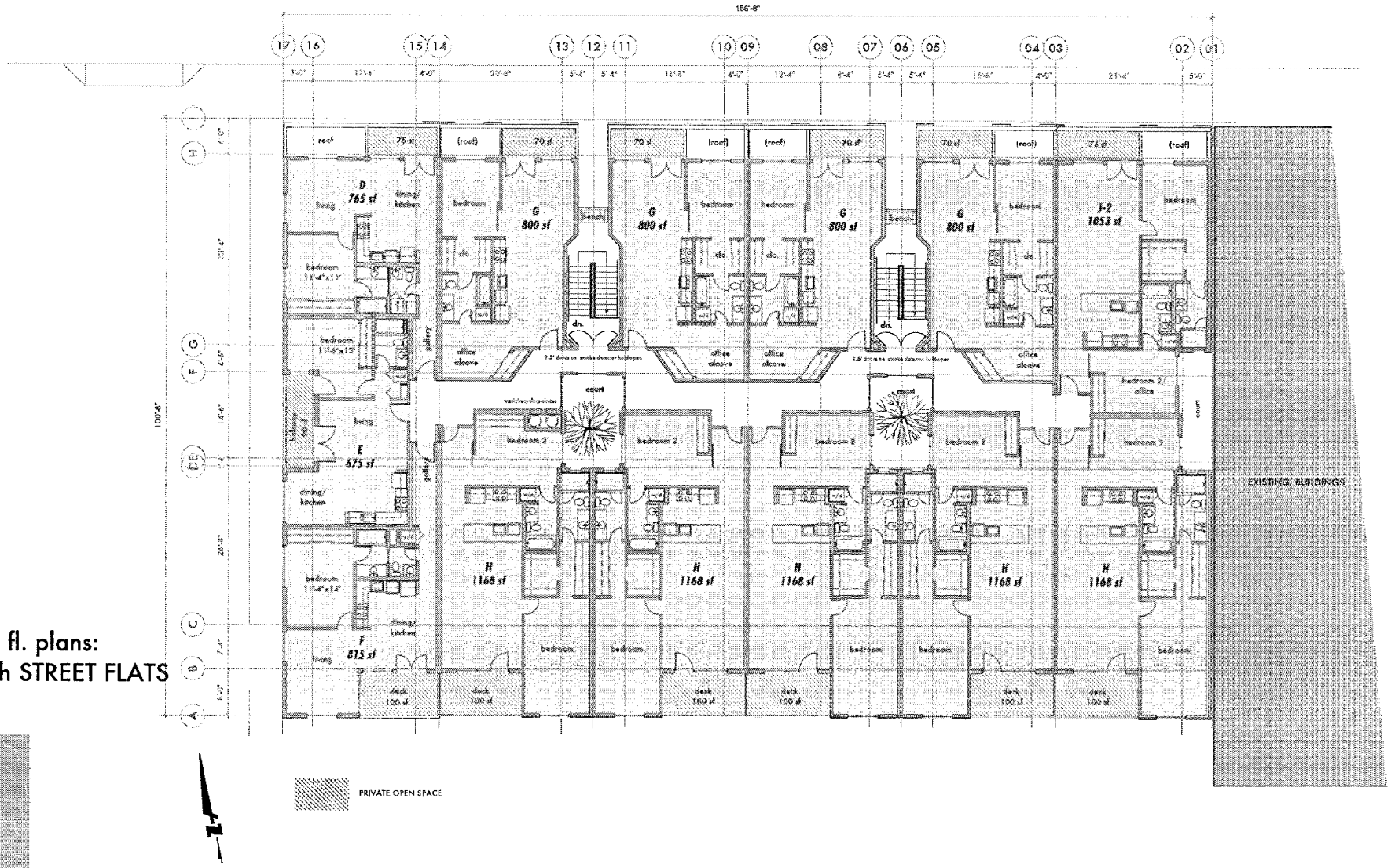
07.30.13

SIGNATURE DEVELOPMENT GROUP

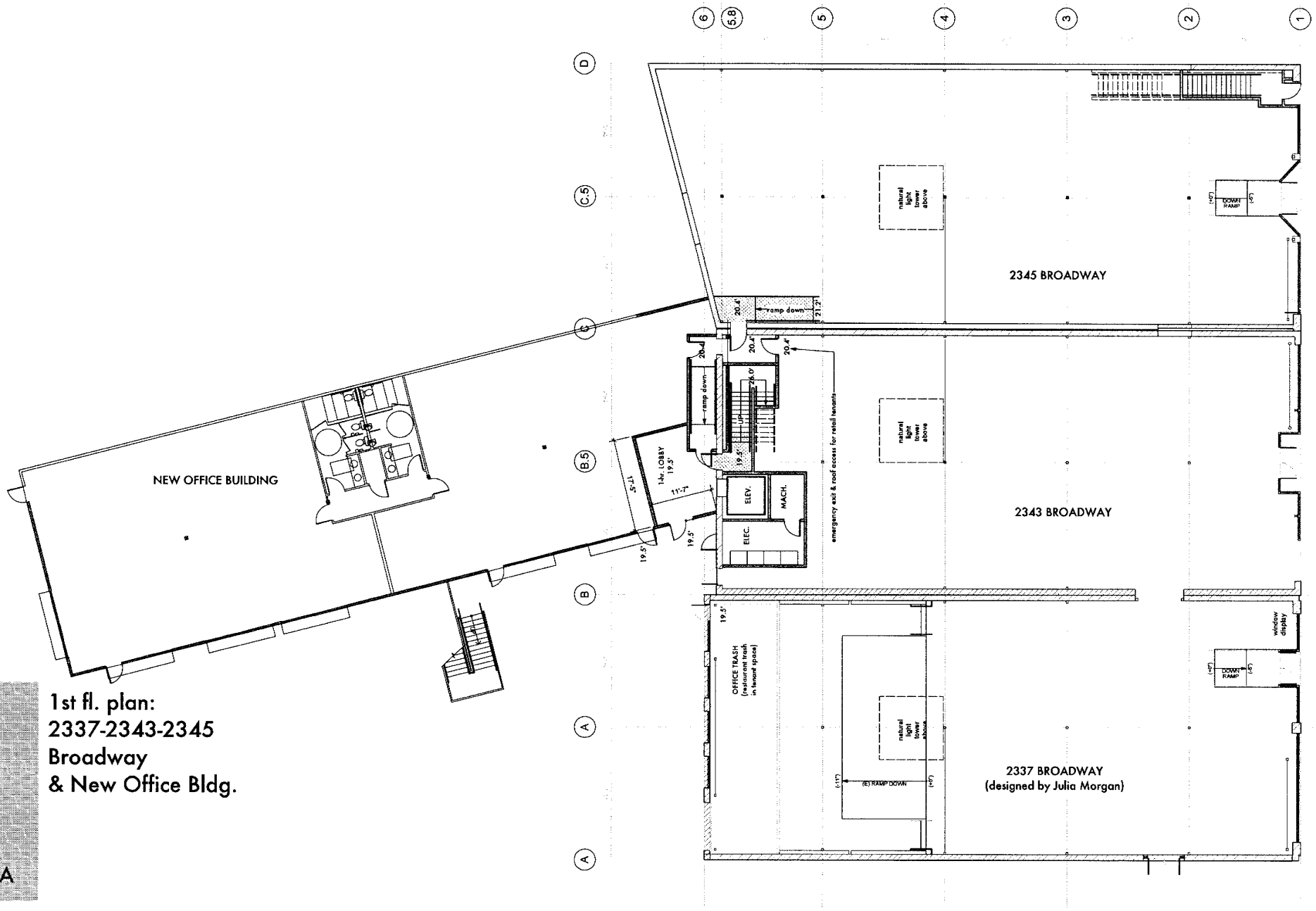
FLYNN ARCHITECTURE

11B

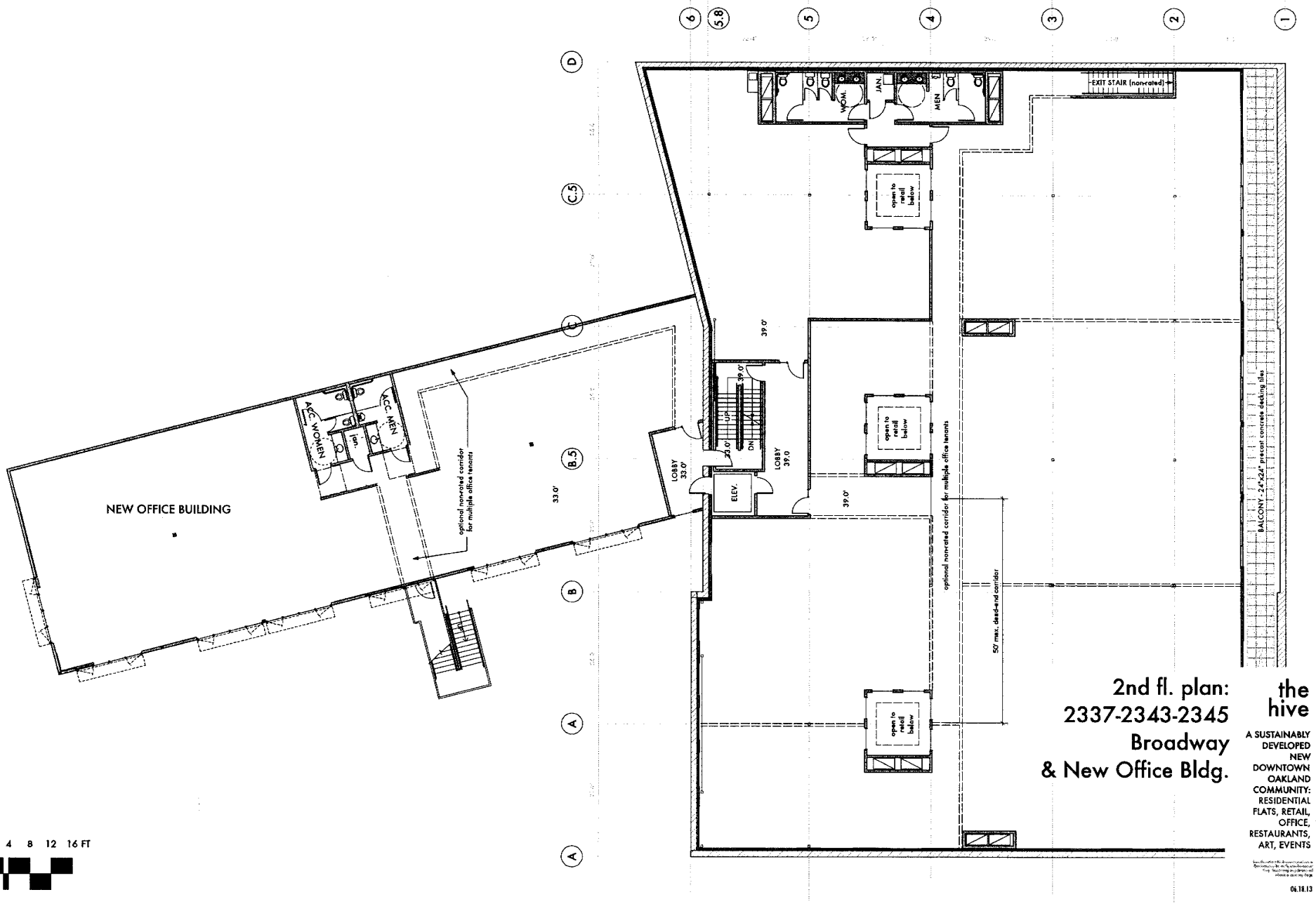
24th STREET



3rd fl. plans:
24th STREET FLATS



1st fl. plan: 2337-2343-2345 Broadway & New Office Bldg.



0 4 8 12 16 FT

2nd fl. plan: 2337-2343-2345 Broadway & New Office Bldg.

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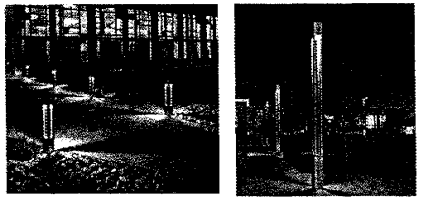
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN ARCHITECTURE

06.18.13

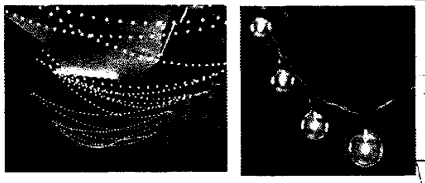
13B



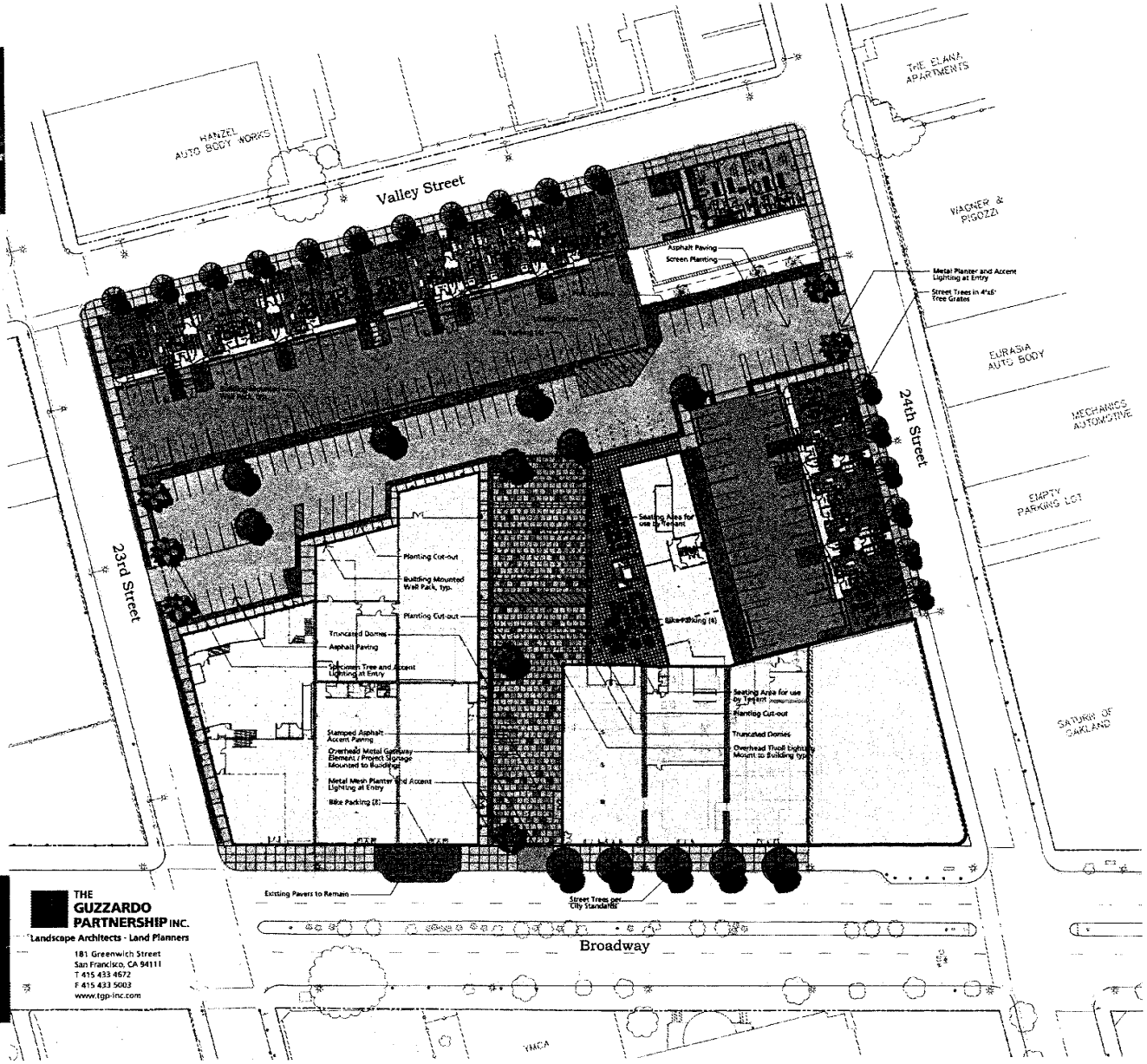
Entry Accent Lighting

Building Mounted Lighting

Pole Lighting



String Lighting



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SCHEMATIC LANDSCAPE PLAN

the hive

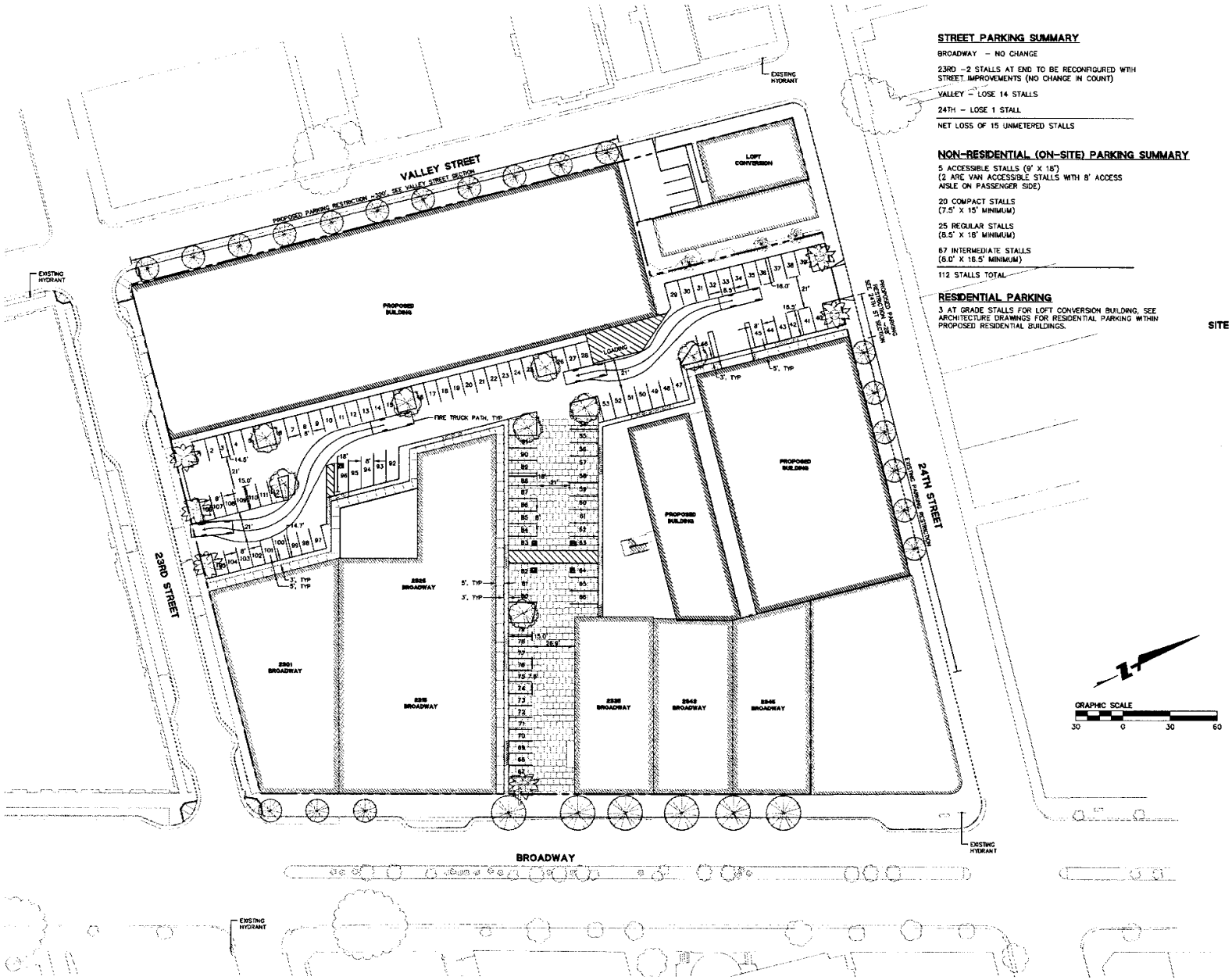
A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

FLYNN

L-1

06.18.2013



STREET PARKING SUMMARY

BROADWAY – NO CHANGE

23RD –2 STALLS AT END TO BE RECONFIGURED WITH STREET IMPROVEMENTS (NO CHANGE IN COUNT)

VALLEY – LOSE 14 STALLS

24TH – LOSE 1 STALL

NET LOSS OF 15 UNMETERED STALLS

NON-RESIDENTIAL (ON-SITE) PARKING SUMMARY

5 ACCESSIBLE STALLS (9' X 18')
(2 ARE VAN ACCESSIBLE STALLS WITH 8' ACCESS AISLE ON PASSENGER SIDE)

20 COMPACT STALLS
(7.5' X 15' MINIMUM)

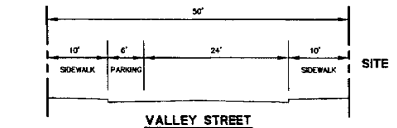
25 REGULAR STALLS
(8.5' X 18' MINIMUM)

67 INTERMEDIATE STALLS
(8.0' X 16.5' MINIMUM)

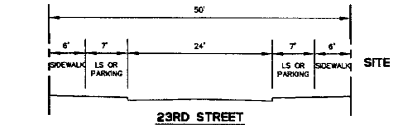
112 STALLS TOTAL

RESIDENTIAL PARKING

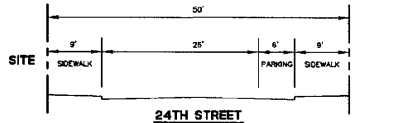
3 AT GRADE STALLS FOR LOFT CONVERSION BUILDING, SEE ARCHITECTURE DRAWINGS FOR RESIDENTIAL PARKING WITHIN PROPOSED RESIDENTIAL BUILDINGS.



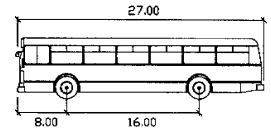
VALLEY STREET
NOT TO SCALE



23RD STREET
NOT TO SCALE



24TH STREET
NOT TO SCALE



Oakland Fire Truck
feet

Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 22.6

Note: Outside Turning Radius (Wheel Tire Trave)l Is 48.5'

PARKING AND DIMENSIONS

the hive

A SUSTAINABLY DEVELOPED NEW DOWNTOWN OAKLAND COMMUNITY: RESIDENTIAL FLATS, RETAIL, OFFICE, RESTAURANTS, ART, EVENTS

SIGNATURE DEVELOPMENT GROUP

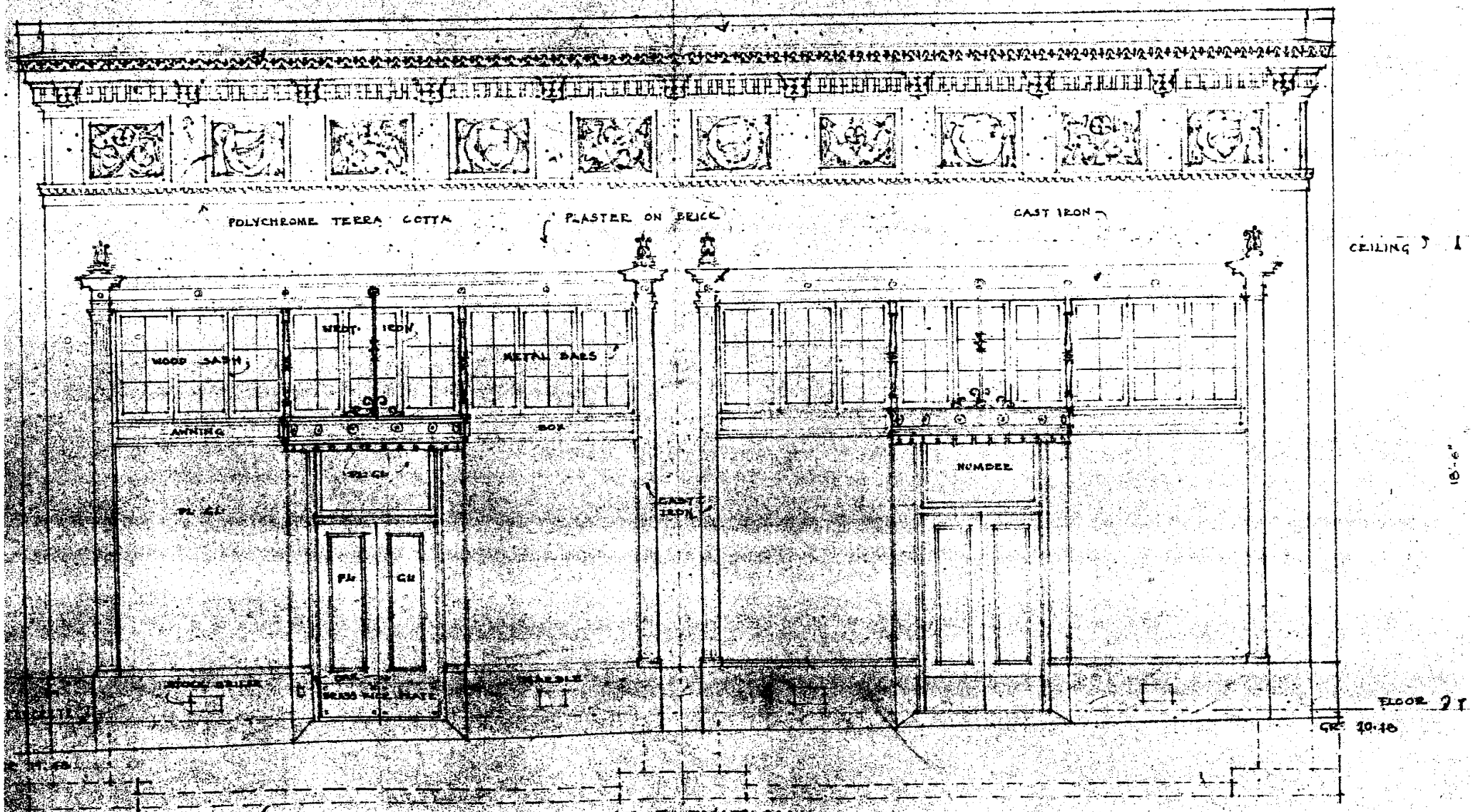
FLYNN ARCHITECTURE

C1

Case File Number PUD03552, PUDF03553 and ER30022

LPAB August 12, 2013

Attachment B: Historic Drawings of Building Facades Proposed for Rehabilitation



FRONT ELEVATION

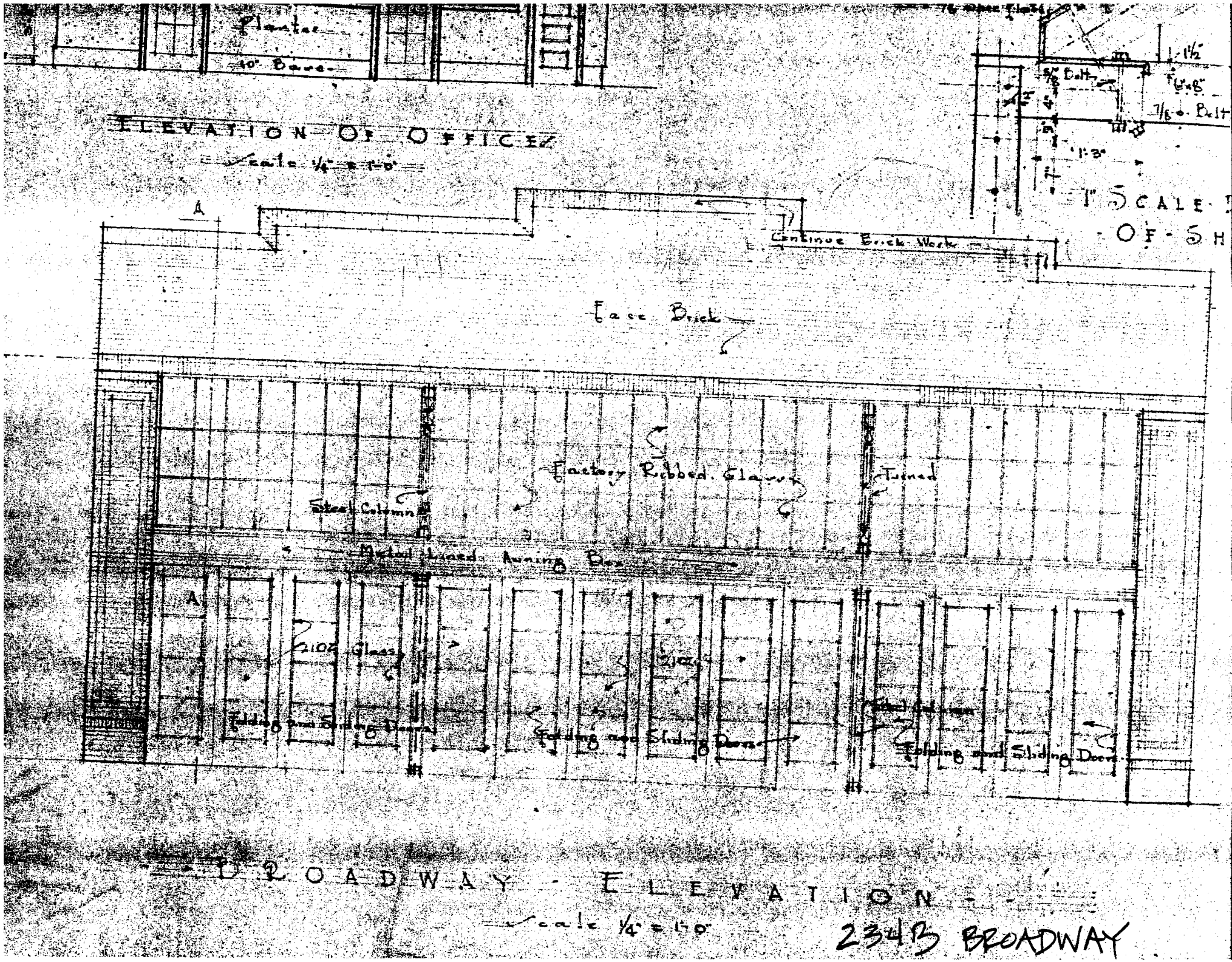
SCALE 1/4" = 1'-0"

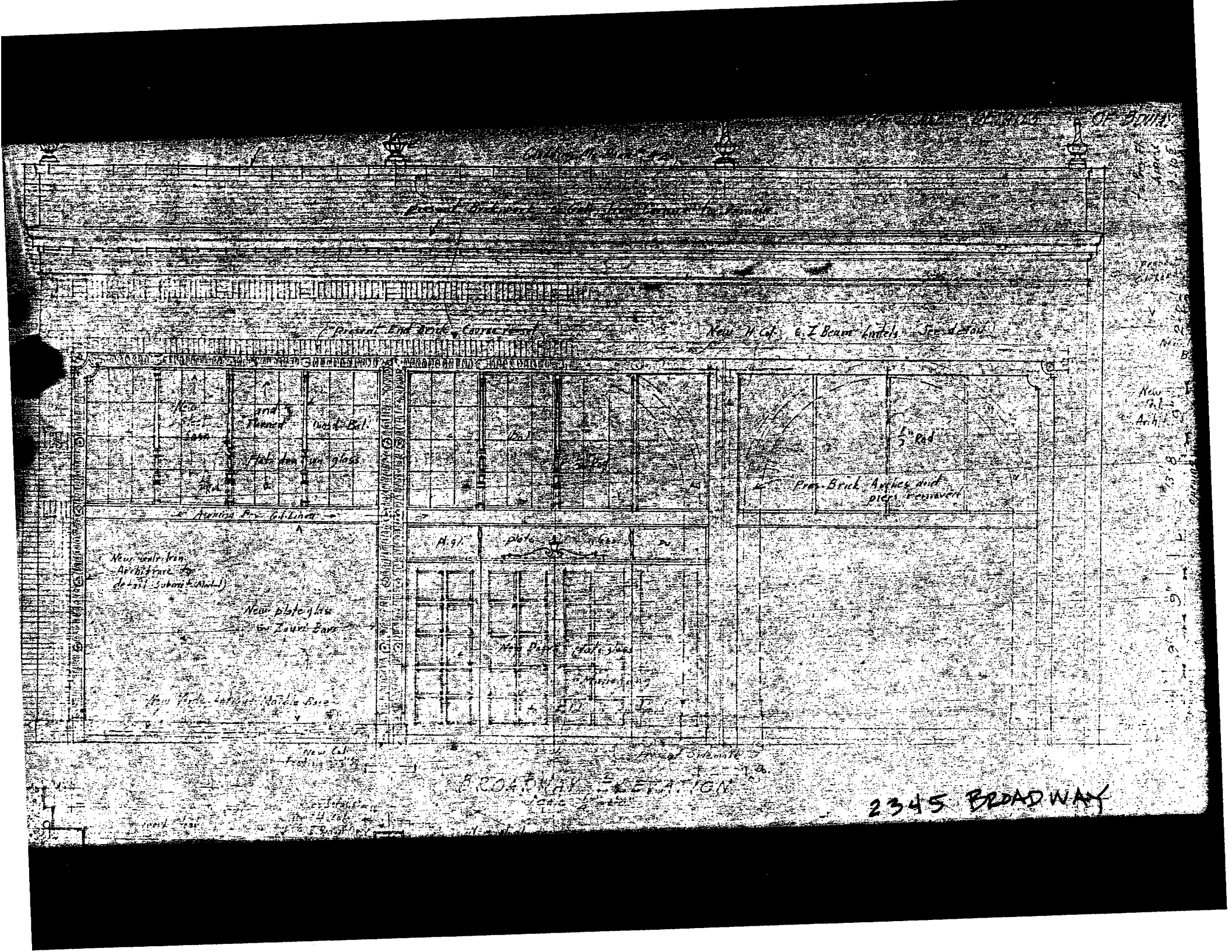
NOTE - POLYCHROME TERRA COTTA TO BE CREAM GROUND, BLUE, GREEN & GOLD

E. DINSMORE

IA

2337 BROADWAY


Planter
10" Base
ELEVATION OF OFFICE
Scale 1/4" = 1'-0"
Continue Brick Work
Face Brick
Factory Ribbed Glass
Tinted
Steel Column
Metal Lined Awning Box
210Z Glass
Folding and Sliding Doors
Folding and Sliding Doors
Folding and Sliding Doors
BROADWAY ELEVATION
Scale 1/4" = 1'-0"
2343 BROADWAY


present End Brick Course removed
New H. Col. & I Beam Lintels See detail
and Flanged
Plate glass
Pres. Brick Arches and piers removed
New cast iron Architrave to detail Submitted
New plate glass
New Panel Glass
Pressed Sidewalk
BROADWAY
2345 BROADWAY

Case File Number PUD03552, PUDF03553 and ER30022

LPAB August 12, 2013

Attachment C: Draft Addendum Sections (Project Description and Cultural Resources)

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CHAPTER 3
Project Description

3.1 Introduction

The proposed project is a modification to the Broadway - West Grand Mixed-Use Project (Original Project), originally approved by the City Planning Commission in 2004 and evaluated in the 2004 Environmental Impact Report (2004 EIR). As explained in Chapter 1, *Introduction*, the City Planning Commission approved modifications to the Original Project in 2006 and in 2008. Addendums to the 2004 EIR were prepared in connection with these previous project modifications.

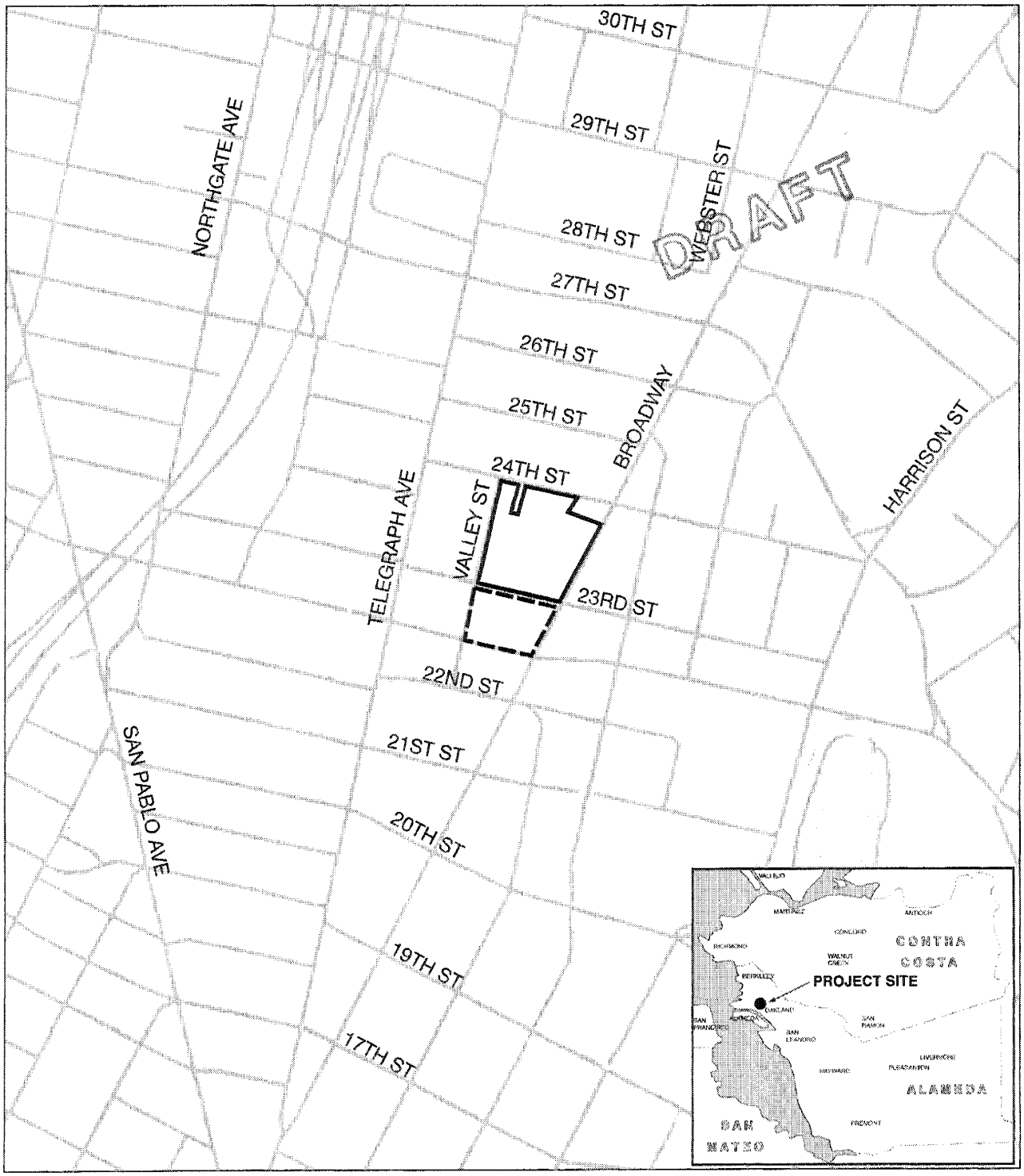
The project sponsor, Signature Development Group (as also discussed in Chapter 1), now proposes to further revise the development plan for Parcel B to reduce the number of residential units and associated open space, increase the commercial floor area, reduce the number of parking spaces, reduce the project heights, and retain and renovate several existing buildings previously approved for demolition (the "2013 Modified Project").

The 2013 Modified Project would demolish two existing buildings (both previously approved for demolition). Two new residential buildings containing up to 97 residential units would be constructed on Parcel B, and an additional eight units would be developed by converting an existing vacant commercial building. Approximately 94,300 square feet of commercial space would be included in a combination of renovated and newly constructed space in six existing buildings along Broadway, in second-story additions to three of these buildings, and in a new building located in the interior of Parcel B.[1] The 2013 Modified Project would include 216 parking spaces in covered parking and two interior parking lanes.

3.2 Project Location and Surroundings

The Broadway – West Grand Mixed-Use Project site is located in a fully developed urban area in the City of Oakland. The site is in the Northgate commercial district immediately north of downtown Oakland, at the south end of the Broadway Auto Row, as shown in **Figure 3-1**. The portion of the Original Project located on Parcel A has been developed and is not included in the application for the 2013 Modified Project. For the purposes of this Addendum #3, Parcel B is the 2013 Modified Project site ("project site" or "site").

[1] The 2013 Modified Project also would retain approximately 10,400 square feet of existing basement storage space for a total of approximately 104,700 square feet of non-residential space.



2013 Modified Project Site Parcel B

Original Project Parcel A

0 500 Feet

SOURCE: City of Oakland

Broadway & West Grand . 120313

Figure 3-1
Project Area

The project vicinity is characterized by a mix of land uses including general and automobile-related commercial / retail, office uses, medium density residential uses, indoor recreation facilities, and restaurant and retail uses. The Northgate commercial district extends north and west of the site. The Uptown district and Lake Merritt commercial district are generally south of the project site, and the Valdez commercial district is east of the project site.

In the immediate project vicinity, building heights vary substantially, ranging from one to ten stories, with building heights generally increasing to the south and east of the project site. Adjacent to the project site, along Valley Street (west) and 24th Street (north), buildings are generally one to three stories tall and contain multi-family residential uses and commercial uses, particularly automobile-related commercial uses. The area also contains several surface parking lots. On the northeast corner of 24th Street and Broadway, is the relatively new (2008) Packard Lofts apartment conversion. Providing three stories of residential over retail, this building is taller than what is currently on Parcel B. Directly across Broadway, east of the project site, is an eight-story building occupied by the Oakland YMCA and a public parking garage operation. Also located across Broadway are a five-story residential building, a surface parking lot, and offices located in a ten-story building at the northeast corner of Grand Avenue. Across West Grand Avenue to the south is a two-story commercial building with a restaurant, a surface parking lot, and a seven-story building with office uses.

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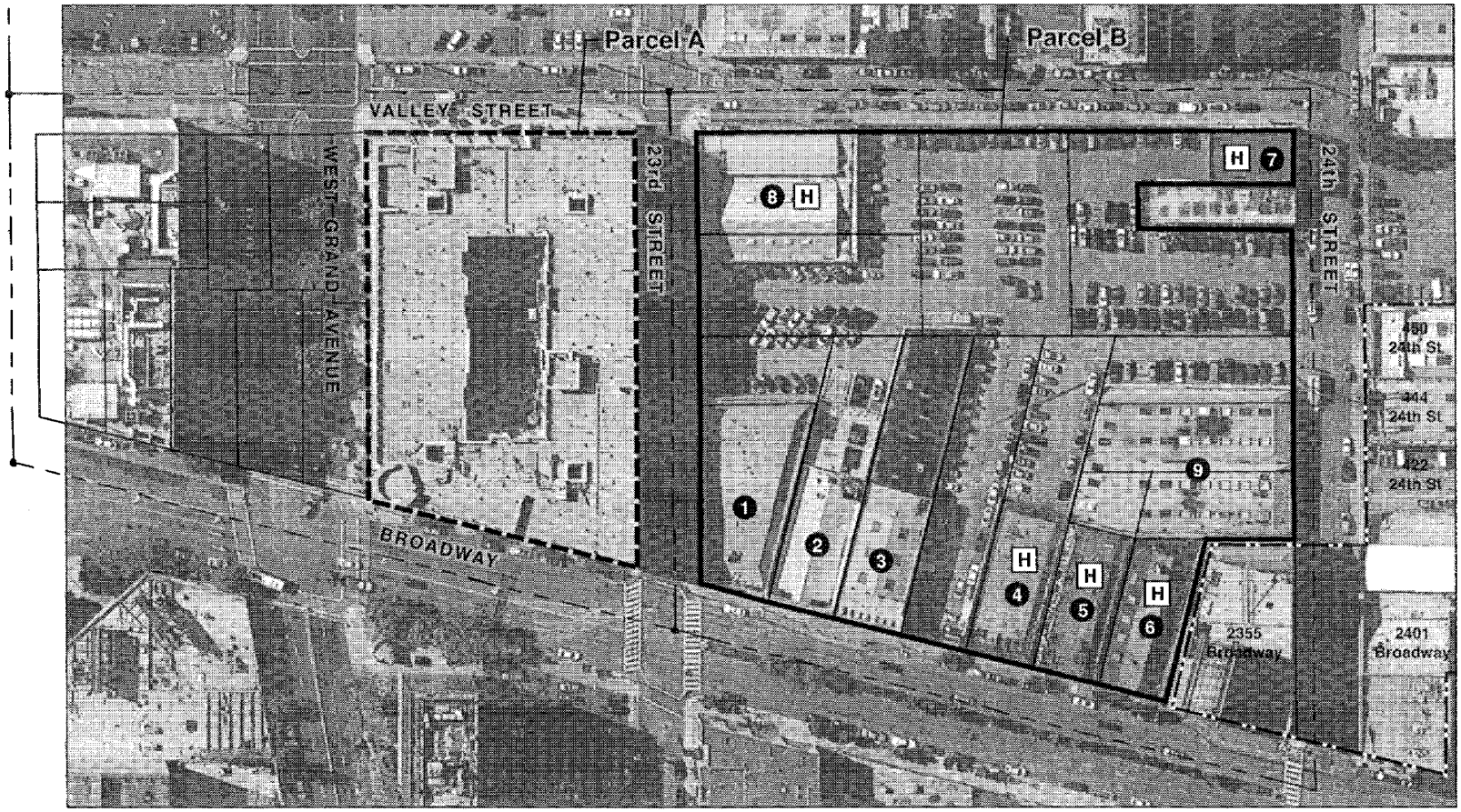
To the north, the 25th Street Garage District, a historic district identified by the City as an "Area of Primary Importance," occupies most of both sides of 25th Street between Broadway and Telegraph Avenue, and partially extends to 24th and 26th Streets.

The project site is accessible by public transportation, including Bay Area Rapid Transit (BART), and AC Transit. The nearest BART station is the 19th Street Station, which is located within four blocks of the project site and provides connections to the following AC Transit bus lines: 1, 1R, 11, 12, 18, 51A, 58L, 72, 72M, 72R, 800, 802, 805, 851, and NL. The following AC Transit bus lines are in the project site vicinity: 1, 1R, 12, 51A, 800, and 851.

3.3 Project Site

The Original Project site occupied nearly two full city blocks (approximately five acres), bounded by 24th Street to the north, West Grand Avenue to the south, Valley Street to the west and Broadway to the east. Parcel A, the smaller of the two blocks, is located between West Grand Avenue and 23rd Street, while Parcel B is located to the north, between 23rd and 24th Streets. As previously mentioned, Parcel A has been developed and is not included in the application for the 2013 Modified Project. Parcel B is the project site for purposes of this Addendum #3. **Figure 3-2** depicts the existing built conditions at the project site.



Buildings to be Renovated

1. 2301 Broadway
2. 2315 Broadway — Shared Facade
3. 2323 Broadway — Shared Facade
4. 2335-37 Broadway — Shared Facade
5. 2343 Broadway — Shared Facade
6. 2345 Broadway — Shared Facade
7. 2366-98 Valley St. / 467 24th St.

Buildings to be Demolished

8. 440-48 23rd St. / 2300-14 Valley St.*
9. 421 24th St.

H CEQA Historic Resource

2013 Modified Project Site

Original Project Parcel A

25th Street Garage District (API)

0 100 Feet

SOURCE: Brian Kangas Foulk; Signature Development Group

Broadway & West Grand . 120313

Figure 3-2

2013 Modified Project Site

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The project site includes all lots on Parcel B, with the exception of the lot at the southwest corner of Broadway and 24th Street – the location of the Packard Lofts—and the lot at 461 24th Street—the location of the Casa Blanca Apartments.[2] Parcel B contains nine total buildings, as shown in Figure 3-2:

1) 2301 Broadway, at the northwest corner of Broadway and 23rd Street

2) 2315 Broadway (shares applied c.1990 façade with 2323 Broadway)

3) 2323 Broadway (shares applied c.1990 façade with 2315 Broadway)

4) 2335–37 Broadway (shares applied c.1970s façade with 2343 and 2345 Broadway)

5) 2343 Broadway (shares applied c.1970s façade with 2335–2337 Broadway and 2345 Broadway)

6) 2345 Broadway (shares applied c.1970s façade with 2335–2337 Broadway and 2343 Broadway)

7) 2366–98 Valley Street / 467 24th Street, at the southeast corner of Valley Street and 24th Street

8) 440–448 23rd Street / 2300–2314 Valley Street, at the northeast corner of Valley Street and 23rd Street

9) 421 24th Street

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Along the south side of Parcel B, 440–448 23rd Street is occupied by an auto-related use. Along the eastern perimeter of Parcel B, all the buildings along Broadway are vacant. Along the north side of Parcel B, 421 24th Street is occupied warehouse storage space and 2366–98 Valley Street / 467 24th Street is vacant. As described in the Chapter 1, *Introduction*, the project sponsor has begun work to renovate the existing vacant commercial buildings along the Broadway frontage of Parcel B. The remainder of Parcel B comprises a surface parking lot with access driveways on all four surrounding streets.

3.4 2013 Modified Project Description

Project Objectives

CEQA Guidelines Section 15124(b) requires that the Project Description of an EIR include a statement of objectives for the proposed project. The Original Project objectives, as described in the 2004 EIR, are repeated below. These objectives continue to apply to the 2013 Modified Project, with one modification to reflect the dissolution of Redevelopment Agencies by the State of California.

[2] The building at 461 24th Street is the 16-unit Casa Blanca Apartments. The Original, First, and Second Modified Projects assumed this site would be acquired and that the building would be demolished. Acquisition of this parcel is not proposed as a part of the 2013 Modified Project.

The project sponsor seeks to develop an infill mixed-use (residential and commercial) project in greater downtown Oakland. The project sponsor's objectives include:

- Redevelop an underutilized site into a mixed-use residential/retail project that provides housing opportunities in close proximity to local and regional transportation and job opportunities in the greater downtown.
- Provide a mixture of dwelling sizes and types to accommodate the greatest range of potential residents.
- Provide neighborhood-serving commercial uses that provide goods and services to the local community and the City.
- Ensure an active street frontage along the main streets where possible.
- Create a residential community that will complement and enhance existing adjacent residential and commercial neighborhoods.
- Provide for a 24-hour population in the greater downtown, implementing the City of Oakland's 10K Downtown Housing Initiative.
- Provide additional housing to help meet existing housing needs and help alleviate the current jobs/housing imbalance for the region.
- Enhance the appearance of an existing urban infill property to improve the streetscape and visual quality of this important gateway site.
- Develop a project that is economically feasible in terms of residential density, building massing, parking, and other amenities.
- Provide construction jobs as well as other long term employment opportunities.
- Develop a mixed-use project that includes residential and retail components that are both internally compatible (with each other) and externally compatible (with surrounding neighborhood).
- Develop and/or contribute to the active retail/office corridors along West Grand Avenue and Broadway.
- Develop adequately parked neighborhood serving retail uses that serve the project and surrounding neighborhoods.
- Phase project construction (one phase per block) to allow for reasonable absorption rates.

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2013 Modified Project Characteristics

The 2013 Modified Project involves only the development proposed for Parcel B. As described above, because Parcel A is fully constructed, it is not included in the 2013 Modified Project application and is considered part of the existing setting in this Addendum #3. The 2013 Modified Project would involve a combination of demolition and rehabilitation of existing buildings on Parcel B, as well as construction of three new buildings. It would include a total of 105 residential units,

94,300 square feet of commercial space, as well as parking for 216 vehicles. The 2013 Modified Project Parcel B building characteristics are provided in **Table 3-1**. A conceptual site plan is provided in **Figure 3-3**, and elevations are provided in **Figures 3-4** and **3-~~5~~7**.

TABLE 3-1
2013 MODIFIED PROJECT PARCEL B BUILDING CHARACTERISTICS

Building	Commercial (sf)	Residential (Units)
Approved Tenant Improvements	*50,500*	-
Commercial Uses in renovated buildings, second-story additions, and new interior commercial building	46,800	
New Residential Buildings on Valley Street and 24th Street		97
2366-98 Valley Street / 467 24th Street Building (renovation)		8
Totals	**94,300**	**105**

[a] For the purposes of analysis the approximate 94,300 square feet of commercial uses on the project site were conservatively assumed to include approximately 59,200 sq. ft. office space, 16,800 sq. ft. retail space, and 18,300 sq. ft. restaurant space. These totals exclude approximately 10,400 square feet of existing basement storage space to be retained.

SOURCE: Signature Development Group

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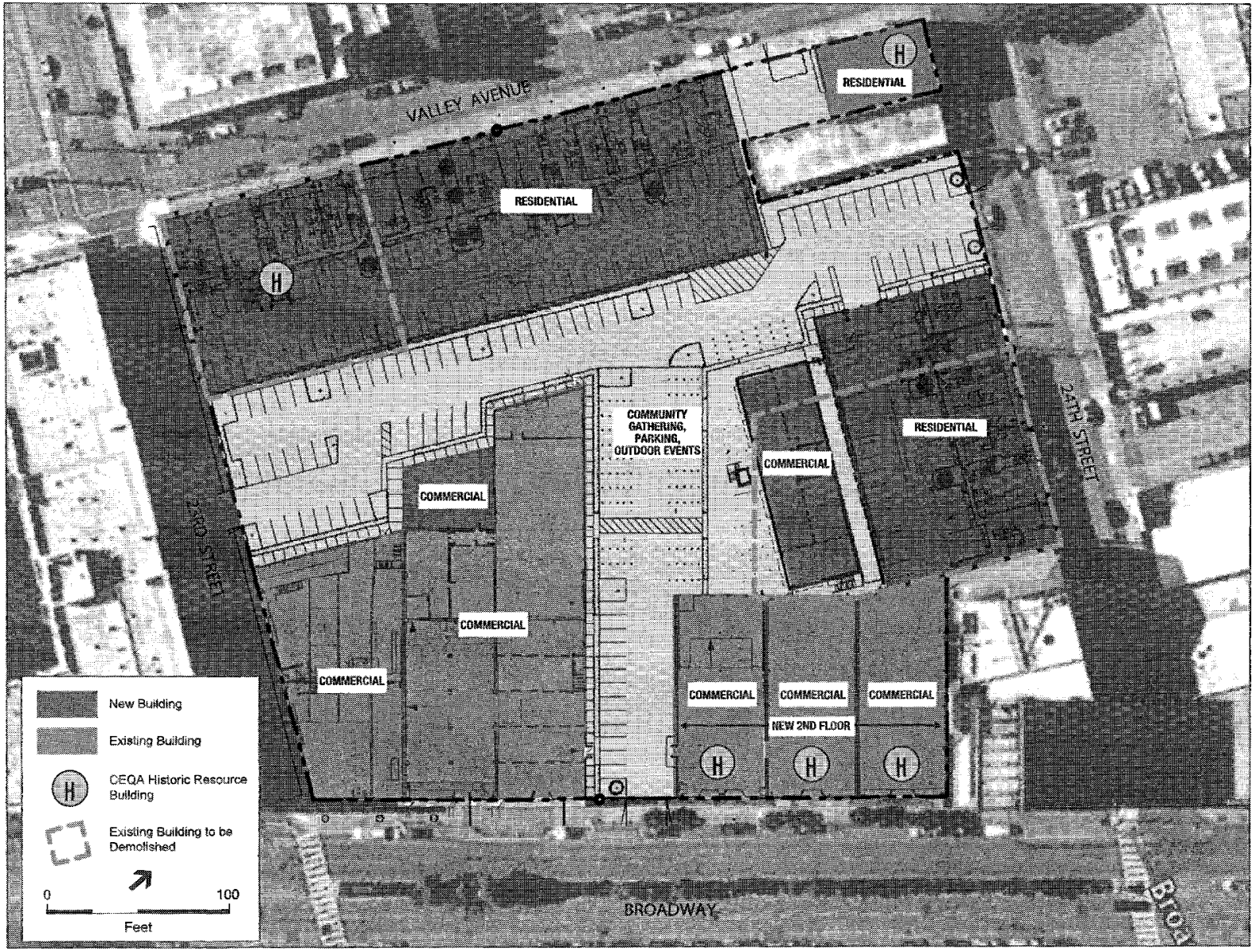
Approved Tenant Improvements

As described in Chapter 1, *Introduction*, in 2012, the project sponsor submitted tenant improvement permit applications for several of the existing commercial buildings along the Broadway frontage of the project site. The City approved these permits pursuant to the existing PUD for the site[3] and the tenant improvement renovation work has begun. Although no further environmental review of these tenant improvements is required under CEQA, the City has conservatively included the square footage in these commercial buildings in the 2013 Modified Project impact analysis in this Addendum #3 in order to adequately compare the total Parcel B impacts identified in the previous environmental analysis with the impacts of the Parcel B buildout, which includes both the previously approved tenant improvements and the improvements included 2013 Modified Project application. Below is a description of the approved tenant improvements.

Rehabilitation

The 2013 Modified Project would retain, rehabilitate, and reuse three of the existing commercial buildings on the project site's Broadway frontage. These buildings would comprise a mix of office, and restaurant uses in approximately 50,500 square feet. This square footage includes existing building spaces with mezzanine-level additions within the existing building shells, some conversion of existing basement space adapted for office use and additional restaurant area added on the rear (west side) of the 2315 Broadway building.

3 Letter from Zoning Administrator Scott Miller to Signature Development Group dated June 1, 2012.



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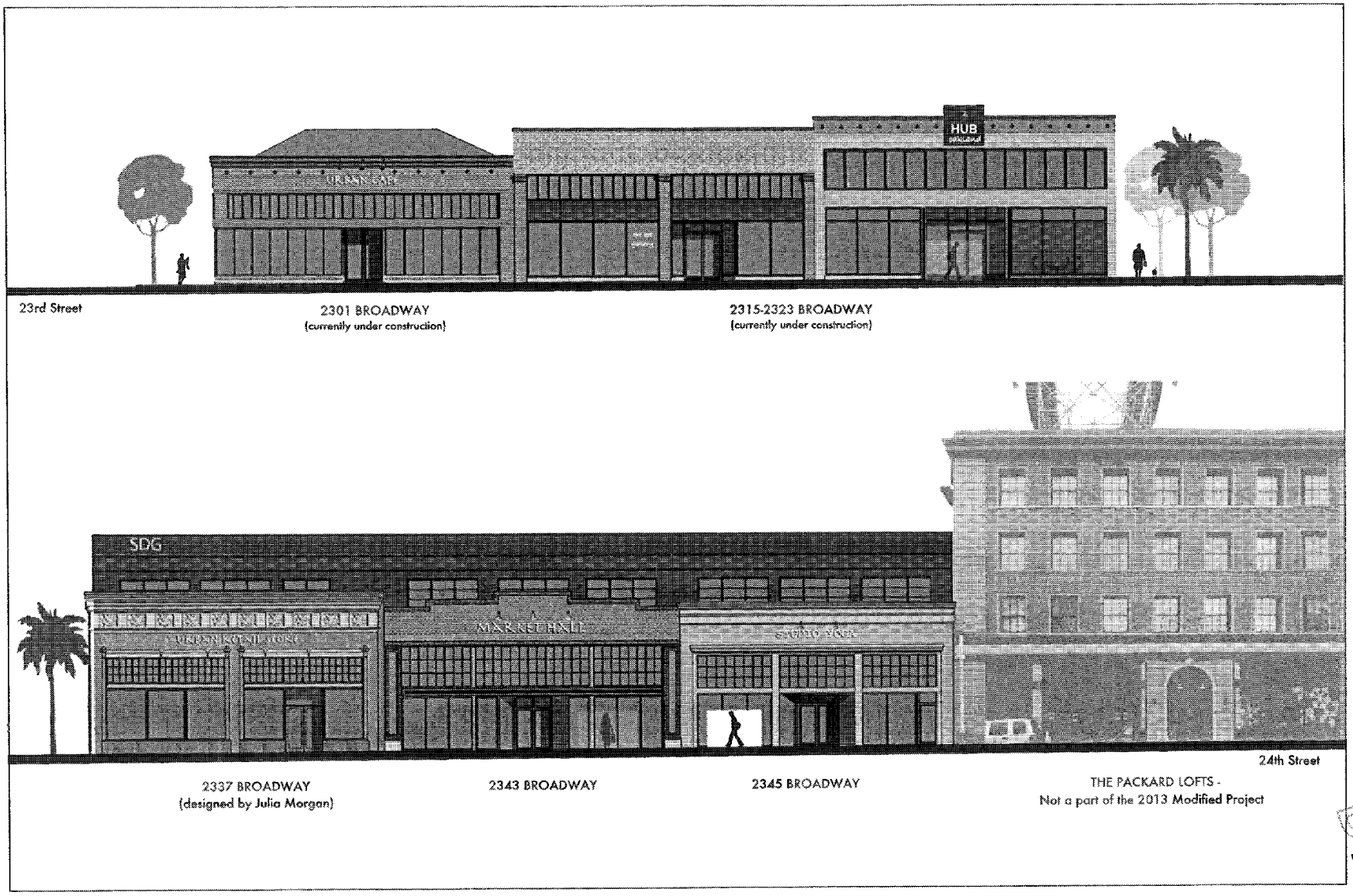
SOURCE: Signature Development Group

Broadway & West Grand . 120313

Figure 3-3

2013 Modified Project Conceptual Site Plan



SOURCE: Signature Development Group

Broadway & West Grand . 120313

Figure 3-4

Conceptual Street Elevation: Broadway

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SOURCE: Signature Development Group

Broadway & West Grand . 120313

Figure 3-5

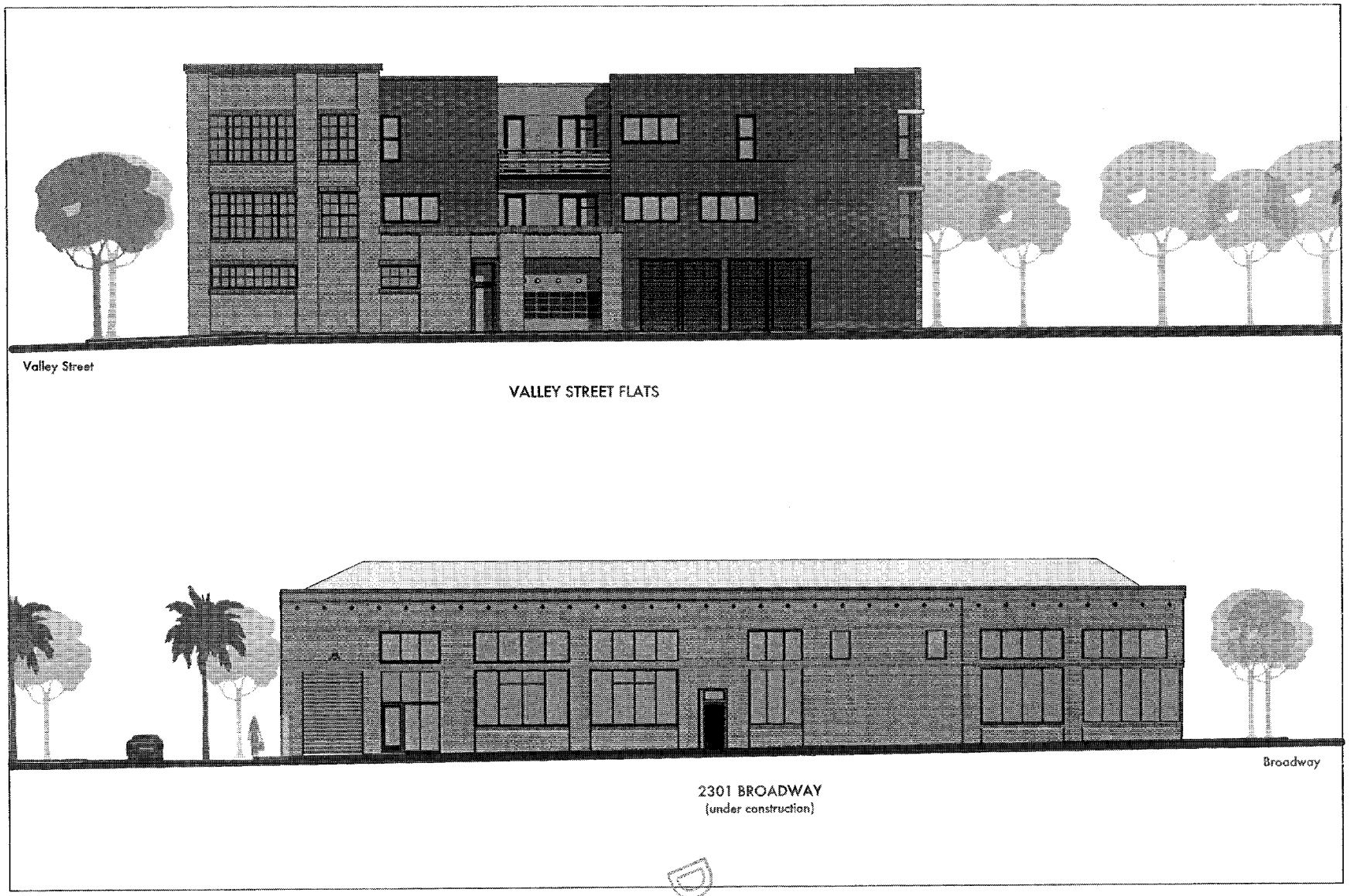
Conceptual Street Elevation: 24th Street

SOURCE: Signature Development Group

Broadway & West Grand . 120313

Figure 3-6

Conceptual Street Elevation: Valley Street



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SOURCE: Signature Development Group

Broadway & West Grand . 120313

Figure 3-7

Conceptual Street Elevation: 23rd Street

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2013 Modifications to the Original Project on Parcel B

Demolition

Development on Parcel B would involve demolition of the buildings at 440–448 23rd Street, at the southwest corner of the parcel, and 421 24th Street, on the north side of the parcel adjacent to the Packard Lofts Building. These buildings are currently occupied by auto repair and warehouse uses.

Rehabilitation

In addition to the three buildings that would be reused through submitted tenant improvement permit applications (see above), the 2013 Modified Project would retain, rehabilitate, and reuse the remaining three existing commercial buildings on the project site's Broadway frontage. These buildings would comprise mix of office, and retail use in existing building spaces, with mezzanine-level and second-story additions.

In addition, the existing two-story building at 2366-98 Valley Street / 467 24th Street would be rehabilitated and converted into two studios and six one-bedroom units.

New Construction

Under the 2013 Modified Project, two new residential buildings would be constructed on Parcel B. One would be built in the southwest portion of Parcel B, along Valley Street. The second residential building would be constructed on 24th Street adjacent to the existing Packard Lofts residential building at 24th Street and Broadway. A third building designed for a mix of commercial uses would be built in the interior of the project site.

Valley Street and 24th Street Residential Buildings

In the western portion and northern portion of Parcel B, the project would include construction of two new, three-story residential buildings providing a total of 97 residential units. The buildings would be approximately 38 feet tall and would be built to the 23th, Valley, and 24th Street lot lines and abut the Packard Lofts building (see Figure 3-3). A portion of the ground floor for each building would be devoted to parking, which would be gate-controlled and would include perimeter landscaping to provide screening and stormwater retention.

Of the 97 dwelling units, 9 would be studio units, 76 would be one-bedroom, 12 would be two-bedroom. Each unit would have a private deck or patio. First floor landscaped courts would provide group open space for residents of these buildings.

Interior Commercial Building

An approximately 10,000-square-foot, two-story building would be constructed in the interior of Parcel B. The building would provide space for restaurant, retail and office space and an outdoor dining area on the south side, separated from the parking lanes by landscaping and design features.

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Parking and Interior Circulation

The 2013 Modified Project would provide a portion of its off-street parking at grade in two uncovered parking lanes. One of the parking lanes would run north-south from 23rd Street to 24th Street, parallel to Valley Street, and the second would link the first parking lane with Broadway, perpendicular to Broadway, at the location of an entrance to the existing surface parking lot on Parcel B (see Figure 3-3). These lanes would provide a total of about 111 parking spaces in angled and perpendicular stalls for the commercial uses in the renovated existing buildings on Broadway and the new building in the interior of the site. As noted above, approximately 105 parking spaces would be provided, primarily within the two new residential buildings, to serve the residential units.

3.5 Construction Phasing and Activities

The previously Approved Tenant Improvements to 2301 Broadway, 2315 Broadway, and 2323 Broadway are under construction and anticipated to be occupied by the end of 2014.

The remainder of the 2013 Modified Project (components of the proposed modified PUD) would be constructed over an 18-month period. Demolition of 440–448 23rd Street and 421 24th Street would occur over a two-month period. Upon completion of demolition, the buildings along Valley Street, 24th Street and in the interior of the site would be constructed. Renovation of other buildings along Broadway would occur at the same time as demolition and new construction.

Construction-related activities could include temporary lane closures and sidewalk closures along adjacent streets. Standard construction activities would occur within hours generally limited by the City: between 7:00 a.m. and 7:00 p.m. Monday through Friday, with pile-driving limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday. Based on information provided by the project sponsor, the 2013 Modified Project would not generate a substantial amount of haul [tractor-trailer] trucks, as the site is level and would not require a notable amount of earthwork. However, it was estimated that a total of 7,400 cubic yards (CY) of excavated soils would be exported from the site during construction, in addition to 1,500 cubic yards of demolition debris. Heavy vehicles (i.e., haul trucks, machinery) would access the project site and surroundings, and equipment and materials would need to be staged for construction. There would likely be multiple destinations for off-haul materials and origins for on-haul materials. Construction workers would also be arriving from different directions, and parking for construction workers would be located on-site in the existing parking lots. Travel routes for workers, spoils export and material import would be determined in consultation with the City.

3.6 Project Approvals

The City of Oakland, as the Lead Agency, is responsible for preparation of this Addendum #3, which is intended to be used to address all required zoning and other permits and other discretionary City actions for the 2013 Modified Project.

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Original Project Approvals

The City granted the following discretionary approvals for the Original Project, based on certification of the 2004 EIR, and pursuant to the applicable Oakland Planning Code regulations (Title 17), Subdivision Regulations (Title 16), and Zoning Code maps effective at that time (shown in parentheses):

- Design Review pursuant to the S-4 Zone (17.80.030), the C-40 Zone (17.54.030), the C-55 Zone (17.62.020); and S-19 Zone (Section 17.97-010);
- An Interim Conditional Use Permit pursuant to the Guidelines for General Plan Conformity (17.01.030);
- A Planned Unit Development for large scaled, phased projects (17.122.030);
- A Subdivision Map (Title 16); and
- Variance approval(s) (17.148).

2013 Modified Project Approvals

As discussed in detail in the Land Use and Planning analysis in Chapter 4, *Environmental Setting, Impacts, Standard Conditions of Approval and Mitigation Measures,* of this Addendum #3, the zoning regulations governing the project site have been modified since certification of the 2004 EIR. Moreover, the 2013 Modified Project represents modifications to the Original Project approved (and partially implemented) pursuant to a discretionary entitlement (i.e., Planned Unit Development) that now requires modification or amending to appropriately address the 2013 Modified Project.

Therefore, it is anticipated that this Addendum #3, together with the 2004 EIR and the 2006 and 2008 Addendums to the 2004 EIR, will provide environmental review for all City of Oakland required discretionary actions and other considerations and approvals necessary for the 2013 Modified Project, as well as for all approvals needed from other governmental agencies. These include those listed below, without limitation.

- Design Review pursuant to the CC-2 (Community Commercial Zone 2) (17.35.020 of the Planning Code) / D-BR (Broadway Retail Frontage Interim Combining District Zoning Regulations) (17.101C.050 of the Planning Code);
- Amendment to an approved Planned Unit Development for large scaled, phased projects (17.142);
- Potential Conditional Use Permit approval(s) (if required);
- Potential Encroachment Permit approval(s) (if required);
- Final Development Permit (part of PUD, follows PDP);

- ~~Tenative~~Tentative Tract Map (first subdivision permit, Title 16);
- Final Map (final subdivision permit, Title 16); and
- Potential Variance approval(s) (17.148.100 of the Planning Code) (if required).

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TABLE 1-1
COMPARISON OF ORIGINAL PROJECT (2004), FIRST MODIFIED PROJECT (2006), SECOND MODIFIED PROJECT (2008), AND 2013 MODIFIED PROJECT

	Original Project (2004) (2004 EIR)			First Modified Project (2006) (Addendum #1)		Second Modified Project (2008) (Addendum #2)		2013 Modified Project (Addendum #3)		2013 Project Change from Approved Project (2008)	2013 Project Change from Original Project (2004)
	Parcel A[1]	Parcel B	Total	Parcel B	Total	Parcel B	Total	Parcel B	Total	Total/Prcl. B[2]	Total/Prcl. B[2]
Residential (units)[3]	132	343	475	351	483	351	483	105	237	-246	-238
Commercial (square feet)[4]	21,300	27,700	49,000	27,700	49,000	27,700	49,000	94,300	115,600	66,600	66,600
Parking (spaces)[5]	200	475	675	489	685	486	682	216	412	-259	-263
Open Space (square feet)	9,500	49,000	58,500	65,500	75,000	72,800	82,300	16,300	25,800	-49,200	-56,500
Number of Buildings Demolished[6,7]	3	10	13	10	13	10	13	2	5	-8	-8
Number of Existing Buildings Retained[7]	0	2 façades	2 façades	2 façades	2 façades	1 façade	1 façade	7	7	+8	+8
New Buildings	1	1	2	4	5	4	5	3	4	-1	+2
Maximum Height (stories)	7	6	6	4	16	4	16	3	6 (Parcel A)	-13	-3
Maximum Height (feet)	84 feet	78 feet		195 feet	195 feet	195 feet	195 feet	38	84 (Parcel A)	-157 feet	-40 feet
Valley St. Height (stories)	7	6	6	4	7 (Parcel A)	4	7 (Parcel A)	3	7 (Parcel A)	-1	-3
Valley St. Height (feet)	84 feet	78 feet	84 feet	47	84 feet (Parcel A)	47	84 feet (Parcel A)	38	84 (Parcel A)	-157 feet	-40 feet

n/a – Not available.

1 No change was proposed in the development program for Parcel A in either the First or Second Modified Projects. Therefore, the remainder of this table indicates changes to Parcel B and the overall project.

2 Change in number of residential units, commercial square feet, number of parking spaces, open space, and buildings demolished and retained given for both Total Project (Parcel B changes are the same); changes in height given only for Parcel B, because there has been no change in the building envelope of Parcel A since the 2004 EIR.

3 Sixteen apartments in "Casa Blanca Apartments" at 461 24th Street (assumed in EIR transportation analysis to remain on Parcel B) were deducted from the First and Second Modified Projects, since those units would be demolished under those concepts. These units would remain under the 2013 Modified Project.

4 Under the Original, First, and Second Modified Projects, 9,000 square feet of retail space in retail store at 2301 Broadway was assumed to remain; net new due to project was 40,000 square feet of retail. Under the 2013 Modified Project, new commercial space on Parcel B would include office space, retail space, and restaurant space. These totals exclude existing space to be removed—11,400 sq. ft. auto repair space, and 40,600 sq. ft. warehouse space. These totals also exclude approximately 10,400 square feet of existing basement storage space to be retained.

5 As constructed, Parcel A includes 196 parking spaces, consistent with the Original Project approval by the Planning Commission in 2004. Parcel B was approved in 2004 with 474 parking spaces. Thus, the Original Project, as approved, would include 670 parking spaces. However, because the Original Project EIR analyzed 675 spaces, that figure is used for comparison with the Modified and New Modified Projects.

6 Demolition includes buildings for which façades would be retained.

7 "Casa Blanca" residential building at 461 24th Street assumed to be demolished as part of Original and First and Second Modified Projects; this parcel is not part of the 2013 project site and the building would not be affected by the 2013 Modified Project.

SOURCE: Signature Development Group

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5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Analysis of the 2013 Modified Project

Biological Resources (Criteria 1-6; previously addressed in the 2004 Initial Study). The 2013 Modified Project would be located on the same site as Parcel B of the Original Project and the biological resources conditions on the site, have not changed since certification of the 2004 EIR.

The 2013 Modified Project would replace the four existing street trees along Broadway, and, as with the Original Project, the 2013 Modified Project would result in new street trees along the perimeter of the site. Such trees would be selected and installed in accordance with the allowances prescribed by the Oakland Parks and Recreation Department, Tree Section. The 2013 Modified Project would not introduce new design features that would result in any new impacts to biological resources.

Summary

The 2013 Modified Project would not result in new significant impacts on biological resources or a substantial increase in the severity of impacts on biological resources previously identified in the 2004 EIR. Therefore, impacts would be similar to those addressed in the 2004 EIR, and would continue to be less than significant. No new mitigation measures are required.

4.4.3 Cultural Resources

Previous Environmental Analysis

The 2004 EIR concluded that construction of the Original Project would demolish or substantially alter seven buildings on Parcels A and B that qualify as historic resources, as defined in Section 15064.5. Five of these historic resources are located on Parcel B, including: 1) 2335-37 Broadway, 2) 2343 Broadway; 3) 2345 Broadway, 4) 2366-98 Valley Street / 467 24th Street, and 5) 440-448 23rd Street.

For any project involving complete demolition of Oakland's historic resources requiring discretionary City permits, the City must make a finding that: (1) the design quality of the proposed replacement project is at least equal to that of the original structure and is compatible with the character of the neighborhood; or (2) the public benefits of the proposed replacement project outweigh the benefit of retaining the original structure; or (3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood. Affirmative findings were made for the Original Project under Policy 3.5 of the Historic Preservation Element, and the historic resources at 439 23rd Street and 441-449 23rd Street, located on Parcel A, were demolished.

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The 2004 EIR concluded that construction of the Original Project could cause substantial adverse changes to the significance of currently unknown cultural resources at the site, potentially including an archaeological resource pursuant to CEQA Guidelines Section 15064.5 or CEQA Section 21083.2(g), or the disturbance of any human remains, including those interred outside of formal cemeteries. The 2004 EIR also concluded that the Original Project may adversely affect unidentified paleontological resources at the site. Mitigation measures (listed below) were identified to reduce the potential impacts to archaeological resources, human remains, and paleontological resources to less than significant. The 2004 EIR further identified potential significant and unavoidable impacts related to demolition or alteration of historic architectural resources. Mitigation measures (listed below) were identified to address this impact, but would not reduce the impact to a less-than-significant level.

Previously-Identified Significant Impacts and Mitigation Measures

The previous environmental analysis identified the following mitigation measures that, where feasible, reduce impacts regarding cultural resources to less than significant. The City's SCAs that are applicable to the 2013 Modified Project are included as an update to the regulatory setting, and as replacements for Mitigation Measures E.1a, E.1b, E.2, and E.3f. Therefore, these previously identified mitigation measures do not apply to the 2013 Modified Project and are presented for informational purposes only. Also, previously-identified Mitigation Measure E.5 is shown below (in strike-out format) for informational purposes and is revised to address the 2013 Modified Project, as discussed below.

Impact E.1: Construction of the proposed project could cause substantial adverse changes to the significance of currently unknown cultural resources at the site, potentially including an archaeological resource pursuant to CEQA Guidelines Section 15064.5 or CEQA Section 21083.2(g), or the disturbance of any human remains, including those interred outside of formal cemeteries. (Significant)

> **Mitigation Measure E.1a (Archaeological Resources):** An archival cultural resource evaluation shall be implemented prior to the start of construction or other ground-disturbing activities to identify whether historic or unique archaeological resources exist within the project site. The archival cultural resource evaluation, or "sensitivity study," shall be conducted by a cultural resource professional approved by the City who meets the Secretary of the Interior's Professional Qualifications Standards for Prehistoric and Historical Archaeology.
>
> The purpose of the archival cultural resource evaluation is to: (1) identify documentation and studies to determine the presence and location of potentially significant archaeological deposits; (2) determine if such deposits meet the definition of a historical resource under CEQA Guidelines Section 15064.5 or a unique archaeological resource under CEQA Section 21083.2(g); (3) guide additional archaeological work, if warranted, to recover the information potential of such deposits; and (4) define an archaeological monitoring plan, potentially including pre-construction subsurface archaeological investigation if warranted. If excavation is the only feasible means of data recovery, such excavation shall be in accord with the provisions of CEQA Guidelines Section 15126.4(b)(3)(C). Any additional archaeological work and or monitoring shall be pursuant to a plan approved by the City. If

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a pre-constructing testing program is deemed necessary by the qualified professional as a result of the archival study, it shall be guided by the archival study and shall use a combination of subsurface investigation methods (including backhoe trenching, augering, and archaeological excavation units, as appropriate).

Representatives of established local Chinese-American organizations (including the Chinese Historical Society of America and the Oakland Asian Cultural Center) shall be invited to participate in a focused community review of the archival cultural resource evaluation prior to any subsequent recovery of potential resources or prior to the start of construction, whichever is earlier. The City shall consider the community comments in its review and approval of any plan for additional archaeological work or monitoring.

Pursuant to CEQA Guidelines section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources or archaeological artifact or feature are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.
Pursuant to CEQA Guidelines section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources or archaeological artifact or feature are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.

In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.

If historic or unique archaeological resources associated with the Chinese community are identified within the project site and are further determined to be unique, the City shall consult with representatives of an established local Chinese-American organization(s) regarding the potential use of the archaeological findings for interpretive purposes.

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Mitigation Measure E.1b (Human Remains): In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and follow the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius until appropriate arrangements are made.

If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

Impact E.2: The proposed project may adversely affect unidentified paleontological resources at the site. (Significant)

Mitigation Measure E.2 (Paleontological Resources): In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in Section 15064.5 of the CEQA Guidelines. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

Impact E.3: The project would result in demolition or substantial alteration of seven buildings that qualify as historical resources, as defined in CEQA Guidelines Section 15064.5. These buildings include: 1) 2335-37 Broadway, 2) 2343 Broadway; 3) 2345 Broadway, 4) 2366-98 Valley Street / 467 24th Street 5) 439 23rd Street, 6) 440-448 23rd Street, and 7) 441-449 23rd Street. (Significant and Unavoidable)

Mitigation Measure E.3a (Historic Architectural Resources): Record each of the seven affected historic resources in accordance with procedures of the Historic American Building Survey (HABS) through methods that may include measured drawings, large-format photographs and written histories in a combined document, to be archived locally at the Oakland History Room (OHR) of the Oakland Public Library with copies to OCHS and the Northwest Information Center (NWIC). Portions of the metal facades on 2335-37 Broadway shall be selectively demolished to determine if any original fabric from the 1920s exists behind them, as visual evidence suggests. If the selective demolition reveals sufficient evidence of historic fabric, all metal facades shall be carefully removed and all original facades photographed for the HABS documentation effort. If no original fabric exists, these buildings shall be photographed as they currently appear.

Mitigation Measure E.3b (Historic Architectural Resources): Prepare a history of the development of automobile sales and repair in Oakland, and the role played by the buildings on the project site in that history, that incorporates oral history, documentary research, and architectural information; this history could utilize non-written media and production techniques, including video photography. The resulting report, in brochure or other form, shall be made available at local libraries and museums.

Mitigation Measure E.3c (Historic Architectural Resources): Incorporate interpretive elements including real historic material from the site where feasible, such as signs and placards that describe the history of the area and the historic buildings to be demolished, into public areas and street frontages proposed as part of the project.

Mitigation Measure E.3d (Historic Architectural Resources): Salvage architectural elements from the historic buildings to be demolished, including hardware, doors, paneling, fixtures, and equipment, and incorporate these elements into new construction on the project site where feasible.

Mitigation Measure E.3e (Historic Architectural Resources): Curate all materials, notes, and reports at the Oakland History Room, and submit copies to the NWIC.

Mitigation Measure E.3f (Historic Architectural Resources): In compliance with Policy 3.7 of the Historic Preservation Element (Property Relocation Rather than Demolition), the project applicant shall make a good faith effort to relocate the building located at 1) 2335 Broadway, 2) 2343 Broadway, 3) 2345 Broadway, 4) 2366-2398 Valley Street, 5) 439 23rd Street, 6) 440-448 23rd Street, and 7) 441-449 23rd Street to a site acceptable to the Planning and Zoning Division and the Oakland Cultural Heritage Survey. Good faith efforts include, at a minimum, the following:

a. Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3'x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City ;and (3) contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations;

b. Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the Planning and Zoning Division;

c. Maintaining the signs and advertising in place for a minimum of 90 days; and

d. Making the building available at no or minimal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement.

Impact E.5: The proposed project, in combination with cumulative development including new construction and other alterations to historic resources in the project vicinity, would result in cumulative impacts to historic resources. (Significant and Unavoidable)

Mitigation Measure E.5 (Historic Architectural Resources - Cumulative): ~~The project applicant would contribute $125,000 to the City's Facade Improvement Fund for cumulative impacts on historic resources in downtown Oakland and the vicinity. The~~

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~~amount of the contribution was determined by the Planning Director based on the average amount of facade improvement grant awarded ($25,000) by the fund and the number of buildings that will be demolished by the project (5). Although the Facade Improvement Fund is not limited to historic buildings, the project's contribution would be earmarked especially for improving facades of buildings in the downtown area identified as historic resources according to the General Plan Historic Preservation Element or the Oakland Cultural Heritage Survey.~~ Prior to issuance of a demolition permit for the historic facade located at 440-448 23rd Street, the applicant shall provide a financial contribution of $68,750 to the Facade Improvement Program.

Previously-identified Mitigation Measure E.5 is deleted and replaced as shown immediately above (in underlined format) to address the 2013 Modified Project, which proposes to retain, rehabilitate, and reuse a greater number of existing buildings than proposed with the previously analyzed developments. The revised Mitigation Measure E.5 is more effective than the original mitigation measure given the increased resources that would be contributed to reducing the adverse cumulative impacts to historic resources, although not to a level of less than significant.

In summary, Mitigation Measures E.3a through E.3e ~~and E.5~~ (listed above) would continue to apply to the 2013 Modified Project, and revised Mitigation Measure E.5 (listed above) would now apply to the 2013 Modified Project, to address the significant and unavoidable impact associated with demolition of the historic resource at 440-48 23rd Street. As discussed below, the City has prepared Standard Conditions of Approval since certification of the 2004 EIR, some of which now replace the other mitigation measures identified above.

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Standard Conditions of Approval

Standard Conditions of Approval that pertain to cultural resources and that apply to the 2013 Modified Project are listed below.

SCA CUL-1 (Archaeological Resources), SCA CUL-2 (Human Remains), and SCA CUL-3 (Paleontological Resources) are consistent with Mitigation Measure E.1a (Archaeological Resources), Mitigation Measure E.1b (Human Remains), and Mitigation Measure E.2 (Paleontological Resources) identified in the previous analysis to address these specific cultural resources topics. Specifically, SCA CUL-1, SCA CUL-2 and SCA CUL-3 provide equal or more effective mitigation than the corresponding Mitigation Measures E.1a, E.1b and E.2 from the previous environmental analysis. If the City approves the 2013 Modified Project, these Standard Conditions of Approval will be incorporated and required as part of the project and will ensure that no significant impacts occur regarding these topics. SCA CUL-4 (Property Relocation Rather than Demolition) would update and replace Mitigation Measure E.3f (Historic Architectural Resources), as it provides additional mitigation, although not to a level that would reduce the impact to less than significant. In addition to SCA CUL-4, the City of Oakland Municipal Code, Section 17.136.075 provides more specific criteria regarding Design Review approval prior to demolition or removal of designated historic properties and potentially designated historic properties. Application of the criteria identified Section 17.136.075 would also not reduce the impact to a less than significant level.

- **SCA CUL-1: Archaeological Resources**

  Ongoing throughout demolition, grading, and/or construction

  a) Pursuant to CEQA Guidelines section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.

  b) In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.

  c) Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest Information Center.

- **SCA CUL-2: Human Remains**

  Ongoing throughout demolition, grading, and/or construction. In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

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- **SCA CUL-3: Paleontological Resources**

  Ongoing throughout demolition, grading, and/or construction. In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

- **SCA CUL-4: Compliance with Policy 3.7 of the Historic Preservation Element (Property Relocation Rather than Demolition)**

  Prior to issuance of a demolition permit. The project applicant shall make a good faith effort to relocate the building located at 440-48 23rd Street to a site acceptable to the Planning and Zoning Division and the Oakland Cultural Heritage Survey. Good faith efforts include, at a minimum, the following:

  a) Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3'x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City ;and (3) contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations;

  b) Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the Planning and Zoning Division;

  c) Maintaining the signs and advertising in place for a minimum of 90 days; and

  d) Making the building available at no or nominal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement.

- **SCA CUL-5: Vibrations Adjacent Historic Structures**

  Prior to issuance of a demolition, grading or building permit. The project applicant shall retain a structural engineer or other appropriate professional to determine threshold levels of vibration and cracking that could damage the historic structures at: 1) 2335-37 Broadway, 2) 2343 Broadway; 3) 2345 Broadway, or 4) 2366-98 Valley Street / 467 24th Street and design means and methods of construction that shall be utilized to not exceed the thresholds.

2013 Existing Conditions

With the exception of the demolition of two historic resources at 439 23rd Street and 441-449 23rd Street on Parcel A to accommodate the development that has been constructed there, the conditions on and around the project site with respect to the potential existence of previously unrecorded archaeological resources, including human remains; paleontological resources; and

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historic architectural resources has not substantially changed since certification of the 2004 EIR and adoption of the two subsequent Addenda.

No substantial physical changes to any of the existing buildings on Parcel B have occurred since certification of the 2004 EIR which would alter the findings about historic resources. The Broadway Valdez Specific Plan Historic Resources Inventory (2009 Inventory), conducted for the project site and areas north and east of the project site, identified no changes in the historic status of any of the buildings on Parcel B or immediate surrounding area relative to the survey and evaluation prepared in 2004 for the Original Project. In addition, a recent (2012) pedestrian survey of the site revealed no substantial physical changes to any of the buildings on Parcel B since the 2009 or 2004 inventories. The only visible change to the project area since the 2009 inventory have been the closure of the auto dealerships fronting Broadway, and the use of the internal parking lot for hourly parking instead of auto sales/storage. Storefronts along Broadway which once advertised auto sales/service are now vacant, and signage has been removed (but not the cladding on the upper facades). These changes have not resulted in any physical changes to the buildings themselves.

In addition, no buildings in the area immediately surrounding the project site have been designated as city landmarks, or determined eligible for listing in the National or California Registers since 2004. No new information has come to light which would alter the conclusions about the historic status of any of the buildings on Parcel B or the immediate surrounding area. As such, the historic resources identified on Parcel B for the Original Project, and on the area immediately surrounding the project site, are the same as identified and described in the 2004 EIR.

Significance Criteria / Thresholds

The project would have a significant impact on the environment if it would:

1. Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines section 15064.5.14 Specifically, a substantial adverse change includes physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be "materially impaired." The significance of an historical resource is "materially impaired" when a project demolishes or materially alters, in an adverse manner, those physical characteristics of the resource that convey its historical significance and that justify its inclusion on, or eligibility for inclusion on an historical resource list (including the California Register of Historical Resources, the National Register of Historical Places, Local Register, or historical resources survey form (DPR Form 523) with a rating of 1-5);

2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines section 15064.5;

3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or

4. Disturb any human remains, including those interred outside of formal cemeteries.

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Analysis of the 2013 Modified Project

Historic Architectural Resources (Criterion 1; previously addressed in 2004 EIR Impacts E.3 through E.5). Like the previously analyzed developments, the 2013 Modified Project would involve demolition of the historic building at 440–448 23rd Street, at the southwest corner of Parcel B (see Figure 3-2 in Chapter 3, *Project Description*).

As stated above, for any project involving complete demolition of Oakland's historic resources requiring discretionary City permits, the City must make a finding that: (1) the design quality of the proposed project is at least equal to that of the original structure and is compatible with the character of the neighborhood; or (2) the public benefits of the proposed project outweigh the benefit of retaining the original structure; or (3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood. Demolition of the historic building at 440–448 23rd Street would require new affirmative findings in consideration of the 2013 Modified Project design.

Unlike the previously analyzed developments, the 2013 Modified Project would retain, rehabilitate, and reuse the six existing commercial buildings on the project site's Broadway frontage—three of which are identified as historic resources in the 2004 EIR (2335-37 Broadway, 2343 Broadway, and 2345 Broadway). The 2013 Modified Project would add a full second story above the existing ~~buildings~~ historic buildings, to include new office space. Street facades of these buildings would be "remodeled in keeping with typical 1920s era commercial buildings," according to plans. The rear and side elevations would be "left in their existing rustic condition," according to the project plans. The 2013 Modified Project also would retain, rehabilitate, and reuse the building at 2366-2398 Valley Street / 467 24th Street, also identified as an historic resource in the 2004 EIR, for conversion into eight residential lofts.

CEQA Section 15064.5(b)(3) states that, "Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings shall be considered mitigated to a less-than-significant level. The following review of the 2013 Modified Project applies the 10 Standards for Rehabilitation to all four affected historic structures. Compliance with the Secretary of Interior's Standards for Preservation, Rehabilitation, Restoration, or Reconstruction would be managed through the Design Review process, pursuant to the CC-2 (§17.35.020) / D-BR (§17.101C.050) Zone.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The historic properties along Broadway would be used for commercial purposes as they were historically. On the historic Broadway buildings, distinctive features such as original transom windows and parapets, to the extent they exist beneath the 1960s metal panels, would be retained. If they do not exist behind the panels, they would be recreated in a manner that appears similar to what existed historically, based on original plans. A new use (office) would be constructed above

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and behind these buildings which would not adversely affect their distinctive materials, features, spaces, or spatial relationships. The new office uses would be one story in height and set back approximately eight feet from the primary front façade of the historic buildings, and would contain windows that generally align with the proposed pattern of windows on the ground floor. As such, the new office addition would allow the historic buildings to remain prominent along the street frontage, and would be generally compatible but clearly differentiated as a new use (also see Standard #9, below). The new office uses on the second floor would require a new entrance on the ground floor to align with the proposed office elevator lobby. Although the location of the new office entrance are not shown in original plans for this building (2343 Broadway, in particular), multiple pedestrian entrances would have been found along these Broadway buildings historically.

The warehouse on Valley Street would be rehabilitated for a new use (residential) which would require the conversion of the interior of the building into residential lofts, while retaining the exterior facades generally in their original appearance. This conversion would require replacement of the original steel sash windows with black anodized aluminum windows in a size and shape that approximates the original window divisions. According to the architect, the original windows cannot be retained and repaired because they are in very poor condition, and do not meet legal egress requirements for residential or Title 24 energy code or California green building code requirements.

The 2013 Modified Project would comply with Standard #1.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of the three historic buildings along Broadway, and the warehouse on Valley Street, would be retained and preserved. No removal of distinctive materials or alteration of features or spaces that characterize any of these properties would occur. Distinctive features such as original transom windows and parapets, to the extent they exist beneath the metal panels (Broadway buildings only), would be retained and preserved.

The 2013 Modified Project would comply with Standard #2.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The designs of the proposed alterations to the historic Broadway Buildings would use the original buildings plans as a template in the rehabilitation plan, and would not add conjectural features or elements from other historic properties. The removal of the metal panels which currently join these three buildings above the transom window level would allow each building to be recognized as they were originally; three distinct buildings.

The 2013 Modified Project would comply with Standard #3.

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4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The 1960s-1980s metal panels which unified these three historic buildings into the appearance of one continuous automobile showroom, and the replacement aluminum frame commercial windows and doors, are common architectural elements found in many commercial buildings along Broadway and elsewhere in Oakland, and would not have acquired historic significance in their own right. Removal of these later architectural elements would have no adverse impact to the property, but rather, would likely reveal the original transom windows and parapet walls behind them.

The 2013 Modified Project would comply with Standard #4.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

To the extent they remain intact behind the 1960s-1980s metal panels, distinctive materials and features such as brick parapets, polychrome terracotta tile, decorative friezes, and wood-framed transom windows would be preserved. If they are not extant behind the metal panels, the rehabilitation project would reference the original 1920s-era commercial storefronts along this portion of Broadway. Most of the distinctive exterior materials and finishes of the Valley Street building would be preserved.

The 2013 Modified Project would comply with Standard #5.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

On the historic Broadway buildings, missing features along the ground floor would be replaced using the original elevation drawings as documentary evidence. The replacement shop windows and doors would generally follow the same pattern and rhythm of the fenestration shown on the original drawings, with minor exceptions.

On the warehouse building at Valley Street, original metal sash windows are in very poor condition, and do not meet legal egress requirements for residential or title 24 energy code or California green building code requirements, according to the project architect. Proposed replacement windows, however, would generally match the old in design, color, and materials, using black anodized aluminum windows in a size and shape that approximates the original window divisions. All other historic exterior features of this building would be retained.

The 2013 Modified Project would comply with Standard #6.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

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No chemical or physical treatments which would harm any of the historic buildings on the project site are contemplated. If any such treatments were to be used, they would be undertaken using the gentlest means possible.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Any archaeological resources accidentally encountered during ground-disturbing construction would be protected by means of the City's Standard Conditions of Approval #52, which states that, "Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measures recommended by the archaeologist."

The 2013 Modified Project would comply with Standard #8.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed office addition above and behind the historic buildings on Broadway would be one story in height and set back approximately 8 feet from the primary front façade of the historic buildings. Between the setbacks and the fact that much of the new addition would be obscured behind the parapet walls of the historic buildings, the new office addition would allow the historic buildings to remain visually prominent along the Broadway street frontage (i.e., the addition would appear secondary). The new office addition would also contain windows that generally align vertically with the proposed pattern of windows on the ground floor. To differentiate the new office addition from the historic buildings, the siding would have a plaster wall finish (as opposed to brick), painted in a contrasting color, and would be rendered in a more modern architectural style. As such, the proposed office addition would be generally compatible with, but clearly differentiated from, the historic buildings in order to protect their integrity and its environment.

The exterior alterations to the historic buildings on Broadway would not destroy historic materials such as brick and terra cotta, but rather, retain them and incorporate them into the design to the extent they exist behind the existing metal wall panels. The new construction along Valley, 23rd, and 24th Streets would be sufficiently separated from the historic buildings along Broadway by parking lots and alleys that they would not destroy or otherwise harm their integrity or immediate environment. Similarly, the new construction would also be separated from the historic building on Valley Street by existing intervening existing structures and driveways/parking lots.

DRAFT

The 2013 Modified Project would comply with Standard #9.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Although currently considered a permanent addition, the new office addition above the historic buildings along Broadway could be removed in the future in a way that would not impair their essential form or integrity of the historic properties. No additions or adjacent new construction would occur at or near the historic warehouse on Valley Street that could affect the integrity of this building.

The 2013 Modified Project would comply with Standard #10.

The 2013 Modified Project would meet the spirit and intent of all 10 Standards contained within the Secretary of the Interior's Standards for Rehabilitation. Because this project generally would follow the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, the treatment of four historic buildings under 2013 Modified Project would be considered mitigated to a less-than-significant level.

Although the treatment to four historic buildings on the project site would be mitigated to a less-than-significant impact, demolition of the fifth resource at 440–448 23rd Street under the 2013 Modified Project would continue to have a significant and unavoidable impact to historic resources. Overall, fewer buildings would be demolished when compared with the Original project. Under the previously analyzed developments all of these resources would have been demolished. As a result, the significant and unavoidable impact to historic architectural resources identified in the previous analysis would remain similar but would be less severe under the 2013 Modified Project since four of the five historic resources on Parcel B now would be retained and rehabilitated (instead of demolished). As stated above, Mitigation Measures E.3a through E.3e ~~and E.5~~ would continue to apply to the 2013 Modified Project, and revised Mitigation Measure E.5 would now apply to the 2013 Modified Project. However, as there are no mitigation measures which would reduce the impact of the loss of this building to a less than significant level, the impact would remain significant and unavoidable, as identified in the previous analysis.

Archaeological Resources and Human Remains; Paleontological Resources (Criteria 2-4; previously addressed in 2004 EIR Impacts E.1 and E.2). Like the previously analyzed developments, the 2013 Modified Project would involve subsurface disturbance associated with site preparation and grading activities. The area disturbed will be slightly less than analyzed in the previous analysis since fewer structures would be removed. The less-than-significant impacts identified for archaeological resources, including human remains.

DRAFT

Summary

Overall, the 2013 Modified Project would not result in a new or more severe significant impact with respect to cultural resources as a result of the proposed project modifications, changed circumstances, or new information that was not and could not have been known when the previous environmental analysis was certified or adopted.

4.4.4 Geology and Soils

Previous Environmental Analysis

The Initial Study of the 2004 EIR concluded that the Original Project would not expose people or structures to substantial adverse effects, including the risk of loss, injury, or death involving fault rupture, strong seismic ground shaking, seismic-related ground failure, or landslides. Nor would the Original Project result in substantial soil erosion or the loss of topsoil, or be located on unstable or expansive soil, creating substantial risks to life or property. The project site is neither within an area at risk for landslides nor within a Fault-Rupture Hazard Zone, as designated by the Alquist-Priolo Earthquake Fault Zoning Act. The project site is within a "Seismic Hazard Zone" for liquefaction as designated by the California Division of Mines and Geology (CDMG) Seismic Hazards Mapping Act. Standard City of Oakland requirements for development on sites within a seismic hazard zone include preparation of a Geotechnical Investigation and incorporation of suggested measures into the project design.[2] The Initial Study concluded that adherence to the recommendations in the geotechnical investigation conducted for the Original Project in 2003, then-current state building code standards, City of Oakland Building Code requirements, and other applicable local construction codes, as required prior to receipt of grading permits, would reduce the potential impact of the Original Project to a less-than-significant level.[3]

Standard Conditions of Approval

Although neither the Original Project nor (as discussed below) the 2013 Modified Project would result in significant impacts with respect to geology and soils, the following SCAs are applicable to the 2013 Modified Project and are included here as an update to regulatory discussion provided for the geology and soils analysis in the Initial Study of the 2004 EIR.

- **SCA GEO-1: Soils Report**

  Required as part of the submittal of a Tentative Tract or Tentative Parcel Map.

  A preliminary soils report for each construction site within the project area shall be required as part of this project and submitted for review and approval by the Building

2 Treadwell & Rollo, Draft Preliminary Geotechnical Investigation, Negherbon Mixed-Use Project, Oakland, California, July 2003.

3 When the Initial Study for the Original Project was published in 2003, the 1997 Uniform Building Code (UBC) represented the building code standards for development in California at the time. These standards were superseded in 2000 by the International Building Code (IBC). California has adopted an amended version of the IBC as the California Building Code (CBC), a portion of Title 24 of the California Code of Regulations. The City of Oakland as adopted the CBC, with local amendments, as the Oakland Building Construction Code, Part 2 (Building).

Case File Number PUD03552, PUDF03553 and ER30022

LPAB August 12, 2013

Attachment D: Certified EIR Cultural Resources Section

E. CULTURAL RESOURCES

INTRODUCTION

This section examines the impact of the proposed project on cultural resources (historical, archaeological and paleontological) located at the project site. Resources for this section include a Confirmation of Historic Significance report completed for the project site in August 2004 by Carey & Co. Inc., an archival research at the California Historical Resources Information System's Northwest Information Center (Northwest Information Center) completed in December 2003, consultation with the Oakland Cultural Heritage Survey, and a number of resources pertaining to paleontology.

SETTING

ARCHAEOLOGICAL AND HISTORIC

Prehistoric Setting

The project area lies within downtown Oakland. The area is now mostly urbanized, although, prehistorically, it was a biologically rich alluvial plain and estuarine environment between the East Bay Hills and San Francisco Bay.

The natural marshland biotic communities along the edges of bays and channels were the principal source for subsistence and other activities during the prehistory of the San Francisco Bay region. Many of the original surveys of archaeological sites in the Bay region were conducted between 1906 and 1908 by Stanford (and, later, UC Berkeley) archaeologist N.C. Nelson. Such surveys yielded the initial documentation of nearly 425 "earth mounds and shell heaps" along the littoral zone of the Bay (Nelson, 1909). From these beginnings, the most notable sites in the Bay region were excavated scientifically, like the Emeryville shellmound (Ala-309), the Ellis Landing Site (Cco-295) in Richmond, and the Fernandez Site (Cco-259) in Rodeo Valley (Morrato, 1984). These dense midden sites, such as Ala-309, have been carbon 14 dated to be 2310 ± 220 years old, but other evidence from around the Bay suggests that human occupation in the region is of greater antiquity, or around 5000 B.C. (Davis & Treganza, 1959 as cited in Moratto, 1984). Many of the earliest sites suggested less emphasis on shellfish than the later middens, but were rather focused on hunting and food processing, some including burial interments as well as abundant molluscan and charcoal ash remains.

As of 2000 B.C., however, the bayshore and marsh-adapted peoples began appearing in the archaeological record. The so-called Berkeley Pattern (2000 B.C. to A.D. 300) reflected a change in socioeconomic complexity and settlement patterns (Fredrickson, 1973). This artifact pattern was represented by minimally-shaped cobble mortar and cobble pestle, dart and atlatl, and bone industry. Given the size of these settlements, it is probable that the populations were denser and more sedentary, yet continued to exploit a diverse resource base—from woodland to grassland and marshland, to bayshore resources throughout the San Francisco Bay Area (Bickel,

1978; King, 1974 as cited in Moratto, 1984). Many of the Berkeley traits diffused throughout the region and spread to the interior areas of central California during this time period.

Ethnographic Setting

Prior to Euro-American contact, the area of present-day Alameda County was occupied by the Ohlone (also known by their linguistic group, Costanoan[1]). Politically, the Costanoan were organized into groups called tribelets. A tribelet constituted a sovereign entity that held a defined territory and exercised control over its resources. It was also a unit of linguistic and ethnic differentiation. Oakland, and a large area of the East Bay, is located within the territory of a people that spoke Chochenyo, one of several Costanoan languages.

The Ohlone economy was based on fishing, gathering, and hunting, with the land and waters providing a diversity of resources including acorns, various seeds, salmon, deer, rabbits, insects, and quail. The acorn was the most important dietary staple of the Costanoan, and the acorns were ground to produce a meal that was leached to remove the bitter tannin. Technologically, the Costanoan crafted tule balsa, basketry, lithics (stone tools) such as mortars and metates (a mortar-like flat bowl used for grinding grain), and household utensils. The Costanoan, like many other Native American groups in the Bay Area, likely lived in conical tule thatch houses.

In 1770, the Costanoan-speaking people lived in approximately 50 separate and politically autonomous nations or tribelets. At this time, the number of Chochenyo speakers reached 2,000, substantially more than the typical size of a tribelet, which ranged from 40 to 200 members.

During the mission period, 1770-1835, the Costanoan people experienced cataclysmic changes in almost all areas of their life, particularly a massive decline in population due to introduced diseases and declining birth rate, resulting in large part from colonization by the Spanish missionaries. Following the secularization of the missions by the Mexican government in the 1830s, most Native Americans gradually left the missions to work as manual laborers on the ranchos that were established in the surrounding areas.

Native American archaeological sites that could shed light on the Costanoan ways of life in the pre-mission era tend to be situated along near the historic extent of the Bay tidal marshland.

Historic Setting

The project site is within the Rancho San Antonio land grant that was granted to Luis Maria Peralta on August 3, 1820 for his service to the Spanish government. The 43,000-acre rancho included the present-day cities of Oakland, Berkeley, Alameda, and parts of San Leandro and Piedmont. Peralta's land grant was confirmed after Mexico's independence from Spain in 1822, and the title was honored when California entered the Union by treaty in 1848. Despite the title,

[1] "Costanoan" is derived from the Spanish word Costanos meaning "coast people." No native name of the Costanoan people as a whole existed in prehistoric times as the Costanoan were neither a single ethnic group nor a political entity.

by the middle of the 19th century, squatters had moved in to use portions of Peralta's undeveloped land. The Gold Rush and California statehood brought miners, businessmen, lumbermen and other speculators to the area in search of opportunities. Early settlers of that period include Edson Adams, Andrew Moon, and Horace Carpentier, who squatted on 480 acres of Vicente Peralta's (one of Luis Peralta's sons) land. Adams, Moon, and Carpentier subsequently hired Jules Kellsersberger, an Austrian-educated Swiss military engineer, to plot a new City – Oakland, which was incorporated in 1852.[2]

Originally, the City encompassed the area roughly bordered by the estuary, Market Street, 14th Street and the Lake Merritt Channel. Broadway served as the main street. The majority of the early city dwellers, numbering under one hundred, lived near the foot of Broadway in proximity to the estuary. From there, city development moved towards the Oakland hills and ultimately towards East Oakland.

During the mid 1860s to mid 1870s the Chinese occupied four different sites in the Uptown area of Oakland. As the city's Central Business District moved northward, the Chinese were displaced to make way for the new City Hall and the influx of middle- to upper-class homes and businesses. A Chinese encampment at 19th and 20th streets (actually located between William and 20th Street due to the renaming of the streets since the 1860s), described in the Final EIR for the proposed Uptown Mixed-Use Project, is usually listed as the second site and another encampment near 22nd Street and San Pablo Avenue or Martin Luther King Jr. Way is given as the third; each of these sites is between about one-fourth and one-third of a mile from the project site. The site at 20th Street was only occupied for a short period of time before the people were displaced to the 22nd Street location, by 1876 (Chow, 1977). The size and characteristics of these Uptown Chinese settlements is difficult to establish due to the legal restriction placed upon the Chinese during the 1860s and 1870s. The Chinese were unable to buy or own property during this period; as a result, property records of the area can offer a picture of the land division and patterns of ownership but no information concerning any Chinese who might be living there. The federal census data from 1860 and 1870 does not include street addresses, which also makes it almost impossible to identify exactly how many people lived in this area. Furthermore, the precise location of these settlements is not known, as many historic documents refer to locations "in the vicinity of" one place or another (Archeo-Tec, 2004).

The 1906 earthquake and fire in San Francisco prompted a population increase in Oakland, and by 1910 the City's population of 150,000 was more than double the 1900 level of 67,000. Residential and commercial development in Oakland increased during this time to accommodate displaced San Francisco residents. Older neighborhoods became more densely populated as new apartment buildings and related growth became part of Oakland's residential fabric. The population growth also increased the demand for retail goods, and shopping districts expanded throughout the next decade to meet this demand. The post-earthquake development boom

[2] Kellserberger became City engineer in 1854; he later spent the Civil War in Texas, building and repairing fortifications and arms for the Confederacy.

defined much of downtown Oakland as it is known today, resulting in most of the City's notable early 20th century skyscrapers.

ARCHITECTURAL RATING SURVEYS

City of Oakland

The Oakland Cultural Heritage Survey (OCHS), a project of the Planning Department, has been conducted since 1979, and is intended to provide an inventory of historic resources throughout the city. The OCHS uses a five tier rating system for individual properties, ranging from "A" (highest importance) to "E" (of no particular interest). The ratings are based on visual quality and design, including the importance of the designer; history and association with persons and events; context; and integrity and reversibility of any changes.[3] The OCHS has also identified historic districts, designated as Areas of Primary Importance and Areas of Secondary Importance. Areas of Primary Importance (API) appear eligible for the National Register of Historic Places (see below), while Areas of Secondary Importance do not qualify as APIs, but appear eligible for designation as a local Preservation District. The OCHS ratings use a plus (+) or minus (-) sign attached to the API and ASI indicators to indicate whether a building contributes to a historic district.[4,5] The full list of ratings is:

> A: Highest Importance: Outstanding architectural example or extreme historical importance (about 150 properties total). These properties are considered clearly eligible for individual listing on the National Register of Historic Places.
>
> B: Major Importance: Especially fine architectural example, major historical importance (about 600 total). Most of these properties are considered individually eligible for the National Register of Historic Places, although some may be "marginal" candidates.

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3 Properties with conditions or circumstances that could change substantially in the future are assigned both an "existing" and a "contingency" rating. The existing rating, denoted by a capital letter, describes the property under its present condition, while the contingency rating, denoted by a lower-case letter, describes it under possible future circumstances. Buildings receiving contingency ratings include those whose character-defining elements have been altered but that could become more important if the alterations were reversed; certain post-1945 buildings that are too new to be historically important; and properties believed to have historical importance but for which more research is required to document the importance. Thus, a building with a rating of "Eb" is currently of "no particular interest," but could be of "major importance" if, for example, it is restored.

4 Thus, a rating of "A1+" denotes a building of the highest importance [A] that is within a historic district that is an Area of Primary Importance [1] and is a contributor to the district [+], while a rating of "Db2-" denotes a building that is of minor importance [D], potentially of major importance [b], that is within a historic district that is an Area of Secondary Importance [2] and is not a contributing resource within the district [-].

5 According to National Register Bulletin 16A, "How to Complete the National Register Registration Form," a building is contributory to a historic district, and is thus a contributing resource, if it "adds to the historic associations [or] historic architectural qualities" for which the district is recognized. A building generally is identified as a contributing resource if it was built during the district's period of significance (the period for which the district's importance is recognized, generally being the period during which most of the buildings in the district were constructed), relates to the documented significance of the district, and possesses historic integrity. A building may also contribute to the significance of a district if the building individually meets National Register Criteria for listing.

C: Secondary Importance: Superior or visually important example, or very early (pre-1906). C buildings "warrant limited recognition" (about 10,000 total). These properties generally are not considered eligible for the National Register of Historic Places.

D: Minor Importance: Representative example of an important style, type, convention, or historical pattern, but "not individually distinctive." About 10,000 D-rated buildings are Potential Designated Historic Properties (PDHPs),[6] either because they have a higher contingency rating ("Dc") or because they are in districts ("D2+").

E: Of no particular interest. Some E-rated buildings are also PDHPs because they have higher contingency ratings or are in districts.

* or F: Less than 45 years old or modernized. Some *-rated and F-rated buildings are also PDHPs because they have higher contingency ratings or are in districts.

All areas of the City that are not yet intensively surveyed by the OCHS have been evaluated through "windshield" surveys in 1985-1986 and 1996-1997. This Preliminary Citywide Historical and Architectural Inventory, known as the Reconnaissance Survey, employs the same A-B-C-D-E rating system as the OCHS, but is not as thorough and is intended to be confirmed or modified over time by the OCHS.

Eleven of the 13 buildings located on the project site were evaluated by OCHS in 1994 for their potential historic significance on the national and local levels.[7] (See "Project Site," p. IV.E-10, for a discussion of each of the buildings.)

National and State Registers

The National Register of Historic Places ("National Register" or "NRHP") is the official U.S. government list of properties that have architectural, historical or cultural significance at the national, state or local level. The Register is administered by the National Park Service, an agency of the Department of the Interior. The National Register includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Listing of a property in the National Register does not prohibit demolition or alteration of that property, but does denote that the property is a resource worthy of recognition and protection. The National Register includes four criteria under which a structure, site, building, district or object can be considered significant for listing on the Register. These include:

Criterion A (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of our history;

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6 PDHPs are properties that have an existing or contingency rating of "A" (highest importance), "B" (major importance), or "C" (secondary importance) in either the OCHS or the Reconnaissance Survey, or have been determined by the surveys to contribute (or potentially contribute, based on contingency rating) to an Area of Primary Importance or Area of Secondary Importance. PDHP is the broadest definition of "historic" in the Preservation Element.

7 At the time, the California Register of Historical Resources had not been developed.

Criterion B (Person): Resources that are associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Resources that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and

Criterion D (Information Potential): Resources that have yielded, or may be likely to yield, information important in prehistory or history.

The State Office of Historic Preservation (OHP) maintains the California Register of Historical Resources ("California Register"). The California Register includes properties that are listed or are formally determined eligible for listing in the National Register of Historic Places; certain State Historical Landmarks; and eligible Points of Historical Interest. Other resources that may be eligible for the California Register, and which require nomination and approval for listing by the State Historic Resources Commission, include resources contributing to the significance of a local historic district, individual historical resources, historical resources identified in historic resources surveys conducted in accordance with OHP procedures, historic resources or districts designated under a local ordinance consistent with the procedures of the State Historic Resources Commission, and local landmarks or historic properties designated under local ordinance. A resource may be listed in the California Register under criteria that are similar to those of the National Register, except that California Register criteria include specific references to California's history and cultural heritage. In addition to historic significance, a National Register or California Register evaluation includes a determination of physical integrity, or the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity consists of seven aspects: location, design, setting, materials, workmanship, feeling, and association.

Resources evaluated for listing on the National Register are assigned a status code from 1 to 7; until 2003, the codes were as follows:

1. Listed in the National Register
2. Determined eligible for the National Register in a formal process involving federal agencies
3. Appears eligible for the National Register in the judgment of those completing an evaluation of an historic resource
4. Might become eligible for listing (if restored, when older, or depending on further research)
5. Ineligible for the National Register but of local interest
6. Not eligible for the National Register
7. Undetermined.

Within each numerical code, alphabetical subdivisions indicate further detail, so that, for example, a rating of "4S7" (in the case of 2335 Broadway and 440-448 23rd Street) indicates that a building might become eligible for the National Register if the property's architectural integrity

were restored, while "5B" (441-449 23rd Street) indicates a building is eligible for local listing only, both as a separate property and as a contributor to a district, "5S" (2343 Broadway, 2345 Broadway) designates a building eligible for local listing as a separate property, and "5D" (439 23rd Street) means a building is eligible for local listing as a contributor only.

In 2003, OHP prepared new California Historical Resource Status Codes generally based on the above National Register codes. The new codes also rate buildings 1-7, with slight modifications in subcategories.

GENERAL PLAN HISTORIC PRESERVATION ELEMENT

The Oakland General Plan Historic Preservation Element, adopted in 1994 and revised in 1998, identifies several categories of historical properties. Designated Historic Properties (DHPs) include City Landmarks, Preservation Districts, and Heritage Properties, which are designated by the Landmarks Preservation Advisory Board, Planning Commission, and City Council.[8] The Element also defines a broad category of Potential Designated Historic Properties (PDHPs),[9] which are all those properties that have an existing or contingency rating of "A" (highest importance), "B" (major importance), or "C" (secondary importance) in either the OCHS or the Reconnaissance Survey, or have been determined by the surveys to contribute (or potentially contribute, based on contingency rating) to an Area of Primary Importance or Area of Secondary Importance. PDHP is a status based on survey rating, not a formal designation by any City body. The highest rated PDHPs, plus all DHPs, are defined as Oakland's Local Register of Historic Resources for such purposes as environmental review and use of the State Historical Building Code.

Goals and Policies

The following Historic Preservation Element goals and policies are applicable to the project:

- Historic Preservation Goal 2: To preserve, protect, enhance, perpetuate, use, and prevent the unnecessary destruction or impairment of properties or physical features of special character or special historic, cultural, educational, architectural or aesthetic interest or value. Such properties or physical features include buildings, building components, structures, objects, districts, sites, natural features related to human presence, and activities taking place on or within such properties or physical features.

- Policy 3.1: *Avoid or Minimize Adverse Historic Preservation Impacts Related to Discretionary City Actions:* The City will make all reasonable efforts to avoid or minimize

[8] Eligibility requirements for designation as a Heritage Property include an existing or contingency OCHS rating of A, B, or C; an existing or contingency Reconnaissance Survey rating of A or B; or a contributor (or potential contributor based on contingency rating) to a potentially eligible Preservation District (Area of Primary or Secondary Importance). The Heritage Property category was developed in the Historic Preservation Element to replace the City's Preservation Study List. However, as of 2003, the City has not initiated designation of a list of Heritage Properties.

[9] In accordance with Policy 1.2 of the General Plan Historic Preservation Element, PDHPs "warrant consideration for possible preservation"; thus, according to the OCHS, a PDHP is "of local interest" and therefore warrants a National Register status code of 5. They are also eligible to be Heritage Properties; see Footnote 8.

adverse effects on the Character-Defining Elements of existing or Potential Designated Historic Properties which could result from private or public projects requiring discretionary City actions.

- Policy 3.5: *Historic Preservation and Discretionary Permit Approvals.* For additions or alterations to Heritage Properties or Potential Designated Historic Properties requiring discretionary City permits, the City will make a finding that: (1) the design matches or is compatible with, but not necessarily identical, to the property's existing or historical design; or (2) the proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or (3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

  For any project involving complete demolition of Heritage Properties or Potential Designated Historic Properties requiring discretionary City permits, the City will make a finding that: (1) the design quality of the proposed project is at least equal to that of the original structure and is compatible with the character of the neighborhood; or (2) the public benefits of the proposed project outweigh the benefit of retaining the original structure; or (3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

- Policy 3.7: Property Relocation Rather than Demolition. As a condition of approval for all discretionary projects involving demolition of existing or Potential Designated Historic Properties, the City will normally require that reasonable efforts be made to relocate the properties to an acceptable site.

- Policy 3.8: *Definition of "Local Register of Historical Resources" and Historic Preservation "Significant Effects" for Environmental Review Purposes.* For purposes of environmental review under the California Environmental Quality Act, the following properties will constitute the City of Oakland's Local Register of Historic Resources:

  1) All Designated Historic Properties, and

  2) Those Potential Designated Historic Properties that have an existing rating of "A" or "B" or are located within an Area of Primary Importance.

  3) Until complete implementation of Action 2.1.2 (Redesignation), the "Local Register" will also include the following designated properties: Oakland Landmarks, S-7 Preservation Combining Zone properties, and Preservation Study List properties.

The above policies, and the Historic Preservation Element generally, encourage, but do not mandate, the preservation of Oakland's historic resources, within the context of and consistent with other General Plan goals, objectives, and policies (as discussed in other sections of this EIR and in the Land Use and Planning section of the Initial Study). Thus, for example, the admonition in Historic Preservation Goal 2 against "the unnecessary destruction" of historic buildings and Policy 3.1's direction to employ "all reasonable efforts to avoid or minimize adverse effects" on historic resources are reviewed against the proposed project's provision of substantial new housing in downtown Oakland. A determination of consistency with the above

policies by the Planning Commission and City Council must be predicated upon a finding that, as specified in Policy 3.5, "(1) the design quality of the proposed project is at least equal to that of the original structure and is compatible with the character of the neighborhood; or (2) the public benefits of the proposed project outweigh the benefit of retaining the original structure; or (3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood." This policy is discussed in the impact evaluation in this section of the EIR (see Impact E.3, p. IV.E-33, and Impact E.4, p. IV.E-35).

Policy 3.7 is incorporated into the analysis in this EIR as Mitigation Measure E.3f.

Policy 3.8 defines the City's "Local Register of Historical Resources" for CEQA purposes and identifies the changes that constitute significant effects under CEQA. This policy forms part of the basis for the impact evaluation in this section of the EIR (see "Significance Criteria," p. IV.E-27).

PALEONTOLOGICAL SETTING

Geologically, the Oakland metropolitan area is quite diverse, although the area as a whole is, by and large, comprised of late Quaternary alluvium – making the majority of surface deposits relatively young, yet still capable of bearing fossils. The principle fossil-bearing formations occur to the east of the project area, in the Franciscan Complex of the Oakland Hills, but many of the geological units in the metropolitan area are linked to vertebrate and invertebrate fossil deposits (Helley et al., 1972). It should be noted that paleontological remains are not uniformly distributed within a rock formation; the fact that fossil-bearing sites have been identified within a rock unit or formation serves as an indication that those units or formations are fossiliferous, not that they are necessarily fossil-rich.

Baseline Paleontological Methods

To develop a baseline understanding of the paleontology of the proposed project site and surrounding area, the published geological and paleontological literature was reviewed (Graymer, 2000; USGS, 2004). The following is a list of the deposits found within the project area:

> **Qmt** – Marine terrace deposits (Pleistocene) – Three small outcrops of marine terraces are located about 5 m above present mean sea level. Similar terraces are located north of the map area on the south shore of San Pablo Bay in the extreme northwest Contra Costa County at Lone Tree Point, Wilson Point, and an unnamed outcrop in between (Helley and Graymer, 1997b). The oyster beds at the base of those outcrops unconformably overlie the Cierbo Sandstone of Miocene Age and are in turn overlain by about 5 m of greenish-gray silty mudstone. The oysters have been dated by the Uranium-Thorium method (Helley and others, 1993) and are of last interglacial age, approximately 125 ka. This deposit represents the surface layer at the project site.

af – Artificial fill (Historic) – Man-made deposit of various materials and ages. Some are compacted and quite firm, but fills made before 1965 are nearly everywhere not compacted and consist simply of dumped materials. This deposit lies just east of the project site.

Qms – Merritt sand (Holocene and Pleistocene) – Fine-grained, very well sorted, well-drained eolian deposits of western Alameda County. The Merritt sand outcrops are located in three large areas in Oakland and Alameda. This deposit lies to the west and southwest of the project site.

Qhaf – Alluvial fan and fluvial deposits (Holocene) – Alluvial fan deposits are brown or tan, medium dense to dense, gravely sand or sandy gravel that generally grades upward to sandy or silty clay. Near the distal fan edges, the fluvial deposits are typically brown, never reddish, medium dense sand that fines upward to sandy or silty clay. The best developed Holocene alluvial fans are on the San Francisco Bay plain. All other alluvial fans and fluvial deposits are confined to narrow valley floors. This deposit lies northwest of the project site.

Given the relatively young geomorphic characteristics of the upper layers in the vicinity of the project area, the probability of encountering paleontological resources is substantially reduced. This is especially true in the cases of Holocene alluvial fan and Merritt Sands. However, the Pleistocene deposits of Marine Terrace may contain fossil remains. Indeed, the project area is of undetermined sensitivity until observations of exposed subsurface units can take place. In lieu of exposing subsurface units, the basis of determining the level of sensitivity, given the limited excavation required for the project, has relied on the existing geologic documentation for the area.

NATIVE AMERICAN CONSULTATION

The Native American Heritage Commission (NAHC) was contacted on April 6, 2004, in order to request a database search for sacred lands or other cultural properties of significance to local Native Americans. The sacred lands survey failed to indicate the presence of cultural resources in the project area. The NAHC provided a list of Native American contacts who may have further knowledge of the project area with respect to cultural resources and potential impacts to those resources that could occur as a result of the proposed project. Each person or organization listed on the NAHC list was contacted by letter requesting information about locations of importance to Native Americans. No response has been received as of the writing of this document.

HISTORIC RESOURCES ON THE PROJECT SITE

The project site is located in a developed urban area in the City of Oakland, bounded by 24th Street to the north, West Grand Avenue to the south, Valley Street to the west and Broadway to the east. The site occupies virtually all of two city blocks (approximately five acres), which are

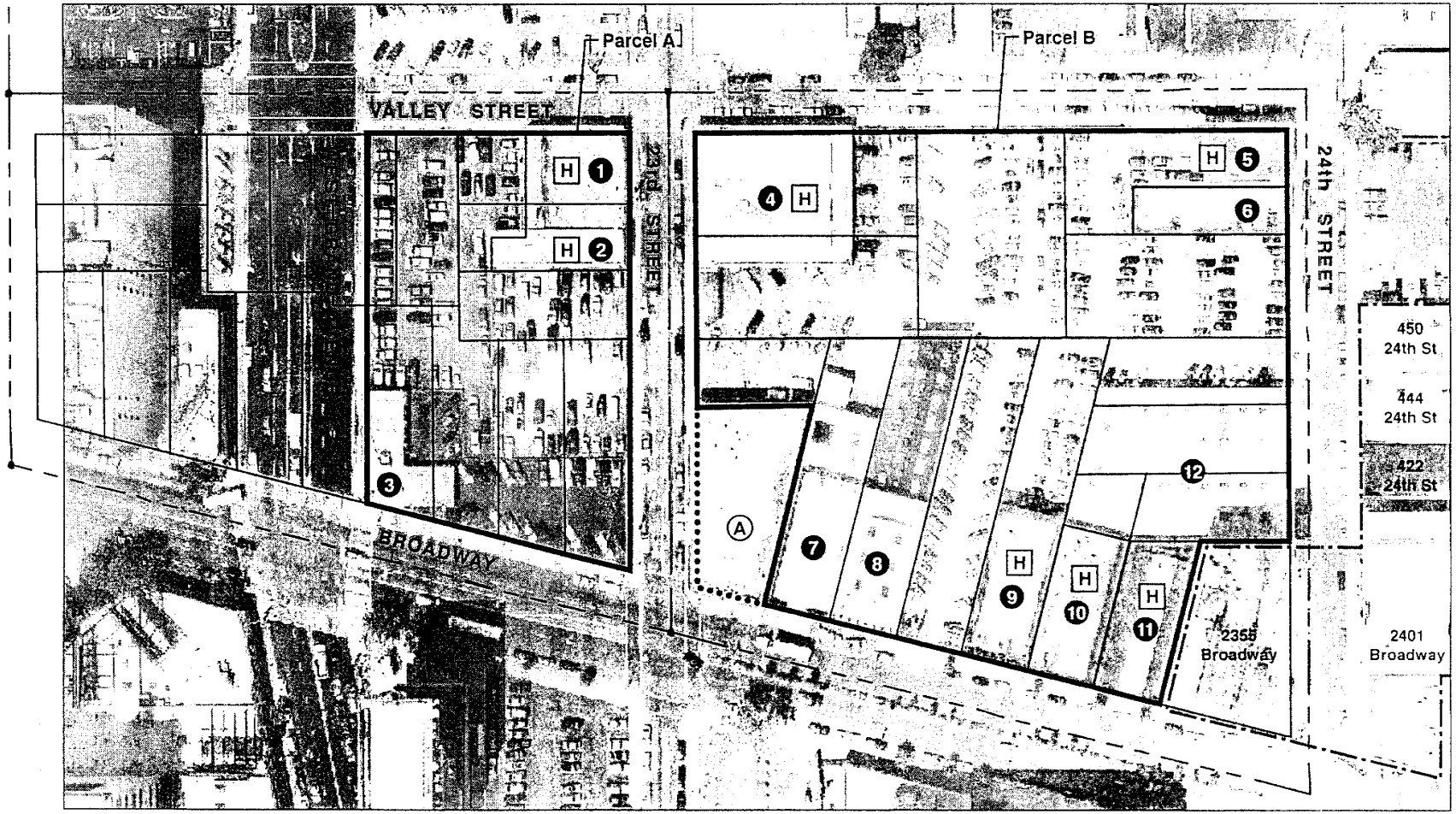
referred to as Parcels A and B. Existing uses on the project site include automobile-related sales and services, smaller-scale retail and commercial services, and 16 residential units (in the Casa Blanca Apartments on Parcel B). Most of Parcel A and about half of Parcel B is devoted to surface vehicular storage areas associated with the Negherbon automobile business and a public parking lot. The balance of the project site is occupied by 13 buildings, including the clearly identified Negherbon automobile showrooms along Broadway and automobile repair shops on 23rd and 24th Streets.

For purposes of this analysis, the project site includes all lots and the 13 existing buildings on both blocks, with the exception of one lot at the southwest corner of Broadway and 24th Street (2355 Broadway, the location of a Saturn automobile dealership) that is not included as part of the project site. There is also one parcel located on Parcel B (Lucky Goldfish Pet Shop at 2301 Broadway) that is not currently under the control of the project sponsor, but may be acquired. Should the project sponsor ultimately not gain control of this site, the parcel could be excluded from the final project site (see Figure IV.E-1).

Eleven of the 13 buildings located on the project site were evaluated by OCHS in 1994 for their potential historic significance on national and local levels. In 2004 Carey & Co. Inc. evaluated all of the buildings on the project site, and other buildings adjacent to the project site. The findings are summarized in Table IV.E-1, p. IV.E-13, and described in detail below.

As part of its review of the buildings on the project site, Carey & Co. reviewed the applicable historic property inventory forms prepared by OCHS, visited the project site to determine whether alterations to the structures have occurred since the properties were previously surveyed that could affect their significance ratings, completed additional historic research in an attempt to uncover additional historic information not available during the initial survey in 1994, and assessed the restoration potential of those buildings given a local contingency rating. As to changes since the 1994 Unreinforced Masonry survey, Carey & Co. found no substantive physical alterations to the affected buildings on the project site that could change their significance ratings. At 2335, 2343, and 2345 Broadway (Buildings 9, 10, and 11), the non-historic perforated and corrugated metal exterior wall cladding observed during the previous survey has since been covered by another layer of metal paneling and texturized paint to form an even more unified and "updated" appearance. These three buildings have also received some alterations to the non-historic signage. The remaining buildings essentially appear as they did in 1994 when the survey was completed.

Research at the History Room of the Oakland Public Library and in other written and on-line sources identified no historical information that had become available since the 1994 survey that would alter the existing ratings. Restoration potential of buildings with OCHS contingency ratings is discussed in connection with each such building, below.



Buildings To Be Demolished

1. 449 23rd St.*
2. 439 23rd St.
3. 2251 Broadway
4. 440-48 23rd St. / 2300-14 Valley St.*
5. 2366-98 Valley St. / 467 24th St.
6. 461 24th St.
7. 2315 Broadway — Shared Facade
8. 2323 Broadway — Shared Facade
9. 2335-37 Broadway — Shared Facade
10. 2343 Broadway — Shared Facade
11. 2345 Broadway — Shared Facade
12. 421 24th St.

(A) 2301 Broadway**

[H] CEQA Historic Resource

Project Site

Maximum Potential Site

25th Street Garage District (API)

0 100 Feet

* Facade to be retained

** To be demolished if acquired by sponsor

SOURCE: Brian Kangas Foulk; Signature Properties

Broadway & West Grand / 203468 ■

Figure IV.E-1

Existing Buildings on the Project Site

TABLE IV.E-1
HISTORIC SIGNIFICANCE RATINGS FOR BUILDINGS ON THE PROJECT SITE

	Property	OCHS Rating	NRHP Status Code on DPR Form 523B	CEQA Historic Resource (yes/no)[a]
1	441-449 23rd Street	Dc2+	5B	Yes
2	439 23rd Street	D2+	5D	Yes
3	2251 Broadway [b]	–	6Z	No
4	440-448 23rd Street	Cb+2+	4S7	Yes
5	2366-2398 Valley Street [c]	C3	6/5D	Yes
6	461 24th Street [b]	–	6Z	No
7	2315 Broadway	Ec3	6Z	No
8	2323 Broadway	Ed3	6Z1	No
9	2335 Broadway	Eb+3	4S7	Yes
10	2343 Broadway	Ec3	5S	Yes
11	2345 Broadway	Eb-3	5S	Yes
12	421 24th Street	D3	6Z1	No
A	2301 Broadway	Ed3	6Z1	No

[a] Based on Carey & Co. (2004) evaluation for this EIR.
[b] The buildings at 2251 Broadway and at 461 24th Street were not evaluated by the OCHS in 1994, but were previously determined "not historic" in the Reconnaissance Survey. A review and evaluation by Carey & Co. Inc. in August 2004 concluded that both buildings are ineligible for listing on national, state or local registers. The NRHP status code of 6Z is as assigned by Carey.
[c] The building at 2366-2398 Valley Street was formerly a contributor to an Area of Secondary Importance (ASI) that no longer exists; when part of the ASI, the building had "2+" as part its OCHS rating. With the ASI no longer extant, the "2+" is changed to "3."

SOURCE: Carey & Co. Inc.

Buildings Considered Historical Resources for Purposes of CEQA

The Oakland General Plan Historic Preservation Element (Policy 3.8) defines the City's "local register of historical resources" (the term used in CEQA Section 21084.1 as part of the definition of "historical resource") as including all Designated Historic Properties and Potential Designated Historic Properties that have an existing OCHS rating of "A" or "B" or are located within an Area of Primary Importance. In addition, until complete implementation of Action 2.1.2 (re-designation of existing landmarks and Preservation Districts into the Historic Preservation Element's classification system, and Preservation Study List properties, where warranted, as

Heritage Properties[10]), the Local Register of Historical Resources also includes Oakland Landmarks, S-7 Preservation Combining Zone properties, and Preservation Study List properties. Therefore, none of the buildings on the project site meet the Preservation Element definition of historical resources, because none has an existing OCHS rating of "A" or "B" or is located within an Area of Primary Importance, nor is any of the buildings a landmark, within an S-7 combining zone, or on the Preservation Study List.

In 1994, pursuant to Oakland's Seismic Safety Ordinance, OCHS prepared a State Department of Parks and Recreation (DPR) Form 523B for seven buildings on the project site that were on the City's Unreinforced Masonry list; OCHS also completed a Form 523A (Primary Record) for two buildings not constructed of unreinforced masonry and in 1996 completed a Primary Record for a tenth building. These DPR forms, which are the official state assessment documents for evaluation of historical resources, include a National Register status code for each resource. Only two of the 10 buildings were rated as high as C (Secondary Importance) on the OCHS rankings. However, five other buildings received contingency ratings of "b" (Potentially of Major Importance if Restored) or "c" (Potentially of Secondary Importance if Restored), and a total of seven buildings were rated 5 ("of local interest") or better on DPR Form 523B, consistent with their existing or contingency OCHS ratings as PDHPs. Changes to the CEQA Guidelines in 1998 resulted in the addition of Section 15064.5, which states, in part, that resources "identified as significant in an historical resource survey meeting the requirements of Section 5024.l(g) of the Public Resources Code" shall be presumed significant. Among the criteria in Section 5024.l(g) is that "the resource is evaluated and determined by the [O]ffice [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523." Therefore, this analysis began with the assumption that those six buildings rated 5 or better on Form 523 by OCHS in 1994 (plus one subsequently rated "6/5D") were presumed to be historic resources, despite the City's General Plan Historic Preservation Element guidance.

The Historic Resources Evaluation (Carey & Co., 2004) prepared for this EIR confirmed that the seven buildings on the project site initially presumed to be historic resources are, indeed, considered historic resources for purposes of CEQA. A brief description of each of the seven building follows (numbers are keyed to Figure IV.E-1 and Table IV.E-1). The OCHS ratings and National Register (NRHP) status codes for each building, indicated in parentheses, are those assigned by OCHS in its 1994 Unreinforced Masonry Building survey and confirmed by Carey & Co. in 2004, with the exception of 2251 Broadway and 461 24th Street, which were not evaluated by the OCHS in 1994.

<u>Building #1 – 441-449 23rd Street (OCHS – Dc2+; NRHP – 5B)</u>: The building at 441-449 23rd Street was constructed in 1924 as a decorative brick service garage for McMann (R.E.) – General Tire, designed by local architect Clay Burrell. The single-story building is rectangular in plan, with a decorative stepped parapet, tiled pent roofs, and storefront, and includes a mezzanine. The building has full-height vehicle doors, large plate glass and industrial sash ground floor

[10] As of 2003,the City has not undertaken the zoning revisions that will be necessary to reclassify landmarks and Preservation Districts, nor has it initiated re-designation of study list properties as Heritage Properties.

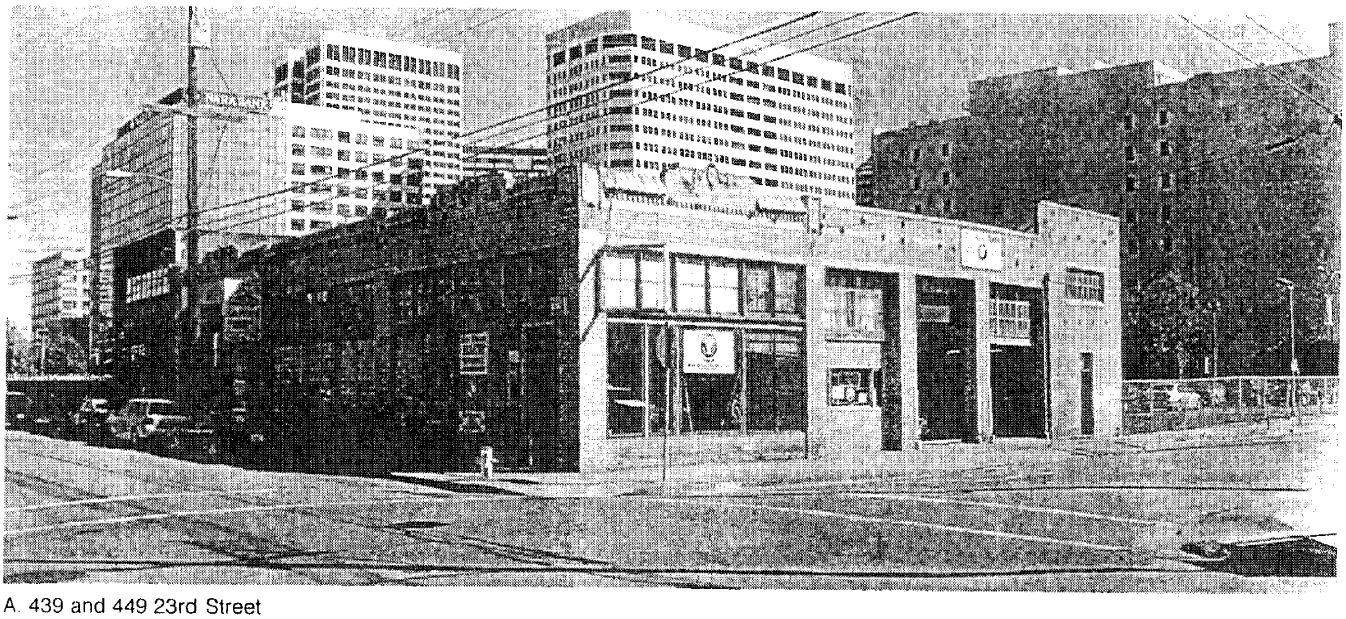
windows, and multi-paned transoms. Visible alterations include new vehicle doors, some ground floor windows, and some doorways in-filled with brick. The building is in present use as an auto repair establishment (On-Track BMW) and an art and performance gallery (21 Grand). Along with Buildings 2 and 4, 441-449 23rd Street is identified as a contributor to a three-building Area of Secondary Importance (ASI), the "23rd Street Group." (See Figure IV.E-2, Photo A)

Carey found that while the historic windows and doors are lost, the remainder of the building is essentially unaltered. The terra cotta ornamental elements at the parapet are sound and complete and the brick masonry is in good condition. With all other architectural elements in place, the fabrication of replacement windows based on the design of the existing transom windows would return the property to its 1920's appearance. Thus, the building "presents a clear opportunity for successful rehabilitation."

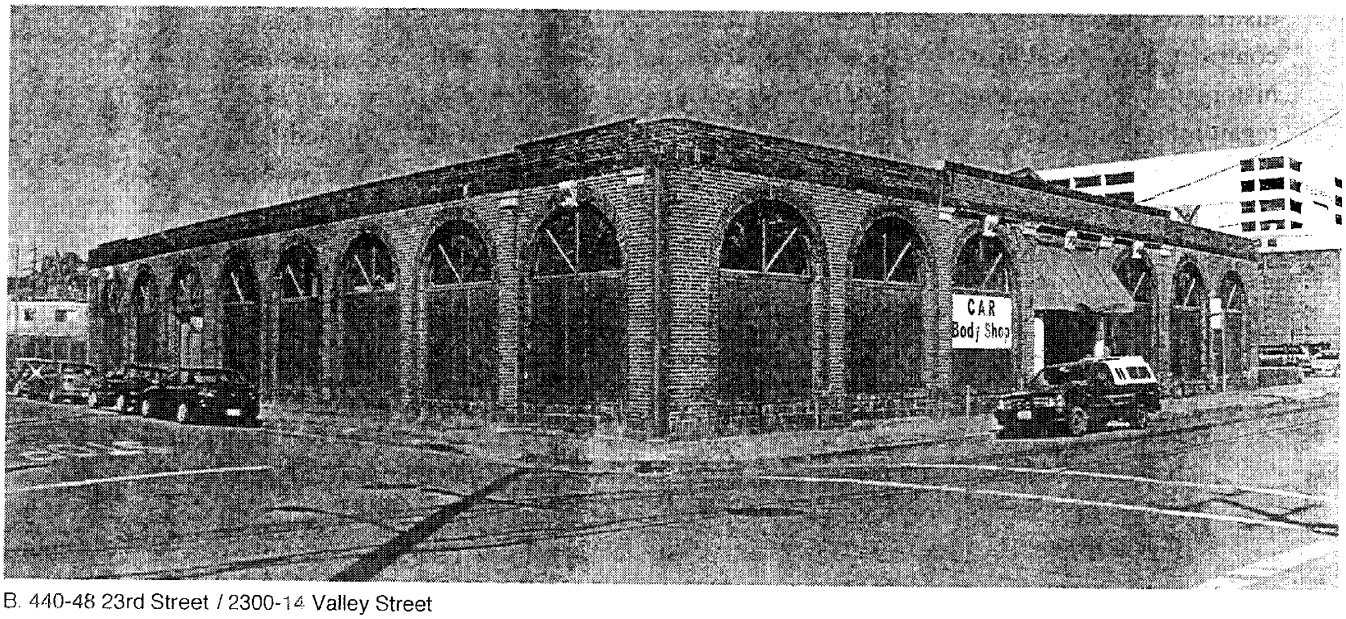
Carey concurred with the OCHS rating of Dc2+ because the building is "is of minor historical importance in its current state, primarily due to its fairly extensive exterior alterations. Visual evidence suggests that a restoration of the windows is possible. As such, the contingency rating of "c" is appropriate, because the building could become of secondary importance after restoration, especially considering its associations with well-known local architect Clay Burrell and could become a good example of the decorative brick Beaux Arts derivative style." The "2+" indicates that the building is a contributor an ASI, which Carey confirmed. Carey recommended a NRHP rating of 5D (locally significant as a contributor to a local district) because the building appears eligible for the National Register only as a contributor to a local district, the 23rd Street ASI, rather than 5B (locally significant both individually and as a contributor to a local district). This change would not affect the building's designation as a historical resource under CEQA. At any rate, Carey concurred that the status code of 5, regardless of suffix, renders the building a historical resource under CEQA. In addition, the building has clear associations with well-known local architect Clay Burrell and would be a good example of the decorative brick Beaux Arts derivative style if restored. According to the Carey report,

> the property at 441-449 23rd Street is a PDHP due to its contingency rating of "c."[11] The property does not have an existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's NRHP rating of 5B is between 1-5, and would therefore qualify as an historic resource under CEQA Guidelines Section 15064.5 and Public Resources Code Section 5024.1(g). Furthermore, because PDHPs warrant consideration for possible preservation (City policy 1.2), this property meets the NRHP definition of "local interest," as denoted by the existing 5B rating [or the 5D rating recommended by Carey].

[11] The "2+" rating also makes the building a PDHP.



A. 439 and 449 23rd Street



B. 440-48 23rd Street / 2300-14 Valley Street

SOURCE: Environmental Science Associates

Broadway & West Grand / 203468 ■

Figure IV.E-2
Existing Buildings on the Project Site

Building #2 – 439 23rd Street (OCHS – D2+; NRHP – 5D): This building was constructed in 1922 as Goldwater (Mandel) garage, and is an example of an early 20th century utilitarian garage. It is one story tall with a mezzanine, rectangular in plan, and constructed of brick. It has a corbeled[12] cornice, enframed window wall, and vehicle door. The building has wood sash ribbon windows and horizontal board siding at transom level. Visible alterations include a changed storefront and windows and an in-filled garage door. This building is currently in commercial use. Along with Buildings 1 and 4, 439 23rd Street is identified as a contributor to the "23rd Street Group" ASI. Because the building does not have an OCHS contingency rating higher than its existing "D" rating, Carey did not assess the rehabilitation potential. (See Figure IV.E-2, Photo A)

Carey concurred with the OCHS rating of D2+ because the building is "is of no particular historical importance, especially in its current state due the substantial exterior alterations." The "2+" indicates that the building is a contributor an ASI, which Carey confirmed. Carey opined that the NRHP rating of 5D "is accurate … to the extent that it is a contributor to a local district, the 23rd Street Group District." According to the Carey report,

> the property at 439 23rd Street is a PDHP, despite its existing rating of "D," because it is located in an ASI. The property does not have an existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's NRHP rating of 5D is between 1-5, and would therefore qualify as an historic resource under CEQA Guidelines Section 15064.5 and Public Resources Code Section 5024.1(g).

Building #4 – 440-448 23rd Street (Cb+2+; 4S7): Constructed in 1919 as the Elliot (C.T.) Shop-Valley Auto Garage, this building was also designed by Clay Burrell in a decorative brick-Beaux-Arts derivative style. The building is single story, rectangular in plan, and constructed of brick bearing walls and wood posts. It has a truss roof with monitors,[13] low stepped parapet, pilaster[14] and bay composition with tall arched windows with fanlights, and vehicle doors. Exterior walls are brick with terra cotta keystones, pilaster capitals and columns. Original plans identify multi-pane fanlight windows. Visible alterations include new windows and doors, with window openings partially in-filled. Thus building is vacant, having most recently been used for automobile repair. Along with Buildings 1 and 2, 440-448 23rd Street is identified as a contributor to "23rd Street Group" ASI. (See Figure IV.E-2, Photo B)

Carey found that, while the historic windows are lost, the remainder of the building is essentially unaltered. The terra cotta ornamental elements including the entry columns are sound and complete. The brick masonry is in good condition, and the wood spanning structure on the inside appears basically unaltered. With all other architectural elements in place, the fabrication of

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[12] **Corbel** – A projecting bracket of stone, brick, etc., that supports a cornice or other overhanging feature.

[13] **Monitor** – A raised section above the rooftop that is glazed on the sides to admit natural light.

[14] **Pilaster** – A rectangular column that projects slightly from, but is not separated from, the facade of a building.

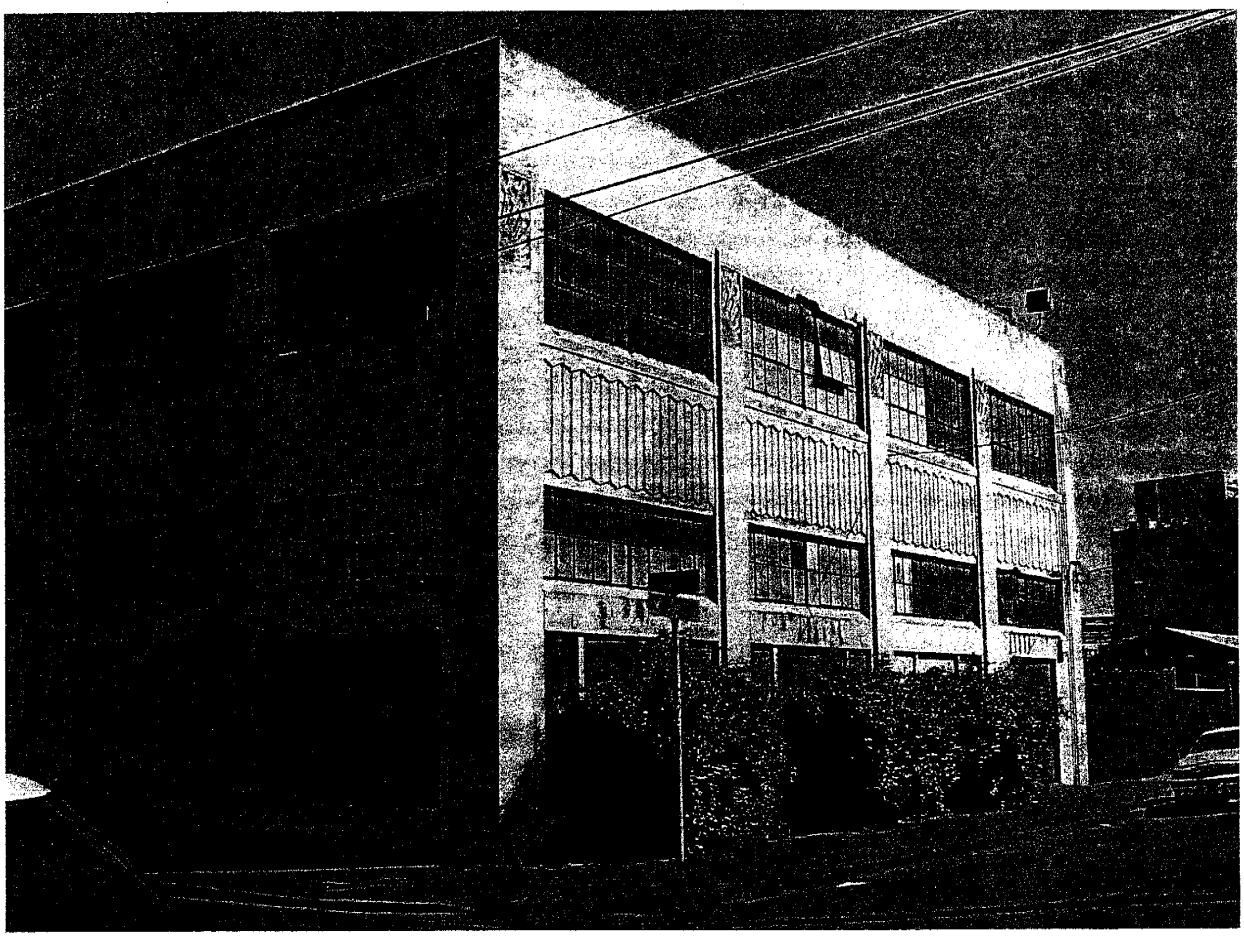
replacement windows based on the design shown in the historic drawings would return the property to its 1920's appearance. Therefore, the building at 440-448 23rd Street "presents a clear opportunity for successful rehabilitation."

Carey concurred with the OCHS rating of Cb+2+ because the building is "is of secondary historical importance in its current state, primarily due to its exterior alterations. Visual and archival evidence suggests that a restoration of the windows is possible. As such, the contingency rating of "b+" is appropriate, because the building could become of major importance after restoration, especially considering its associations with well-known local architect Clay Burrell and could be a fine example of the decorative brick Beaux Arts derivative style." The "2+" indicates that the building is a contributor an ASI, which Carey confirmed. Carey concluded that the NRHP rating of 4S7 is appropriate because the building "would appear eligible for the NRHP at the local level for its associations with well-known local architect Clay Burrell and possibly as a fine example of the decorative brick Beaux Arts derivative style if restored." According to the Carey report,

> the property at 440-48 23rd Street is a PDHP due to its rating of "C." The property does not have an existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's NRHP rating of 4S7 is between 1-5, and would therefore qualify as an historic resource under CEQA Guidelines Section 15064.5 and Public Resources Code Section 5024.1(g).

Building #5 – 2366-2398 Valley Street (C3 (formerly Cb-2+); 6/5D): The building at 2366-2398 Valley Street, constructed in 1936, is a two-story warehouse with Art Deco detailing. It has a straight parapet, large metal sash windows on the top floor, and a band of narrower transom windows. The structure and interior walls are concrete. Visible alterations include ground floor windows covered and in-filled with plywood and a changed entry. The building, currently vacant, was originally evaluated as a contributor to an Area of Secondary Importance, the "Valley Street Group." The other two buildings in the group, brick garages/shops at 2356 and 2360 Valley Street, were demolished in 2000, and the Valley Street Group, therefore, is no longer extant. Thus, the building's current OCHS rating is C3 ("3" indicates the building is not in an ASI or API). (See Figure IV.E-3)

Carey found that the building above the ground floor has high historic integrity. The second and third floor windows, finishes and ornament are unaltered. Damage to historic materials from wear, such as concrete spalling, can be easily repaired. Steel sash similar to that found in the upper stories is still in production, and if appropriate, could replace the infill panels at the ground level. Thus, the property at 2366-2398 Valley Street "presents a clear opportunity for successful rehabilitation."



SOURCE: Environmental Science Associates, 2004

Broadway & West Grand / 203468 ■

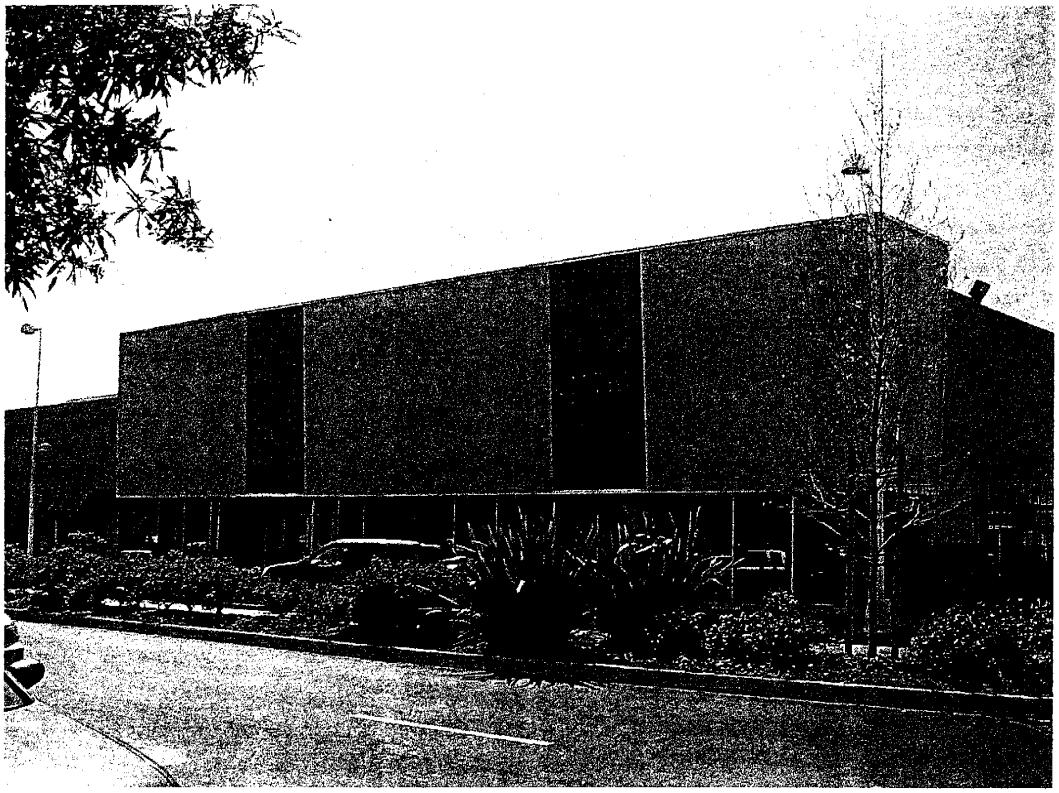
Figure IV.E-3
Existing Building at
2366-98 Valley Street/467 24th Street

Carey concurred with the OCHS rating of C3 because the building is "of secondary architectural importance, primarily due to ground floor exterior alterations." The "3" indicates the building is not within an API or ASI, which Carey confirmed. Carey recommended that the NRHP rating of 6/5D be changed to 5S because the building is "of local historical interest." (The "split" 6/5 rating is somewhat unorthodox.) This change would not affect the building's designation as a historical resource under CEQA. According to the Carey report,

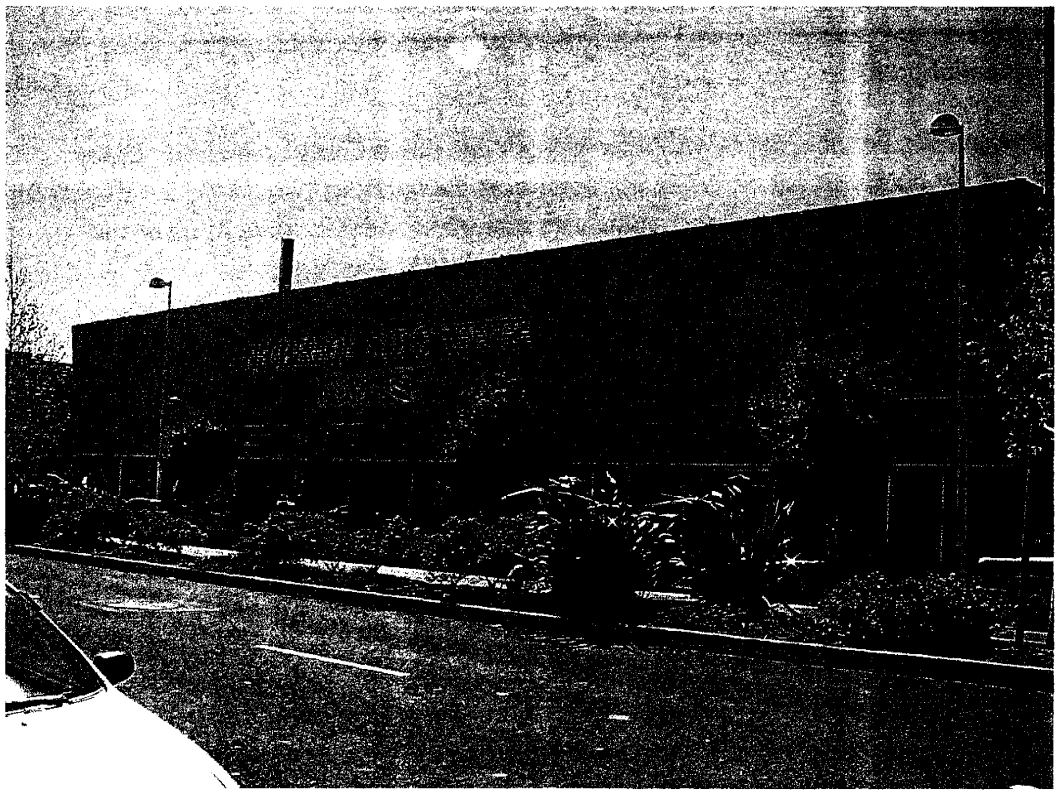
> the property at 2366-98 Valley Street is a PDHP due to its rating of "C." The property does not have an existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's NRHP rating of 5S is between 1-5, and would therefore qualify as an historic resource under CEQA Guidelines Section 15064.5 and Public Resources Code Section 5024.1(g). Furthermore, because PDHPs warrant consideration for possible preservation (City policy 1.2), this property meets the NRHP definition of "local interest," as denoted by the proposed "5S" rating.

Building #9 – 2335 Broadway (Eb+3; 4S7): This building was constructed in 1924 in the Beaux Arts style to a design by renowned California architect Julia Morgan for Dinsmore Bros. Auto Accessories. The building is a one-story-plus mezzanine commercial brick building rectangular in plan. This building, along with adjacent buildings at 2343 and 2345 Broadway, was substantially remodeled in 1964 with the installation of two plate glass storefront bays with tile cladding and a new parapet constructed of perforated and corrugated metal above. The straight metal parapet visually united the building with the two structures to its north so that the three appear as one continuous structure (2335, 2343, and 2345 Broadway). In the late 1990s the parapet of all three buildings was covered with another layer of metal cladding and new signage was added. Original plans show an elaborate polychrome terra cotta frieze and cornice, and small-paned transom windows which may remain behind the metal cladding.

Substantial alterations also have been made to the interior of the building, including opening of the northern wall to the adjacent building, introduction of new interior partitions and "drop" ceilings with acoustical tiles, repainting and replastering of walls, and installation of new flooring materials, essentially resulting in the loss of all important original interior features. Visual evidence suggests that the original brick parapet and associated transom windows designed by Morgan exist beneath both layers of later metal cladding, as the back of parapet is visible from the roof, and the metal cladding protrudes from the original parapet by more than two feet. While the original Broadway elevation is not directly visible, it is likely that the original masonry may survive beneath the cladding as there is a large space between the original masonry wall and the front of the later cladding. The building is currently part of the Negherbon Auto Center automobile dealership. (See Figure IV.E-4)



A. 2335 Broadway



B. 2343 and 2345 Broadway (shared facade)

SOURCE: Environmental Science Associates, 2004

Broadway & West Grand / 203468 ■

Figure IV.E-4

Existing Buildings on the Project Site

Carey & Co. concurred with the OCHS rating of Eb in that the building is "of no particular historical importance in its current state, primarily due to the substantial exterior alterations." According to the Carey report, visual evidence "suggests that the original brick and polychrome terra cotta façade may exist beneath the metal clad parapet. If the original historic material survives in sufficient quantity, a restoration of the façade is possible. As such, the contingency rating of "b+" is appropriate, because the building could become of major importance after restoration, especially considering it was designed by architect Julia Morgan and may have a highly detailed façade behind the metal parapet." However, Carey noted that, even if restored, the building:

> would not likely qualify for individual listing on the NRHP or the [California Register] under Criterion B/3 [association with important persons] for a number of reasons. The building would not be considered a "master" work, i.e., one that elevated Ms. Morgan to master status. By 1920, the date of construction for 2335 Broadway, Julia Morgan was already an established, large-scale architect, having designed many more architecturally significant buildings throughout California, and was already working on Hearst Castle in San Simeon, her most famous commission. In addition, there are more architecturally significant Julia Morgan designs in Oakland than the property at 2335 Broadway, such as the Fred C. Turner Stores (1916) on the corner of Piedmont Avenue and 40th Street (a commercial example) as well as dozens of earlier and more elaborate residential projects.

The "3" indicates the building is not within an API or ASI, which Carey confirmed. Carey concluded that the NRHP rating of 4S7 is appropriate, as the building "would appear eligible for the NRHP at the local level for its associations with renowned architect Julia Morgan and possibly for its architectural style if restored." According to the Carey report,

> the property at 2335 Broadway is a PDHP due to its contingency rating of "b." The property does not have an existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's confirmed NRHP rating of 4S7 is between 1-5, and would therefore qualify as an historic resource under CEQA Guidelines Section 15064.5 and Public Resources Code Section 5024.1(g).

<u>Building #10 – 2343 Broadway (Ec3; 5S)</u>: This building was constructed in 1924-1925 as the Arthur Kiel Auto Showroom, and designed by architects Schirmer-Bugbee Company. This single-story building is of brick construction, with a rectangular plan and a wide showroom bay. Exterior walls are brick, terra cotta, and plate glass. Similar to the adjacent buildings at 2335 and 2345 Broadway, this building was substantially remodeled in 1964 with the addition of plate glass storefront bays and perforated and corrugated metal cladding above. Another layer of metal paneling and texturized paint was added in the late 1990s. As with 2335 Broadway next door, substantial interior alterations have removed virtually all important historic interior features. Original plans show vertically-oriented transom windows with "factory ribbon glazing"

and a stepped brick parapet. Also as with 2335 Broadway, visual evidence suggests that the original brick parapet exists beneath both layers of later metal cladding. This building is currently part of the Negherbon Auto Center. (See Figure IV.E-4)

Carey & Co. concurred with the OCHS rating of Ec3 in that the building "is of no particular historical importance in its current state due to the substantial exterior alterations." According to the Carey report, visual evidence "suggests that the original brick parapet may exist beneath the metal clad parapet. If the original historic material survives in sufficient quantity, a restoration of the façade is possible. As such, the contingency rating of "c" is appropriate, as the building could become of secondary importance after restoration." The "3" indicates the building is not within an API or ASI, which Carey confirmed. Carey concluded that the NRHP rating of 5S is appropriate, as the building is "of local historical interest." According to the Carey report,

> the property at 2343 Broadway is a PDHP due to its contingency rating of "c." The property does not have an existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's NRHP rating of "5S" is between 1-5, and would therefore qualify as an historic resource under CEQA Guidelines Section 15064.5 and Public Resources Code Section 5024.1(g). Furthermore, because PDHPs warrant consideration for possible preservation (City policy 1.2), this property meets the NRHP definition of "local interest," as denoted by the "5S" rating.

Building #11 – 2345 Broadway (Eb-3; 5S): The building at 2345 Broadway was constructed in 1920 as the J.E. French Dodge Showroom, and designed by architects Reed & Corlett, with an early remodel in 1929 by architect Guy L. Brown. (Reed & Corlett were responsible for a number of Oakland buildings, including such notable downtown structures as the 18-story tower addition to the Oakland Bank of Savings Building at 12th and Broadway (1922) and the 15-story Financial Center Building at 14th and Franklin (1928).) This single-story building is built of brick in an irregular plan, and, like 2343 Broadway, has a wide showroom bay. Exterior walls are brick, terra cotta, and plate glass. Similar to the adjacent buildings at 2335 and 2343 Broadway, this building was substantially remodeled in the late 1960s with plate glass storefront bays and perforated and corrugated metal cladding above, with another layer of metal paneling and texturized paint added in the late 1990s. Like its neighbors, substantial interior alterations have removed virtually all important historic interior features; also like the two buildings to the south, the original brick parapet likely exists beneath both layers of later metallic cladding. This building is currently part of the Negherbon Auto Center. (See Figure IV.E-4)

Carey & Co. concurred with the OCHS rating of Eb-3 in that the building "is of no particular historical importance in its current state due to the substantial exterior alterations." According to the Carey report, visual evidence "suggests that the original brick and small-paned transom windows may exist beneath the metal parapet. If the original historic material survives in sufficient quantity, a restoration of the façade is possible. As such, the contingency rating of "b-" is appropriate, as the building could become of major or secondary importance after

restoration." The "3" indicates the building is not within an API or ASI, which Carey confirmed. Carey concluded that the NRHP rating of 5S is appropriate, as the building is "of local historical interest." According to the Carey report,

> the property at 2345 Broadway is a PDHP due to its contingency rating of "b." The property does not have an existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's NRHP rating of 5S is between 1-5, and would therefore qualify as an historic resource under CEQA Guidelines Section 15064.5 and Public Resources Code Section 5024.1(g). Furthermore, because PDHPs warrant consideration for possible preservation (City policy 1.2), this property meets the NRHP definition of "local interest," as denoted by the "5S" rating.

Buildings Not Considered Historic Resources for Purposes of CEQA

Six of the existing 13 buildings on the project site are not considered historic resources for purposes of CEQA. None of the six buildings is listed in, or determined eligible for listing in, the California Register, nor is any included in the City of Oakland's Local Register of Historical Resources (pursuant to Policy 3.8 of the Historic Preservation Element), nor does any have a NRHP rating of 5 or higher on DPR Form 523B. Finally, none has been determined historically or culturally significant by the Oakland City Council. A brief description of each building follows.

Building #3 – 2251 Broadway and Building #6 – 461 24th Street (both NRHP – 7) The two buildings at 2251 Broadway and 461 24th Street were not evaluated by the OCHS in the 1994 Unreinforced Masonry Building survey. A review and evaluation by Carey & Co. Inc. in August 2004 concluded that both buildings are ineligible for listing on the NRHP because they would not meet the criteria for exceptional significance, required for buildings less than 50 years of age. (Both buildings were constructed around 1970.) Additionally, the two buildings would be ineligible for listing on the state or local registers because research did not reveal associations with historic events or important individuals, nor is either building a good example of the Modern style of architecture. Therefore the structures at 2251 Broadway and 461 24th Street would not be considered historic resources for CEQA purposes.

Building #7 – 2315 Broadway (Ec3; 6Z): The building at 2315 Broadway was designed and constructed in 1922 by prominent Oakland architect and developer Maury Diggs as a commercial building (McCaslin store), with a high single story, rectangular plan, and is of steel and wood frame construction. The building was substantially remodeled around 1960 and joined with the brick and wood frame commercial building to the north (2323 Broadway) of similar vintage. During this remodeling, plate glass storefront bays with tile cladding and a new parapet constructed of perforated and corrugated metal was installed which united the two buildings visually, and the partition wall separating the buildings was removed, creating one large space, currently an automobile showroom for the Negherbon Lincoln Mercury automobile dealership.

Carey & Co. concurred with the OCHS rating of Ec3 in that the building is "of no particular historical importance in [their] current state, primarily due to the substantial exterior alterations." According to the Carey report, visual evidence "suggests that the original brick façades may exist beneath the metal clad parapet. If the original historic material survives in sufficient quantity, a restoration is possible. As such, the contingency rating of "c" is appropriate, as the building could become of secondary importance after restoration." The "3" indicates the building is not within an API or ASI, which Carey confirmed. Carey concluded that the NRHP rating of 6Z (ineligible for listing in the NRHP) is appropriate due to the building's lack of architectural distinction, lack of historical associations, and highly altered facade. According to the Carey report,

> the property at 2315 Broadway is a PDHP due to its contingency rating of "c." However, it is not a "historic resource" for CEQA purposes under City policy 3.8, as it is not a PDHP with an existing rating of "A" or "B." In addition, this property [is rated] 6Z, which is beyond the CEQA threshold of between 1-5. As such, the property at 2315 Broadway is not an historic resource.

Building #8 – 2323 Broadway (Ed3; 6Z1): This brick building was constructed in 1924-26 as the Johnson Motors building, and is a representative example of an early 20th century automobile showroom. The architect was George T. Williams. This building was joined with the adjacent 2315 Broadway in a circa 1960 remodeling that also resulted in the addition of new display windows and corrugated metal panels above to match 2315 Broadway, and the partition wall separating the two buildings was removed to functionally create a single building for use as an automobile showroom.

Carey & Co. concurred with the OCHS rating of Ed3 in that the building is "of no particular historical importance in its current state, primarily due to the substantial exterior alterations." According to the Carey report, visual evidence "suggests that the original brick façades may exist beneath the metal clad parapet. If the original historic material survives in sufficient quantity, a restoration is possible. Even with a restoration the contingency rating of "d" is appropriate, as the building could remain of minor historical importance." The "3" indicates the building is not within an API or ASI, which Carey confirmed. Carey concluded that the NRHP rating of 6Z (ineligible for listing in the NRHP) is appropriate due to the building's lack of architectural distinction, lack of historical associations, and highly altered facade. According to the Carey report,

> the property at 2323 Broadway is not a PDHP due to its contingency rating of "d." It is also not a "historic resource" for CEQA purposes under City policy 3.8, as it is not a PDHP with an existing rating of "A" or "B." In addition, this property has a NRHP rating of 6Z1, which is beyond the CEQA threshold of between 1-5. As such, the property at 2323 Broadway is not an historic resource.

Building #12 – 421 24th Street (D3; 6Z1): This building was constructed in 1929 for the Weaver-Wells Company service garage by architect Guy L. Brown. The high single-story

utilitarian service garage has a trapezoidal plan and brick construction with wood frame trusses and posts. Exterior windows are partly covered with plywood, and there are replacement metal roll-up garage doors. The building is currently a commercial repair garage for the Negherbon Auto Center. Because the building does not have an OCHS contingency rating higher than its existing "D" rating, Carey did not assess the rehabilitation potential.

Carey concurred with the OCHS rating of D3 because the building is "is of no particular historical importance and has had some exterior alterations." The "3" indicates the building is not within an API or ASI, which Carey confirmed. Carey confirmed the NRHP rating of 6Z (ineligible for listing in the NRHP). According to the Carey report,

> the property at 421 24th Street is not a PDHP due to its existing rating of "D." The property also does not have an existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. In addition, the property's NRHP rating of "6Z" indicates that the property appears ineligible for listing in the NRHP, and would not qualify as a historic resource under CEQA Guidelines Section 15064.5 or Public Resources Code Section 5024.1(g).

Building A – 2301 Broadway (Ed3; 6Z1): The building at 2301 Broadway was the former Goldwater (Mandel) commercial store, constructed in 1917-1918, and designed by architect Fred D. Voorhees. It is a one-story building with mezzanine, trapezoidal in plan with stucco over brick exterior walls. Windows are replacement metal sash units. Originally an example of early 20th century commercial architecture, this building was substantially remodeled in the 1980s with stucco cladding, awnings, and new doors and windows. The building is currently occupied by the Lucky Goldfish pet shop and Friedmans' Microwave store.

HISTORIC RESOURCES ADJACENT TO THE PROJECT SITE

Historic architectural resources adjacent to the project site identified and documented by the OCHS include the building at 2355 Broadway, and the historic 25th Street Garage District. Oakland's 25th Street Garage District occupies most of both sides of 25th Street between Broadway and Telegraph Avenue, and partially extends to 24th and 26th Streets. There are three contributory buildings to the District in the immediate project vicinity, including the building at 2355 Broadway, and two garage buildings across 24th Street from the project site (442 and 450 24th Street). 2355 Broadway is located at the southwest corner of Broadway and 24th Street immediately adjacent to Parcel B, and is occupied by the Saturn of Oakland auto dealership.

25th Street Garage District: The 25th Street Garage District is historically significant as a concentrated, intact, and homogeneous group of buildings of a distinctive type, dating from a specific period of Oakland's economic development. The district contains 29 properties, 24 of which are contributory. The district appears eligible for listing in the National Register and is a City of Oakland Area of Primary Importance (API). Contributory buildings include 2355 Broadway (discussed below), 442 and 450 24th Street. The building at 442 24th Street, also

known as the RPM/Merit Transmission Parts Building, is a single-story truss-roofed brick garage building with a sculptural, fortress-like facade and elaborate brickwork. The building was constructed in 1929 and designed by architect Claude B. Barton. The building at 450 24th Street, currently Eurasia Autobody, is a single-story plus mezzanine brick garage with a red tile ornamental pent roof and wood sash windows constructed in 1928 and designed by builder W. K. Owen. For purposes of CEQA, this API is considered a historic resource.

2355 Broadway: The building at 2355 Broadway is the former Cuyler Lee Packard and Maxwell Salesroom and Garage Building, constructed in 1913-1914. The four-story commercial building was designed by noted architect Willis Polk in the Beaux Arts style. Presently, the building is occupied by the Saturn of Oakland auto dealership. The building was rated 3/3D (eligible for listing in the National Register individually and as a district contributor) by OCHS in 1983. The building is rated B+a1+,[15] is listed on Oakland's Preservation Study List, and is a contributor to Oakland's 25th Street Garage District. For purposes of CEQA, this building is considered a historic resource.

IMPACTS AND MITIGATION MEASURES

SIGNIFICANCE CRITERIA

A cultural resource impact would be considered significant if the project would result in any of the following, according to Appendix G of the CEQA *Guidelines*:

- Cause a substantial adverse change in the significance of an archaeological resource, pursuant to Section 15064.5;
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature;
- Disturb any human remains, including those interred outside of formal cemeteries; or
- Cause a substantial adverse change in the significance of a historic resource, as defined in Section 15064.5

CEQA Section 21084.1 states that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." A "historical resource" is defined as one that is listed in, or determined eligible for listing in, the California Register of Historical Resources. A resource that is officially designated or recognized as significant in a local register of historical resources or one that is identified as significant in a historical resources survey meeting the requirements of Public Resources Code Section 5024.1(g), is presumed to be significant under CEQA "unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant." In addition, a resource included in a local register of historical resources, as defined

[15] Original listing was B/A3 under a different system.

by section 5020.1(k) of the Public Resources Code, shall be presumed to be historically or culturally significant. A "substantial adverse change" is defined in Section 15064.5(b)(1) of the CEQA *Guidelines* as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." The significance of a historical resource is "materially impaired," according to *Guidelines* Section 15064(b)(2), when a project demolishes or materially alters, in an adverse manner, those physical characteristics of the resource that:

- convey its historic significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources (including a determination by the lead agency that the resource is eligible for inclusion in the California Register);
- account for its inclusion in a local register of historical resources adopted by local agency ordinance or resolution (in accordance with Public Resources Code Sec. 5020.1(k)); or
- account for its identification in a historical resources survey that meets the requirement of Public Resources Code Sec. 5024.1(g), including, among other things, that "the resource is evaluated and determined by the [State Office of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523," unless the lead agency "establishes by a preponderance of evidence that the resource is not historically or culturally significant."

The state CEQA Guidelines indicate that projects that are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings generally "shall be considered as mitigated to a level of less than a significant impact on the historic resource" (Section 15064.5(b)(3)).

CEQA also requires lead agencies to consider whether projects will adversely affect "unique archaeological resources." Public Resources Code section 21083.2, subdivision (g), states that "unique archaeological resource" means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

The Oakland General Plan Historic Preservation Element (Policy 3.8) defines the City's "local register of historical resources" (the term used in CEQA Section 21084.1 as part of the definition

of "historical resource") as including all Designated Historic Properties and Potential Designated Historic Properties that have an existing rating of "A" or "B" or are located within an Area of Primary Importance. In addition, until complete implementation of Action 2.1.2 (re-designation of existing landmarks and Preservation Districts into the Historic Preservation Element's classification system, and Preservation Study List properties, where warranted, as Heritage Properties; not yet complete), the Local Register of Historical Resources also includes Oakland Landmarks, S-7 Preservation Combining Zone properties, and Preservation Study List properties.

Under Policy 3.8, "complete demolition" of a historical resource generally is considered to constitute a significant effect that cannot be mitigated to a less-than-significant level.

The Historic Preservation Element identifies favored mitigation, for CEQA purposes, as (1) including project modifications that avoid adversely affecting the character defining elements of the property, or (2) relocation of the affected resource to a location consistent with its historical or architectural character. If these measures are not feasible, the Element identifies a menu of other potential measures, including:

- restoration of the remaining historic character of the property;
- incorporating or replicating elements of the building's original architectural design;
- salvage and display of significant features in a local museum or as part of the project;
- measures to protect the resource from effects of construction activities;
- preparing historic documentation of the resource;
- placement on-site of a display providing information on the historical resource; or
- contribution to a historic preservation program appropriate to the resource.

The Element states that "determination of whether mitigations are adequate to reduce a significant effect to a Historical Resource to a level less than significant will be determined by the lead agency on a case by case basis." (Historic Preservation Element, Action 3.8.1)

PROJECT IMPACTS

Section 15065 of the CEQA Guidelines mandates a finding of significance if a project would eliminate important examples of the major periods of California history or pre-history. Impacts to resources not determined to be significant according to the significance criteria are not considered under CEQA. Generally, under CEQA a project that follows *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

Archaeological and Paleontological Resources

Impact E.1: Construction of the proposed project could cause substantial adverse changes to the significance of currently unknown cultural resources at the site, potentially including an archaeological resource pursuant to CEQA Guidelines Section 15064.5 or CEQA Section 21083.2(g), or the disturbance of any human remains, including those interred outside of formal cemeteries. (Significant)

Archival research at the Northwest Information Center was undertaken in December 2003 to determine whether any archaeological resources have been discovered at the project site. There are no recorded Native American or historic-period archaeological resources listed with the Historical Resources Information System within the footprint of the project site. However, CA-Ala-17 is an example of a prehistoric site in the area that has now been either destroyed or capped by paving activities. Ala-17 was located on 7th Street between Adeline and Magnolia Street and had yielded burial remains. In addition, a prehistoric archaeological site CA-ALA-22, near the corner of 13th Street and Broadway, yielded a burial during the construction of a building foundation. Further, the proposed project site is near the historic extent of the Bay tidal marshlands where Native American archaeological sites in this portion of Alameda County tend to be situated. Thus, there may be subsurface archaeological resources that have been obscured by urbanization at the project site. According to the Northwest Information Center, there is "moderate potential for Native American sites in the project area." Further, there is "moderate possibility of identifying historic-period archaeological deposits in the project area."

The project would likely not affect a historical Chinese community in the Uptown area of Oakland, as described in the Final EIR for the proposed Uptown Mixed-Use Project. According to that document, this community has been documented along San Pablo Avenue near 20th Street, northeast of the intersection of 20th Street and San Pablo Avenue, and east of San Pablo Avenue between 19th and 20th Streets, some one-fourth to one-third of a mile from the Broadway-West Grand Avenue project site. Similarly, a subsequently settled Chinese community is believed to have been located near 22nd Street and Martin Luther King Jr. Way, a similar distance from the project site.

Because the project would involve only minor excavation for building footings and foundations, and no other subsurface construction, the possibility of encountering subsurface cultural resources is limited. However, because the precise locations of prehistoric and historic subsurface resources is not known with certainty, Mitigation Measure E.1 would require further archival research to definitively identify any potential resources in advance of ground-disturbing activities, and to properly handle and/or recover any resources that may be discovered. Implementation of Mitigation Measure E.1a would reduce any potential impacts to a less-than-significant level.

At the project site, there is not any indication that the site has been used for burial purposes in the recent or distant past. Thus, it is unlikely that human remains would be encountered at the project site. However, in the event of the discovery of any human remains, including those

interred outside of formal cemeteries, during project construction activities, work would be halted and the following mitigation measure implemented. Implementation of Mitigation Measure E.1b would reduce potential impacts to a less-than-significant level.

Mitigation Measure E.1a: An archival cultural resource evaluation shall be implemented prior to the start of construction or other ground-disturbing activities to identify whether historic or unique archaeological resources exist within the project site. The archival cultural resource evaluation, or "sensitivity study," shall be conducted by a cultural resource professional approved by the City who meets the Secretary of the Interior's Professional Qualifications Standards for Prehistoric and Historical Archaeology.

The purpose of the archival cultural resource evaluation is to: (1) identify documentation and studies to determine the presence and location of potentially significant archaeological deposits; (2) determine if such deposits meet the definition of a historical resource under CEQA Guidelines Section 15064.5 or a unique archaeological resource under CEQA Section 21083.2(g); (3) guide additional archaeological work, potentially including pre-construction subsurface archaeological investigation if warranted, to recover the information potential of such deposits; and (4) define an archaeological monitoring plan, if warranted. If excavation is the only feasible means of data recovery, such excavation shall be in accord with the provisions of CEQA Guidelines Section 15126.4(b)(3)(C). Any additional archaeological work and or monitoring shall be pursuant to a plan approved by the City. If a pre-constructing testing program is deemed necessary by the qualified professional as a result of the archival study, it shall be guided by the archival study and shall use a combination of subsurface investigation methods (including backhoe trenching, augering, and archaeological excavation units, as appropriate).

Representatives of established local Chinese-American organizations (including the Chinese Historical Society of America and the Oakland Asian Cultural Center) shall be invited to participate in a focused community review of the archival cultural resource evaluation prior to any subsequent recovery of potential resources or prior to the start of construction, whichever is earlier. The City shall consider the community comments in its review and approval of any plan for additional archaeological work or monitoring.

Should an archaeological artifact be discovered on-site during project construction, all activities within a 50-foot radius would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project sponsor and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation, subject to approval by the City of Oakland, which shall assure implementation of appropriate mitigation measures recommended by the archaeologist. Should archaeologically significant materials be recovered, the qualified archaeologist would recommend appropriate analysis and treatment, and would prepare a report on the findings for submittal to the Northwest Information Center.

If historic or unique archaeological resources associated with the Chinese community are identified within the project site and are further determined to be unique, the City shall consult with representatives of an established local Chinese-American organization(s) regarding the potential use of the archaeological findings for interpretive purposes.

Mitigation Measure E.1b: In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and follow the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius until appropriate arrangements are made.

If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

Significance after Mitigation: Less than significant.

Impact E.2: The proposed project may adversely affect unidentified paleontological resources at the site. (Significant)

The project site contains Pleistocene marine terrace deposits as well as recent alluvium of stream channel, stream overflow, and alluvial fan deposits. The sediments are Pliocene and Quaternary marine and non-marine sedimentary rock sources. The Marine Terrace deposits have been demonstrably fossil-bearing. However, the surrounding areas represent relatively young geomorphic characteristics, thereby reducing the probability of encountering paleontological resources. In addition, due to the limited exposure required for building foundations and utilities, and no other subsurface construction, the possibility of encountering fossil-bearing deposits is diminished.

This notwithstanding, significant fossil discoveries can be made even in areas designated as having low potential, and may result from the excavation activities related to the proposed project. Excavation activities can have a deleterious effect on such resources. This impact would be reduced to a less-than-significant level with the incorporation of the following Mitigation Measure.

Mitigation Measure E.2: The project sponsor shall notify a qualified paleontologist of unanticipated discoveries, who shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in Section 15064.5 of the CEQA Guidelines. In the event of an unanticipated discovery of a breas, true, and/or trace fossil during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City

determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

Significance after Mitigation: Less than Significant

Historical Resources

Carey & Co. Inc. (2004), a historic preservation consultant, evaluated the project's potential effects on historic resources, and the findings are summarized here.

Impact E.3: The project would result in demolition or substantial alteration of seven buildings that qualify as historical resources, as defined in CEQA Guidelines Section 15064.5. These buildings include: 1) 2335 Broadway, 2) 2343 Broadway; 3) 2345 Broadway, 4) 2366-2398 Valley Street, 5) 439 23rd Street, 6) 440-448 23rd Street, and 7) 441-449 23rd Street. (Significant and Unavoidable)

The proposed project would demolish the existing buildings on the project site, including the one building on the out-parcel not currently owned by the sponsor (Lucky Goldfish), assuming that the sponsor acquires the site. The exterior facades of the two existing structures at the corner of 23rd and Valley Street, one on Parcel A (441-449 23rd Street) and one on Parcel B (440-448 23rd Street / 2300 Valley Street), would remain and be incorporated into the project development. As noted, the Saturn dealership at 24th Street and Broadway is not part of the project site and would not be altered. Figure IV.E-1, shows the buildings on the project site that are proposed for demolition.

All seven of the buildings on the project site that are identified as historical resources for CEQA purposes were evaluated by OCHS in 1994, recorded on DPR forms, and given NRPS status codes of 4 or 5. Additionally, if restored, five of the seven buildings could have revised OCHS ratings of B (major importance) or C (secondary importance). Demolition or substantial alteration of the buildings would constitute a significant adverse impact. While retaining the facades at 440-448 and 441-449 23rd Street would somewhat attenuate the loss of these historic resources, the buildings would be substantially altered. The construction of several stories of residential units above the retained facades would so alter the original proportions of the buildings – originally built as single-story utilitarian garage structures – as to result in a substantial adverse effect on each building's character-defining elements and thereby render the two structures no longer eligible for listing in the California Register. Incorporating the facades of these buildings into the new development would preserve the memory and street presence of the buildings, but would not mitigate the impact of demolition to a less-than-significant level.

Implementation of Mitigation Measures E.3a through E.3f would minimize the impact as much as feasible. However, because the demolition of all or portions of a historic resource represents an irreversible change to the resource, the impact would remain significant and unavoidable.

As described in Section IV.A. Aesthetics, the proposed project would incorporate different materials (stucco, brick veneer, concrete, stone, standing seam metal roof, and fiberglass windows) and design styles to increase articulation and visual interest and minimize apparent bulk. It would employ a combination of modern and traditional design elements, which would be compatible with existing development within the project vicinity. Furthermore, the project would provide up to 475 new housing units in downtown Oakland. Therefore, notwithstanding the above, affirmative findings for the current project could be made under Policy 3.5 of the General Plan Historic Preservation Element, that "the design quality of the proposed project is at least equal to that of the original structure[s] and is compatible with the character of the neighborhood" (Finding 1) and that "the public benefits of the proposed project outweigh the benefit of retaining the original structure[s]" (Finding 2).

Mitigation Measure E.3a: Record each of the seven affected historic resources in accordance with procedures of the Historic American Building Survey (HABS) through methods that may include measured drawings, large-format photographs and written histories in a combined document, to be archived locally at the Oakland History Room (OHR) of the Oakland Public Library with copies to OCHS and the Northwest Information Center (NWIC). Portions of the metal facades on 2335-2345 Broadway shall be selectively demolished to determine if any original fabric from the 1920s exists behind them, as visual evidence suggests. If the selective demolition reveals sufficient evidence of historic fabric, all metal facades shall be carefully removed and all original facades photographed for the HABS documentation effort. If no original fabric exists, these buildings shall be photographed as they currently appear.

Mitigation Measure E.3b: Prepare a history of the development of automobile sales and repair in Oakland, and the role played by the buildings on the project site in that history, that incorporates oral history, documentary research, and architectural information; this history could utilize non-written media and production techniques, including video photography. The resulting report, in brochure or other form, shall be made available at local libraries and museums.

Mitigation Measure E.3c: Incorporate interpretive elements, such as signs and placards that describe the history of the area and the historic buildings to be demolished, into public areas and street frontages proposed as part of the project.

Mitigation Measure E.3d: Salvage architectural elements from the historic buildings to be demolished, including hardware, doors, paneling, fixtures, and equipment, and incorporate these elements into new construction where feasible.

Mitigation Measure E.3e: Curate all materials, notes, and reports at the Oakland History Room, and submit copies to the NWIC.

Mitigation Measure E.3f: Make any or all of the historic buildings proposed for demolition available at no cost to a qualified individual or organization that may wish to relocate one or more of the buildings to a nearby site consistent with the early automotive history of Oakland.

As stated above, implementation of the above mitigation measures would reduce, but not eliminate, the significant effect on identified historic resources. It is noted that Mitigation Measure E.3f, derived from Policy 3.7 of the Historic Preservation Element, is unlikely to result in preservation and relocation of any of the historic buildings on the project site, because it is anticipated that the cost to relocate one or more buildings would be prohibitive.

Although recommended in the Historic Preservation Element, mitigation is not included to modify the project design "to avoid adversely affecting the character defining elements" of the identified historic resources, because such a mitigation measure would substantially alter the project as proposed. However, this concept is explored in the form of alternatives to the proposed project in Chapter V of this EIR.

Significance after Mitigation: Significant and Unavoidable.

Impact E.4: The proposed project would construct a new mixed-use, multi-story development adjacent to historic resources including the building at 2355 Broadway and the 25th Street Garage District.. (Less than Significant)

The proposed project would appear as a new and visibly different edifice immediately adjacent to the historic building at 2355 Broadway. The building at 2355 Broadway is individually eligible for listing in the National Register of Historic Places, is rated B+a1+,[16] is on Oakland's Preservation Study List, and is a contributor to Oakland's 25th Street Garage District. The proposed project would be relatively compatible in terms of scale, massing, materials, and spatial relationships by constructing with little setback from the street, and by incorporating articulated facades and varied architectural details, which would provide some visual interest and break up the scale of the proposed development. (See Chapter IV.A, Aesthetics for further detail.) In addition, ground floor retail uses with residential uses above would be similar to the arrangement of the building space at 2355 Broadway, with a high-bay showroom space on the ground floor and multiple windows on the floors above. Masonry cladding and architectural parapets would also echo details on the building at 2355 Broadway. The height of the new buildings (approximately six to seven stories) would be closer to the four-story height of the building at 2355 Broadway than the adjacent existing single-story building. The proposed project would

[16] Original listing was B/A3 under a different system.

also be more compatible architecturally than the buildings at 2335-2345 that it would replace, given the substantial facade alterations that have occurred to these building over the past 40 years. As a result, the proposed project would have a less-than-significant impact on the historic setting of the adjacent historic resource at 2355 Broadway.

The proposed project would appear as a new and visibly different edifice across 24th Street from or immediately adjacent to, three contributory buildings in the 25th Street Garage District: 442 and 450 24th Street and 2355 Broadway. While the proposed project would change the immediate setting of the 25th Street Garage District by replacing lower-scale auto-oriented sales and repair uses with larger-scale mixed use retail and residential uses, these changes would not substantially alter the historic setting of the district such that it would no longer be eligible for listing as a local historic district. The overall integrity of the 25th Street Garage District would be maintained and would continue to convey its historic significance to the general public as a "concentrated, intact, and homogenous group of buildings of a distinct type, dating from a specific period of Oakland's economic development" as described by OCHS. As a result, the proposed project would have a less than significant impact on the historic setting of the 25th Street Garage District.

Given the above, and the fact that the proposed project would provide up to 475 units of new housing in downtown Oakland, an affirmative finding could be made, under Policy 3.5 of the General Plan Historic Preservation Element, that "the design quality of the proposed project is at least equal to that of the original structure[s] and is compatible with the character of the neighborhood" (Finding 1) and that "the public benefits of the proposed project outweigh the benefit of retaining the original structure[s]" (Finding 2).

Mitigation: None required.

CUMULATIVE IMPACTS

Impact E.5: The proposed project, in combination with cumulative development including new construction and other alterations to historic resources in the project vicinity, would result in cumulative impacts to historic resources. (Significant and Unavoidable)

The demolition or substantial alteration of seven historic resources identified in Impact E.3, while incremental when considered alone, may result in a significant cumulative impact when considered with other nearby projects in the vicinity that would also demolish or substantially alter other historic resources. These projects include the Uptown Mixed-Use project, located less than one-half mile southwest of the proposed project, which would demolish three contributors to the 19th Street and San Pablo Avenue Commercial District; 1) 1958-60 San Pablo Avenue, 2) 1966-68 San Pablo Avenue, and 3) 1972 San Pablo Avenue. The Thomas L. Berkley Square Project, also less than one-half mile southwest of the project site, has demolished two contributors to the 19th Street and San Pablo Avenue Commercial District; 1) the Hotel Royal at

2000-08 San Pablo Avenue which is rated B and on the Preservation Study List, and 2) the California Peanut Company Building/Oakland Post Building at 630-42 Thomas L. Berkley Way (20th Street). In addition, the Great Western Power Plant at 518-520 Thomas L. Berkley Way (20th Street), which has a B rating and is on the Preservation Study List, was to be altered or demolished by the Uptown project as originally proposed; while this building is not part of the current Uptown project, it could be adversely affected by subsequent development in that area, and its demolition was analyzed in the EIR for the Uptown project. Finally, the proposed Bay Place project about 1,500 feet northeast of the project site has already demolished the Harrison Street shed at 2500-2542 Harrison Street, attached to the rear of the former Cox Cadillac Automobile Showroom (216-30 Bay Place), which is rated B+ and on the Preservation Study List. The proposed project, in combination with these other cumulative projects would eliminate a total of 15 historic resources in north downtown Oakland alone, resulting in a significant and unavoidable cumulative impact.

Mitigation: Implementation of Mitigation Measures E.3a through E.3f would also mitigate the significant, cumulative impact to the greatest extent feasible, but would not reduce the impact to a less-than-significant level.

Significance after Mitigation: Significant and Unavoidable.

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Carey & Co. Inc.
Architecture

Negherbon Property
Confirmation of Historic Significance

Oakland, California

August 10, 2004 (revised)

INTRODUCTION

Signature Properties proposes a mixed-use residential/retail project in downtown Oakland on the Negherbon property bound by Broadway and Valley Street, between West Grand Avenue and 24th Street. Eleven existing buildings on the project site would be demolished as part of the proposed redevelopment project, including nine buildings that were evaluated for their historic significance by Oakland Cultural Heritage Survey (OCHS) as part of a survey of unreinforced masonry buildings in downtown Oakland in 1994. The remaining two buildings on the project site were evaluated by Carey & Co. Inc. in 2004.

This report provides Signature Properties and the City of Oakland with a description of the regulatory setting for historic architectural resources, a brief historical summary of the individual buildings on the project site and confirmation of their historic significance ratings, as well as a determination of the buildings' future restorability.

SUMMARY

After reviewing the physical alterations to the previously-evaluated buildings, completing additional historical research, and confirming the building's significance ratings, it is Carey & Co.'s professional opinion that three of the 12 buildings on the project site should have revised local and/or NRHP ratings. Eight of the 12 buildings on the project site are Potentially Designated Historic Properties (PDHPs), seven of which would be considered local historic resources for CEQA purposes, due to their confirmed NRHP ratings between 1 and 5. Finally, eight of the 12 buildings on the project site could be restored based on visual and/or archival evidence, while four were not evaluated for their restorability potential.

Regulatory Setting - Architectural and Historic Resource Designations

The National Register of Historic Places (NRHP)

The NRHP evaluates a property's historic significance based on the following four criteria:

- Criterion A (Event): Properties that are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B (Person): Properties that are associated with the lives of persons significant in our past.

Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

In addition to historic significance, a National Register or California Register evaluation includes a determination of physical integrity, or the property's ability to convey its historic significance. Integrity consists of seven aspects: location, design, setting, materials, workmanship, feeling, and association.

All evaluations prepared before August 15, 2003[1] assigned properties one of the following NRHP status codes (1 to 7), as described below:

1. Listed in the National Register
2. Determined eligible for the National Register in a formal process involving federal agencies
3. Appears eligible for the National Register in the judgment of those completing an evaluation of an historic resource
4. Might become eligible for listing (if restored, when older, or depending on further research)
5. Ineligible for the National Register *but still of local interest*
6. Not eligible for the National Register
7. Undetermined.

The NRHP status codes also contained a number of subcategories. For example, a rating of "4S7" indicated that a building might become eligible for the National Register if the property's architectural integrity were restored, while "5D" means a building is eligible for local listing as a district contributor.

The California Register of Historical Resources (CRHR)

The CRHR evaluates a resource's historic significance based on the following four criteria:

Criterion 1 (Event): Resources associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources associated with the lives of persons important to local, California or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region or method of construction, or that represent the work of a master or possess high artistic values.

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[1] On August 15, 2003 the State Historic Preservation Office prepared new California Historical Resource Status Codes generally based on the earlier NRHP status codes. The new codes also rate buildings 1-7, with slight modifications in subcategories, including new subcategories to denote California Register listing and eligibility for listing in addition to comparable subcategories for National Register listing and eligibility.

Criterion 4 (Information Potential): Resources that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

In addition to historic significance, a CRHR evaluation includes a determination of physical integrity, or the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity consists of seven aspects: location, design, setting, materials, workmanship, feeling, and association. Any resource listed in or determined eligible for listing in the NRHP is automatically eligible for listing in the CRHR.

California Environmental Quality Act (CEQA)

Generally, a resource is considered "historically significant" if it meets the following criteria for listing on the California Register of Historical Resources CEQA Guidelines section 15064.5:

1) A resource listed in, or determined to be eligible for listing in, CRHR.

2) A resource included in a local register of historical resources or identified as significant in an historical resource survey meeting the requirements of Section 5024.1 (g) of the Public Resources Code (PRC), unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

   [Section 5024.1(g) states that a resource may be listed in the CRHR if the survey meets all of the following criteria 1) the survey has been or will be included in the State Historic Resources Inventory, 2) the survey was prepared in accordance with office procedures and requirements, 3) the resource is evaluated and determined by the office to have a significance rating of *Category 1 to 5 on DPR Form 523*, and 4) the survey is over 5 years old and has been updated to identify historical resources which have since become eligible (or ineligible).]

3) A resource identified as significant (e.g., rated 1-5) in a historical resource survey (DPR Form 523), unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

4) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the determination is supported by substantial evidence in light of the whole record.

5) A resource that is determined by a lead agency to be historically or culturally significant even though it does not meet the other four criteria listed here.

City of Oakland Local Register of Historical Resources and CEQA

The City of Oakland's local register of historical resources is a list of properties officially designated or recognized as historically significant by the City pursuant to a local ordinance or resolution, unless the preponderance of evidence demonstrates otherwise.

In March 1994, the Oakland City Council adopted a Historic Preservation Element of the General Plan. The Historic Preservation Element, amended July 21, 1998, sets out a graduated system of ratings and designations resulting from the Oakland Cultural Heritage Survey (OCHS) and Oakland Zoning Regulations. The Element provides the following goals and policies r elated to preserving historic resources in the City of Oakland;

Historic Preservation Goal 2: To preserve, protect, enhance, perpetuate, use and prevent the unnecessary destruction or impairment of properties or physical features of special character or special historic, cultural, educational, architectural or aesthetic interest or value. Such

properties or physical features include buildings, building components, structures, objects, districts, sites, natural features related to human presence, and activities taking place on or within such properties or physical features.

Policy 1.1: Historical and Architectural Inventory. The City will establish and maintain a Historical and Architectural Inventory which covers all of Oakland. The inventory will ....evaluate each property and area according to the "Historical and Architectural Inventory Rating System. The system uses five tiers (A, B, C, D, E) to rate individual properties and two tiers (Areas of Primary Importance, and Areas of Secondary Importance, or APSs and ASIs) to rate multiple properties and districts. Individual properties can have both "existing ratings" and "contingency ratings," as well as "contributors" and "non-contributors" to ASIs or APIs. This rating system is further defined below:

A – Highest Importance. Properties of exceptional historical or architectural value which are clearly eligible individually for the National Register of Historic Places. They are outstanding examples of an important style, type, or convention, or which are intimately associated with a person, organization, event, or historical pattern of extreme importance at the local level or of major importance at the state or national level.

B – Major Importance. Properties of major historical or architectural value, but less important that those rate "A." Although most Bs are individually eligible for the NRHP, they may be somewhat marginal candidates. Properties generally appropriate for a "B" rating include those which are especially fine examples of an important style, type, or convention or which are intimately associated with a person, organization, event, or historical pattern of extreme importance at the local level of moderate importance at the state or national level.

C – Secondary Importance. Properties having sufficient historical or visual/architectural value to warrant limited recognition but which do not appear individually eligible for the NRHP. Properties appropriate for a "C" rating include those which are superior or visually important examples of a particular style, type, or convention and most buildings constructed before 1906.

D – Minor Importance. Properties which are not individually distinctive but which are typical or representative examples of an important style, type, convention or historical pattern. The great majority of Oakland's pre-1946 properties fall into the "D" category.

E – Of No Particular Interest. Properties which are not representative of any important style, type, convention or historical pattern and are visually undistinguished.

Existing and Contingency Ratings. Properties with conditions or circumstances that could change substantially in the future are assigned both an "existing" and a "contingency" rating. The existing rating describes the property under its present condition, denoted by an upper case letter, while the contingency rating denoted by a lower case letter, describes it under possible future circumstances. Properties which receive both ratings include those which have been altered in a manner adversely affecting their character-defining elements but which would receive higher ratings if the alterations were reversed. For example, an property rated "E/b" is considered to be an "E" in its present condition (of no particular interest) but a possible "B" (major importance) if an altered property is restored in the future.

APIs and ASIs. APIs are historically or visually cohesive areas or property groups which usually contain a high proportion of individual properties with ratings of "C" or higher and appear eligible for the NRHP either as a district or as a historically-related complex. At least two-thirds of the properties must be "contributors" to the API. ASIs are similar to APIs except they do not appear eligible for the NRHP and less than two-thirds are contributors.

Example Rating: A building rated "Cb-2+" has an existing rating of C (secondary importance) but possibly a B (major importance) tending toward secondary importance (B-) if restored, and is a contributor (+) to an Area of Secondary Importance (2) [Properties located within an API are rated (1) while properties not located within an API or ASI are rated (3)].

Policy 1.2: Potential Designated Historic Properties. The City considers a property receiving an existing *or contingency rating* from the Reconnaissance or Intensive Surveys of "A" (highest importance). "B" (major importance), or "C" (secondary importance) and all properties determined by the Surveys to contribute or potentially contribute to an Area of Primary Interest or Secondary Importance to *warrant consideration for possible preservation*. Unless already designated as Landmarks, Preservation Districts or Heritage Properties, such properties will be called "Potential Designated Historic Properties" (PDHPs)." Since PDHPs warrant consideration for preservation, they meet the definition of "local interest" as described above under NRHP status code "5."[2]

Policy 3.1: Avoid or Minimize Adverse Historic Preservation Impacts Related to Discretionary City Actions. The City will make all reasonable efforts to avoid or minimize adverse effects on the character-defining elements of existing or PDHPs which could result from private or public projects requiring discretionary review.

Policy 3.5: Historic Preservation and Discretionary Permit Approvals. For any project involving complete demolition of Heritage Properties or PDHPs requiring discretionary City permits, the City will make a finding that: 1) the design quality of the proposed project is at least equal to that of the original structure and is compatible with the character of the neighborhood; or 2) the public benefits of the project outweigh the benefit of retaining the original structure; or 3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

Policy 3.8 (Definition of "Local Register of Historical Resources" and Historic Preservation "Significant Effects" for Environmental Review Purposes): For purposes of environmental review under the California Environmental Quality Act, the following properties will constitute the City of Oakland's Local Register of Historic Resources:

1) All Designated Historic Properties, and
2) Those PDHPs that have an existing rating of "A" or "B" or are located within an Area of Primary Importance.
3) Until complete implementation of Action 2.1.2 (Redesignation), the "Local Register"will also include the following designated properties: Oakland Landmarks, S-7 Preservation Combining Zone properties, and Preservation Study List Properties.

Existing Significance Ratings

A total of 12 buildings are located on the project site. Of these, nine were surveyed and evaluated by OCHS in 1994 for their potential historic significance on national, state, and local levels. The remaining two properties were surveyed and evaluated by Carey & Co. Inc. in 2004. Table 1 on the following page identifies the previously-evaluated buildings and their significance ratings under both local and national rating systems. The DPR forms for all of the affected buildings on the project site are provided in Appendix A.

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[2] Personal communication with Betty Marvin, Historic Preservation Planner with the City of Oakland Cultural Heritage Survey, June 14, 2004.

Table 1. Historic Significance Ratings of All Affected Buildings on the Project Site

Affected Property		OCHS Rating	NRHP Status Code on DPR Form 523B
1	2315Broadway	Ec3	7
2	2323 Broadway	Ed3	6Z1
3	2335 Broadway	Eb+3	4S7
4	2343 Broadway	Ec3	5S
5	2345 Broadway	Eb-3	5S
6	2366-98 Valley Street	Cb-2+	6/5D
7	439 23rd Street	D2+	5D
8	440-48 23rd Street	Cb+2	4S7
9	449 23rd Street	Dc2+	5B
10	421 24th Street	D3	6Z1
11	2251 Broadway*	E3	6Z
12	461 24th Street*	E3	6Z

Source: City of Oakland, OCHS Completion Report, Unreinforced Masonry Citywide Survey, 1994.

* The buildings at 2251 Broadway and at 461 24th Street were not evaluated by the OCHS in 1994, A review and evaluation by Carey & Co. Inc. in February 2004 concluded that both buildings appear ineligible for listing on national, state or local registers. The OCHS and NRHP ratings were assigned by Carey & Co.

Confirmation of Historic Significance Ratings

In order to confirm the historic significance ratings of the buildings on the project site, Carey & Co. 1) reviewed the applicable historic property inventory forms prepared by OCHS, 2) visited the project site to determine whether alterations to the structures have occurred since the properties were originally surveyed that could affect their significance ratings, 3) completed additional historic research in an attempt to uncover additional historic information not available during the initial survey in 1994, and 4) assessed the restorability potential of those buildings given a local contingency rating. These efforts are described below.

Physical Alterations to the Affected Buildings Since 1994

A Carey & Co. architectural historian visited the project site on November 10, 2003 to review and photograph each of the affected buildings on the project site. Carey & Co. found no substantive physical alterations to the affected buildings on the project site that could change their significance ratings. At 2335, 2343, and 2345 Broadway, the non-historic perforated and corrugated metal exterior wall cladding observed during the previous survey has since been covered by another layer of metal paneling and texturized paint to form an even more unified and "updated" appearance. These three buildings have also received some alterations to the non-historic signage. The remaining buildings essentially appear as they did in 1994 when the survey was completed.

Additional Research

A Carey & Co. architectural historian conducted archival/historical research during the week of November 10, 2003. The primary repository visited was the History Room of the Oakland Public Library; however, selected sources found in the Carey & Co. library and on the internet relating to Julia Morgan's life and work were also consulted. The goal of the research task was to determine if any historical information has become available since the 1994 survey and if this new information would result in

changes to the affected buildings' significance ratings. These research efforts yielded no significant new historical information that would alter the existing ratings.

Restorability Potential

A Carey & Co. architect visited the project site on November 10, 2003 to assess all buildings with a contingency rating for their restorability potential. In general, sufficient visual and archival evidence exists to restore most of the buildings on the project site.

The following provides a brief history and description of the building, its restorability potential, its local and national significance ratings and a confirmation of the current historical ratings based on the information gathered by Carey & Co. Inc., and a conclusion about whether the building is a PDHP and/or CEQA historic resource.

1) 2315 Broadway (local rating: Ec3, NRHP rating: 7). Originally constructed in 1922 as the John & Lilian McCaslin store, this building was substantially remodeled c.1956 and joined with the neighboring building to the north (2323 Broadway) to form a single auto showroom (See Figure 1, Appendix B). During this remodeling effort, plate glass storefront bays with tile cladding and a new parapet constructed of perforated and corrugated metal was installed which united the two buildings visually, and the partition wall which once separated them was removed. It is now part of the Negherbon Lincoln Mercury showroom. Few alterations to this property have occurred since it was evaluated by OCHS in 1994, except for minor exterior signage changes. OCHS gave this building a local rating of Ec3, meaning the existing building is of no particular historical interest, but could be of secondary historical importance if restored, and is not located in an API or ASI. The NRHP rating of 7 indicates that the property was not evaluated for listing in the NRHP during the time of the 1994 survey.

It is Carey & Co.'s professional opinion that the local rating of Ec3 is appropriate because the building is of no particular historical importance in its current state, primarily due to the substantial exterior alterations. However, visual evidence suggests that the original brick façades may exist beneath the metal clad parapet. If the original historic material survives in sufficient quantity, a restoration is possible. As such, the contingency rating of "c" is appropriate, as the building could become of secondary importance after restoration. Its location outside of an API or ASI is confirmed. If more fully evaluated for listing in the NRHP, we believe a rating of 6Z would be appropriate (properties which do not appear individually eligible for listing in the NRHP) due to its lack of architectural distinction, lack of historical associations, and highly altered facade.

> *Conclusion*: the property at 2315 Broadway is a PDHP due to its contingency rating of "C." However, it is not a "historic resource" for CEQA purposes under City policy 3.8, as it is not a PDHP with an existing rating of "A" or "B." In addition, this property should have a revised NRHP rating of 6Z, which is beyond CEQA threshold of between 1-5. As such, the property at 2315-2323 Broadway is not an historic resource.

1) 2323 Broadway (local rating: Ed3, NRHP rating: 6Z1). Originally constructed in 1924-26 as the Johnson Motors building, the property was substantially remodeled in the 1956 and again in 1990. During the earlier remodeling effort, the property was joined with its neighboring building to the south (2315 Broadway) to form a single auto showroom (See Figure 1, Appendix B). During this remodeling effort, plate glass storefront bays with tile cladding and a new parapet constructed of perforated and corrugated metal was installed which united the two buildings visually, and the partition wall which once separated them was removed. It is now part of the Negherbon Lincoln Mercury showroom. Few

alterations to this property have occurred since it was evaluated by OCHS in 1994, except for minor exterior signage changes. OCHS gave this building a local rating of Ed3, meaning the existing building is of no particular historical interest, but could be of minor historical importance if restored, and is not located in an API or ASI. The NRHP rating of 6Z1 indicates that the property does not appear eligible for listing in the NRHP.

It is Carey & Co.'s professional opinion that the local rating of Ed3 is appropriate because the building is of no particular historical importance in its current state, primarily due to the substantial exterior alterations. However, visual evidence suggests that the original brick façades may exist beneath the metal clad parapet. If the original historic material survives in sufficient quantity, a restoration is possible. Even with a restoration, the contingency rating of "d" is appropriate, as the building could remain of minor historical importance. Its location outside of an API or ASI is confirmed. The NRHP rating of 6Z1 is appropriate due to its lack of architectural distinction, lack of important historical associations, and highly altered facade.

> *Conclusion*: the property at 2323 Broadway is not a PDHP due to its contingency rating of "d." It is also not a "historic resource" for CEQA purposes under City policy 3.8, as it is not a PDHP with an existing rating of "A" or "B." In addition, this property has NRHP rating of 6Z1 which is beyond CEQA threshold of between 1-5. As such, the property at 2323 Broadway is not an historic resource.

3) 2335 Broadway (local rating: Eb+3, NRHP rating: 4S7). Originally constructed in 1924 and designed by renowned California architect Julia Morgan for Dinsmore Bros. Auto Accessories, the building at 2335 Broadway was substantially remodeled in 1964 (see Figure 2, Appendix B). The remodeling effort included the installation of two plate glass storefront with tile cladding and a new parapet constructed of perforated and corrugated metal, visually uniting three buildings into one (2335, 2343, and 2345 Broadway). In the late 1990s the parapet of all three buildings was covered with another layer of metal cladding and new signage was added. Original plans show an elaborate polychrome terra cotta frieze and cornice, and small-paned transom windows which may remain behind the metal cladding. The investigation revealed that the back of the original parapet is visible from the roof (see Figure 2A, Appendix B). While the original Broadway elevation is not directly visible, it is likely that the original masonry may survive beneath the cladding as there is a large space between the original masonry wall and the front of the later cladding. If the original historic material survives in sufficient quantity, a restoration is possible.

OCHS gave this building a local rating of Eb+3, meaning the existing building is of no particular historical interest, but could be of major historical importance if restored (tending toward highest importance), and is not located in an API or ASI. The NRHP rating of 4S7 indicates that the property may become eligible for separate listing in the NRHP when the architectural integrity is restored. It is Carey & Co.'s professional opinion that the local rating of Eb is appropriate because the building is of no particular historical importance in its current state, primarily due to the substantial exterior alterations. However, visual evidence suggests that the original brick and polychrome terra cotta façade may exist beneath the metal clad parapet. If the original historic material survives in sufficient quantity, a restoration of the façade is possible. As such, the contingency rating of "b+" is appropriate, because the building could become of major importance after restoration, especially considering it was designed by architect Julia Morgan and may have a highly detailed façade behind the metal parapet. Its location outside of an API or ASI is confirmed. The NRHP rating of 4S7 is appropriate, as it would appear eligible for the NRHP at the local level for its associations with renowned architect Julia Morgan.

Conclusion: the property at 2335 Broadway is a PDHP due to its contingency rating of "b." The property does not have existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's confirmed NRHP rating of 4S7 is between 1-5, and would therefore qualify as an historic resource under CEQA Section 15064.5 and PRC section 5024.1(g).

Notes on Julia Morgan: The original design of this building is attributed to Julia Morgan, a renowned early 20th century California master architect. If the façade were intact beneath the cladding and the building were restored in the future, the building would remain of local historical interest due to its associations with this master architect, but it would not likely qualify for individual listing on the NRHP or the CRHR under Criterion B/3 for a number of reasons. The building would not be considered a "master" work, i.e. one that elevated Ms. Morgan to master status. By 1920, the date of construction for 2335 Broadway, Julia Morgan was already an established, large-scale architect, having design many more architecturally significant buildings throughout California, and was already working on Hearst Castle in San Simeon, her most famous commission. In addition, there are more architecturally significant Julia Morgan designs in Oakland than the property at 2335 Broadway, such the Fred C. Turner Stores (1916) on the corner of Piedmont Avenue and 40th Street (a commercial example) as well as dozens of earlier and more elaborate residential projects.

4) 2343 Broadway (local rating: Ec3, NRHP rating: 5S). The building at 2343 Broadway was originally constructed in 1924-1925 as the Arthur Keil Auto Showroom and designed by Schirmer-Bugbee Company. The property was substantially remodeled with a new plate glass front façade and metal cladding above, unifying the facades of its neighbors to the north and south (2343 and 2345 Broadway). In the late 1990s the parapet of this building and its neighbors was covered with another layer of metal cladding and new signage was added at this time (see Figure 3, Appendix B). Original plans show vertically-oriented transom windows with "factory ribbon glazing" and a stepped brick parapet. The investigation revealed that the original stepped parapet is visible from the roof (see Figure 3A, Appendix B). Again, there is a substantial space between the original masonry and the earlier metal cladding. The conditions suggest that most of the original façade may survive beneath the later cladding. If the original historic material survives in sufficient quantity, a restoration is possible.

OCHS gave this building a local rating of Eb3, meaning the existing building is of no particular historical interest, potentially of major historical importance if restored and is not located in an API or ASI. The NRHP rating of 5S indicates that the property is not eligible for the NRHP but is of local interest because it is eligible for listing under an existing local ordinance. It is Carey & Co.'s professional opinion that the property is of no particular historical importance in its current state due to the substantial exterior alterations. However, visual evidence suggests that the original brick parapet may exist beneath the metal clad parapet. If the original historic material survives in sufficient quantity, a restoration of the façade is possible. As such, the contingency rating of "c" is appropriate, as the building could become of secondary importance after restoration. Its location outside of an API or ASI is confirmed. The NRHP rating of 5S is appropriate, as it of local historical interest and a PDHP.

Conclusion: the property at 2343 Broadway is a PDHP due to its contingency rating of "c." The property does not have existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's NRHP rating of "5S" is between 1-5, and would therefore qualify as an historic resource under CEQA Section 15064.5 and PRC section 5024.1(g). Furthermore, because PDHP's warrant consideration for possible preservation (City policy 1.2), this property meets the NRHP definition of "local interest," as denoted by the "5S" rating.

5) 2345 Broadway (local rating: Eb-3, NRHP rating: 5S). Originally constructed as the J.E. French Dodge Showroom in 1920 with an early remodel in 1929 by architect Guy L. Brown, the building at 2345 Broadway was substantially remodeled c. 1970 with a new façade comprised of commercial plate glass and metal panels above. In the late 1990s the parapet of this building and its neighbors was covered with another layer of metal cladding and new signage was added at this time (see Figure 3, Appendix B). Plans from the 1929 remodel show small-paned transom windows and a decorative brick parapet which may remain behind the metal cladding. The investigation revealed that the back of the original masonry parapet is visible from the roof as well as from the attic space above the showroom floor (see Figure 4, Appendix B). The metal cladding condition at this location is identical to the previously discussed addresses. The original Broadway elevation is not directly visible, but the evidence suggests that the original masonry may survive beneath the cladding. If the original historic material survives in sufficient quantity, a restoration is possible.

OCHS gave this building a local rating of Eb-3, meaning the existing building is of no particular historical interest, potentially of major historical importance (tending toward secondary importance) if restored and is not located in an API or ASI. The NRHP rating of 5S indicates that the property is not eligible for the NRHP but is of local interest because it is eligible for listing under an existing local ordinance. It is Carey & Co.'s professional opinion that the property is of no particular historical importance in its current state due to the substantial exterior alterations. However, visual evidence suggests that the original brick and small-paned transom windows may exist beneath the metal parapet. If the original historic material survives in sufficient quantity, a restoration of the façade is possible. As such, the contingency rating of "b-" is appropriate, as the building could become of major or secondary importance after restoration. Its location outside of an API or ASI is confirmed. The NRHP rating of 5S is appropriate, as it of local historical interest and a PDHP.

> *Conclusion*: the property at 2345 Broadway is a PDHP due to its contingency rating of "B." The property does not have existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's NRHP rating of 5S is between 1-5, and would therefore qualify as an historic resource under CEQA Section 15064.5 and PRC section 5024.1(g). Furthermore, because PDHP's warrant consideration for possible preservation (City policy 1.2), this property meets the NRHP definition of "local interest," as denoted by the "5S" rating.

6) 2366-98 Valley Street (local rating: Cb-2+, NRHP rating: 6/5D). The building at 2366-98 Valley Street/427 24th Street was constructed in 1936 as a two-story warehouse with Art Deco detailing. Visible alterations include ground floor windows covered with plywood and a changed entry (see Figure 5, Appendix B). The investigation revealed that the building above the ground floor has high historic integrity. The second and third floor windows, finishes and ornament are unaltered. Damage to historic materials from wear, such as concrete spalling, can be easily repaired. Steel sash similar to that found in the upper stories is still in production, and if appropriate, could replace the infill panels at the ground level. The property at 2366-98 Valley Street presents a clear opportunity for successful rehabilitation.

OCHS rated this building Cb-2+, meaning the existing building is of secondary historical interest, potentially of major historical importance (tending toward secondary importance) if restored and was located in an ASI (the Valley Street Group) which no longer exists. The NRHP rating of 6/5D is a hybrid designation that would not be used today but appears to indicate that it is ineligible for the NRHP but eligible for local listing under an existing local ordinance, and is a contributor to a district. It is Carey & Co.'s professional opinion that the existing rating of C is appropriate because the property is

of secondary architectural importance, primarily due to ground floor exterior alterations. As a restoration of the façade appears possible, the contingency rating of "b" appears appropriate, and the building could become of major historical importance after restoration as a good example of the Art Deco style. Because this building is the only remaining contributor to the Valley Street Group (the others at 2356 Valley Street were demolished) the property is not located in an ASI, and the "2+" should be removed from its local rating, and changed to "3". The NRHP rating of 6/5D should be changed to 5S because it of local historical interest and a PDHP. A revised local rating should be "C3" and a revised NRHP rating should be "5S."

> *Conclusion*: the property at 2366-98 Valley Street is a PDHP due to its rating of "C." The property does not have existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's NRHP rating of 5S is between 1-5, and would therefore qualify as an historic resource under CEQA Section 15064.5 and PRC section 5024.1(g). Furthermore, because PDHP's warrant consideration for possible preservation (City policy 1.2), this property meets the NRHP definition of "local interest," as denoted by the proposed "5S" rating.

7) 440-48 23rd Street (local rating: Cb+2+, NRHP rating: 4S7). The building at 440-448 23rd Street was constructed in 1919 as the Elliott (C.T.) Shop-Valley Auto Garage in a decorative brick-Beaux-Arts derivative style, designed by well-known local architect Clay Burrell. Visible alterations include later windows and doors, with window openings partly infilled (see Figures 6, Appendix B). Original plans on file with the City of Oakland identify multi-pane fanlight windows. The investigation revealed that, while the historic windows are lost, the remainder of the building is essentially unaltered. The terra cotta ornamental elements including the entry columns are sound and complete. The brick masonry is in good condition, and the wood spanning structure on the inside appears basically unaltered. With all other architectural elements in place, the fabrication of replacement windows based on the design shown in the historic drawings would return the property to its 1920's appearance. The property at 440-48 23rd Street presents a clear opportunity for successful rehabilitation.

OCHS gave this building a local rating of Cb+2+, indicating that the existing building is of secondary historical interest, but could be of major historical importance if restored(tending toward highest importance), and is located in the 23rd Street group district ASI. The NRHP rating of 4S7 indicates that the property may become eligible for separate listing in the NRHP when the architectural integrity is restored. It is Carey & Co.'s professional opinion that the local rating of Cb is appropriate because the building is of secondary historical importance in its current state, primarily due to its exterior alterations. Visual and archival evidence suggests that a restoration of the windows is possible. As such, the contingency rating of "b+" is appropriate, because the building could become of major importance after restoration, especially considering its associations with well-known local architect Clay Burrell and could be a fine example of the decorative brick Beaux Arts derivative style. Its location within an ASI is confirmed. The NRHP rating of 4S7 is appropriate, as it would appear eligible for the NRHP at the local level for its associations with well-known local architect Clay Burrell and possibly as a fine example of the decorative brick Beaux Arts derivative style if restored.

> *Conclusion*: the property at 440-48 23rd Street is a PDHP due to its rating of "C." The property does not have existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's NRHP rating of 4S7 is between 1-5, and would therefore qualify as an historic resource under CEQA Section 15064.5 and PRC section 5024.1(g).

8) 441-49 23rd Street (local rating: Dc2+, NRHP rating: 5B). The building at 441-449 23rd Street was constructed in 1924 as the McMann General Tire building in a decorative brick-Beaux-Arts derivative style, designed by well-known local architect Clay Burrell. Although original transom windows are intact, visible alterations include replacement windows and doors, with some door openings partly infilled (see Figure 7 and 7A, Appendix B). The investigation revealed that, while the historic windows and doors are lost, the remainder of the building is essentially unaltered. The terra cotta ornamental elements at the parapet are sound and complete and the brick masonry is in good condition. With all other architectural elements in place, the fabrication of replacement windows based on the design of the existing transom windows would return the property to its 1920's appearance. The property at 441-49 23rd Street presents a clear opportunity for successful rehabilitation.

OCHS gave this building a local rating of Dc2+, indicating that the existing building is of minor historical interest, but could be of secondary historical importance if restored, and is a contributor to a an Area of Secondary Interest; the 23rd Street group district ASI. The NRHP rating of 5B indicates that the property is not eligible for the NRHP, but is of local interest. It is Carey & Co.'s professional opinion that the local rating of Dc is appropriate because the building is of minor historical importance in its current state, primarily due to its fairly extensive exterior alterations. Visual evidence suggests that a restoration of the windows is possible. As such, the contingency rating of "c" is appropriate, because the building could become of secondary importance after restoration, especially considering its associations with well-known local architect Clay Burrell and could become a good example of the decorative brick Beaux Arts derivative style. Its location within an ASI (2) is confirmed. The most appropriate NRHP rating would be "5D" because the building appears eligible for the NRHP as a contributor to a local district, the 23rd Street group district ASI. Regardless of its rating suffix, the status code of 5 renders the building a historical resource under CEQA. In addition, the building has clear associations with well-known local architect Clay Burrell and would be a good example of the decorative brick Beaux Arts derivative style if restored. The revised NRHP rating should be "5D."

> *Conclusion*: the property at 440-48 23rd Street is a PDHP due to its contingency rating of "C." The property does not have existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's NRHP rating of 5B is between 1-5, and would therefore qualify as an historic resource under CEQA Section 15064.5 and PRC section 5024.1(g). Furthermore, because PDHP's warrant consideration for possible preservation (City policy 1.2), this property meets the NRHP definition of "local interest," as denoted by the proposed "5D" rating and existing "5B" rating.

9) 439 23rd Street (local rating: D2+, NRHP rating 5D). The building at 439 23rd Street was constructed in 1922 as the Goldwater (Mandel) Garage, a utilitarian brick garage. The architect of record is unknown. Although the brick appears to be in good conditions, visible alterations to the exterior include garage door infill on the left front façade with a later storefront, and a replacement garage door on the right front façade (see Figure 8, Appendix B). Windows at the mezzanine level appear original. Because no contingency rating for this building was given, no assessment of the building's restorability potential was made by Carey & Co. Inc.

OCHS gave this building a local rating of D2+, indicating that the existing building is of minor historical interest and is a contributor to an ASI; the 23rd Street group district. The NRHP rating of 5D indicates that the property is not eligible for the NRHP but is of local interest as a contributor to a local district. It is Carey & Co.'s professional opinion that the local rating of "D" is appropriate, as the property is of no particular historical importance, especially in its current state due to the substantial

exterior alterations. The property's location in an ASI is confirmed. The NRHP rating of 5D is accurate in that the building is a contributor to a local district, the 23rd Street group district ASI.

> *Conclusion*: The property at 439 23rd Street is a PDHP despite its existing rating of "D," because it is located in an ASI, The property does not have existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. However, the property's NRHP rating of 5D is between 1-5, and would therefore qualify as a historic resource under CEQA Section 15064.5 or PRC section 5024.1(g).

10) *421 24th Street (local rating: D3, NRHP rating: 6Z1).* The building at 421 24th Street was originally constructed in 1929 as the Weaver-Wells Company service garage, and designed by Guy L. Brown in a utilitarian brick style. It continues to serves as service garage, currently for Negherbon Auto (see Figure 9, Appendix B). Visible alterations include windows partly covered by plywood and replacement roll-up style garage doors. The remainder of the building appears to be in good condition. Because no contingency rating for this building was given, no assessment of the building's restorability potential was made by Carey & Co. Inc.

OCHS gave this building a local rating of D3, indicating that the existing building is of minor historical interest (D) and is not located in a district (3). The NRHP rating of 6Z1 indicates that the property appears ineligible for the NRHP. It is Carey & Co.'s professional opinion that the local rating of D3 is appropriate because this utilitarian property is of no particular historical importance and has had some exterior alterations. Its location outside of a district has been confirmed. We agree that the building appears ineligible for listing in the NRHP due to a lack of architectural distinction and historic associations. Therefore, the NRHP rating of "6Z" is appropriate.

> *Conclusion*: the property at 421 24th Street is not a PDHP due to its existing rating of "D." The property also does not have existing rating of "A" or "B" nor is it located in an API, and as such, would not appear to be a CEQA "historic resource" under City policy 3.8. In addition, the property's proposed revised NRHP rating of "6Z" indicates that the property appears ineligible for listing in the NRHP, and would not qualify as a historic resource under CEQA Section 15064.5 or PRC section 5024.1(g).

<u>Historic Significance of Affected Buildings Evaluated for This Project</u>

Carey & Co. Inc. surveyed and evaluated the remaining two buildings on the project site in February 2004 that were not previously evaluated by OCHS in 1994. Brief historical summaries and proposed ratings of both buildings are provided below. The DPR forms are provided in Appendix B.

11) 2251 Broadway (local rating: E3, NRHP rating: 6Z). The single-story property at 2251 Broadway was originally constructed in circa 1970 for auto rentals, and later became a sales office for Negherbon Auto. The building was designed in a vaguely Modern architectural style typical for this building type and period (see Figure 10, Appendix B). Few alterations to this building has occurred. This building appears to be of minor historic importance and is not located in a district, and was therefore rated E3. As this building was constructed in c. 1970, it appears ineligible for the NRHP because it would not meet the criteria for exceptional significance required for buildings less than 50 years of age. In addition, the building would not be eligible for the state or local registers as research did not reveal associations with historic events or important individuals, nor is the building a good example of the Modern style of architecture. As the property does not appear to be historically significant, integrity was not addressed.

12) 461 24th Street (local rating: E3, NRHP rating: 6Z). The two-story building at 461 24th Street was constructed in circa 1970 as a 16-unit apartment building, replacing an earlier Victorian style residence which had existed on this parcel. The building was designed in a minimal Modern architectural style typical for this building type and period (see Figure 11, Appendix B). Few alterations to this building have occurred, except for the installation of groundfloor security bars and fencing. This building appears to be of minor historic and architectural importance and is not located in a district, and was therefore rated E3. As this building was constructed in c. 1970, it appears ineligible for the NRHP because it would not meet the criteria for exceptional significance required for buildings less than 50 years of age. In addition, the building would not be eligible for the state or local registers as research did not reveal associations with historic events or important individuals, nor is the building a good example of the Modern style of architecture. As the property does not appear to be historically significant, integrity was not addressed.

CONCLUSION

After reviewing the physical alterations to the previously-evaluated buildings, completing additional historical research, and confirming the building's significance ratings, it is Carey & Co.'s professional opinion that most of the original significance ratings would remain unchanged, with a few exceptions. Each of the affected building's existing and proposed revised significance ratings, conclusion of CEQA and PDHP historic significance, as well as restorability potential is provided in Table 2, below.

Table 2. Potential Revised Significance Ratings of Affected Buildings

Affected Property		Existing Oakland/NRHP Ratings	Proposed Revised Oakland/NRHP Ratings	CEQA Resource (yes/no)	PDHP (yes/no)	Restorable (yes/no/not evaluated)
Previously-Evaluated Buildings on the Project Site						
1	2315Broadway	Ec3/7	Retain/6Z	No	Yes	Yes
2	2323 Broadway	Ed3/6Z1	Retain	No	No	Yes
3	2335 Broadway	Eb+3/4S7	Retain	Yes	Yes	Yes
4	2343 Broadway	Ec3/5S	Retain	Yes	Yes	Yes
5	2345 Broadway	Eb-3/5S	Retain	Yes	Yes	Yes
6	2366-98 Valley Street	Cb-2+/6/5D	C3/5S	Yes	Yes	Yes
7	440-48 23rd Street	Cb+2+/4S7	Retain	Yes	Yes	Yes
8	441-49 23rd Street	Dc2+/5B	Retain/5D	Yes	Yes	Yes
9	439 23rd Street	D2+/5D	Retain	Yes	Yes	Not evaluated
10	421 24th Street	D3/6Z1	Retain	No	No	Not evaluated
Buildings on the Project Site Evaluated for This Project						
11	*2251 Broadway*	N/A	E3/6Z	No	No	Not evaluated
12	*461 24th Street*	N/A	E3/6Z	No	No	Not evaluated

As shown on Table 2, three of the 12 buildings on the project site should have revised local and/or NRHP ratings. In terms of CEQA criteria, seven of the 12 buildings on the project site would be considered local historic resources due to their confirmed NRHP ratings between 1 and 5. Eight of the 12 buildings on the project site are PDHPs. Finally, eight of the 12 buildings on the project site could be restored based on visual and/or archival evidence, while four were not evaluated for their restorability potential.

The project would result in the demolition of eight PDHPs, which would not directly support Goal 2 or Policy3.1. Nonetheless, the City could determine that other social and economic factors (e.g., provision of new housing, cost of preserving and reusing the buildings) outweigh the preservation of the PDHPs, thereby reaching a conclusion that no "reasonable efforts" can avoid the demolition of the buildings. Regarding Policy 3.5, the City could make one of the findings in the second paragraph, that (1) the project design is at least equal to that of the existing buildings and is compatible with neighborhood character; (2) public benefits of the project outweigh the benefit of retaining the buildings; or (3) the existing buildings are undistinguished and do not warrant retention and the proposed project is compatible with neighborhood character.

Demolition of the seven CEQA historic resources would be a significant and unavoidable impact of the proposed project, for which some mitigation measures are available, but would not reduce the impact to a less-than-significant level. For these impacts, the City would prepare a statement of overriding considerations during the EIR certification process which explains that the proposed project would have benefits to the community which outweigh the loss of the historic resources.

APPENDIX A

DPR SURVEY FORMS

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS Ec3
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 1007
b. Other Identifier: McCaslin (John & Lillian) store building

*P2. Location: a. County Alameda
*b. Address 2315 BROADWAY
City Oakland, CA Zip 94612
*c. UTM: USGS 7.5' Quad Oakland West Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 008 0666 014 01 S

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

2315 BROADWAY is an early 20th century commercial store building (now remodeled). It is high one story, rectangular plan, on an interior lot, on the south part of the parcel. It has a straight parapet, storefront, and recessed entry. Exterior walls are sheet metal over concrete. Roof is composition. Foundation is concrete. Structure is steel frame and wood frame. Sanborn maps describe it as concrete with brick facade, hollow terra cotta tile, wood posts. The building has plate glass and colored tile. Present use is automobile dealership, Negherbon Porsche-Audi. Surroundings are densely built up, commercial.

Visible alterations include new facade, style changed completely. This buiulding and the one to the north have been joined as one under the new facade. The building is in excellent condition; its integrity is poor.

b. Resource attributes: HP06--store building
*P4. Resources present: /X/Building / /Structure / /Object / /Site / /District / /Element of District ( ) / /Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 677-29
Photo date: 08/30/94

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1922 F
building permit

*P7. Owner and Address:
NEGHERBON LINCOLN MERCURY INC
2345 BROADWAY
OAKLAND CA 94612

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1 City Hall Plaza, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

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

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)
OCHS, Project Agrt. #36-14-707, Central District, 1985

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

Substitute DPR 523A-Test (consolidrm, rev 7/31/94)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

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Other Listings OCHS Eb+3
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 1014
c. Other Identifier: Dinsmore Bros. Auto Accessories bldg.

*P2. Location: a. County Alameda
*b. Address 2335-37 BROADWAY
City Oakland, CA Zip 94612
*c. UTM: USGS 7.5' Quad Oakland West Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 008 0666 009 00

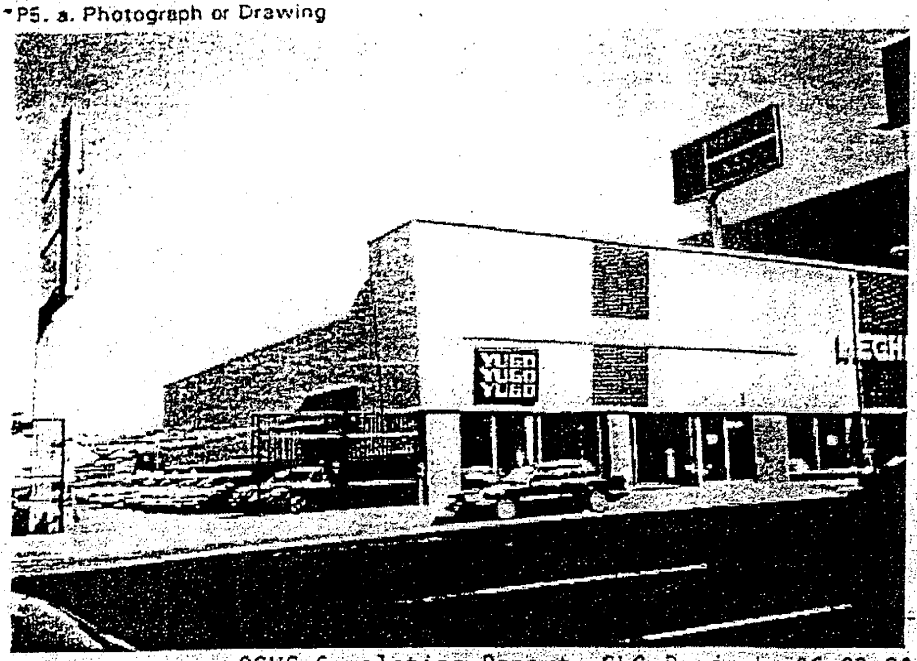
*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

2335-37 BROADWAY is a former Beaux Arts derivative automobile showroom, remodeled in 1964 and joined with two neighboring buildings under a late 20th century commercial facade. It is high one story and mezzanine, rectangular plan, on an interior lot. It has a straight parapet and two plate glass storefront bays. Exterior walls are brick and terra cotta, the front now covered or replaced by a perforated and corrugated metal facing. Roof is composition. Foundation is concrete. Structure is brick bearing wall. Sanborn maps describe it as brick. Present use is automobile dealership, Negherbon Lincoln-Mercury etc. Surroundings are densely built up, commercial. Original plans show an elaborate polychrome terra cotta frieze and cornice, and paired storefronts with small-paned transoms, recessed entries, and marble bases. Visible alterations include new facade, entry changed, ornament removed, style changed completely, metal siding, signs. The building is in good condition; its integrity is poor.

c. Resource attributes: HP06--automobile showroom

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

*P5. a. Photograph or Drawing



P5. b. Photo number: 658-13
Photo date: 06/14/94

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1920 F rem 1964
building permit

*P7. Owner and Address:
NEGHERBON LINCOLN MERCURY INC.
2345 BROADWAY
OAKLAND CA 94612

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1 City Hall Plaza, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

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

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101. 9/30/94 (URM Citywide)
OCHS, Project Agrt. #36-14-707, Central District, 1985

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

Substitute DPR 523A-Test (ochsp1.frm, rev 7/31/94)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
Page B1 of 2

Primary # _____
HRI # _____

*NRHP Status Code: 4S7
Local/Other Rating: Eb+3

*Resource Name or #: Serial No. 1014
2335-37 BROADWAY Oakland CA 94612

B1. Historic Name: Dinsmore Brothers Auto Accessories bldg.
B2. Common Name: Negherbon Lincoln-Mercury
B3. Original Use: Commerce/specialty B4. Present Use: Commerce/specialty store
*B5. Architectural Style: Beaux Arts derivative remodeled as late 20th century
*B6. Construction History: built 1920, remodeled 1964ff
new facade, entry changed, ornament removed, style changed completely, metal siding, signs
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Morgan, Julia b. Builder: Duval, Oliver & Son

*B10. Significance: Theme: masonry buildings (auto related) Area: Oakland
Period: 1850-1948 Property Type: automobile showroom N.R. Criteria: N/A
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

2335-37 BROADWAY, the Dinsmore Brothers Auto Accessories building, was originally a very good example of a Beaux Arts derivative automobile showroom, remodeled as late 20th century. It was built in 1920, architect Julia Morgan and builder Oliver Duval & Son. It is dated by building permit 55156, and was originally valued at $26,000. Plans are on file with the City of Oakland. It was remodeled in 1964 and after. Historically the building reflects motor transportation and the auto industry. The original owner, developer and business, 1920s, was Dinsmore Brothers Auto Accessories. The property is also associated with Negherbon Lincoln-Mercury, owner and commercial occupant c.1960s-90s, auto dealer, combined several buildings in this block behind new facades. Julia Morgan (1872-1957), California's first licensed woman architect, produced some 800 buildings over a 50 year career.

The Oakland Cultural Heritage Survey rates this property Eb+3 (E, of no particular interest; potentially B+, National Register, if restored), particularly for its design quality and historical associations and architect. It is not located in a district (3). Its Survey rating makes it a historic property under Oakland's Preservation Element. At present it does not appear eligible for listing on the National Register. However if its architectural integrity were accurately restored, it might become eligible. Some interior features remain; it is not known how much or little of the upper facade survives behind the metal siding.

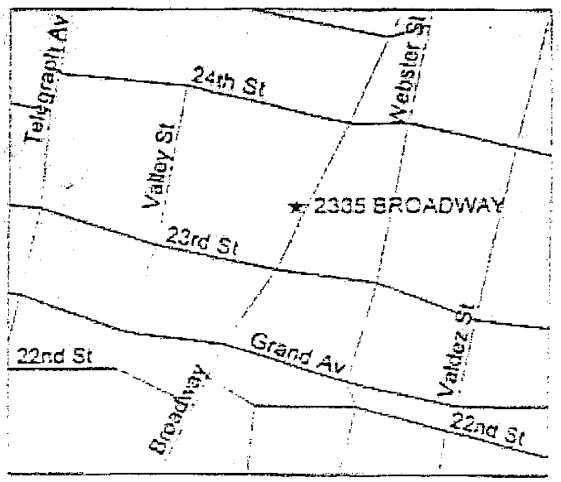
(see plans continuation page)

B11. Resource Attributes: HP06--automobile showroom
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

*B14. Evaluator: Betty Marvin
*Date of Evaluation: 03/31/93
Date Recorded: 09/30/95
(This space reserved for official comments.)

(Sketch map. ^N^ north at top.)



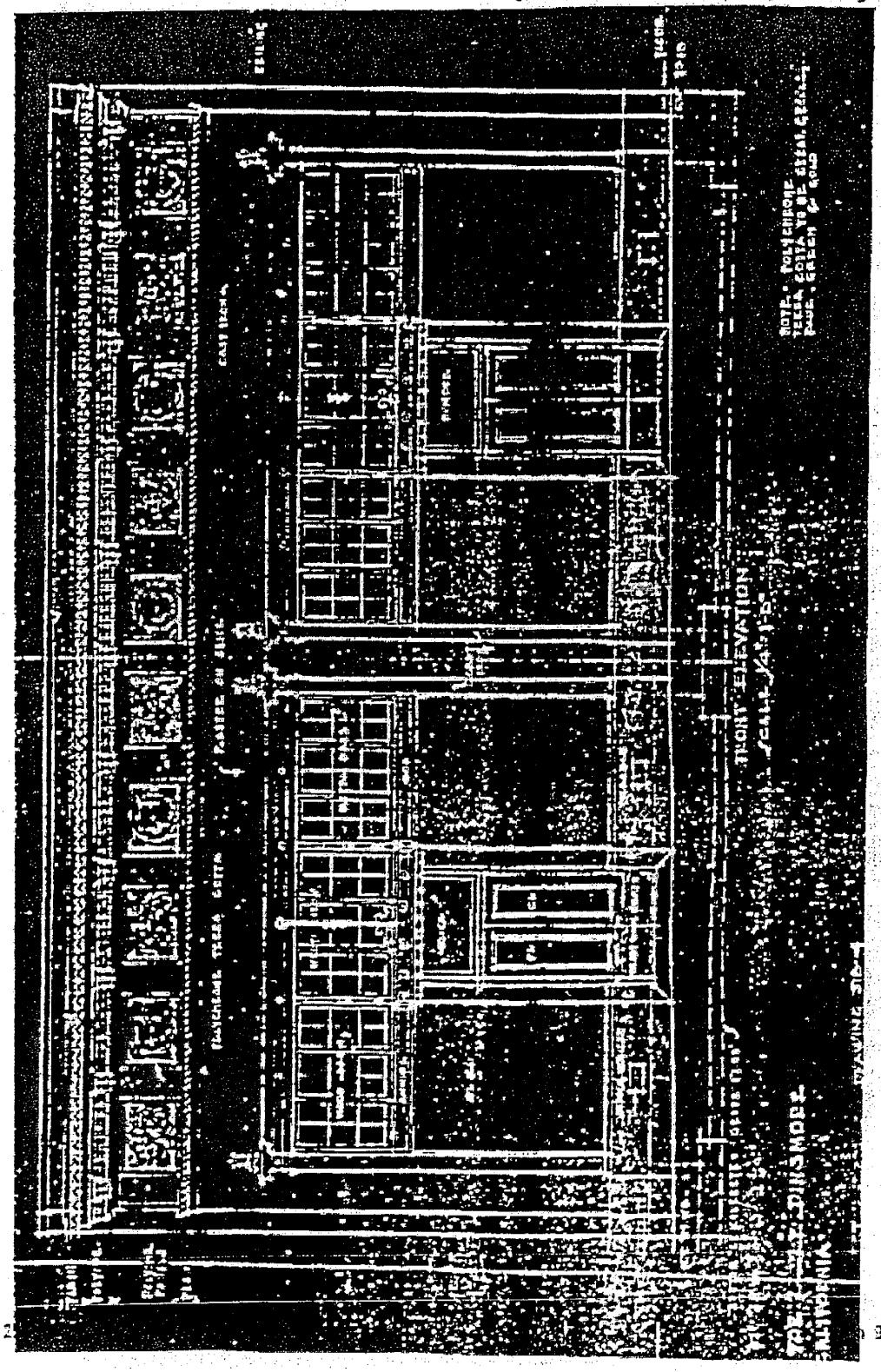
State of California · The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET
Page B2 of 2

Primary # _____
HRI # _____

*Resource Name or #: Ser. No. 1014-Dinsmore Brothers Auto Accessories b
2335-37 BROADWAY Oakland CA 94612

*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 X/ Continuation / / Update

Permit #55156, 03/04/20 Plans and specs on file with City of Oakland (excerpt)
1s/3r brick stores for L.C. Dinsmore, W Broadway 200' S/24th St, Julia Morgan arch.



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS Ec3
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 1018
b. Other Identifier: Kiel (Arthur) auto showroom

*P2. Location: a. County Alameda
*b. Address 2343 BROADWAY
City Oakland, CA Zip 94612
*c. UTM: USGS 7.5' Quad Oakland West Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 008 0666 008 00

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

2343 BROADWAY is an early 20th century automobile showroom (now remodeled). It is one story, rectangular plan, on an interior lot. It has a straight parapet, multiple entries, and wide showroom bay. Exterior walls are brick, terra cotta, and plate glass. Front facade remodeled with aluminum siding. Roof is composition. Foundation is concrete. Structure is brick bearing wall. Sanborn maps describe it as brick. Present use is one-story store, Negherbon Lincoln-Mercury. Surroundings are densely built up, commercial.

Visible alterations include new facade, entry changed, ornament removed, style changed completely, metal siding, signs. New facade unites three former buildings into one building. The building is in excellent condition; its integrity is poor.

b. Resource attributes: HP06--automobile showroom
*P4. Resources present: /X/Building / /Structure / /Object / /Site / /District / /Element of District ( ) / /Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 677-27
Photo date: 08/30/94

*P6. Date Constructed/Age. and Source:
/ /Prehistoric /X/Historic / /Both
1924-25 F rem 1952
building permit

*P7. Owner and Address:
NEGHERBON LINCOLN MERCURY INC
2345 BROADWAY
OAKLAND CA 94612

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1 City Hall Plaza, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

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

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)
OCHS, Project Agrt. #36-14-707, Central District, 1985

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

Substitute DPR 523A-Test (ochsp1.frm, rev 7/31/94)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
Page B1 of 2

Primary # _____
HRI # _____

*NRHP Status Code: 5S
Local/Other Rating: Ec3

*Resource Name or #: Serial No. 1018
2343 BROADWAY Oakland CA 94612

B1. Historic Name: Kiel (Arthur) auto showroom
B2. Common Name: Negherbon Lincoln-Mercury
B3. Original Use: Commerce/specialty
B4. Present Use: Commerce/specialty store
*B5. Architectural Style: early 20th century
*B6. Construction History: built 1924-25, remodeled 1952ff
new facade, entry changed, ornament removed, style changed completely, metal siding, signs
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Schirmer-Bugbee Company b. Builder: Dinnie Construction Co.

*B10. Significance: Theme: masonry buildings (auto related) Area: Oakland
Period: 1850-1948 Property Type: automobile showroom N.R. Criteria: N/A
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

2343 BROADWAY, the Kiel (Arthur) auto showroom, was originally a representative example of an early 20th century automobile showroom (now remodeled). It was built in 1924-25, architect Schirmer-Bugbee Company and builder Dinnie Construction Company. It is dated by building permit 98883, and was originally valued at $10,000. Plans are on file with the City of Oakland. It was remodeled in 1952 and after, joined with 2335-37 and 2345 Broadway behind a single facade. Historically the building reflects motor transportation and the auto industry. The original owner, developer and business, about 1924-52, was Arthur Kiel, auto showroom (earlier carriage factory). The property is also associated with Negherbon Lincoln-Mercury, owner and commercial occupant c.1960s-90s, auto dealer. Architects William E. Schirmer (c.1893-1957) and Arthur S. Bugbee (of the early San Francisco architectural family) were partners in the early 1920s, designing commercial buildings and large Period Revival houses.

The Oakland Cultural Heritage Survey rates this property Ec3 (E, of no particular interest; potentially C, secondary importance or superior example, if restored). It is not located in a district (3). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. It does not appear eligible for the National Register, however, since its architectual integrity has been compromised and there are more significant examples.

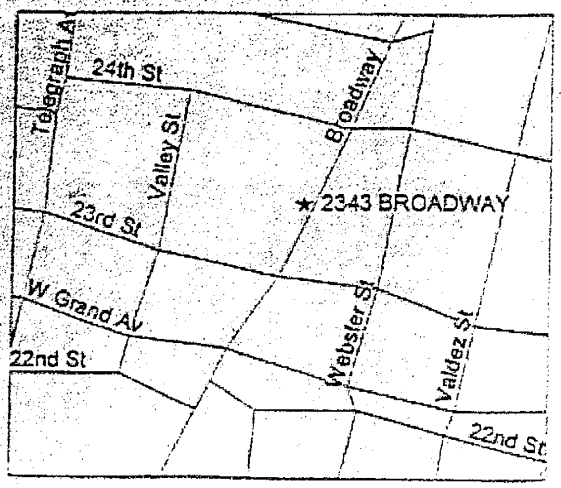
(see plans continuation page)

B11. Resource Attributes: HP06--automobile showroom
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

*B14. Evaluator: Betty Marvin
*Date of Evaluation: 03/31/93
Date Recorded: 09/30/95
(This space reserved for official comments.)

(Sketch map, ^N^ north at top.)



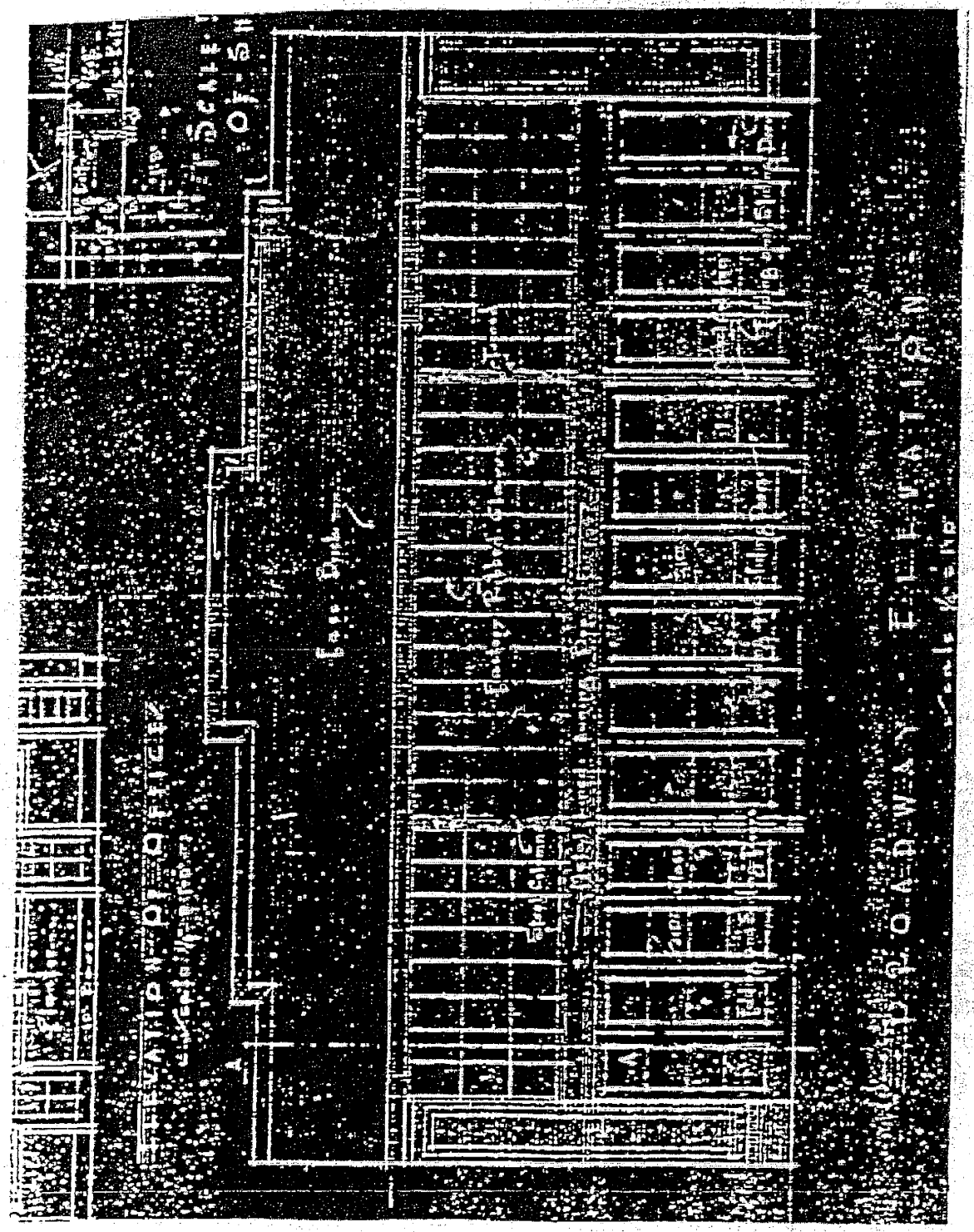
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET
Page B2 of 2

Primary # _____
HRI # _____

*Resource Name or #: Ser. No. 1018-Kiel (Arthur) auto showroom
2343 BROADWAY Oakland CA 94612

*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 /X/ Continuation / / Update

Permit #98883, 12/01/24 Plans and specs on file with City of Oakland (excerpt)
auto showroom for Arthur W. Kiel, W Broadway 150'N/23rd St, Schirmer-Bugbee Company arch.



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS Eb-3
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 1020
b. Other Identifier: J.E. French Dodge showroom

*P2. Location: a. County Alameda
*b. Address 2345 BROADWAY
City Oakland, CA Zip 94612
*c. UTM: USGS 7.5' Quad Oakland West Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 008 0666 007 00

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

2345 BROADWAY is an early 20th century automobile showroom, remodeled as late 20th century. It is high one story, irregular plan, on an interior lot. It has a straight parapet, multiple entries, and wide showroom bay. Exterior walls are brick, terra cotta, and plate glass. Front facade remodeled with aluminum siding. Roof is composition. Foundation is concrete. Sanborn maps describe it as concrete three sides, brick front. Present use is automobile dealership, Negherbon Lincoln-Mercury. Surroundings are densely built up, commercial.

Visible alterations include new facade, style changed completely, entry changed, ornament removed, metal siding, signs. Facade remodel unites three former buildings into one building. The building is in excellent condition; its integrity is poor.

b. Resource attributes: HP06--automobile showroom

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

*P5. a. Photograph or Drawing

P5. b. Photo number: 677-26
Photo date: 08/30/94

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1920 F rem 1970
building permit

*P7. Owner and Address:
NEGHERBON LINCOLN MERCURY INC
2345 BROADWAY
OAKLAND CA 94612

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1 City Hall Plaza,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

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

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)
OCHS, Project Agrt. #36-14-707, Central District, 1985

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

Substitute DPR 523A-Test (ochsp1.frm, rev 7/31/94)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code: 5S
Local/Other Rating: Eb-3

*Resource Name or #: Serial No. 1020
2345 BROADWAY Oakland CA 94612

B1. Historic Name: J.E. French Dodge showroom
B2. Common Name: Negherbon Lincoln-Mercury
B3. Original Use: Commerce/specialty
B4. Present Use: Commerce/specialty store
*B5. Architectural Style: 1920s decorative brick - Beaux Arts derivative
*B6. Construction History: built 1920, remodeled 1929, remodeled 1970s?
new facade, style changed completely, entry changed, ornament removed, metal siding, signs
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Reed & Corlett
Brown, Guy L. (1929)
b. Builder: Muller, F.A.
Petersen, J.B. (1929)
*B10. Significance: Theme: masonry buildings (auto related) Area: Oakland
Period: 1850-1948 Property Type: automobile showroom N.R. Criteria: N/A
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

2345 BROADWAY, the J.E. French Dodge showroom, was originally a very good example of a Beaux Arts derivative automobile showroom, remodeled as late 20th century. It was built in 1920, architect Reed & Corlett and builder F.A. Muller. It is dated by building permit 56097 for a one story concrete auto showroom, and was originally valued at $12,500. Plans for a 1929 remodeling of the facade and interior are included with plans for the adjoining garage at 421 24th Street (permit A37436, owner Derby Estate Company). The original brick arched facade was redesigned with plate glass in decorative metal surrounds, and the interior was given "Spanish texture" walls and rough hewn beams. It was remodeled with the present facing probably in the 1970s. Historically the building reflects motor transportation and the auto industry and 1920s speculative development. The original developer was Joseph Schwartz, of Schwartz & Grodin, clothiers. The property is also associated with Charles Philliber, c.1925, unidentified, J.E. French Dodge, c.1930s, and Negherbon Lincoln-Mercury. c.1960s-90s, auto dealer, with three 1920s buildings now joined under one facade. Architects Walter D. Reed (d.1933) and William G. Corlett (1887-1954) were partners c.1912-33 in an Oakland firm that designed many of Oakland's major buildings.

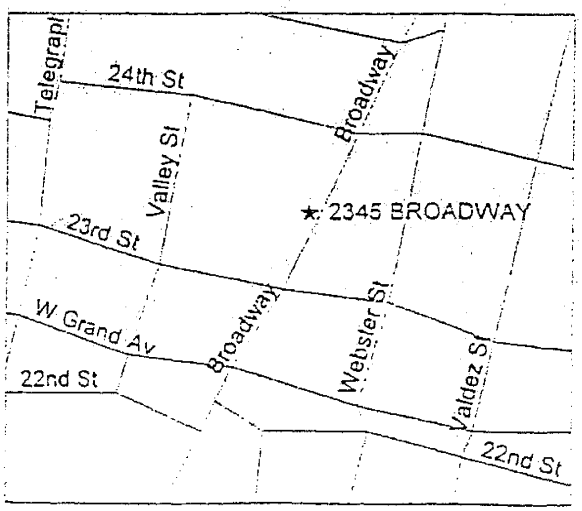
The Oakland Cultural Heritage Survey rates this property Eb-3 (E, of no particular interest; potentially B-, major importance, landmark quality, if restored). It is
(see continuation page)

B11. Resource Attributes: HP06--automobile showroom
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

*B14. Evaluator: Betty Marvin
*Date of Evaluation: 05/29/93
Date Recorded: 09/30/95
(This space reserved for official comments.)

(Sketch map, ^N^ north at top.)



Primary # _____
HRI # _____

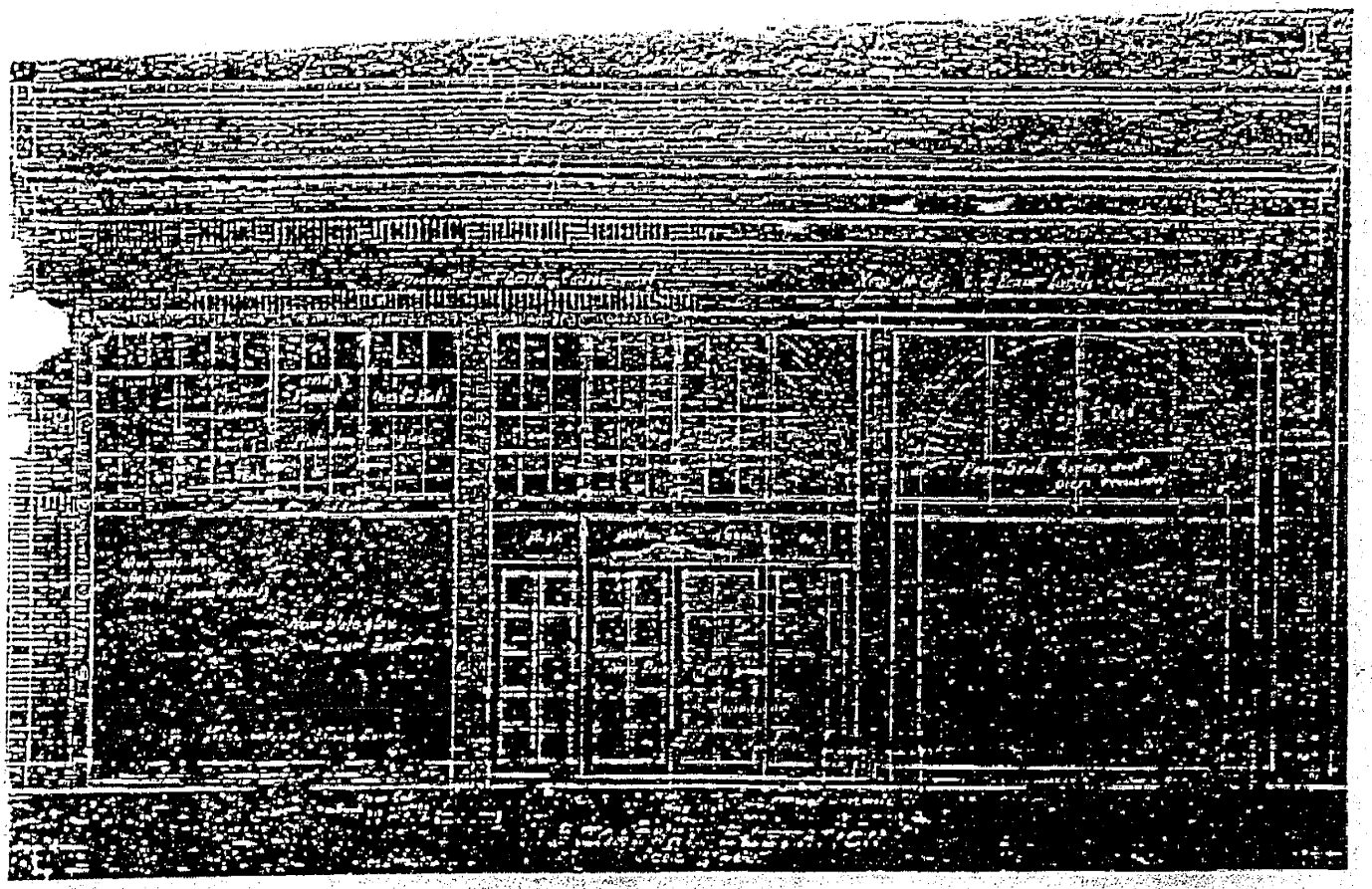
*Resource Name or #: Ser. No. 1020-J.E. French Dodge showroom
2345 BROADWAY Oakland CA 94612

*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 /X/ Continuation / / Update

B10. Significance:

not located in a district (3). Its Survey rating makes it a historic property under Oakland's Preservation Element. It does not appear eligible for the National Register since its integrity has been seriously compromised and may not be reversible.

Permit #A37436, 02/04/29 Plans & specs on file with City of Oakland (excerpt) alt. to present auto sales on Broadway, for Derby Estate Co., Guy L. Brown arch. Shows both original 1920 design (right) and 1929 remodeling (left).



State of California · The Re[illegible]ces Agency
DEPARTMENT OF PARKS A[illegible] RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

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Other Listings OCHS Cb-2+
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. B1112
b. Other Identifier:
*P2. Location: a. County Alameda
*b. Address 2398 VALLEY ST/467 24TH ST
City Oakland, CA Zip 94612
*c. UTM: USGS 7.5' Quad Oakland West Date 1959 (1980) Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 008 0666 019 01 C

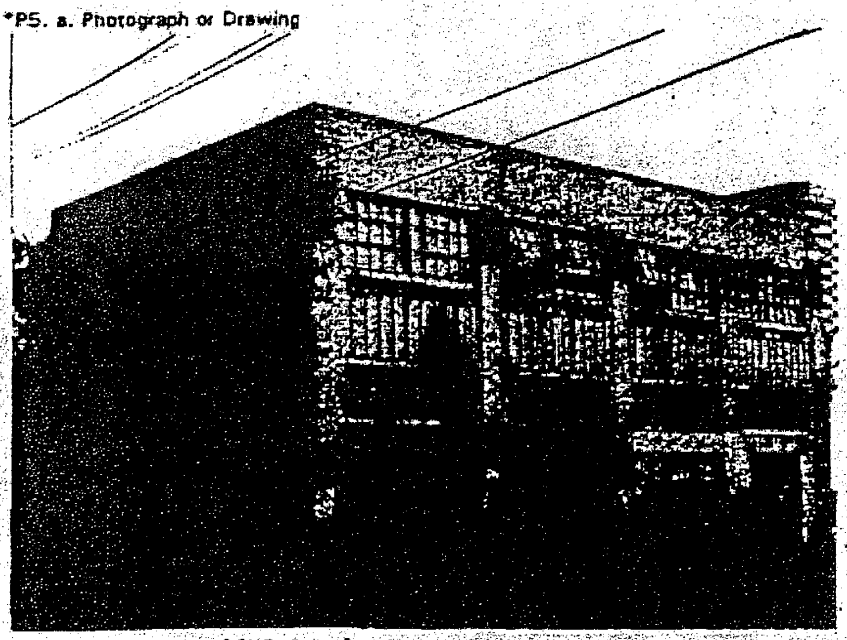
*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

2398 VALLEY ST is an early 20th century warehouse with Art Deco detailing in the 2356-98 Valley Street district. It is two stories and mezzanine, rectangular plan, on a corner lot. It has a straight parapet, large windows on the top floor, and a band of narrower mezzanine/transom windows. Exterior walls are concrete. Roof is composition. Structure is reinforced concrete. The building has fan or sunburst cast concrete ornament in the pilasters, zigzag lozenge-like ornament between the floors, and metal sash. Present use is miscellaneous commercial. Surroundings are densely built up, commercial, residential.

Visible alterations include ground floor windows covered, entry changed. The building is in good condition; its integrity is excellent.

b. Resource attributes: HP08,06--warehouse
*P4. Resources present: /X/Building / /Structure / /Object / /Site / /District /X/Element of District (ASI) / /Other

*P5. a. Photograph or Drawing



P5. b. Photo number: 657-6A
Photo date: 06/12/94

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1936 F
building permit

*P7. Owner and Address:
NEGHERBON LINCOLN MERCURY IN
2345 BROADWAY
OAKLAND CA 94612

*P8. Recorded by (name, affiliation, address)
Oakland Cultural Heritage Survey, 1 City Hall Plaza, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/96

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

*P11. Report Citation: OCHS Completion Report, CLG Project #06-95-10104, 9/30/96 (Citywide)

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

Oakland Cultural Heritage Survey
Oakland City Planning Department EVALUATION SHEET

ES

Common (and Historic) Name(s) None (C); Unknown (H)

Address/Location 2366-98 Valley St./467 24th St.

A. VISUAL QUALITY/DESIGN

1. Exterior simbursts on pilasters, zigzag spandrels, horiz. bands of windows — E (VG) G FP
2. Interior (list best spaces first)
   - Space 1 — E VG G FP
   - Space 2 — E VG G FP
   - Other Spaces — E VG G FP
3. Construction pilaster + Lay concrete warehouse; ornamental formed concrete — E (VG) G FP
4. Designer/Builder Alben Froberg (arch.), H.J. Christensen (bldr) — E (VG) G FP
5. Type/Style early 20c utilitarian - organic example, Art Deco — E VG (G) FP
6. Supportive Elements — E VG G (FP)

B. HISTORY/ASSOCIATION

7. Person/Organization Alice (etc) Lyng - developed garage group lived on block 1900-30 — E VG G (FP)
8. Event — E VG G (FP)
9. Patterns N Central devt - garages outlying 8 way auto row — E (VG) G FP
10. Age 1936 permit # A[illegible]815 — E VG (G) FP

C. CONTEXT VYG ASI 2356-98 Valley St group per [illegible] study

11. Continuity Garage Dist. (P) - compatible neighbor; 2 adjoining Lyng garages — E VG (G) FP
12. Familiarity — E VG G (FP)

D. INTEGRITY

13. Condition — (E) G F P
14. Exterior Alterations ground floor infill — E (G) F P
15. Interior Alterations
    - Space 1 — E G F P
    - Space 2 — E G F P
    - Other Spaces — E G F P
16. Structural Removals — (E) G F P
17. Site — (E) G F P

E. REVERSIBILITY

18. Exterior Alterations — E (G) F P
19. Interior Alterations
    - Space 1 — E G F P
    - Other Spaces — E G F P

Evaluated by Betty Marvin Date 6-7-85

Reviewed by ML Date 6/12/85 ☒ Approved ☐ See Comment Sheet

Reviewed by SDW Date 7/5/85 ☒ Approved ☐ See Comment Sheet

Reviewed by TW Date 6-18-85 ☒ Approved ☐ See Comment Sheet

Reviewed by [illegible] Date 11 July 85 ☒ Approved ☐ See Comment Sheet

Reviewed by Date ☐ Approved ☐ See Comment Sheet

STATUS/RATING

Rating: Present status: ☐A ☐B ☒C ☐D ☐Not rated

Contingency status: ☐A ☒B ☐C ☐D ☐Not rated ☐Not applicable

Contingency factor: ☐(1) ☐(2) ☒(3) ☐Site of opportunity

C/B3 Composite rating

National Register (Individual): ☐Listed (1) ☐Determined eligible (2) ☐Appears eligible (3) ☒Potential if restored (4b) ☐Potential when over 50 years old (4d) ☐None of the above (6)

NR (as part of group or district only): ☐Listed (1D) ☐Determined eligible (2D) ☐Appears eligible (3D) ☐Potential if restored (4Db) ☐Potential when over 50 (4Dd) ☒None of the above (6) Other

6/5D Composite eligibility

BRRI: ☐Primary resource (NR # 1, 2, or 3) ☒Contingency Primary (NR #4..) ☐District Contributor (NR #3D) ☐Contingency Contributor (NR #4D..) ☐Noncontributor (NR #6) ☐Ineligible (NR #6) ☐Part of a building group

City Landmark: ☐Listed ☐In S-7 Zone ☐Primary LM potential ☒Secondary LM potential ☐S-7 potential ☐On Study List ☐None of the above

This form has been adopted from the San Francisco Downtown Inventory, prepared for the Foundation for San Francisco's Architectural Heritage by Charles Hall Page and Associates, from Harold Kalman's The Evaluation of Historic Buildings.

State of California - The Resour Agency
DEPARTMENT OF PARKS AND CREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS Cb-3
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 262
b. Other Identifier: Elliott (C.T.) shop-Valley Auto Garage

*P2. Location: a. County Alameda
*b. Address 440-48 23RD ST/2300-14 VALLEY
City Oakland, CA Zip 94612
*c. UTM: USGS 7.5' Quad Oakland West Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 008 0666 015 00

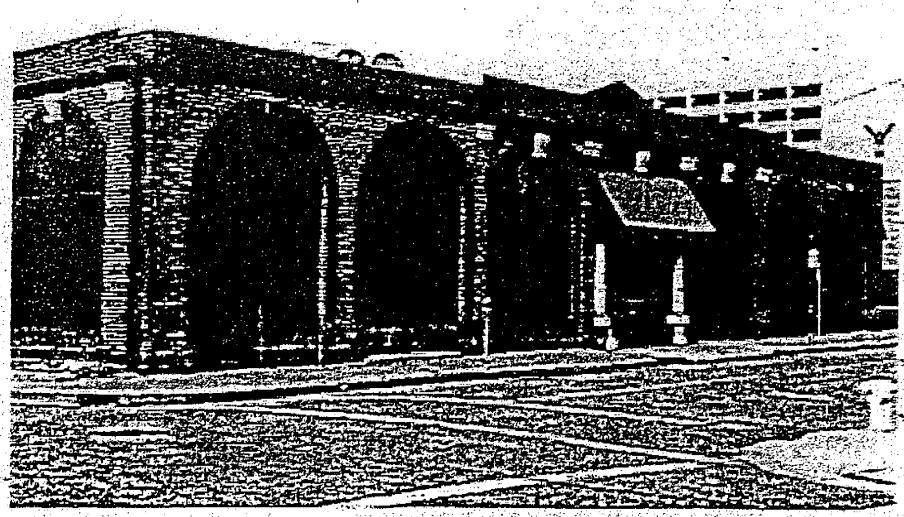
*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

440-48 23RD ST is a 1920s decorative brick-Beaux Arts derivative service garage. It is high one story, rectangular plan, on a corner lot. It has a truss roof with monitors, low stepped parapet, pilaster and bay composition with tall arched windows with fanlights, and vehicle doors. Exterior walls are dark red brick with terra cotta keystones, pilaster capitals, and columns. Roof is composition. Foundation is concrete. Structure is brick bearing wall. Sanborn maps describe it as brick with wood posts. The building has wood sash windows, classical terra cotta ornament, and decorative brickwork on the base, arches, and parapet. Present use is commercial repair garage. Surroundings are densely built up, commercial, industrial, residential.

Visible alterations include new windows and doors, window openings partly infilled, awnings. The building is in fair condition; its integrity is good.

b. Resource attributes: HP05--service garage
*P4. Resources present: /X/Building / /Structure / /Object / /Site / /District / /Element of District ( ) / /Other

*P5. a. Photograph or Drawing



P5. b. Photo number: 657-1A
Photo date: 06/12/94

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1919 F
building permit

*P7. Owner and Address:
NEGHERBON LINCOLN MERCURY INC
2345 BROADWAY
OAKLAND CA 94612

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1 City Hall Plaza, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

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

P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)
OCHS, Project Agrt. #36-14-707, Central District, 1985

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

Substitute DPR 523A-Test (ochsp1.frm, rev 7/31/94)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
Page B1 of 3

Primary # _____
HRI # _____

*NRHP Status Code: 4S7
Local/Other Rating: Cb+3

*Resource Name or #: Serial No. 262
440-48 23RD ST/2300-14 VALLEY Oakland CA 94612

B1. Historic Name: Elliott (C.T.) shop-Valley Auto Garage
B2. Common Name: None
B3. Original Use: Commerce/auto service
B4. Present Use: Commerce/auto service
*B5. Architectural Style: 1920s decorative brick - Beaux Arts derivative
*B6. Construction History: built 1919
new windows, windows covered, awnings
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Burrell, Clay N. b. Builder: Muller, F.A.

*B10. Significance: Theme: masonry buildings (auto related) Area: Oakland
Period: 1850-1948 Property Type: service garage N.R. Criteria: N/A
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

440-48 23RD ST, the Elliott (C.T.) shop-Valley Auto Garage, is a very good example of a 1920s decorative brick-Beaux Arts derivative service garage. It was built in 1919, architect Clay N. Burrell and builder F.A. Muller. It is dated by building permit 53100, and was originally valued at $13,000. Plans are on file with the City of Oakland. Historically the building reflects motor transportation and the auto industry. It is an early example of the decorative brick commercial style that became popular in the 1920s. It is an unusually elaborate service garage building, with fanlights, ruffled brick, and staff and terra cotta ornament. The original owner and developer, about 1919, was C.T. Elliott, residing in Berkeley, occupation unknown. The "E" in the plaster panel over the door presumably stood for Elliott. Occupant by 1925 was Valley Auto Garage of Walter Woerner and M.M. Little; Sanborn maps show bumper manufacturing, auto storage and service, and body and paint shop on successive updates. Oakland architect Clay Burrell (1882-1958) designed many very good East Bay hotels, apartments, and medium-size commercial buildings, especially in the 1920s; he practiced about 1906-57, and frequently worked with F.A. Muller, builder.

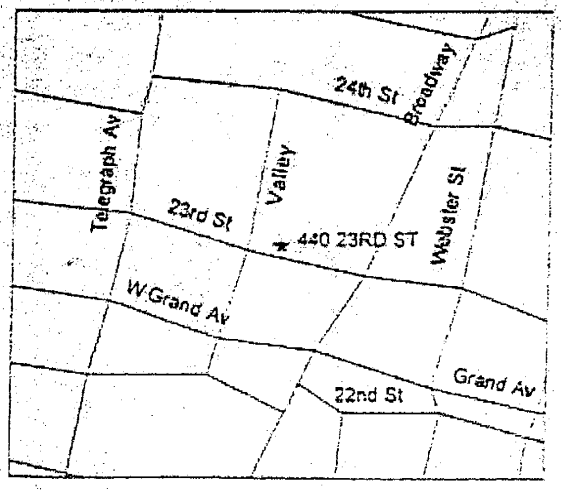
The Oakland Cultural Heritage Survey rates this property Cb+3 (C, secondary importance or superior example; potentially B+, National Register, if restored), particularly for its design quality and materials and type/style and historical
(see continuation pages)

B11. Resource Attributes: HP06--service garage
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

*B14. Evaluator: Betty Marvin
*Date of Evaluation: 06/04/85
Date Recorded: 09/30/95
(This space reserved for official comments.)

(Sketch map, ^N^ north at top.)



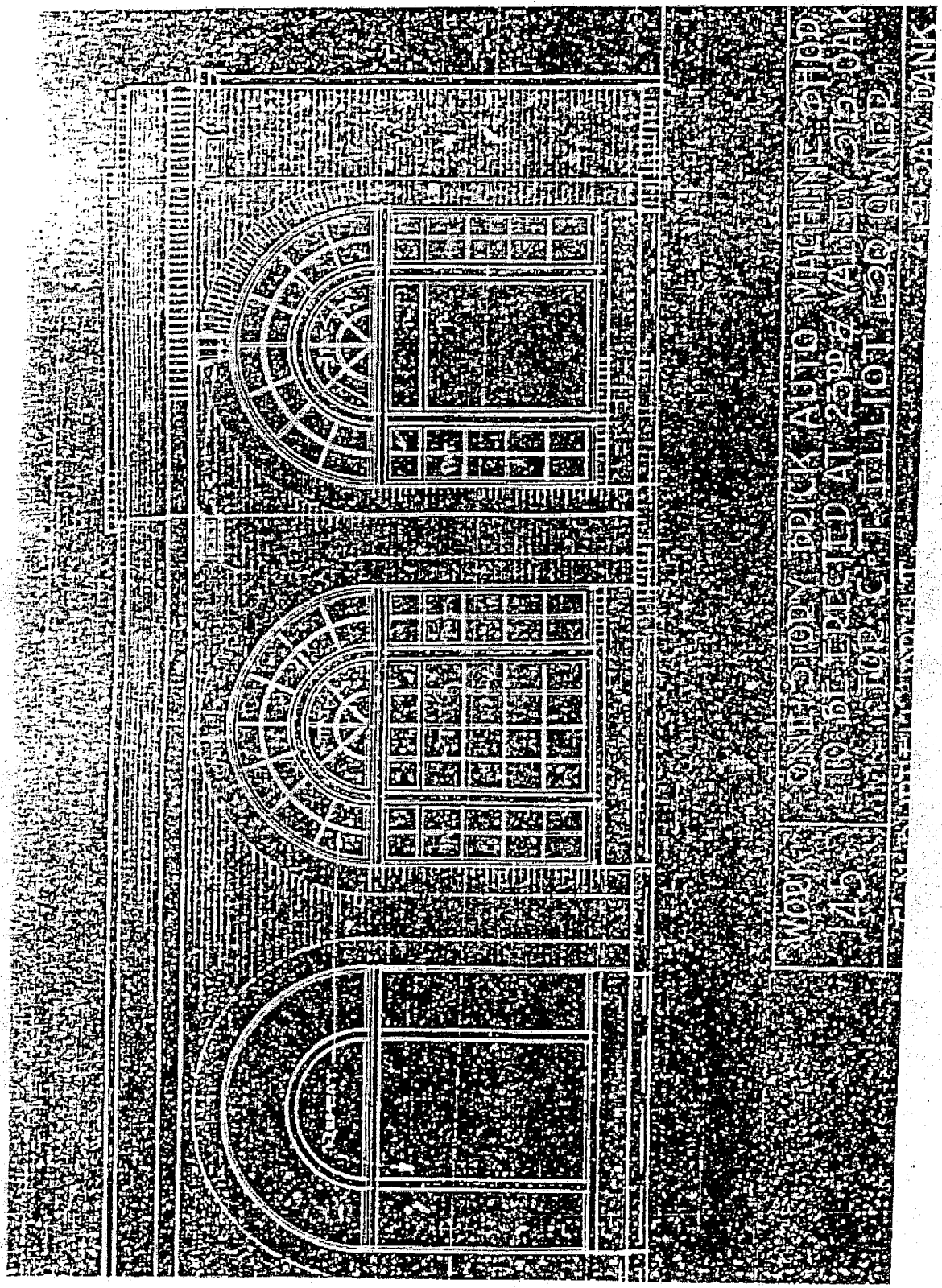
State of California - The Resources Agency
DEPARTMENT OF PARKS AN ECREATION
CONTINUATION SHEET
Page B3 of 3

Primary # _____
HRI # _____

*Resource Name or #: Ser. No. 262-Elliott (C.T.) shop-Valley Auto Garag
440-48 23RD ST/2300-14 VALLEY Oakland CA 94612

*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 /X/ Continuation / / Update

Permit #53100, 09/19/19 Plans and specs on file with City of Oakland (excerpt)
1s/1r machine shop for C.T. Elliot, NE COR 23rd & Valley, C.N. Burrell arch.



Substitute DPR

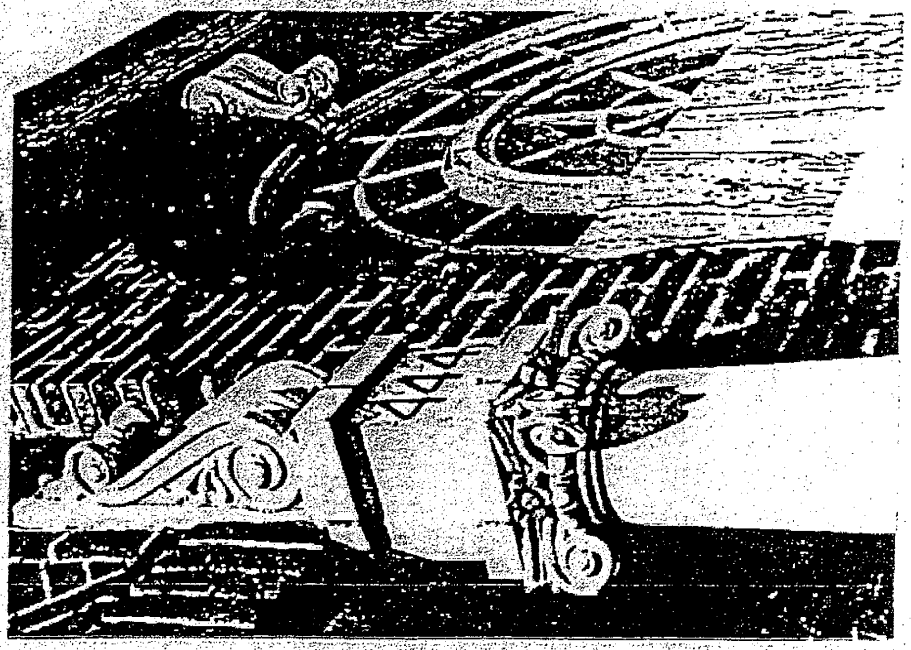
Primary # _____
HRI # _____

*Resource Name or #: Ser. No. 262-Elliott (C.T.) shop-Valley Auto Garage
440-48 23RD ST/2300-14 VALLEY Oakland CA 94612

*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 /X/ Continuation / / Update

B10. Significance:
associations and designer. It is not located in a district (3). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. At present it does not appear eligible for individual listing on the National Register. However if its architectural integrity were accurately restored, it might become eligible. Feasibility of reversing alterations appears excellent.

Photo #307-5 and 7
Date: 06/21/84
Entry and ornament details before latest alterations



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS Dc2+
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 263
b. Other Identifier: McMann (R.E.)-General Tire building

*P2. Location: a. County Alameda
*b. Address 441-49 23RD ST/2266-98 VALLEY
City Oakland, CA Zip 94612
*c. UTM: USGS 7.5' Quad Oakland West Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 008 0657 001 00

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

441-49 23RD ST is a 1920s decorative brick service garage in the 23rd Street district. It is one story and mezzanine, rectangular plan, on a corner lot. It has a decorated stepped parapet, tiled pent roofs, and storefront. Exterior walls are pressed brick with terra cotta pilaster caps. Roof is composition. Foundation is concrete. Structure is masonry bearing wall. Sanborn maps describe it as brick with some hollow terra cotta tile. The building has full-height vehicle doors, large plate glass and industrial sash ground floor windows, and multi-paned transom. Present use is commercial repair garage, Auto Repair Master. Surroundings are densely built up, industrial, residential.

Visible alterations include new vehiicle doors and some windows. The building is in excellent condition; its integrity is good.

b. Resource attributes: HP06--service garage
*P4. Resources present: /X/Building / /Structure / /Object / /Site / /District /X/Element of District (ASI) / /Other

*P5. a. Photograph or Drawing

P5. b. Photo number: 657-0A
Photo date: 06/12/94

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1924 F
building permit

*P7. Owner and Address:
HUNT TYLER R c/o CP HUNT COMPANY
3592 POWELL DR
LAFAYETTE CA 94549

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1 City Hall Plaza, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

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

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)
OCHS, Project Agrt. #36-14-707, Central District, 1985

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

Substitute DPR 523A-Test (ochsp1.frm, rev 7/31/94)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page B1 of 1

Primary # _____
HRI # _____

*NRHP Status Code: 5B
Local/Other Rating: Dc2+

*Resource Name or #: Serial No. 263
441-49 23RD ST/2266-98 VALLEY Oakland CA 94612

B1. Historic Name: McMann (R.E.)-General Tire building
B2. Common Name: Auto Repair Master
B3. Original Use: Commerce/auto service
B4. Present Use: Commerce/auto service
*B5. Architectural Style: 1920s decorative brick
*B6. Construction History: built 1924
new door, some windows changed
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Burrell, Clay N. b. Builder: McPhee, A.J.

*B10. Significance: Theme: masonry buildings (auto related) Area: Oakland
Period: 1850-1948 Property Type: service garage N.R. Criteria: N/A
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

441-49 23RD ST, the McMann (R.E.)-General Tire building, is a representative example of a 1920s decorative brick service garage. It was built in 1924, architect Clay N. Burrell and builder A.J. McPhee. It is dated by building permit 88566 for a one story brick and tile store building, and was originally valued at $13,975. Historically the building reflects motor transportation and the auto industry, and neighborhood commercial development. The original owner and developer, about 1924, was Richard E. McMann, listed as a builder, also developer of 489-99 23rd Street. The property is also associated with General Tire, commercial occupant c.1924ff. Occupants in 1936 included Pete's Speedometer Service. Oakland architect Clay Burrell (1882-1958) designed many very good East Bay hotels, apartments, and medium-size commercial buildings, especially in the 1920s; he practiced about 1906-57. This building is notable for its terra cotta crests and tile coping, and well preserved storefronts and transoms.

The Oakland Cultural Heritage Survey rates this property Dc2+ (D, minor importance; potentially C, secondary importance or superior example, if restored). It is a contributor to the locally important 23rd Street group district (Area of Secondary Importance: 2+). Its Survey rating makes it a historic property under Oakland's Historic Preservation Element. It does not appear eligible for the National Register, however, since there are more significant examples.

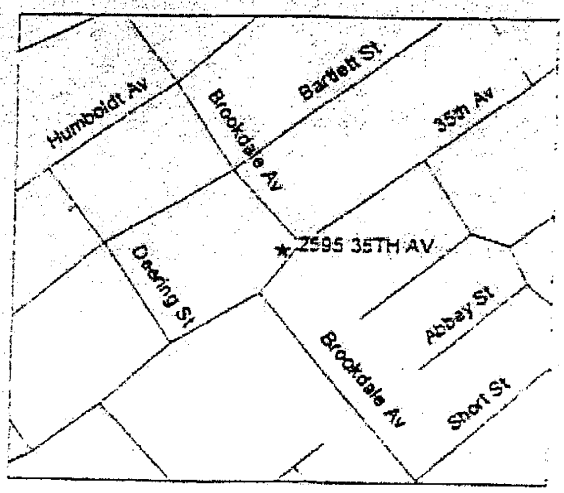
B11. Resource Attributes: HP06--service garage
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

*B14. Evaluator: Betty Marvin
*Date of Evaluation: 06/04/85
Date Recorded: 09/30/95

(This space reserved for official comments.)

(Sketch map, ^N^ north at top.)



Substitute DPR 523B(1/95) ochsbso.frm rev 9/16/95)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS D2+
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 259
b. Other Identifier: Goldwater (H.H.) garage

*P2. Location: a. County Alameda
*b. Address 439 23RD ST
City Oakland, CA Zip 94612
*c. UTM: USGS 7.5' Quad Oakland West Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 008 0657 002 00

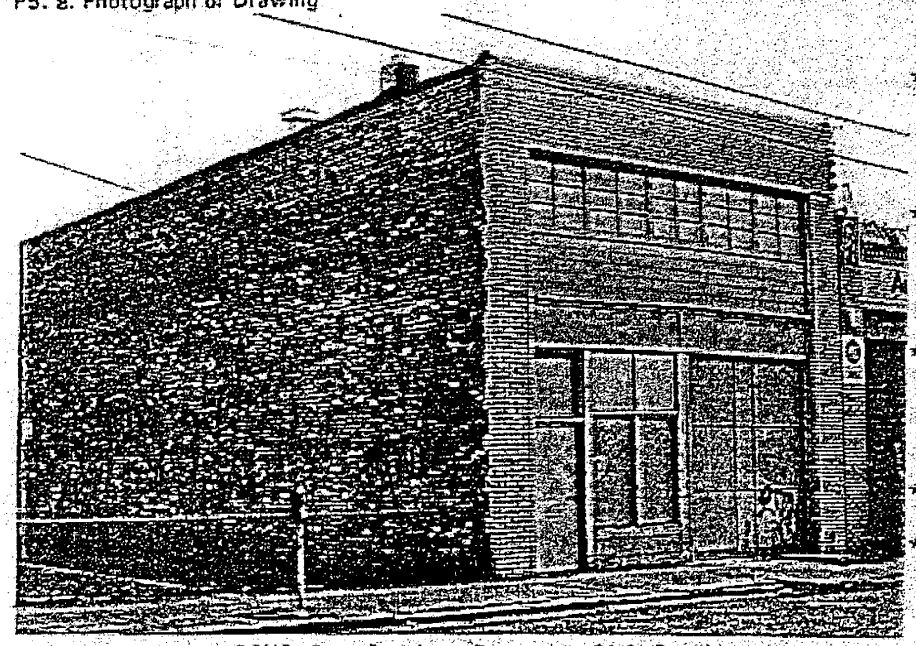
*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

439 23RD ST is an early 20th century utilitarian garage - warehouse, in the 23rd Street group district. It is one story and mezzanine, rectangular plan, on an interior lot. It has a corbeled cornice, enframed window wall, and vehicle door. Exterior walls are glazed brick and common brick. Roof is composition. Structure is brick bearing wall. Sanborn maps describe it as brick with four wireglass skylights. The building has metal sash and horizontal board siding. Present use is miscellaneous commercial. Surroundings are densely built up, commercial.

Visible alterations include storefront changed, windows covered. The building is in good condition; its integrity is good.

b. Resource attributes: HP04--garage
*P4. Resources present: /X/Building / /Structure / /Object / /Site / /District /X/Element of District (ASI) / /Other

*P5. a. Photograph or Drawing



P5. b. Photo number: 657-4A
Photo date: 06/12/94

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1922 F
building permit

*P7. Owner and Address:
LOVI ROBERT J & JEANNE F
30 TRUITT LN
OAKLAND CA 94618

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1 City Hall Plaza, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

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

*P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)
OCHS, Project Agrt. #36-14-707, Central District, 1985

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

Substitute DPR 523A-Test (ochsp1.frm, rev 7/31/94)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
Page B1 of 1

Primary # _____
HRI # _____

*NRHP Status Code: 5D
Local/Other Rating: D2+

*Resource Name or #: Serial No. 259
439 23RD ST Oakland CA 94612

B1. Historic Name: Goldwater (Mandel) garage
B2. Common Name: None
B3. Original Use: Commerce/auto service B4. Present Use: Commerce
*B5. Architectural Style: early 20th century utilitarian
*B6. Construction History: built 1922
storefront changed, windows covered
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: unknown b. Builder: Muller, F.A.

*B10. Significance: Theme: masonry buildings (auto related) Area: Oakland
Period: 1850-1948 Property Type: service garage N.R. Criteria: N/A
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

439 23RD ST, the Goldwater (Mandel) garage, is a representative example of an early 20th century utilitarian service garage. It was built in 1922, architect unknown and builder F.A. Muller. It is dated by building permit 74937, and was originally valued at $7,000. It is a very basic garage design, faced with white glazed brick. Plans are on file with the City of Oakland. Historically the building reflects motor transportation and the auto industry. The original owner and developer, about 1922, was Mandel Goldwater, real estate on Grand Avenue. Goldwater also developed 2301 Broadway across the street in 1917-18. Frederick A. Muller was a prolific Oakland building contractor active from about 1900 through the 1920s, successively associated with Eber & Muller, Morris & Muller, and East Bay Planners.

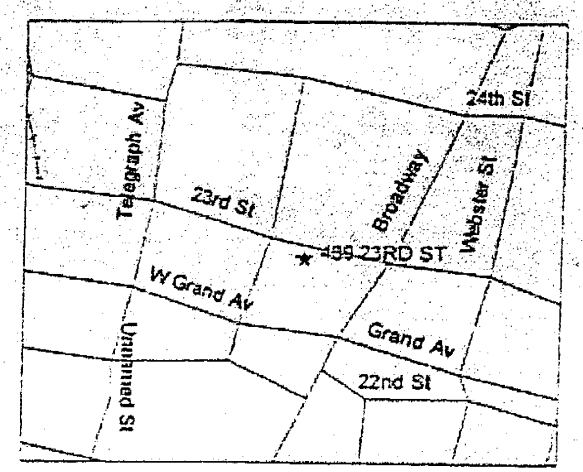
The Oakland Cultural Heritage Survey rates this property D2+ (D, minor importance). It is a contributor to the locally important 23rd Street group district (Area of Secondary Importance: 2+). Its district status makes it a historic property under Oakland's Historic Preservation Element. It does not appear eligible for the National Register, however, since there are more significant examples.

B11. Resource Attributes: HP06--service garage
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

*B14. Evaluator: Betty Marvin
*Date of Evaluation: 06/04/85
Date Recorded: 09/30/95
(This space reserved for official comments.)

(Sketch map, ^N^ north at top.)



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: 7

Page P1 of 1

Other Listings OCHS D3
Review Code _____ Reviewer _____ Date _____

*P1. a. Resource Identifier (assign a name or number): Serial No. 223
b. Other Identifier: Weaver-Wells Co. auto salesroom & garage

*P2. Location: a. County Alameda
*b. Address 421 24TH ST
City Oakland, CA Zip 94612
*c. UTM: USGS 7.5' Quad Oakland West Date 1980; Zone: mE / mN
*d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.)
Parcel no.: 008 0666 005 00

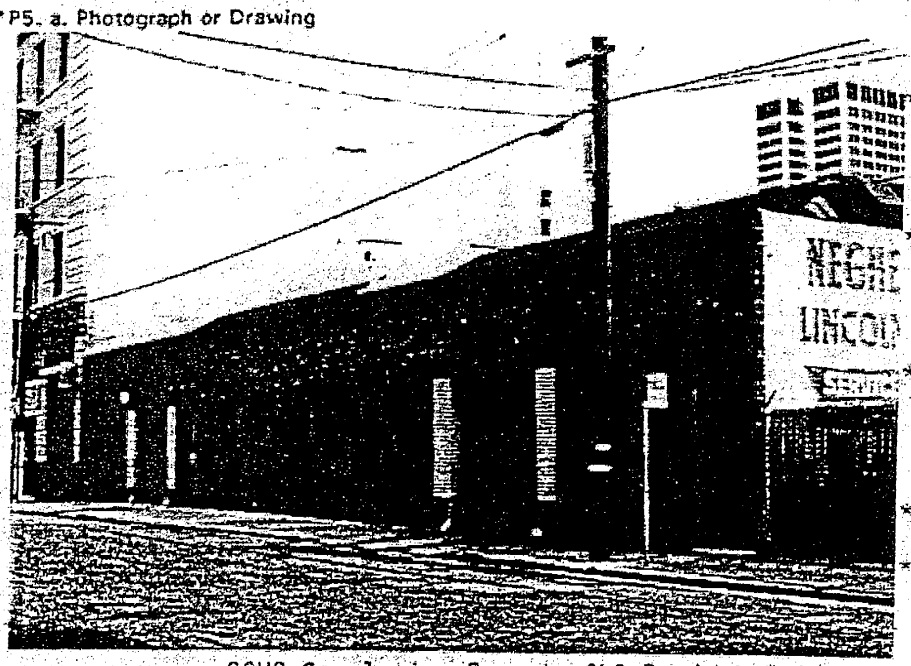
*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

421 24TH ST is an early 20th century utilitarian service garage. It is one story, trapezoidal plan, on an interior lot. It has a straight parapet, flat and monitor roof, pilaster and bay composition, and vehicle doors. Exterior walls are red brick and polychrome brick. Roof is composition. Foundation is concrete. Structure is masonry bearing wall. Sanborn maps describe it as hollow terra cotta tile with wood posts. The building has steel sash industrial windows. Present use is commercial repair garage, Negherbon Lincoln service. Surroundings are densely built up, commercial.

Visible alterations include windows partly covered. The building is in excellent condition; its integrity is good.

b. Resource attributes: HP06--service garage
*P4. Resources present: /X/Building / /Structure / /Object / /Site / /District / /Element of District ( ) / /Other

*P5. a. Photograph or Drawing



P6. b. Photo number: 657-14A
Photo date: 06/12/94

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic / /Both
1929 F
building permit

*P7. Owner and Address:
NEGHERBON LINCOLN MERCURY INC
2345 BROADWAY
OAKLAND CA 94612

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage Survey, 1 City Hall Plaza, Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/94

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

P11. Report Citation: OCHS Completion Report, CLG Project #06-93-80101, 9/30/94 (URM Citywide)
OCHS, Project Agrt. #36-14-707, Central District, 1985

*Attachments: /X/None / /Location Map / /Sketch Map / /Continuation Sheet / /Building, Structure, and Object Record / /Other

Substitute DPR 523A-Test (ocnsp1.frm, rev 7/31/94)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

*NRHP Status Code: 6Z1
Local/Other Rating: D3

*Resource Name or #: Serial No. 223
421 24TH ST Oakland CA 94612

B1. Historic Name: Weaver-Wells Company service garage
B2. Common Name: Negherbon Lincoln service
B3. Original Use: Commerce/auto service
B4. Present Use: Commerce/auto service
*B5. Architectural Style: 1920s decorative brick
*B6. Construction History: built 1929
windows covered
*B7. Moved? /X/No / /Yes / /Unknown Date: Original Location:
*B8. Related Features:

B9a. Architect: Brown, Guy L.
b. Builder: Petersen, J.B.
Gladding McBean (terra cotta)
*B10. Significance: Theme: masonry buildings (auto related) Area: Oakland
Period: 1850-1948 Property Type: service garage N.R. Criteria: N/A
(Discuss importance in terms of context as defined by theme, period, and geographic scope. Also address integrity.)

421 24TH ST, the Weaver-Wells Company service garage, is a representative example of a 1920s decorative brick service garage. It was built in 1929, architect Guy L. Brown and builder J.B. Petersen. Terra cotta was by Gladding McBean of Lincoln, California (job #2230). It is dated by building permit A37436, and was originally valued at $30,000, including modernization of the Weaver-Wells showroom building back to back at 2345 Broadway with an all glass front and "antique Spanish" interior. Plans are on file with the City of Oakland, specifying Dickey Mastertile walls and McNear selected common brick for the patterned facade of the garage. Historically the building reflects motor transportation and the auto industry, and 1920s speculative development. The original owner and developer, about 1929, was Derby Estate Company, major developer in the Fruitvale area in the 1910s. The property is also associated with Weaver-Wells Company, owner and commercial occupant c.1929, auto dealership, used cars, in adjacent building. Oakland architect Guy L. Brown was active in the 1920s and 30s, designing "both small and large homes as well as commercial buildings" (Architect and Engineer, June 1928), mostly Mediterranean style.

The Oakland Cultural Heritage Survey rates this property D3 (D, minor importance). It is not located in a district (3). It does not appear eligible for the National Register, since there are more significant examples.

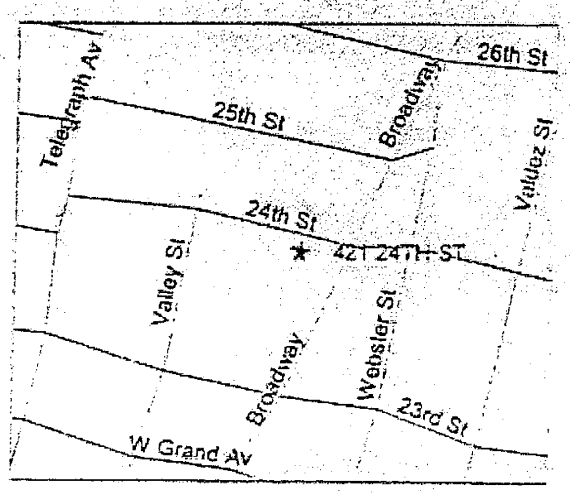
(see plans continuation page)

B11. Resource Attributes: HP06--service garage
*B12. References:
Building and alteration permits, Sanborn maps, 1912-1935, 1951, 1970s; directories & phone books; city & county block books; name and subject indexes, Oakland History Room, OPL

B13. Remarks:
Primary Record submitted 9/30/94.

*B14. Evaluator: Christopher Buckley
*Date of Evaluation: 05/06/85
Date Recorded: 09/30/95
(This space reserved for official comments.)

(Sketch map. ^N^ north at top.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____

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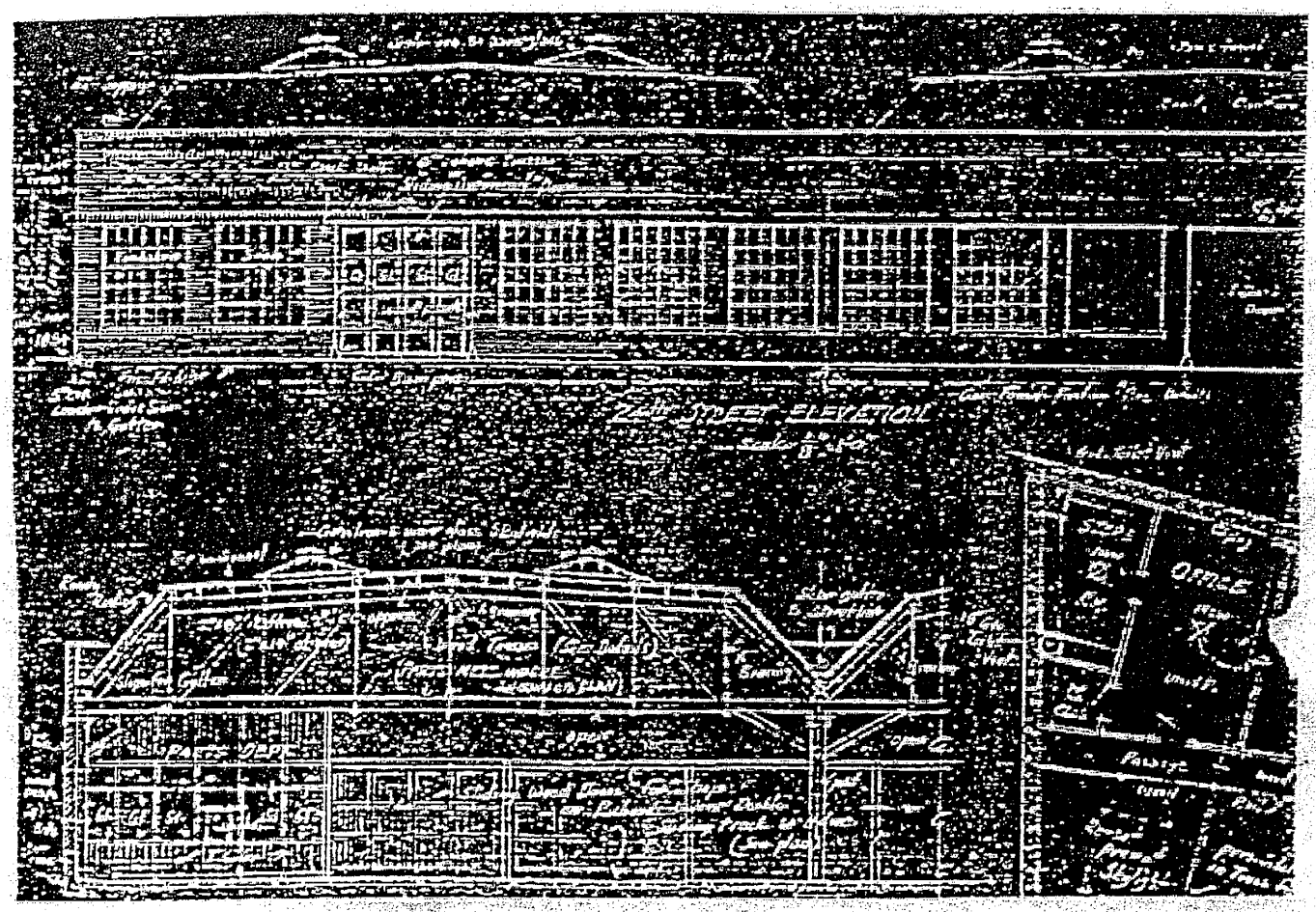
*Resource Name or #: Ser. No. 223-Weaver-Wells Co. auto salesroom & gara
421 24TH ST Oakland CA 94612

*Recorded by Oakland Cultural Heritage Survey *Date 09/30/95 (X) Continuation ( ) Update

Permit #A37436, 02/04/29 Plans and specs on file with City of Oakland (excerpt)
Is tile/conc garage for Derby Estate Company, S 24th St 150'W/Bway, Guy L. Brown arch.



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

Primary
HRI#
Trinomial
NRHP Status Code: 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 2 Resource Name or #: (Assigned by recorder Negherbon Auto Center Used Car Sales Office

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☑ Unrestricted

*a. County: Alameda

*b. USGS Quad: Oakland Date: T: R: S:

c. Addres 2251 Broadway City Oakland ZIP 94612

d. UTM (Give more than one for large or linear resource Zon mE/ mN

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

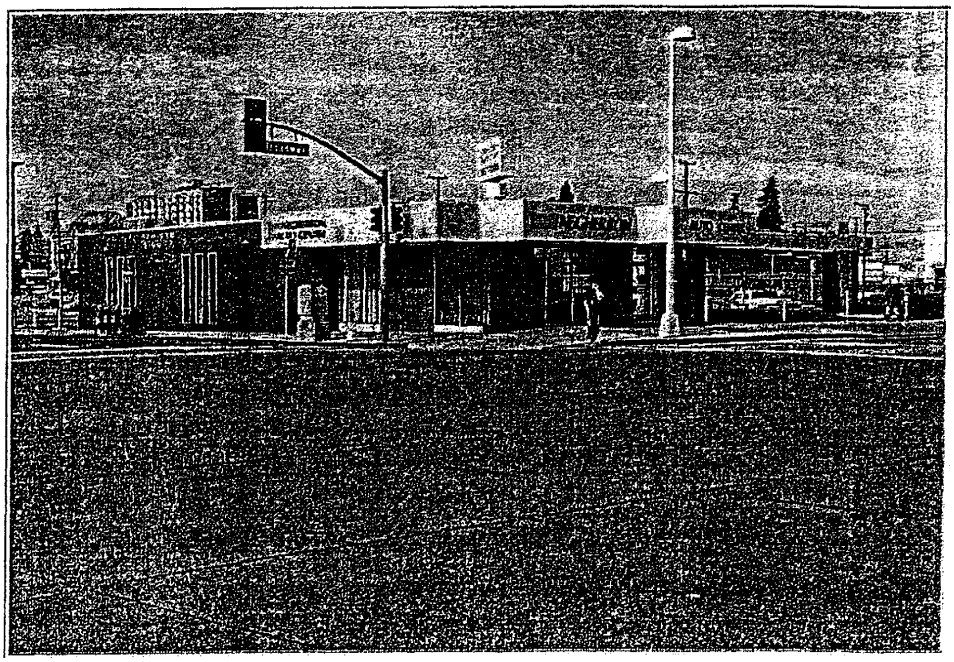
Northwest corner of Broadway and West Grand Avenue

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

The building at the northwest corner of Broadway and West Grand Avenue is a modern, single-story commercial building with an L-shaped plan and flat roof, constructed of concrete block clad in brick, with a stucco-clad parapet which projects beyond the facade. A wide port cochere extends from the northern façade of this building. A two-bay garage with roll-up type doors is located to the west of the sales office. Large glazed areas set in aluminum frames are located on the Broadway and West Grand Avenue facades. Other fenestration includes a series of three, narrow, fixed-lite windows set in aluminum frames. Few alterations. Minimal landscaping and surrounded by surface parking to the north and east.

*P3b. Resource Attributes: (List attributes and codes HP6. 1-3 story commercial building

*P4. Resources Present: ☑ Building ☐ Structur ☐ Objec ☐ Sit ☐ Distric ☐ Element of Distr ☐ Othe



P5b. Description of Ph
photo 1-1, looking northeast

*P6. Date Constructed/Age:
☑ Histori ☐ Prehistori ☐ Bot
c. 1970

*P7. Owner and Address
Negherbon Auto Center
2245 Broadway
Oakland, CA

*P8. Recorded By:
Brad Brewster
Carey and C
460 Bush Street
San Francisco, CA 9410

*P9. Date Recorded: 2/6/04

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none"
Carey & Co., Draft Historic Resources Evaluation - Negherbon Property, Oakland, CA, 2004

*Attachments: ☐ NON ☐ Location Ma ☐ Sketch Ma ☐ Continuation She ☑ Building, Structure, and Object Rec
☐ Archaeological Reco ☐ District Recor ☐ Linear Feature Rec ☐ Milling Station Reco ☐ Rock Art Recor
☐ Artifact Recor ☐ Photograph Recor ☐ Other (list

NRHP Status Code: 6Z

 Resource Name or #: (Assigned by recorder) Negherbon Auto Center Used Car Sales Off

B1. Historic Name

B2. Common Nam Negherbon Auto Center Used Car Sales Office

B3. Original Us Auto Sales B4. Present Us Vacant

***B5. Architectural Style:** Modern

***B6. Construction History** (construction date, alterations, date of alteratio

The building at 2251 Broadway was constructed in c. 1970 as a used car sales office for Negherbon Auto Center. Minimal alterations have occurred to this building since its construction.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date** _____ **Original Location** _____

***B8. Related Features:**

Surface parking.

B9a. Architect unknown b. Builde unknown

***B10. Significance: Theme:** Auto Sales and Service **Area:** Oakland, CA

Period of Significance 1910 - 1950 **Property Type** Commercial/Retail **Applicable Criteria:** n/a

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

Auto Sales and service uses moved from dowtown Oakland near 12th and Broadway to upper Broadway in the late 1910s and 20s, including the area of 2251 Broadway. West Grand Avenue was built through the middle of this block in the 1920s, framing the southernmost boundary of Oakland's "Auto Row," and allowing south-facing commercial frontages on this avenue. Sanborn maps from 1935-36, identify a small restaurant or diner on the site surrounded by surface parking. The 1953-1970 Sanborn maps show the current structure, identified as a "Car Rentals," having replaced the earlier diner. The building is currently a vacant sales office for Negherbon Auto Center's used cars.

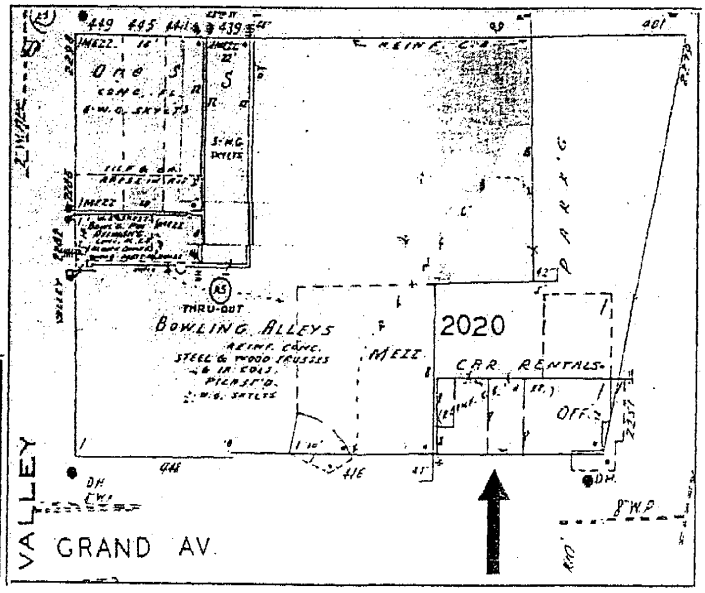
As this building was constructed in c. 1970, it would be ineligible for the National Register of Historic Places because it would not meet the criteria for exceptional significance required for buildings less than 50 years of age. In addition, the building would not be eligible for the state or local registers as research did not reveal associations with historic events or important individuals, nor is the building a good example of the Modern style of architecture. As the property does not appear to be historically significant, integrity was not addressed.

B11. Additional Resource Attrib (List attributes and codes HP6. 1-3 story commercial building

B12. References:

Sanborn Fire Insurance Co., 1935-36, 1953, 1970
OCHS Archives

B13. Remark



***B14. Evaluator:** Brad Brewster

***Date of Evaluation:** 2/6/04

(This space reserved for official comments

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

Primary
HRI#
Trinomial
NRHP Status Code: 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder Casa Blanca Apartments

P1. Other Identifier: 461 24th Street

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted**

***a. County:** Alameda

***b. USGS Quad:** Oakland **Date:** ____ **T:**____ **R:**____ **S:**____

c. Addres 461 24th Street City Oakland ZIP 94612

d. UTM (Give more than one for large or linear resource Zon ____ ____mE/____mN

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

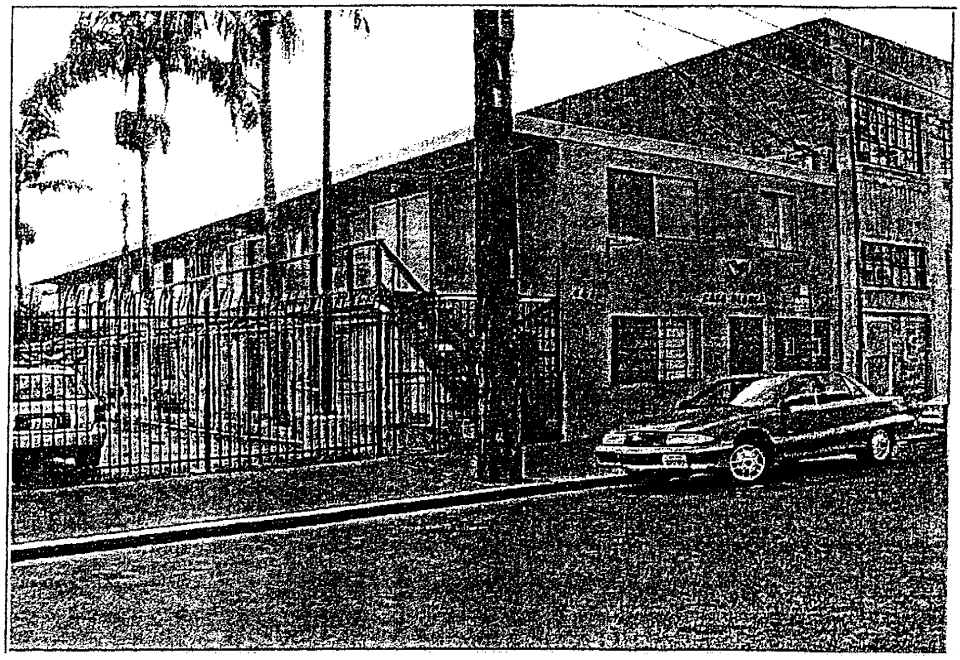
Near the southeast corner of 24th and Valley Streets.

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

The building at 461 24th Street is a 16-unit residential apartment building named "Casa Blanca" constructed c. 1970. The building is two stories in height, rectangular in plan with a flat roof, painted stucco cladding, and aluminum frame sliding windows. The ground floor of the street-facing façade contains a wood garage door and a wood pedestrian doorway to the building. Residential units are on both the lower and upper floors, accessed by an open stairway and hallway. The flat roof projects over the open hallway. Mature palm trees line the southern boundary of the property, as does extensive steel fencing topped with barbed wire. The building is in fair condition, and is currently occupied. Alterations include the later metal fencing and steel security bars over the groundfloor windows.

***P3b. Resource Attributes:** (List attributes and codes HP3 - Multiple Family Property

***P4. Resources Present:** ☑ Building ☐ Structur ☐ Objec ☐ Sit ☐ Distric ☐ Element of Distr ☐ Othe



P5b. Description of Ph
photo 1-2, looking southwest

***P6. Date Constructed/Age:**
☑ Histori ☐ Prehistori ☐ Bot
c. 1970

***P7. Owner and Address**
Mr. Craig Hertz
212 Hideaway Ct.
Danville, CA 94526

***P8. Recorded By:**
Brad Brewster
Carey and C
460 Bush Street
San Francisco, CA 9410

***P9. Date Recorded:** 2/6/04

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none"
Carey & Co., Draft Historic Resources Evaluation - Negherbon Property, Oakland, CA, 2004

***Attachments:** ☐ NON ☐ Location Ma ☐ Sketch Ma ☐ Continuation She ☑ Building, Structure, and Object Rec
☐ Archaeological Reco ☐ District Recor ☐ Linear Feature Rec ☐ Milling Station Reco ☐ Rock Art Recor
☐ Artifact Recor ☐ Photograph Recor ☐ Other (list

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary
HRI#
BUILDING, STRUCTURE, AND OBJECT RECOR

NRHP Status Code: 6Z

Resource Name or #: (Assigned by recorder) Casa Blanca Apartments

B1. Historic Name

B2. Common Nam Casa Blanca Apartments

B3. Original Us Residential

B4. Present Us Residential

***B5. Architectural Style:** Modern

***B6. Construction History** (construction date, alterations, date of alteratio

The Casa Blanca Apartments was originally constructed in c. 1970. Alterations are few, and appear to include newer steel fencing encircling the property, and steel security grills over the ground floor window facing 24th Street.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date** _____ **Original Location** _____

***B8. Related Features:**

None

B9a. Architect unknown

b. Builde unknown

***B10. Significance: Theme:** Residential Development **Area:** Oakland

Period of Significance 1900 - 1950 **Property Type** Multi-family Reside **Applicable Criteria:** n/a

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

This portion of Oakland opened up for residential development after the extension of Broadway past 14th Street around 1870. Prior to this time, the area had been farms and orchards. Sanborn maps from 1902 identify this area as almost exclusively residential, with a 2-story Victorian style flat at 461 24th Street and smaller outbuilding and water tower at the rear of the property. Other similar structures existed to either side and in the immediate vicinity. Sanborn maps from 1935-36 identifes this building, but also shows that the area changed drastically from almost exclusively residential to nearly all auto-related commerical uses by this time. The property in its current configuration is identified in the 1953-1970 Sanborn Map, showing that the earlier victorian style flats had been replaced with the current structure.

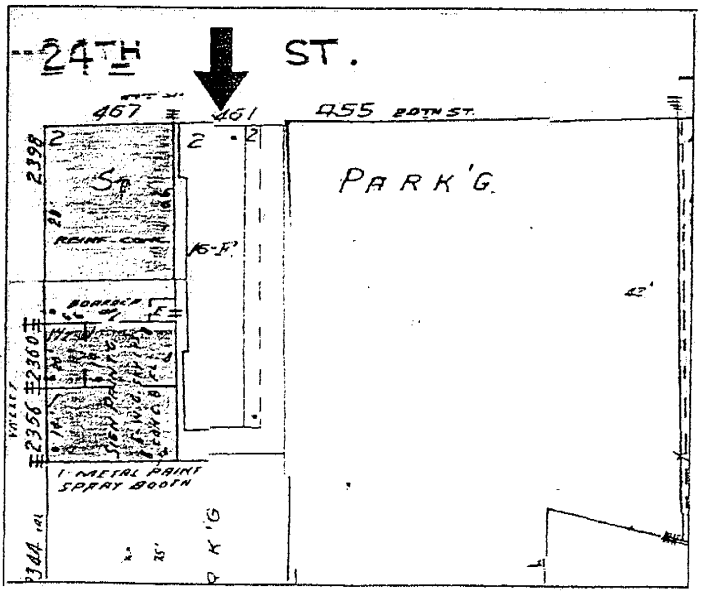
As this building was constructed in c. 1970, it would not be eligible for the National Register of Historic Places because it would not meet the criteria for exceptional significance, required for buildings less than 50 years of age. In addition, the building would not be eligible for the state or local registers as research did not reveal associations with historic events or important individuals, nor is the building a good example of the Modern style of architecture. As the property does not appear to be historically significant, integrity was not addressed.

B11. Additional Resource Attrib (List attributes and codes HP3. Multi Family Residential

B12. References:

Sanborn Fire Insurance Co., 1935-36, 1953, 1970
OCHS Archives

B13. Remark



***B14. Evaluator:** Brad Brewster

***Date of Evaluation:** 2/6/04

(This space reserved for official comments

*Required Information

APPENDIX B

SITE PHOTOGRAPHS

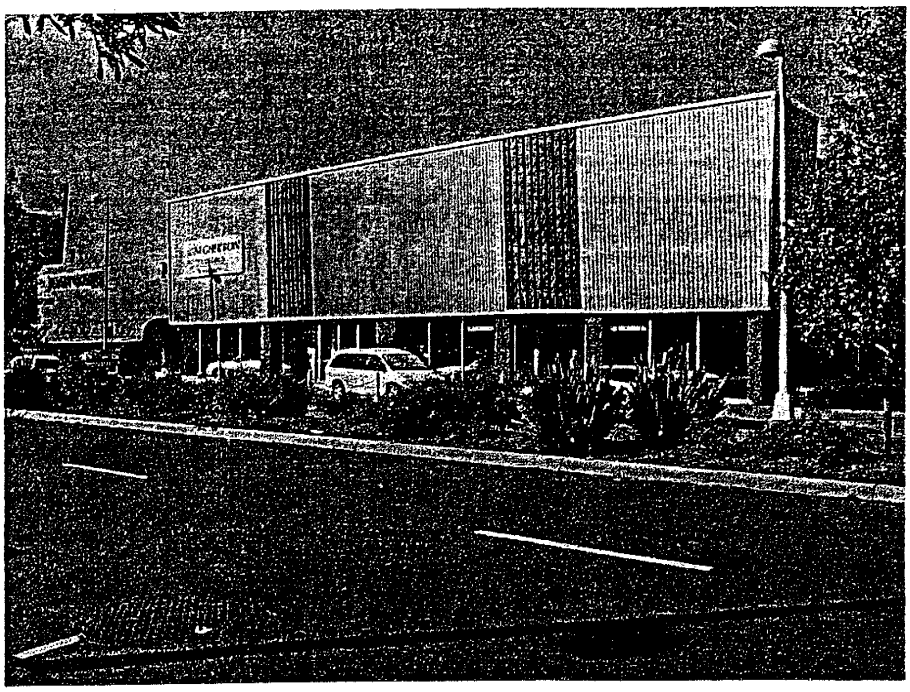


Figure 1. 2315-23 Broadway

Figure 2. 2335 Broadway

Figure 2A. 2335 Broadway –Roof Parapet

Figure 3. 2343-45 Broadway

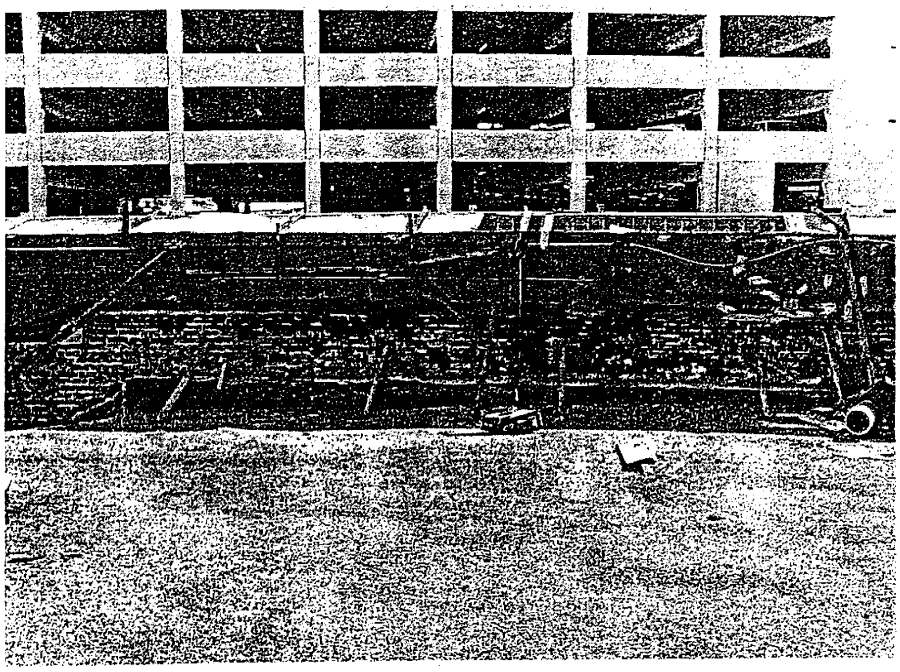


Figure 3A. 2343 Broadway - Roof Parapet

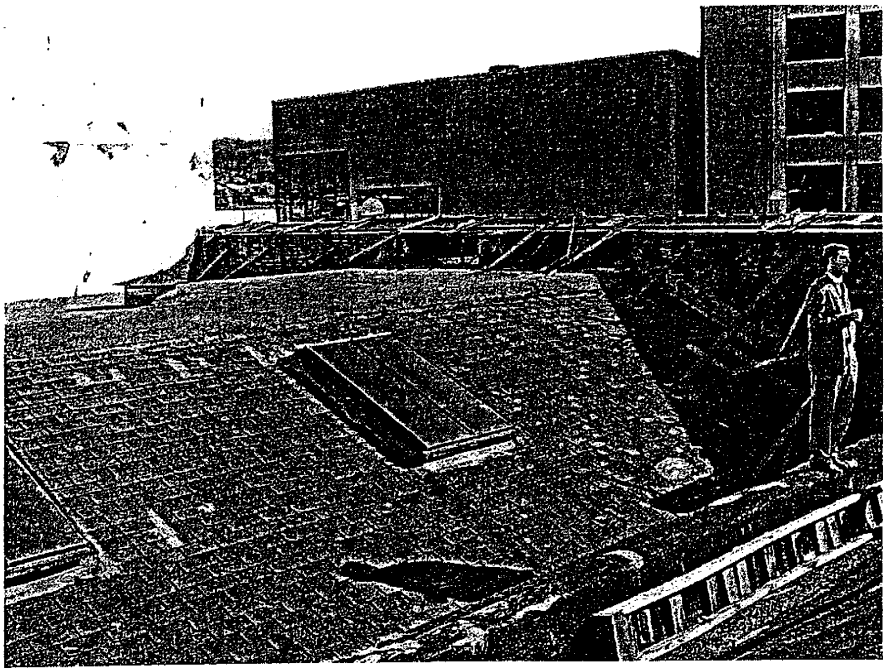
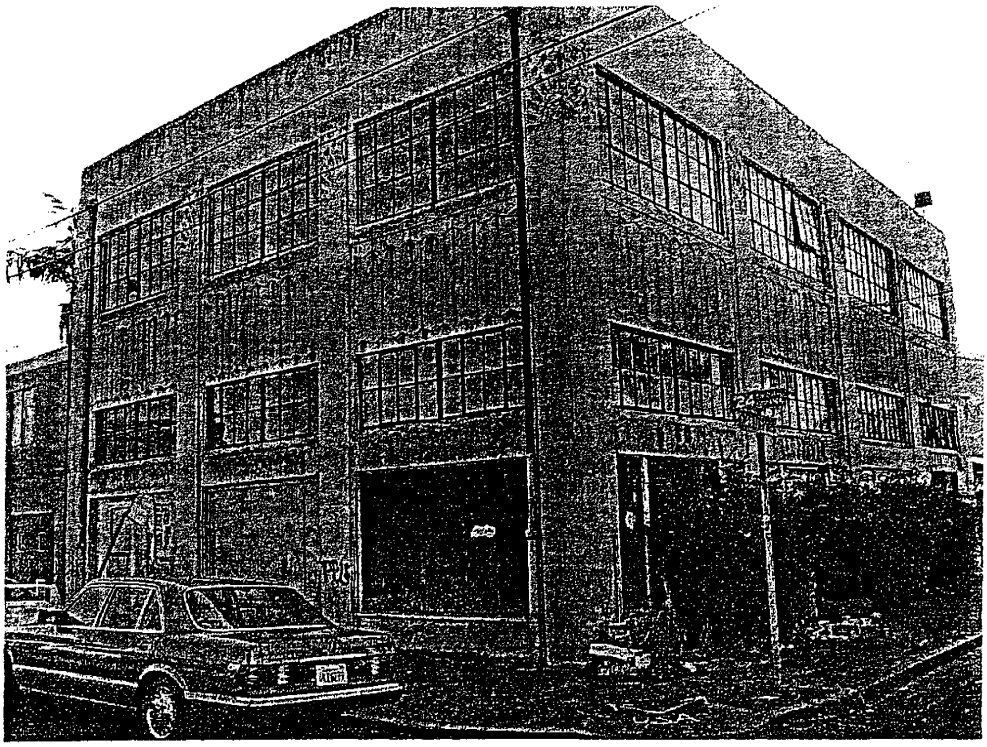


Figure 4. 2345 Broadway – Roof Parapet



Figures 5. 2366-98 Valley Street

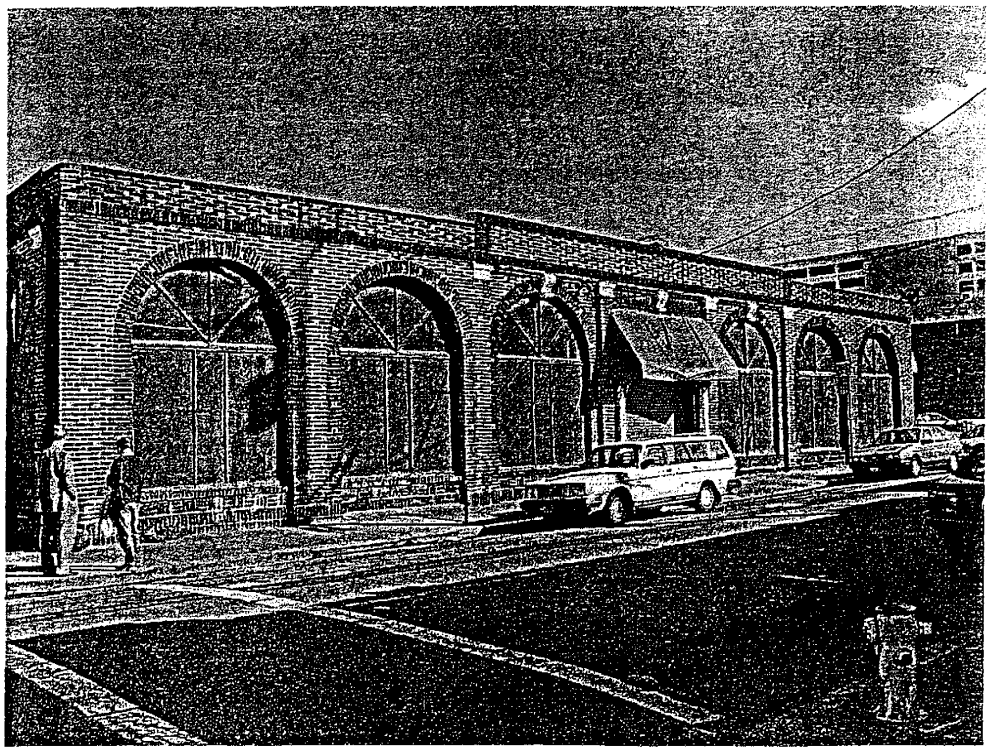


Figure 6. 440-48 23rd Street

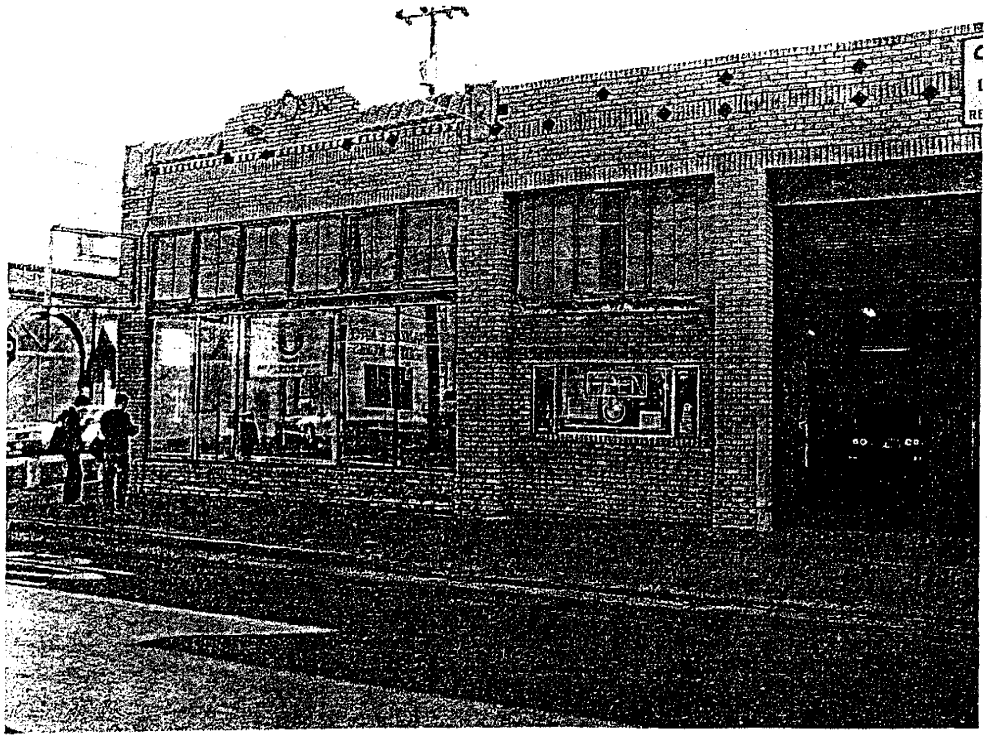


Figure 7. 441-49 23rd Street - Valley Street Facade

Figure 7A. 441-49 23rd Street – 23rd Street Facades

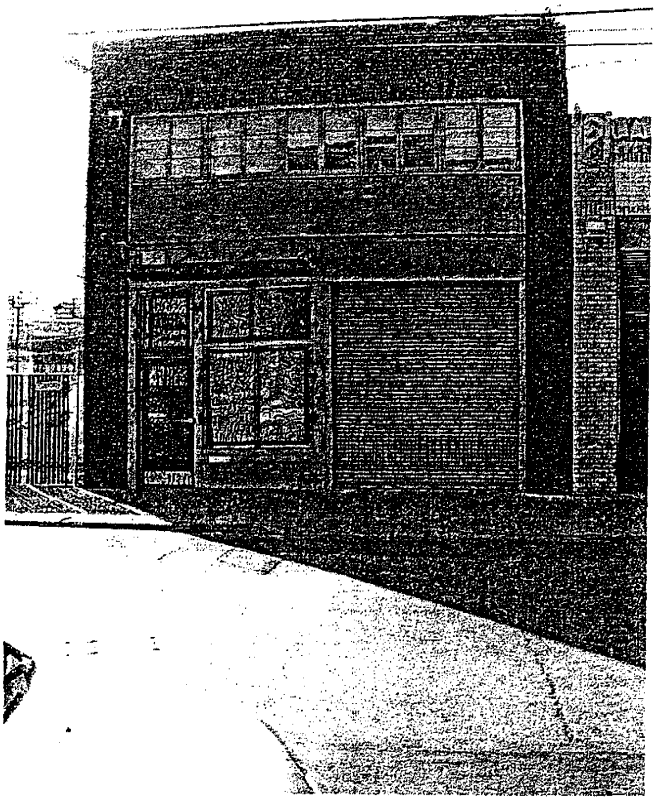


Figure 8. 439 23rd Street – Front Façade

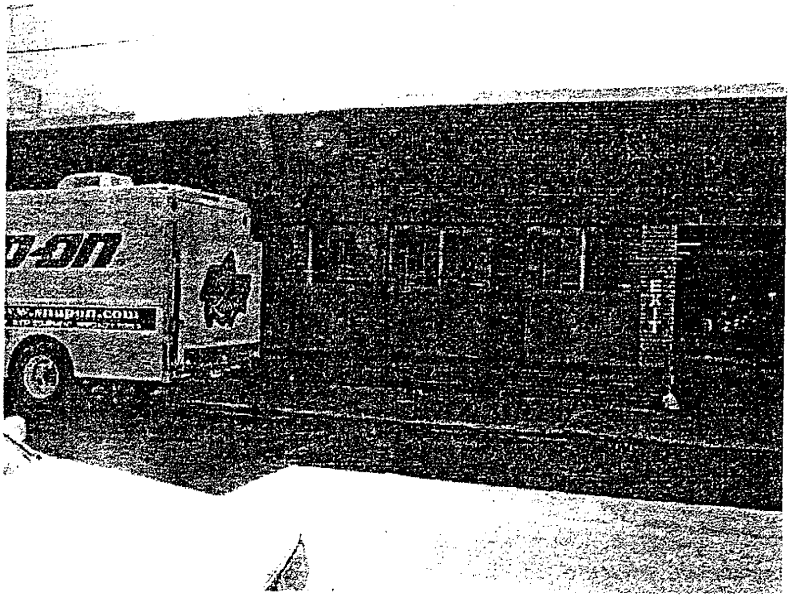


Figure 9. 421 24th Street – Front Façade

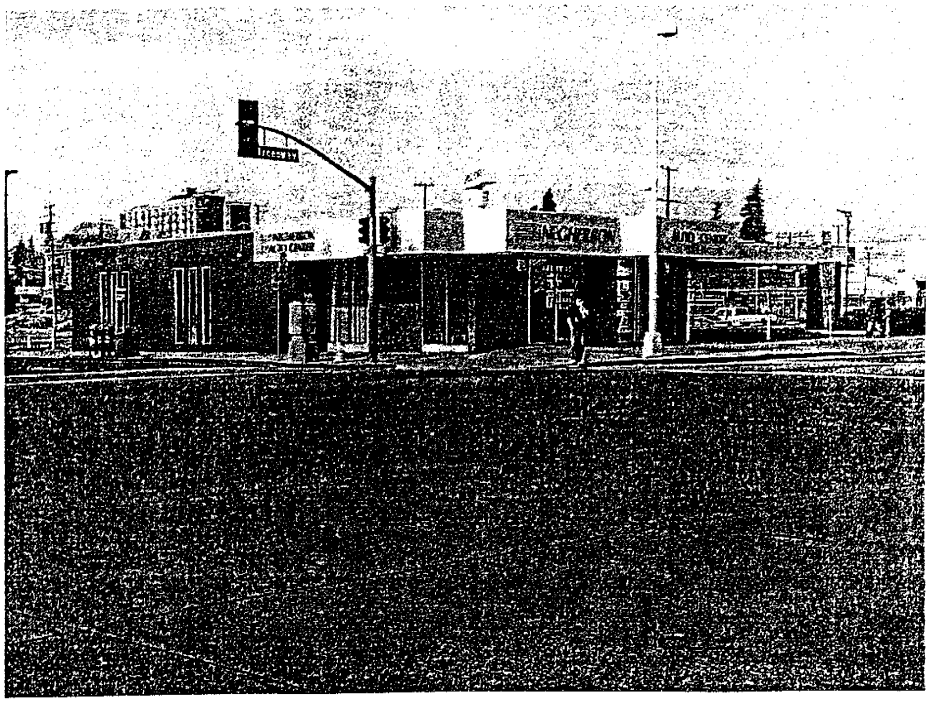


Figure 10. 2251 Broadway

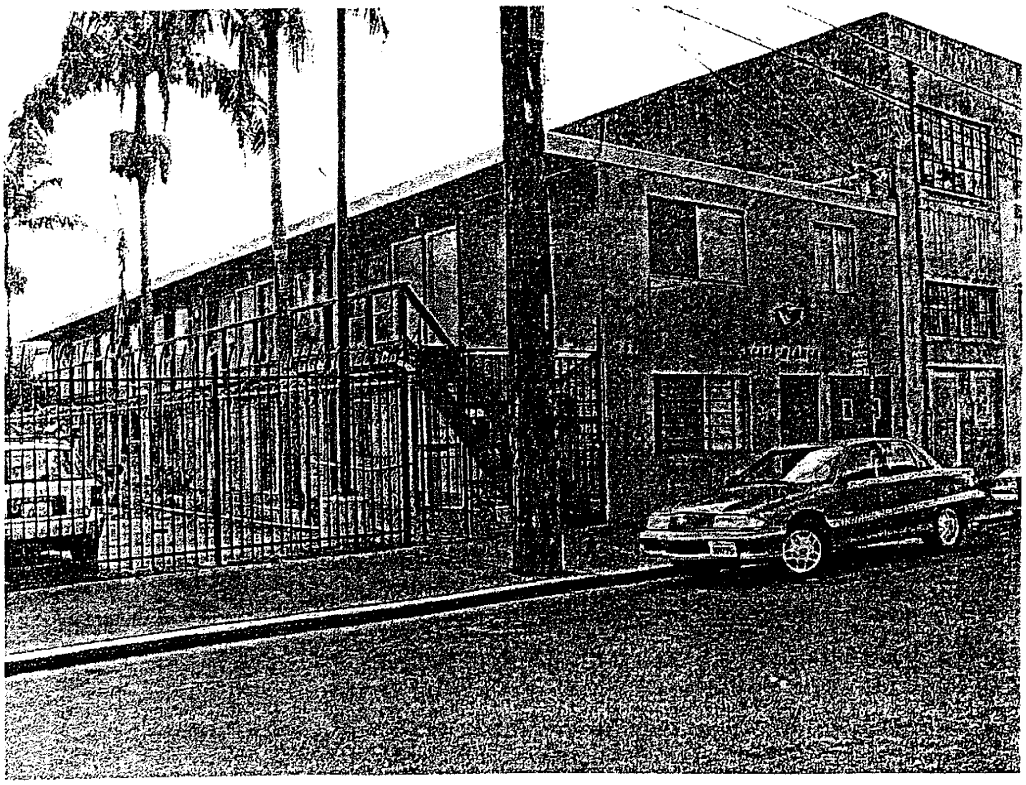


Figure 11. 461 24th Street – Casa Blanca Apartments

Case File Number PUD03552, PUDF03553 and ER30022

LPAB August 12, 2013

Attachment E: 12/1/04 Planning Commission Staff Report

kland City Planning Commission

Case File Numbers: PUD03552, PUDF03553, ER030022

Location:	**Two blocks bounded by West Grand Avenue and 24th Streets.**
Proposal:	Redevelopment of the site with a phased mixed 421 condominiums, 30,000 square feet of grour space, and 670 structured parking spaces.
Project Sponsor:	Signature Properties, Inc.
Owners:	Negherbon Lincoln Mercury, Inc.; Signature at Tyler Hunt; Craig Hertz
Planning Permits Required:	Planned Unit Development (Preliminary Devel Development Plan), Design Review, Condition inconsistency between zoning classification an use designation, Variances for the construction units and a reduction in the number of required Tentative Parcel Map.
General Plan:	Central Business District/Community Commer
Zoning:	C-40 Community Thoroughfare Commercial Z Core Commercial Zone/C-60 City Service Con Design Review Combining Zone/S-17 Downto Space Combining Zone
Environmental Determination:	Final EIR published on November 19, 2004.
Historic Status:	Site includes seven buildings considered cultu CEQA.
Service Delivery District:	II – North Oakland/North Hills
City Council District:	3
For further information:	Contact case planner **Lynn Warner** at **510-23 lwarner@oaklandnet.com**

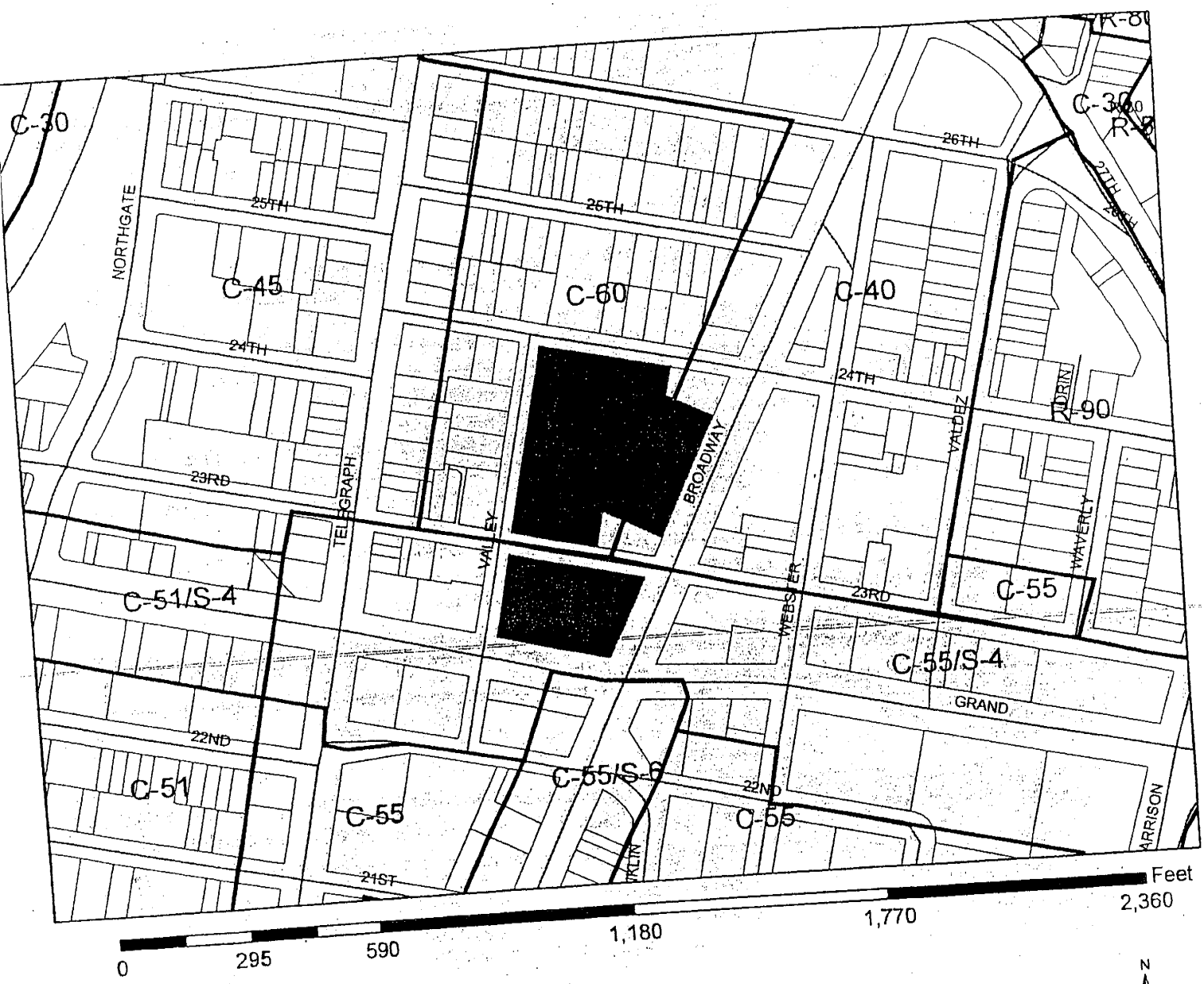
SUMMARY

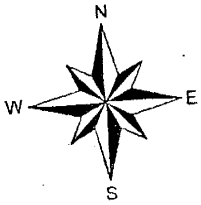
The mixed-use project is located on a two-block site bounded by V Broadway, 24th and Valley Streets. The approximately 5-acre site is locate of Broadway Auto Row and is surrounded by a mix of commercial and almost two-block project site is currently comprised of auto-related sales parking, small-scale retail and commercial services, and 16 residential units is proposing a phased redevelopment of the site with 421 condominiums, ground-floor, neighborhood-serving commercial space on West Grand Av and 670 structured parking spaces.

A Draft EIR was published on August 26, 2004 and the public review and c on October 8, 2004. A Final EIR responding to the comments received published on November 19, 2004. In response to the comments received tl revised the design to demolish the building facade at the southeast corr Street intersection that was previously proposed for retention and instead j the building at 2335 Broadway, which was originally designed by Julia Mor

Staff recommends approval of the project subject to the conditions, requi contained in this staff report.

CITY OF OAKLAND PLANNING COMMISSION





Case File: ER03-0022, PUD03-552 & PUDF03-553

Applicant: Signature Properties

Location: Mixed Use Project involving two block area bounded by West Grand Ave, Broadway, 24th St, and Valley St.

Zone: C-40; C-60; C-55/S-4/S-17

PROJECT SITE AND SURROUNDING AREA

The approximately 5-acre site is bounded by West Grand Avenue, Broadway, Valley and 24th Streets. The almost two-block project site is comprised of auto-related sales and services, surface parking, small-scale retail and commercial services, and 16 residential units. The site includes all lots on both blocks, with the exception of one lot housing a Saturn dealer at the southwest corner of Broadway and 24th Street. In addition, a parcel at Broadway and 23rd Street, occupied by the Lucky Goldfish store, is not currently under the control of the project sponsor, but may be acquired and included as part of the project. The project site is located at the southern end of Broadway Auto Row and is surrounded by a mix of commercial and residential uses. Buildings in the surrounding area range in height from one to ten stories. There are seven CEQA cultural resources located on the project site. The project site is also adjacent to, but not within, the 25th Street Garage District (see Environmental Review section below).

PROJECT DESCRIPTION

Signature Properties is currently proposing a phased redevelopment of the site with up to 421 condominiums, 30,000 square feet of ground-floor commercial space on West Grand Avenue and Broadway, and 670 structured parking spaces (544 residential and 126 commercial). The project site consists of almost two entire blocks, which are designated Parcel A and Parcel B. Parcel A is the block bounded by West Grand Avenue, Broadway, Valley and 23rd Streets, and would be developed in Phase I of the project. Parcel B is the block bounded by West Grand Avenue, Broadway, Valley, 23rd and 24th Streets, and would be developed in Phase II of the project. Up to 13 existing buildings on the entire site (if the Lucky Goldfish parcel is acquired) would be demolished, but the facades of two buildings would be retained and incorporated into the project development. The previous project design would have retained the facades of the two buildings at the corners of the 23rd/Valley Street intersection. In response to the comments received on the Draft EIR, the project sponsor has revised the design to demolish one of the building facades at the southeast corner of the 23rd/Valley Street intersection previously proposed for retention and instead preserve the façade of the building at 2335 Broadway, which was originally designed by noted architect Julia Morgan. Therefore, the facades of the building at the northeast corner of the 23rd/Valley Street intersection (440-448 23rd Street) and the building at 2335 Broadway would be retained as part of the revised project. Five cultural resources would be demolished and two would have the facades preserved; none of the identified cultural resources would be preserved in their entirety.

The proposed buildings are between six and seven stories tall, with a maximum height of about 84 feet to the top of the parapet wall. This height would provide a transition between the high-rise office buildings and the smaller scale commercial and residential structures in the surrounding area. The residential levels will be constructed on a podium over the retail and parking levels. The parking levels will be partially lined by commercial space and residential units. The proposed flats and townhouses range in size from approximately 754 to 2,118 square feet and are a combination of one-, two-, and three-bedroom units. Most of the ground-floor units on Parcel B have street entrances. Vehicle access and loading berths will be provided on 23rd and 24th Streets. Open space will be provided via a combination of private balconies and

common interior courtyards at the podium level. The project sponsor is also proposing to widen portions of Valley Street adjacent to the project, and to provide curb bulb-outs along the Broadway, Valley, and 23rd Street project frontages.

GENERAL PLAN ANALYSIS

There are two General Plan designations for the project site: Central Business District and Community Commercial. The Central Business District designation, which applies to Parcel A, allows a maximum floor area ratio (FAR) of 20.0 (which includes both residential and nonresidential floor area). The Community Commercial designation, which applies to Parcel B, allows a maximum FAR of 5.0, and a maximum residential density of 166.67 units per net acre. The combined FAR for Parcel A is 4.1, the FAR for Parcel B is 0.06, and the residential density for Parcel B is 85 units per acre. The proposed project is within the allowable FAR and residential density for each parcel, and the uses are consistent with the General Plan designations. In addition, the project implements several General Plan Land Use and Transportation Element policies related to the provision of infill, mixed-use development in close proximity to mass transit (including Policies D2.1, D3.1, D3.2, D6.2, D10.1, D10.5). Therefore, the project is consistent with the intensity and uses allowed by the General Plan land use designations, as well as with several General Plan policies.

ZONING ANALYSIS

There are several zoning designations for the site including: C-40 Community Thoroughfare Commercial/C-55 Central Core Commercial/C-60 City Service Commercial/S-4 Design Review/S-17 Downtown Residential Open Space. All of these zoning districts permit the proposed uses except for the C-60 zone, which does not allow residential or retail uses. However, because the uses are consistent with the Community Commercial General Plan land use designation they are allowed with an interim Conditional Use Permit. The *Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations* include the C-40 zone as a possible best-fit zone for the Community Commercial land use designation. Staff has applied the C-40 zone as the best-fit zone for the portion of Parcel B currently zoned C-60 because the rest of Parcel B is currently zoned C-40. The FAR is within the maximum FAR allowed of 7.7 for Parcel A, and 3.3 for Parcel B. The density is within the maximum allowable residential density of 1 unit per 450 square feet of lot area for Parcel B.

The proposed project will require the following planning approvals: a Planned Unit Development (PUD) (including both a Preliminary Development Plan (PDP) and a Final Development Plan (FDP)), a Conditional Use Permit (for inconsistency between the existing zoning classification and the General Plan designation), Design Review, Variances for the construction of new live-work units and a reduction in the number of required loading spaces, and a Tentative Parcel Map. All applicable criteria for these entitlements have been analyzed and appropriate findings have been made as part of this staff report.

Planned Unit Development

A Planned Unit Development (PUD) is required in order to accommodate the phasing of the proposed mixed-use project. The project sponsor has submitted both Preliminary Development Plan (PDP) and Final Development Plan (FDP) applications to develop the two blocks of the project in two overlapping construction phases. The first phase of construction would entail the redevelopment of Parcel A with 132 condominiums and 135 resident parking spaces, as well as approximately 21,300 square feet of ground-floor commercial space with 61 commercial parking spaces. The project sponsor anticipates that construction of Parcel A would begin by March 2005 and be completed by September 2006. The second phase of construction would entail the redevelopment of Parcel B with 289 condominiums and 409 resident parking spaces, as well as approximately 8,500 square feet of ground-floor commercial space with 65 commercial parking spaces. The anticipated schedule for Parcel B is for construction to begin by April 2006 and to be completed by March 2009. Except for interior finish work, most of the construction activity on Parcel A will be completed before construction activity commences on Parcel B.

Conditional Use Permit

A Conditional Use Permit is required per Section 17.01.100 of the Planning Code for the inconsistency between the existing zoning and general plan land use designations for the site. Except for the Broadway frontage of the site, which is zoned C-40 Community Thoroughfare Commercial, Parcel B is zoned C-60 City Service Commercial. As previously discussed, this zoning classification is inconsistent with the General Plan land use designation of Community Commercial because it does not allow residential uses. Therefore, applying the best-fit zone of C-40 would make the zoning for the rest of Parcel B consistent with both the existing General Plan land use designation for the site, and with the existing zoning for the Broadway frontage of the site.

Design Review

Design review is required for residential projects with three or more units on a lot. The project design breaks up the building massing by incorporating different materials, styles, and colors. The architectural styles include a combination of traditional and modern design elements, which is compatible with the mix of styles in the surrounding area. The proposed exterior building materials include stucco, brick veneer, concrete, stone veneer, aluminum panels, metal railing, balconies, and grills, metal and glass canopies, and fiberglass and aluminum windows. Proposed colors include a range of earth tones as well as muted red, orange, and blue tones.

The project design has been reviewed several times by the Design Review Committee, the Landmarks Preservation Advisory Board, the Planning Commission, and at a community meeting. The project sponsor has revised the project design several times in order to address comments received throughout the review process. Design changes made include: altering the transitions between the different portions of the buildings, changing some of the architectural styles, emphasizing the tower element at the corner of Broadway and West Grand, adding bay windows to the Valley Street and 23rd Street elevations, and incorporating facades of historic buildings into the design where feasible. Staff believes that the current design is attractive and

appropriate for the area, which includes buildings with a variety of designs, for uses.

Variances

Variances are required for the construction of new live-work units and a reduction required loading spaces. The project sponsor would like the flexibility to create units on a portion of the ground floor of the building along West Grand Avenue could operate businesses from their residences that include on-site employees a constructed, these units would replace a portion of the commercial space propo Grand Avenue project frontage, and would have to meet the applicable requirements related to parking, unit size, etc. that are in place at the time o issuance. Under the existing Planning Code the construction of new live-v allowed except in the S-16 Industrial-Residential Transition Combining Zone, zoning overlay district. Live-work units (or joint living and working quarter residential occupancy of a building originally designed for non-residential occu words the conversion of an existing building to residential uses. Staff has expansion of the areas where new joint living and working quarters are allowe Update Committee, and expects to revise the Planning Code in the near future of facility in order to accommodate market demand and to take advantage o reduction in vehicle trips that these units provide by combining workplace an facility type will further important General Plan Land Use and Transportation E such as developing live-work spaces and providing variety in housing types. downtown is one of the areas being considered. The proposed facility type v from any existing live-work facility type currently allowed by the Planning Cod different requirements related to floor area, parking, and open space. Staff variance to allow the construction of up to 6 new live-work units as part of would allow the project sponsor the flexibility to provide a combination neighborhood-serving commercial space at the ground floor of the building w the street level. A variance for the construction of new live-work units was for the T-10 mixed-use project, which is part of the City Center Planned Unit D

In addition, per Section 17.116 of the Planning Code, two residential loadi commercial loading berth are required to serve Parcel A, but only one re commercial berth are provided. Staff believes that a minor variance for residential loading berth is warranted since the building would adequately acco for residential loading through provision of one berth, and meeting the code additional berth would negatively impact the layout of the parking garage. Ot reduction in the number of required loading berths have been granted for se projects.

Tentative Parcel Map

A Tentative Parcel Map is required in order to create condominiums. The proposed parcel map (TPM 8530) is an administrative-level determination and will not come before the Planning Commission.

ENVIRONMENTAL REVIEW

The project has undergone review to assess its potential environmental impacts. Based on the results of an Initial Study, a staff determination was made to prepare an Environmental Impact Report (EIR). A Notice of Preparation was issued on March 5, 2004 and several comments were received on the scope of the EIR. The Draft EIR analysis focused on potential impacts of the project on aesthetics, transportation, air quality, noise, cultural resources, hazardous materials, and shadow. Topics excluded from further review as part of the Initial Study checklist include: agricultural resources, biological resources, geology and soils, some hazardous materials issues, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, and utilities and service systems. The Draft EIR comment period began on August 26 and ended on October 8, 2004.

A Final EIR was prepared that responded to all the comments received on the Draft EIR. The Final EIR, published on November 19, 2004, was provided under separate cover for review and consideration by the Planning Commission, and is available to the public at the Planning Department office. The Final EIR included some minor revisions to the project description as noted previously. In addition, a variant of the Partial Preservation Alternative was analyzed to determine the environmental impacts of preserving three buildings on Broadway instead of the two buildings at the corner of the 23rd/Valley Street intersection that were originally proposed. Finally, Mitigation Measure E.5 was modified to include an additional measure to reduce the cumulative impact of the project on cultural resources. Significant impacts identified in the Final EIR are discussed in detail below.

Significant and Unavoidable Impacts

The Draft EIR analysis identified significant and unavoidable impacts on cultural resources. The project would result in either demolition or substantial alteration of up to 13 existing buildings on the site. Of these buildings, seven would qualify as cultural resources. These buildings include: 1) 2335 Broadway, 2) 2343 Broadway, 3) 2345 Broadway, 4) 2366-2398 Valley Street, 5) 439 23rd Street, 6) 440-448 23rd Street, and 7) 441-449 23rd Street. The location of these buildings is shown in the attached figure (see Attachment B) from the Draft EIR. The historic significance ratings for these buildings are shown in the attached table (see Attachment C) from the Draft EIR. Although retaining the facades at 440-448 and 441-449 23rd Street would somewhat reduce the loss of these cultural resources, the buildings would be substantially altered. Constructing several stories of residential units above the retained facades would result in a substantial adverse effect on each building's character-defining elements and would render them no longer eligible for listing in the California Register. The proposed mitigation measures (E.3a through E.3f) would require the project sponsor to prepare a Historic American Building

Survey for each of the seven affected buildings, prepare a history of the role played by the buildings in the history of automobile sales and repair in Oakland, incorporate historic interpretive elements into the project, salvage architectural elements from the buildings, curate materials and reports at the Oakland History Room, and make any or all of the buildings available for those who may wish to relocate them. Although these mitigation measures would reduce the impacts of the project on cultural resources, they would not be mitigated to less-than-significant levels. The demolition or alteration of these cultural resources would also result in cumulative project impacts in conjunction with other proposed and approved projects in the general vicinity such as the Uptown Mixed-Use project, the Thomas L. Berkley Square project, and the Bay Place project. The proposed project, in combination with these other projects, would eliminate a total of 15 cultural resources in north downtown Oakland.

As mentioned previously, the Final EIR included a modified project description that would retain the façade of the building at 2335 Broadway instead of the building at 440-448 23rd Street proposed in the previous project description. In addition, Mitigation Measure E.5 related to cumulative impacts of the project on cultural resources was modified to include an additional measure to reduce the cumulative impact of the project on cultural resources. The additional measure would require the project sponsor to contribute $125,000 to the City's Façade Improvement Fund for cumulative impacts on cultural resources in downtown Oakland and the vicinity. The contribution would be earmarked for improving facades of buildings identified as cultural resources in the downtown area according to the General Plan Historic Preservation Element or the Oakland Cultural Heritage Survey. The amount of the contribution was determined by the Planning Director based on the average amount of façade improvement grant awarded ($25,000) by the Fund and the number of buildings that will be demolished by the project (5). The revised project would not substantially change the EIR's conclusions regarding the project's impact on cultural resources. There would still be significant, unavoidable impacts related to demolition or alteration of seven buildings identified as cultural resources under CEQA. Incorporation of the facades of certain historic buildings as part of the project would not mitigate the project impact or the cumulative impact of the loss of those buildings to a less-than-significant level.

Significant Impacts that Can Be Mitigated to Less-Than-Significant-Levels

The Draft EIR analysis identified also identified significant impacts that could be mitigated to less-than-significant levels on transportation, air quality, noise, cultural resources, and hazardous materials. These impacts and proposed mitigation measures are briefly summarized below:

Transportation: Increased traffic generated by the project would affect levels of service at local intersections under future 2010 and cumulative 2025 conditions. The project sponsor will be required to contribute its fair share to optimize the signal timing at the West Grand Avenue/Telegraph Avenue intersection. In addition, the project sponsor will be required to contribute its fair share to altering the signalization at the Broadway/West Grand Avenue intersection, and for installation of traffic signals at the 24th Street/Telegraph Avenue intersection. Finally, the project sponsor shall prepare a construction management plan for

review and approval by the City Traffic Engineering Division to reduce the impacts of construction-period traffic and parking.

Air Quality: Construction activities would generate short-term emissions of criteria pollutants. The project sponsor shall be required to implement standard dust control procedures.

Noise: Construction activities would generate short-term noise. The project sponsor shall require its construction contractor to limit the time of construction activities as required by the City, to implement noise control techniques, to prepare site-specific noise attenuation measures, and to submit measures to respond to and track complaints about construction noise.

Cultural Resources: Archaeological artifacts, human remains, or fossils may be encountered during project construction activities. The project sponsor is required to conduct an archival cultural resource evaluation prior to construction activity in order to determine whether there are areas of the project site that are likely to contain archaeological resources. In addition, work shall be halted by the project sponsor immediately if human remains or fossils are encountered and appropriate professionals shall be contacted to evaluate any find.

Hazardous Materials: Contaminated soil, groundwater, and/or building materials may be encountered during construction activities and require disposal. In order to avoid impacts due to exposure to these materials, the project sponsor shall prepare a pre-demolition survey for asbestos-containing materials, prepare an asbestos abatement plan, submit documentation showing removal of any asbestos, implement a lead-based paint abatement plan, submit documentation that any lead has been removed from the site, remove any PCB-containing materials, remove the underground storage tank from the site, develop a worker health and safety plan, provide documentation that all applicable regulatory agency clearances have been granted, analyze the soil to be disposed of, stockpile soil safely, and prepare a soil management plan if necessary. In addition, the project sponsor shall be required to implement best management practices to avoid the release of any hazardous materials used during construction activities.

Project Alternatives

As required by the California Environmental Quality Act, several alternatives that would avoid or substantially lessen the significant unavoidable impacts of the project were analyzed in the Draft EIR. These included a No Project Alternative, a Full Preservation Alternative, and a Partial Preservation Alternative. Under the No Project Alternative, the project would not be undertaken and none of the impacts of the project would occur. This alternative would neither meet the project sponsor's objectives, nor the City's objectives to provide new infill housing in the downtown area in close proximity to transit opportunities. Under the Full Preservation Alternative, all seven buildings on the site that are identified as cultural resources would be retained and reused for commercial space as part of the project. No new construction would occur above the retained structures in order to avoid altering their historic significance. This alternative would not result in any significant unavoidable impacts, but would result in 25 percent fewer residential units than the proposed project. The Partial Preservation Alternative would retain and reuse the three historic buildings at the intersection of 23rd/Valley Streets: 441-

449 23rd Street, 439 23rd Street, and 440-448 23rd Street. As with the Full Preservation Alternative, no new construction would occur above the retained structures. This alternative would minimize, but would not fully avoid, the significant unavoidable impacts of the project on cultural resources. The alternative would also reduce the number of residential units by ten percent. The Draft EIR also discusses other project alternatives that were not further analyzed.

As previously discussed, the Final EIR included a variant to the Partial Preservation Alternative, identified as the Broadway Alternative, which would preserve the three buildings located at 2335, 2343, and 2345 Broadway instead of the three buildings evaluated for preservation in the original Partial Preservation Alternative, which included 441-449 23rd Street, 439 23rd Street, and 440-448 23rd Street. This alternative was added in response to comments received on the Draft EIR that requested preservation of the building at 2335 Broadway, which was originally designed by Julia Morgan. As noted in the Draft EIR, although the project alternatives would reduce some of the project impacts, ~~none of them~~ they would not fully avoid the Partial Preservation significant unavoidable impacts of the project on cultural resources.

CEQA Findings and Statement of Overriding Considerations

The findings to certify that the Final EIR has been prepared in compliance with CEQA and a Statement of Overriding Considerations for the approval of the project are included as Attachment B to this staff report. In addition, these findings are supported by a feasibility analysis which analyzed the potential for reusing the seven existing buildings on the site that were identified in the EIR as cultural resources, and for incorporating them into the project design. The analysis discusses the economic, operational, and design reasons that the project cannot be feasibly redesigned to retain additional building facades or entire buildings. Portions of the feasibility analysis are included in Attachment C. The full text of the analysis including all of the appendices is available at the Planning Department office.

CONCLUSION

Staff believes that the proposed project includes a number of benefits such as revitalizing an underutilized site on a major street corridor with active uses, providing infill housing in close proximity to mass transit, providing neighborhood-serving commercial space for the surrounding area, and retaining two historic building facades as part of the project design. Staff acknowledges that the project will also result in the demolition of five additional buildings identified as cultural resources. However, Mitigation Measure E.5 from the Mitigation Monitoring and Reporting Program requires the project sponsor to make a substantial contribution to the City's Façade Improvement Fund for its cumulative impacts on cultural resources. As discussed in the attached Statement of Overriding Considerations, staff believes that the benefits of the project outweigh the adverse impacts of the project. Therefore, staff recommends that the Planning Commission:

1) Adopt the CEQA findings for the Broadway/West Grand mixed-use project contained in Attachment B, which include certification of the EIR, rejection of alternatives as infeasible, and a Statement of Overriding Considerations; and

2) Adopt the attached conditions of approval for the proposed project including the Mitigation Monitoring and Reporting Program; and

3) Approve the applications for the Planned Unit Development (Preliminary Development Plan and Final Development Plan), Design Review, Conditional use Permit, and Variances subject to the attached findings and conditions of approval, with the proposed minor text additions to COA 5 as distributed to the commission.

Staff is available for questions and the project sponsor's team will give a brief overview of the Telika project.

Respectfully submitted:

CLAUDIA CAPPIO
Development Director

Prepared by:

LYNN WARNER
Planner IV, Major Development Projects

Attachments: A. Project Plans
B. CEQA Findings and Statement of Overriding Considerations
C. Feasibility Analysis of Reusing Existing Buildings

FINDINGS FOR APPROVAL

This proposal meets the required findings under Oakland Municipal Code Sections 17.01.100 (Criteria for proposals in conflict with zoning regulations but in conformance with General Plan), 17.134.050 (Conditional Use Permit Criteria), 17.136.070 (Design Review Criteria), 17.140.080 (Planned Unit Development Criteria), 17.140.060 (Planning Commission Action for Final Planned Unit Development), 17.148.050 (Variance Criteria), and Government Code Section 65589.5(j) (Reducing Density for Housing Developments) as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type. The project's conformance with the following findings is not limited to the discussion below, but is also included in all discussions in this report and elsewhere in the record.

Section 17.01.100 (Criteria for proposals in conflict with zoning regulations but in conformance with General Plan):

1. **That the proposal is clearly appropriate in consideration of the characteristics of the proposal and the surrounding area.**

   The project is appropriate for the site because it has been designed to be compatible with development in the surrounding area, which includes a variety of uses and building types. The uses and intensity of the proposed project are consistent with the General Plan designations for the site.

2. **That the proposal is clearly consistent with the intent and desired character of the relevant land use classification or classifications of the General Plan and any associated policies.**

   The uses and intensity of the proposed project are consistent with the existing Community Commercial General Plan land use designation for Parcel B on the site, which allows residential and commercial uses. In addition, the project is consistent with several General Plan Land Use and Transportation Element policies that encourage infill, mixed-use projects in close proximity to mass transit facilities.

3. **That the proposal will clearly promote implementation of the General Plan. Any such proposal shall be subject to the provisions of the "best fit zone" corresponding to the land use classification in which the proposal is located, as determined in accordance with the guidelines adopted pursuant to Section 17.01.060. If there is more than one "best fit zone" the Director of City Planning shall determine which zone to apply, with consideration given to the characteristics of the proposal and the surrounding area and any relevant provisions of the General Plan.**

   The proposed project will clearly promote implementation of the General Plan regulations and policies for this site, because it is consistent with the uses and intensity allowed by the General Plan land use designations. Because the existing C-60 zoning classification for a portion of the project site on Parcel B is inconsistent with the Community

Commercial General Plan designation, the applicable "best fit zone" that has been determined to apply to this portion of the site is the C-40 Community Thoroughfare Commercial Zone. It is one of the possible "best-fit" zones identified in the *Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations.* The C-40 zone was selected as the "best-fit" zone because it makes the most sense since the rest of Parcel B is already zoned C-40.

Section 17.134.050 (Conditional Use Permit Criteria):

1. **That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

   The location, size, design, and operating characteristics of the project will be compatible with the surrounding neighborhood, which includes a variety of building heights, forms, architectural styles, and materials. The scale, bulk, coverage and density of the project are similar to other recent mixed-use projects that have been approved in the general vicinity and are compatible with existing surrounding development. With implementation of the required mitigation measures, the project will not result in any significant impacts on the neighborhood other than the unavoidable impacts on cultural resources that were identified in the EIR for the project.

2. **That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

   The mixed-use project is attractive and has been designed to be compatible with the location. The project will provide living and shopping opportunities that are close to the downtown area and are accessible by public transportation.

3. **That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

   The proposed project will enhance the surrounding area by redeveloping an underutilized site with an attractively designed mixed-use project. The project will revitalize the area by providing active uses that serve the surrounding community.

4. **That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.**

The project conforms to all applicable design review criteria as discussed below.

Section 17.136.070 (Design Review Criteria):

1. **That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.**

   The proposed project will include several buildings that will be well related to the surrounding area in their setting, scale, bulk, height, materials, and textures. The surrounding area contains a mix of residential and commercial uses in buildings ranging in height from one to ten stories. The project's building heights, ranging from six to seven stories, will fit within the scale of the surrounding area. In addition, the architectural design, massing, and materials of the project will relate to the variety of styles in the surrounding area.

2. **That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics.**

   The proposed project will enhance the character of this area of Oakland by redeveloping an underutilized site with attractively designed buildings that provide a mix of residential and neighborhood-serving commercial uses for the surrounding neighborhood.

3. **That the proposed design will be sensitive to the topography and landscape of the area.**

   The project will not affect the topography or landscape of the area. The site is a flat, infill site.

4. **That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill.**

   The proposed project will be located on a flat infill site and will not be situated on a hill.

5. **That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable district plan or development control map which has been adopted by the City Council.**

   The proposed project is consistent with the General Plan land use designations for the site as discussed above and elsewhere in this staff report. The project is consistent with the design goals and policies of the General Plan by providing infill mixed-use development in close proximity to mass transit. The project is also consistent with the existing and "best fit" zoning classifications for the site as previously discussed.

Section 17.140.080 Planned Unit Development Permit

A. **That the location, design, size, and uses are consistent with the Oakland Comprehensive Plan and with any other applicable plan, development control map, or ordinance adopted by the City Council.**

The proposed project includes a mix of residential and commercial uses that are consistent with the Central Business District General Plan and Community Commercial land use designations. The project is also consistent with the intensity allowed by the General Plan and with several policies regarding provision of infill mixed-use projects in close proximity to mass transit. With approval of the Planned Unit Development, which includes variances for the construction of new live-work units, as well as a reduction in the number of required loading spaces, the project is consistent with the Planning Code.

B. **That the location, design, and size are such that the development can be well integrated with its surroundings, and, in the case of a departure in character from surrounding uses, that the location and design will adequately reduce the impact of the development.**

The design and size of the project are appropriate for the location and compatible with the surrounding area, which includes a wide variety of uses, building heights, and building types. The project reflects the character of the surrounding area through its mix of uses and variety of architectural styles and building forms.

C. **That the location, design, size, and uses are such that traffic generated by the development can be accommodated safely and without congestion on major streets and will avoid traversing other local streets.**

The proposed project will generate some additional traffic at a few intersections. However, the EIR determined that with implementation of the required mitigation measures the cumulative traffic impacts of the project will be less than significant.

D. **That the location, design, size, and uses are such that the residents or establishments to be accommodated will be adequately served by existing or proposed facilities and services.**

The proposed project site is located in a developed area that is adequately served by existing utilities and service systems including water supply, wastewater treatment, storm water drainage, and solid waste disposal as documented in the Initial Study prepared for the EIR. The proposed project will also provide additional services for the area and improvements to the existing infrastructure.

E. **That the location, design, size, and uses will result in an attractive, healthful, efficient, and stable environment for living, shopping, or working, the beneficial effects of which environment could not otherwise be achieved under the zoning regulations.**

The proposed project is an attractive mixed-use development that will benefit the surrounding area by redeveloping an underutilized site with active uses, providing housing in close proximity to the downtown and public transportation, and providing neighborhood-serving commercial uses.

F. **That the development will be well integrated into its setting, will not require excessive earth moving or destroy desirable natural features, will not be visually obtrusive and will harmonize with surrounding areas and facilities, will not substantially harm major views for surrounding residents, and will provide sufficient buffering in the form of spatial separation, vegetation, topographic features, or other devices.**

As demonstrated in the project EIR, the proposed project will not require excessive earth moving or harm major views. The project has been designed to be compatible with the variety of building heights and forms in the surrounding area and will provide sufficient buffering in the form of landscaping.

Section 17.140.060 (Planning Commission Action for Final Planned Unit Development):

The proposal conforms to all applicable criteria and standards and conforms in all substantial respects to the preliminary development plan, or, in the case of the design and arrangement of those portions of the plan shown in generalized, schematic fashion, it conforms to applicable design review criteria.

The proposed Final Development Plan for Parcels A and B conforms to all applicable criteria and standards and is consistent with the Preliminary Development Plan for the project. The design is attractive and appropriate for the location.

Section 17.148.050 (Variance Criteria for a Reduction in the Number of Required Loading Berths and for the Construction of New Live-work Units):

1. **That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

Strict compliance with the zoning regulations related to loading berths would preclude an effective design solution that improves operational efficiency. Strict adherence to the regulations would result in an impractical layout and would reduce the amount of parking available in the garage. In addition, the construction of new live-work units will provide variety in housing type, will allow flexibility for the project sponsor to best utilize the ground-floor space depending on the commercial viability, and is consistent with proposed revisions to the zoning regulations.

2. **That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

   Strict compliance with the loading regulations for Parcel A would result in inefficient layout and would reduce the amount of space available in the garage for parking. However, the project will still provide one residential and one commercial loading berth which is sufficient to serve the building. Several other projects in the downtown area have had variances granted for a reduction in the number of loading berths provided. In addition, a variance for the construction of new live-work units has recently been approved for another project in the downtown area. As discussed previously, the Planning Code will be revised in the near future to allow for the construction of new live-work units.

3. **That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

   Granting the variances will not adversely affect the character, livability, or appropriate development of the abutting properties or the surrounding area. The intent of the zoning regulations will be met through the provision of adequate residential and commercial loading facilities to serve the building, and the construction of new live-work units will enhance the area by providing variety in housing type and another way to activate the street edge.

4. **That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

   The variance will not constitute a grant of special privilege inconsistent with limitations imposed on other similarly zoned properties. Similar variances have been granted to other projects in the general vicinity for construction of new live-work units and for a reduction in the number of loading berths. The variance will not be inconsistent with the purposes of the planning code regulations as upcoming Planning Code revisions will include the provision for the construction of new live-work units, and a sufficient number of residential and commercial loading berths will be provided to serve the site.

Findings Pursuant to State Government Code Section 65589.5 (j)

Pursuant to Government Code section 65589.5(j), the Planning Commission finds that the proposed housing development cannot have its density reduced because:

(a) The project is consistent with the general plan and zoning regulations; and

(b) There is no specific, adverse impact upon the public health or safety as a result of the project.

According to Government Code section 65589.5 (j), if a "housing" project is consistent with a City's General Plan and zoning ordinance, and does not present a threat to public health and safety at its current density, a lower density project cannot be considered as a feasible alternative. Thus, it is not legally feasible to reduce the density of a "housing" project that meets the requirements of Government Code section 65589.5 (j). Under the statute, a "housing" project is defined as residential units only or mixed use developments in which nonresidential uses are limited to neighborhood serving commercial uses on the first floor of buildings. As described elsewhere in this report, the proposed housing project (which is a mixed use development that proposes neighborhood serving commercial uses on the first floor) is consistent with the City General Plan and zoning regulations (pursuant to the granting of variances relating to the construction of new live-work units and a reduction in the number of required loading berths) and there is no specific, adverse impact on the public's health and safety as a result of the project. As defined by the statute, a "specific, adverse impact" means a significant, quantifiable, direct and unavoidable impact, based upon objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete." Thus, the proposed housing project cannot have its density reduced.

CONDITIONS OF APPROVAL

Modifications to the Conditions of Approval as directed by the City Planning Commission at the December 1, 2004 meeting are indicated in underlined type for additions and ~~cross out type~~ for deletions.

1. **Approved Use**

   a. Ongoing

   This action by the City Planning Commission ("this Approval") includes the approvals set forth below. This Approval includes:

   1. A Planned Unit Development (including a Preliminary Development Plan and Final Development Plan); and
   2. A Conditional Use Permit for the inconsistency between the C-60 zoning classification and the Community Commercial General Plan land use designation; and
   3. Design Review Approval; and
   4. Variances for construction of up to 6 new live-work units, and a reduction in the number of required loading berths.

   b. Ongoing.

   The project shall be constructed and operated in accordance with the authorized use as described in this staff report and the plans dated November 2, 2004 and as amended by the following conditions of approval. Any additional uses other than those approved with this permit, as described in the project description, will require a separate application and approval.

2. **Effective Date, Expiration, and Extensions**

   a. Ongoing through project completion.

   These approvals shall become effective upon satisfactory compliance with these conditions. These approvals for the project site shall expire on December 1, 2006 unless actual construction of the first phase of the project has begun under necessary permits by this date. The approvals for the second phase of the project shall expire on December 1, 2008 unless actual construction of the second phase has begun under necessary permits by this date. Upon written request and payment of appropriate fees prior to the expiration of the approvals, the Zoning Administrator may grant a one-year extension of these dates, with additional extensions subject to approval by the Planning Commission.

   b. Prior to issuance of building permit

   The project sponsor shall submit a Construction Phasing and Management Plan, incorporating all applicable conditions of approval. The plan shall also include the following additional measures and standards:

a. A site security and safety plan to assure that grading and construction activities are adequately secured during off-work hours.

b. A fire safety management plan for all phases of work, including provisions for access, water, and other protection measures during grading and construction activities.

c. A construction period litter/debris control plan to ensure the site and surrounding area is kept free of litter and debris.

c. Prior to issuance of certificate of occupancy.

Final inspection and a certificate of occupancy for any unit or other structure within a phase, as set forth above, shall not be issued until (a) all landscaping and on and off-site improvements for that phase are completed in accordance with this Approval, or (b) until cash, an acceptably rated bond, a certificate of deposit, an irrevocable standby letter of credit or other form of security (collectively "security"), acceptable to the City Attorney, has been posted to cover all costs of any unfinished work related to landscaping and public improvements plus 25 percent within that phase, unless already secured by a subdivision improvement agreement approved by the City. For purposes of these Conditions of Approval, a certificate of occupancy shall mean a final certificate of occupancy, not temporary or conditional, except as the City determines may be necessary to test utilities and services prior to issuance of the final certificate of occupancy.

3. Scope of This Approval

a. Ongoing.

The project is approved pursuant to the Planning Code only and shall comply with all other applicable codes and requirements imposed by other affected departments, including but not limited to the Building Services Division and the Fire Marshal. Minor changes to the approvals may be approved administratively by the Planning Director; major changes to the approvals, shall be subject to review and approval by the City Planning Commission.

4. Mitigation Monitoring and Reporting Program

a. Ongoing.

The following mitigation measures shall be incorporated into the project. The measures are taken directly from the environmental impact report for the Broadway-West Grand Mixed-Use Project. For each measure, this Mitigation Monitoring and Reporting Program (MMRP) indicates the entity (generally, an agency or department within the City of Oakland) that is responsible for carrying out the measure ("Responsible Implementing Entity"); the actions necessary to ensure compliance with the applicable measure ("Monitoring Action(s)") and the entity responsible for monitoring this compliance ("Monitoring Responsibility"); and the time frame during which monitoring must occur ("Monitoring Timeframe").

B. Transportation, Circulation, and Parking

Impact B.2: Traffic generated by the project would affect traffic levels of service at local intersections under future (2010) conditions.

Mitigation Measure B.2: The project sponsor shall contribute its fair share to alteration of the traffic signal cycle length and optimization of the traffic signal timing at the signalized intersection of West Grand Avenue / Telegraph Avenue. Optimization of traffic signal timing shall include determination of allocation of green time for each intersection approach in tune with the relative traffic volumes on those approaches, and coordination with signal phasing and timing of adjacent intersections that are part of signal systems on West Grand Avenue and Telegraph Avenue.

The project sponsor shall contribute its fair share toward the cost of optimization of all traffic signals on West Grand Avenue between San Pablo Avenue and Broadway, and on Telegraph Avenue between Broadway and West Grand Avenue. The project volumes would comprise about 2.3 percent of the increase in traffic volume during the a.m. peak hour between existing conditions and 2010 volumes.

Given that the project sponsor is responsible for only a portion of this mitigation measure, implementation of this set of improvements will be funded fully by one or a combination of the following means:

a. Prior to project completion the project sponsor shall contribute to the City its fair share of the cost of signalization improvements to address cumulative impacts of the project. Prior to payment of the contributions the City will create a mechanism to receive the fair share contributions from the project sponsor. The City Public Works Agency shall implement the measures as necessary to address cumulative impacts of the project.

b. Prior to project completion the project sponsor shall fully fund the costs of the signalization improvements and shall be reimbursed through other fair-share contributions as future projects that exceed the City's thresholds of significance occur. Prior to the time the project sponsor provides these funds, the City and the project sponsor will create a mechanism for this reimbursement.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to determine cost of signal optimization; Oakland Community and Economic Development Agency (CEDA), Planning Division to determine fair-share contribution to this cost and ensure that project sponsor funds this share.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of certificate of occupancy for Parcel B (north of Grand Avenue).

Impact B.3: Traffic generated by the project would affect traffic levels of service at local intersections under cumulative (2025) conditions.

Mitigation Measure B.3a: The project sponsor shall contribute its fair share to alteration of the traffic signal cycle length and optimization of the traffic signal timing at the signalized intersection of West Grand Avenue / Telegraph Avenue. Optimization of traffic signal timing shall include determination of allocation of green time for each intersection approach in tune with the relative traffic volumes on those approaches, and coordination with signal phasing and timing of adjacent intersections that are part of signal systems on West Grand Avenue and Telegraph Avenue.

The project sponsor shall contribute its fair share toward the cost of optimization of all traffic signals on West Grand Avenue between San Pablo Avenue and Broadway, and on Telegraph Avenue between Broadway and West Grand Avenue. The proposed project would contribute about 1.4 percent in the a.m. peak hour and 3.4 percent in the p.m. peak hour to the traffic volume increase between the existing and Year 2025 cumulative conditions.

Given that the project sponsor is responsible for only a portion of this mitigation measure, implementation of this set of improvements will be funded fully by one or a combination of the following means:

a. Prior to project completion the project sponsor shall contribute to the City its fair share of the cost of signalization improvements to address cumulative impacts of the project. Prior to payment of the contributions the City will create a mechanism to receive the fair share contributions from the project sponsor. The City Public Works Agency shall implement the measures as necessary to address cumulative impacts of the project.

b. Prior to project completion the project sponsor shall fully fund the costs of the signalization improvements and shall be reimbursed through other fair-share contributions as future projects that exceed the City's thresholds of significance occur. Prior to the time the project sponsor provides these funds, the City and the project sponsor will create a mechanism for this reimbursement.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to determine cost of signal optimization; Oakland Community and Economic Development Agency (CEDA), Planning Division to determine fair-share contribution to this cost and ensure that project sponsor funds this share.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of certificate of occupancy for Parcel B (north of Grand Avenue).

Mitigation Measure B.3b: The project sponsor shall contribute its fair share to alteration of the traffic signal cycle length, optimization of the traffic signal timing, and provision of protected left turn phases on the northbound and southbound approaches, at the signalized intersection of Broadway / West Grand Avenue. Optimization of traffic signal timing shall include determination of allocation of green time for each intersection approach in tune with the relative traffic volumes on those approaches, and coordination with signal phasing and timing of adjacent intersections that are part of signal system on West Grand Avenue.

The project sponsor shall contribute its fair share toward the cost of optimization of all traffic signals on West Grand Avenue between San Pablo Avenue and Broadway, and on Telegraph Avenue between Broadway and West Grand Avenue. The proposed project would contribute about 4.2 percent of the cumulative traffic volume increase between the existing and Year 2025 cumulative conditions.

Given that the project sponsor is responsible for only a portion of this mitigation measure, implementation of this set of improvements will be funded fully by one or a combination of the following means:

a. Prior to project completion the project sponsor shall contribute to the City its fair share of the cost of signalization improvements to address cumulative impacts of the project. Prior to payment of the contributions the City will create a mechanism to receive the fair share contributions from the project sponsor. The City Public Works Agency shall implement the measures as necessary to address cumulative impacts of the project.

b. Prior to project completion the project sponsor shall fully fund the costs of the signalization improvements and shall be reimbursed through other fair-share contributions as future projects that exceed the City's thresholds of significance occur. Prior to the time the project sponsor provides these funds, the City and the project sponsor will create a mechanism for this reimbursement.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to determine cost of signal optimization; Oakland Community and Economic Development Agency (CEDA), Planning Division to determine fair-share contribution to this cost and ensure that project sponsor funds this share.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of certificate of occupancy for Parcel B (north of Grand Avenue).

Mitigation Measure B.3c: The project sponsor shall contribute its fair share to installation of a traffic signals at the unsignalized intersection of 24th Street / Telegraph Avenue. Installation of traffic signals shall include optimizing signal phasing and timing

(i.e., allocation of green time for each intersection approach) in tune with the relative traffic volumes on those approaches, and coordination with signal phasing and timing of adjacent intersections.

The project sponsor shall contribute its fair share toward the cost of installation of the traffic signal. The proposed project would contribute about 4.8 percent of the cumulative traffic volume increase between the existing and Year 2025 cumulative conditions.

Given that the project sponsor is responsible for only a portion of this mitigation measure, implementation of this set of improvements will be funded fully by one or a combination of the following means:

a. Prior to project completion the project sponsor shall contribute to the City its fair share of the cost of signalization improvements to address cumulative impacts of the project. Prior to payment of the contributions the City will create a mechanism to receive the fair share contributions from the project sponsor. The City Public Works Agency shall implement the measures as necessary to address cumulative impacts of the project.

b. Prior to project completion the project sponsor shall fully fund the costs of the signalization improvements and shall be reimbursed through other fair-share contributions as future projects that exceed the City's thresholds of significance occur. Prior to the time the project sponsor provides these funds, the City and the project sponsor will create a mechanism for this reimbursement.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to determine cost of traffic signal installation; Oakland Community and Economic Development Agency (CEDA), Planning Division to determine fair-share contribution to this cost and ensure that project sponsor funds this share.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of certificate of occupancy for Parcel B (north of Grand Avenue).

Impact B.11: Project construction would affect traffic flow and circulation, parking, and pedestrian safety.

Mitigation Measure B.11: The project sponsor and construction contractor shall meet with the Traffic Engineering Division of the Oakland Public Works Agency and other appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. The project sponsor shall

develop a construction management plan for review and approval by the City Traffic Engineering Division. The plan shall include at least the following items and requirements: traffic control, including truck scheduling to avoid peak traffic hours, detour signs and other warning devices as needed, lane closure procedures, and designated construction routes; any transit stop relocations; provisions for construction worker parking management to ensure no impacts to on-street parking; identification of parking eliminations and any relocation of parking for employees and public parking during construction; notification procedures for adjacent property owners and public safety personnel regarding deliveries, detours, and lane closures; accommodation of pedestrian flow; location of construction staging areas; identification and monitoring of haul routes to minimize traffic and pedestrian impacts and to identify and correct any damage; and a complaint response and tracking process, including identification of an onsite complaint manager.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to meet with project sponsor to discuss construction-period traffic management and shall review and approve construction management plan submitted by project sponsor. Traffic Engineering Division shall notify Oakland Community and Economic Development Agency (CEDA), Planning Division, of acceptance of construction management plan when plan is determined adequate.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of each demolition, grading, or building permit.

C. Air Quality

Impact C.1: Activities associated with demolition, site preparation and construction would generate short-term emissions of criteria pollutants, including suspended and inhalable particulate matter and equipment exhaust emissions.

Mitigation Measure C.1a: During construction, the project sponsor shall require the construction contractor to implement the following measures required as part of BAAQMD's basic dust control procedures required for sites of less than four acres. These include: watering all active construction areas at least twice daily; covering all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard; paving or application of water three times daily or of (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites; daily street sweeping (with water sweepers) of all paved access roads, parking areas and staging area at construction sites if visible soil material is observed; and daily street sweeping (with water sweepers) if visible soil material is carried onto adjacent public streets.

Responsible Implementing Entity: Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): CEDA, Building Services Division shall conduct spot-checks as deemed necessary throughout construction period.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Throughout the construction period.

Mitigation Measure C.1b: In accordance with standard City practices, to minimize water quality impacts, the project sponsor shall be required to comply with applicable standards and regulations of the City of Oakland. In addition, the following standard measures shall be implemented to avoid impacts related to stormwater or water quality: grading of unpaved areas shall be done in such a manner as to control surface drainage and redirect surface water away from areas of activity during excavation and construction, and the project shall be required to comply with provisions of the Clean Water Act, if applicable, with regard to preparing a storm water discharge plan.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Environmental Services Division shall review final grading, excavation, and building plans to ensure compliance with applicable standards and regulations. Environmental Services Division shall conduct spot-checks as deemed necessary throughout construction period.

Monitoring Responsibility: Public Works Agency, Environmental Services Division

Monitoring Timeframe: Environmental Services Division shall review plans for compliance prior to issuance of any grading, excavation, or building permits. Environmental Services Division shall verify compliance with applicable rules and regulations throughout construction period.

D. Noise

Impact D.1: Construction activities would intermittently and temporarily generate noise levels above existing ambient levels in the project vicinity.

Mitigation Measure D.1a: The project sponsor shall require construction contractors to limit standard construction activities as required by the City Building Department. Such activities are generally limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, with pile driving and/or other extreme noise generating activities greater than 90 dBA limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday, with no extreme noise generating activity permitted between 12:30 and 1:30 p.m. No construction activities shall be allowed on weekends until after the building is enclosed, without prior authorization of the Building Services Division, and no extreme noise generating activities shall be allowed on weekends and holidays.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): Project sponsor shall prepare and submit for review and approval a site-specific construction noise control plan.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Review and approve noise control plan prior to the issuance of demolition, grading, excavation, or building permits. Monitor and respond to noise complaints throughout construction period.

Mitigation Measure D.1b: To reduce daytime noise impacts due to construction, the project sponsor shall require construction contractors to implement the following measures: Equipment and trucks used for project construction shall employ the best available noise control techniques; impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible; where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. External jackets on the tools themselves shall be used where feasible. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible; stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): Project sponsor shall prepare and submit for review and approval a site-specific construction noise control plan.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Review and approve noise control plan prior to the issuance of demolition, grading, excavation, or building permits. Monitor and respond to noise complaints throughout construction period.

Mitigation Measure D.1c: To further mitigate potential other extreme noise generating construction impacts, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted for review and approval by the City to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible: Erect temporary plywood noise barriers around the construction site, particularly along the western boundary along Valley Street to shield the adjacent multi-family residential buildings; implement "quiet" pile-driving technology, where feasible, if pile-driving becomes necessary (it is not currently proposed); use noise control blankets on the building structure as the building is erected to reduce noise emission from the site; evaluate the feasibility of noise control at the receivers by temporarily improving the

noise reduction capability of adjacent buildings; and monitor the effectiveness of noise attenuation measures by taking noise measurements.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): Project sponsor shall prepare and submit for review and approval a site-specific construction noise control plan.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Review and approve noise control plan prior to the issuance of demolition, grading, excavation, or building permits. Monitor and respond to noise complaints throughout construction period.

Mitigation Measure D.1d: Along with the submission of construction documents, the project sponsor shall submit to the City Building Department a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: a procedure for notifying the City Building Division staff and Oakland Police Department; a plan for posting signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem; a listing of telephone numbers (during regular construction hours and off-hours); the designation of an on-site construction complaint manager for the project; notification of neighbors within 300 feet of the project construction area at least 30 days in advance of pile-driving or other extreme noise-generating activities about the estimated duration of the activity; and a preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): Project sponsor shall prepare and submit for review and approval a site-specific construction noise control plan.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Review and approve noise control plan prior to the issuance of demolition, grading, excavation, or building permits. Monitor and respond to noise complaints throughout construction period.

E. Cultural Resources

Impact E.1: Construction of the proposed project could cause substantial adverse changes to the significance of currently unknown cultural resources at the site, potentially including an archaeological resource pursuant to CEQA Guidelines Section 15064.5 or CEQA Section 21083.2(g), or the disturbance of any human remains, including those interred outside of formal cemeteries.

Mitigation Measure E.1a: An archival cultural resource evaluation shall be implemented prior to the start of construction or other ground-disturbing activities to identify whether historic or unique archaeological resources exist within the project site. The archival cultural resource evaluation, or "sensitivity study," shall be conducted by a cultural resource professional approved by the City who meets the Secretary of the Interior's Professional Qualifications Standards for Prehistoric and Historical Archaeology.

The purpose of the archival cultural resource evaluation is to: (1) identify documentation and studies to determine the presence and location of potentially significant archaeological deposits; (2) determine if such deposits meet the definition of a historical resource under CEQA Guidelines Section 15064.5 or a unique archaeological resource under CEQA Section 21083.2(g); (3) guide additional archaeological work, if warranted, to recover the information potential of such deposits; and (4) define an archaeological monitoring plan, potentially including pre-construction subsurface archaeological investigation if warranted. If excavation is the only feasible means of data recovery, such excavation shall be in accord with the provisions of CEQA Guidelines Section 15126.4(b)(3)(C). Any additional archaeological work and or monitoring shall be pursuant to a plan approved by the City. If a pre-constructing testing program is deemed necessary by the qualified professional as a result of the archival study, it shall be guided by the archival study and shall use a combination of subsurface investigation methods (including backhoe trenching, auguring, and archaeological excavation units, as appropriate).

Representatives of established local Chinese-American organizations (including the Chinese Historical Society of America and the Oakland Asian Cultural Center) shall be invited to participate in a focused community review of the archival cultural resource evaluation prior to any subsequent recovery of potential resources or prior to the start of construction, whichever is earlier. The City shall consider the community comments in its review and approval of any plan for additional archaeological work or monitoring.

Should an archaeological artifact be discovered on-site during project construction, all activities within a 50-foot radius would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project sponsor and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation, subject to approval by the City of Oakland, which shall assure implementation of appropriate mitigation measures recommended by the archaeologist. Should archaeologically significant materials be recovered, the qualified archaeologist would recommend appropriate analysis and treatment, and would prepare a report on the findings for submittal to the Northwest Information Center.

If historic or unique archaeological resources associated with the Chinese community are identified within the project site and are further determined to be unique, the City shall

consult with representatives of an established local Chinese-American organization(s) regarding the potential use of the archaeological findings for interpretive purposes.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): Project sponsor shall prepare and submit to Planning Division for review and approval an archival cultural resource evaluation. Project sponsor shall contact qualified archaeologist in the event that artifacts are discovered during construction. Archaeologist shall consult with Planning Division and with representatives of local Chinese-American community regarding any such discovery and shall undertake data recovery as warranted based on the nature of the discovery.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Review and accept archival cultural resource evaluation prior to the start of any ground-disturbing activities. Direct data recovery, as applicable, in the event that artifacts are discovered during the construction period.

Mitigation Measure E.1b: In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work would immediately halt and the Alameda County Coroner would be contacted to evaluate the remains, and follow the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City will contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities will cease within a 50-foot radius until appropriate arrangements are made.

If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Alameda County Coroner; Native American Heritage Commission

Monitoring Action(s): Project sponsor shall contact coroner in the event that human remains are encountered. Agencies shall respond to any such discovery as applicable.

Monitoring Responsibility: CEDA, Planning Division; Alameda County Coroner; Native American Heritage Commission

Monitoring Timeframe: Throughout construction period.

Impact E.2: The proposed project may adversely affect unidentified paleontological resources at the site.

Mitigation Measure E.2: The project sponsor shall notify a qualified paleontologist of unanticipated discoveries, who shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in Section 15064.5 of the CEQA Guidelines. In the event of an unanticipated discovery of a breas, true, and/or trace fossil during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): Project sponsor shall contact qualified paleontologist in the event that fossils are discovered during construction. Paleontologist shall direct data recovery, as warranted based on the discovery.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Direct data recovery, as applicable, in the event that fossils are discovered during the construction period.

Impact E.3: The project would result in demolition or substantial alteration of seven buildings that qualify as historic resources, as defined in Section 15064.5. These buildings include: 1) 2335 Broadway, 2) 2343 Broadway; 3) 2345 Broadway, 4) 2366-2398 Valley Street, 5) 439 23rd Street, 6) 440-448 23rd Street, and 7) 441-449 23rd Street.

Mitigation Measure E.3a: Record each of the seven affected historic resources in accordance with procedures of the Historic American Building Survey (HABS) through measured drawings, large-format photographs and written histories in a combined document, to be archived locally at the Oakland History Room (OHR) of the Oakland Public Library with copies to OCHS and the Northwest Information Center (NWIC). Portions of the metal facades on 2335-2345 Broadway shall be selectively demolished to determine if any original fabric from the 1920s exists behind them, as visual evidence suggests. If the selective demolition reveals sufficient evidence of historic fabric, all metal facades shall be carefully removed and all original facades photographed for the HABS documentation effort. If no original fabric exists, these buildings shall be photographed as they currently appear.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Oakland Cultural Heritage Survey

Monitoring Action(s): Project sponsor shall contract with qualified architectural historian or preservation architect to prepare historical documentation and shall submit the documentation as specified in the mitigation measure.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate documentation has been prepared prior to the issuance of demolition permit(s).

Mitigation Measure E.3b: Prepare a history of the development of automobile sales and repair in Oakland, and the role played by the buildings on the project site in that history, that incorporates oral history, documentary research, and architectural information; this history could utilize non-written media and production techniques, including video photography. The resulting report, in brochure or other form, shall be made available at local libraries and museums.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Oakland Cultural Heritage Survey

Monitoring Action(s): Project sponsor shall contract with qualified architectural historian or preservation architect to prepare historical documentation and shall submit the documentation as specified in the mitigation measure.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate documentation has been prepared prior to the issuance of demolition permit(s).

Mitigation Measure E.3c: Incorporate interpretive elements <u>including real historic material from the site where feasible</u>, such as signs and placards that describe the history of the area and the historic buildings to be demolished, into public areas and street frontages proposed as part of the project.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Oakland Cultural Heritage Survey

Monitoring Action(s): Review building plans for evidence of incorporation of interpretative elements in the project design.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Prior to the issuance of building permit(s).

Mitigation Measure E.3d: Salvage architectural elements from the historic buildings to be demolished, including hardware, doors, paneling, fixtures, and equipment, and incorporate these elements into new construction <u>on the project site</u> where feasible.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Oakland Cultural Heritage Survey

Monitoring Action(s): Project sponsor shall contract with qualified architectural historian or preservation architect to conduct appropriate salvage of architectural elements and shall prepare report documenting same and addressing how elements will be incorporated for submittal to Planning Division.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate documentation has been prepared prior to the issuance of demolition permit(s).

Mitigation Measure E.3e: Curate all materials, notes, and reports at the Oakland History Room, and submit copies to the NWIC.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): Project sponsor shall contract with qualified architectural historian or preservation architect to prepare historical documentation and shall submit the documentation as specified in the mitigation measure.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate documentation has been submitted to the Oakland History Room and the NWIC prior to the issuance of first occupancy permit(s).

Mitigation Measure E.3f: Make any or all of the historic buildings proposed for demolition available at no cost to a qualified individual or organization that may wish to relocate one or more of the buildings to a nearby site consistent with the early automotive history of Oakland.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): Project sponsor shall contact Oakland Heritage Alliance regarding the availability for relocation of the historical resources on the project site. Sponsor shall also publish advertisement(s) or notice(s) regarding the availability at no cost (with new owner to pay relocation costs) for relocation of the buildings identified as historical resources that are proposed for demolition. Options for noticing include, but are not limited to, placement of at least one display ad in a newspaper of general circulation; placement of at least one display ad in at least three East Bay real estate publications; and/or placement of at least one display ad in a local historic preservation newsletter.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate contact and advertising has been prepared prior to the issuance of demolition permit(s).

Impact E.5: The proposed project, in combination with cumulative development including new construction and other alterations to historic resources in the project vicinity, would result in cumulative impacts to historic resources.

Mitigation Measure E.5: The project sponsor would contribute $125,000 to the City's Facade Improvement Fund for cumulative impacts on historic resources in downtown Oakland and the vicinity. The amount of the contribution was determined by the Planning Director based on the average amount of façade improvement grant awarded ($25,000) by the Fund and the number of buildings that will be demolished by the project (5). Although the Facade Improvement Fund is not limited to historic buildings, the project's contribution would be earmarked especially for improving facades of buildings in the downtown area identified as historic resources according to the General Plan Historic Preservation Element or the Oakland Cultural Heritage Survey.

Responsible Implementing Entity: Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): CEDA, Planning Division to determine fair-share contribution and ensure that project sponsor funds this amount.

Monitoring Responsibility: CEDA, Planning Division; Oakland Cultural Heritage Survey

Monitoring Timeframe: Verify that agreed-upon fee has been paid prior to the issuance of demolition permit(s).

F. Hazardous Materials

Impact F.1: Disturbance and release of contaminated soil, groundwater, or building materials during demolition and construction phases of the project could expose construction workers, the public, or the environment to adverse conditions related to hazardous substance handling.

Mitigation Measure F.1a: A pre-demolition survey for asbestos-containing materials (ACMs) shall be performed prior to demolition of all structures to be demolished. The survey shall include sampling and analysis of suspected ACMs identified in the 1997 and 2000 Phase I investigations and areas that were previously not surveyed (439 23rd Street, 449 23rd Street, and 461 24th Street).

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to prepare ACM survey(s) and shall submit same to Public Works Agency, Environmental Services Division for review and acceptance. Environmental Services

Division shall notify CEDA Planning Division and Building Services Division of its acceptance of the survey(s).

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

Mitigation Measure F.1b: An asbestos abatement plan developed by a state-certified asbestos consultant shall be prepared. All asbestos-containing materials (ACMs) shall be removed and appropriately disposed of in accordance with the asbestos abatement plan prior to demolition of the existing buildings in accordance with federal and State construction worker health and safety regulations, the regulations and notification requirements of the Bay Area Air Quality Management District (BAAQMD).

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to prepare an asbestos abatement plan, if deemed necessary by the consultant and by the Public Works Agency, Environmental Services Division. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the plan(s).

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

Mitigation Measure F.1c: The applicant shall submit for review and approval written documentation that any asbestos-containing materials (ACMs) have been removed from the project site prior to the start of any demolition activities. A licensed asbestos firm shall conduct the removal of ACMs in accordance with BAAQMD's Regulation 11 Rule 2.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall submit documentation specified in mitigation measure to Public Works Agency, Environmental Services Division. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

Mitigation Measure F.1d: The project sponsor shall implement a lead-based paint abatement plan, which shall include the following components: development of an abatement specification approved by a Certified Project Designer; a site Health and Safety Plan, as needed; containment of all work areas to prohibit off-site migration of paint chip debris; removal of all peeling and stratified lead-based paint on building surfaces and on non-building surfaces to the degree necessary to safely and properly

complete demolition activities per the recommendations of the survey. The demolition contractor shall be identified as responsible for properly containing and disposing of intact lead-based paint on all equipment to be cut and/or removed during the demolition; appropriate removal of paint chips by vacuum or other approved method; collection, segregation, and profiling waste for disposal determination; and appropriate disposal of all hazardous and non-hazardous waste.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to prepare a lead-paint abatement plan, if deemed necessary by the consultant and by the Public Works Agency, Environmental Services Division. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the plan(s).

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

Mitigation Measure F.1e: The applicant shall demonstrate to the satisfaction of the Fire Department, Office of Emergency Services, that the site has been investigated for the presence of lead and does not contain hazardous levels of lead.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall submit documentation specified in mitigation measure to Public Works Agency, Environmental Services Division, and to the Oakland Fire Department. Environmental Services Division and Fire Department shall review the plan and shall notify CEDA Planning Division and Building Services Division of their acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

Mitigation Measure F.1f: In the event that electrical equipment or other PCB-containing materials are identified prior to demolition activities they shall be removed and disposed of by a licensed transportation and disposal facility in a Class I hazardous waste landfill.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to assess the project site for the presence of PCBs and, if warranted by the assessment, to prepare an abatement plan for PCBs. This plan shall be submitted for review and acceptance by the Public Works Agency, Environmental Services Division.

Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the plans.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

Mitigation Measure F.1g: The underground storage tank present along the west side of Broadway shall be removed prior to construction activities in the immediate area. The Alameda County Local Oversight Program (LOP) shall be contacted to oversee removal and determine appropriate remediation measures. Removal of the UST shall require, as deemed necessary by the LOP, over-excavation and disposal of any impacted soil that may be associated with such tanks to a degree sufficient to the oversight agency. In the event that additional USTs are encountered the same procedures described above shall apply.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to remove the underground storage tank. The qualified environmental professional shall submit to the Public Works Agency, Environmental Services Division, a removal plan prior to the start of work, and shall submit documentation of the tank removal upon completion. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

Mitigation Measure F.1h: The project applicant shall develop and implement a project-specific worker Health and Safety Plan that contains, at a minimum, a description of contamination; decontamination procedures, the nearest hospital, and emergency notification procedures.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to prepare site-specific worker Health and Safety Plan. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the plan.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

Mitigation Measure F.1i: The applicant shall provide written verification that the appropriate State, Federal, or County authorities have granted all required clearances and confirmed compliance with all applicable conditions imposed by said authorities, for all previous contamination at the site, if applicable.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall submit documentation specified in mitigation measure to Public Works Agency, Environmental Services Division. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

Impact F.2: Improper disposal of contaminated soil components from the demolition and excavation phases of the project could expose construction workers, the public, or the environment to adverse conditions.

Mitigation Measure F.2a: The sponsor shall perform additional soluble lead analyses of soil prior to on-site reuse or off-site disposal to confirm the acceptability for reuse and/or classification of the soils as a California hazardous waste material. If the soils are classified as a California hazardous waste, the project sponsor shall dispose of the soils at a Class I disposal facility in California or an out of state non-RCRA facility permitted to accept wastes at concentrations of the excavated soils.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to conduct sampling of soils excavated from the project site. The qualified environmental professional shall prepare recommendations for disposal of excavated soils as deemed necessary based on the results of sampling. The project sponsor shall submit to the Public Works Agency, Environmental Services Division, documentation regarding the handling of excavated soils. The Environmental Services Division shall notify the Community and Economic Development Agency, Planning Division, of its receipt and acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

Mitigation Measure F.2.b: Soil generated by construction activities shall be stockpiled onsite in a safe and secure manner, and sampled prior to reuse or disposal at an

appropriate facility. Specific sample procedures (i.e. frequency, etc.) for reuse and disposal shall be determined within a Soil Management Plan.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to conduct sampling of soils excavated from the project site. The qualified environmental professional shall prepare recommendations for disposal of excavated soils as deemed necessary based on the results of sampling. The project sponsor shall submit to the Public Works Agency, Environmental Services Division, documentation regarding the handling of excavated soils. The Environmental Services Division shall notify the Community and Economic Development Agency, Planning Division, of its receipt and acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

Mitigation Measure F.2c: Per the regulatory standards of the City Environmental Services Division of the Public Works Agency, the project sponsor shall sample the soil on the site to determine whether any further remediation is required. Based on the test results, the project sponsor shall submit any and all applicable documentation and plans required by the Regional Water Quality Control Board, the Alameda County Public Health Department, and the City's Fire Department, Office of Emergency Services, regarding remediation of any remaining contaminated soil and/or groundwater that may be identified on the site. These documents and plans shall be submitted to the Environmental Services Division, and shall demonstrate to the satisfaction of each agency with jurisdiction that all applicable standards and regulations have been met for the construction and site work to be undertaken pursuant to the permit. If warranted, the project sponsor must develop and submit for review by the Environmental Services Division a Soil and Groundwater Management Plan for construction and development activities at the site. The plan shall include, as required, any special health and safety precautions to mitigate worker exposure to contaminated soils, dust control measures to prevent the generation of dust that could migrate off-site, stormwater runoff controls to minimize migration of soils to storm drains, measures to ensure the proper treatment and disposal of groundwater during dewatering activities, steps for ensuring compliance with applicable state and federal regulations governing the transportation and disposal of hazardous wastes, and general protocol for addressing any unexpected hazardous materials conditions in the subsurface encountered during construction.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division; Regional Water Quality Control Board; Alameda County Public Health Department; and Oakland Fire Department.

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to conduct sampling of soil and, if deemed necessary, groundwater on the

project site. The qualified environmental professional shall prepare recommendations for disposal of excavated soils as deemed necessary based on the results of sampling. The project sponsor shall submit to the Public Works Agency, Environmental Services Division, and to other applicable agencies as described in the mitigation measure, documentation regarding the testing results. If deemed necessary by the Environmental Services Division, the project sponsor shall contract with a qualified environmental professional to prepare a Soil and Groundwater Management Plan. The Environmental Services Division shall notify the Community and Economic Development Agency, Planning Division, of its receipt and acceptance of the documentation, including, if required, the Soil and Groundwater Management Plan.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

Impact F.3: Hazardous materials used on-site during construction activities (i.e. solvents) could be released to the environment through improper handling or storage.

Mitigation Measure F.3: The use of construction best management practices shall be implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following: follow manufacturer's recommendations on use, storage and disposal of chemical products used in construction; avoid overtopping construction equipment fuel gas tanks; during routine maintenance of construction equipment, properly contain and remove grease and oils; and properly dispose of discarded containers of fuels and other chemicals.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Environmental Services Division shall conduct spot-checks as deemed necessary throughout construction period.

Monitoring Responsibility: Public Works Agency, Environmental Services Division

Monitoring Timeframe: Environmental Services Division shall verify compliance with applicable rules and regulations throughout construction period.

5. **Design Review Requirements**

   a. ***Prior to issuance of building permit***

   The final design elements listed below shall be submitted for review and approval by the Planning Director prior to issuance of the building permit. The Planning Director may exercise his/her standard authority to refer the final design to the Design Review Committee or to the Planning Commission.

   a. Windows shall be articulated to provide a two-inch minimum recess from the building façade in order to create a sufficient shadow line and articulation. The final window schedules and details shall be submitted for review and approval.

b. The materials and installation methods shall be detailed to provide a high-quality, durable, and attractive building façade, particularly at the base of the buildings. Full-size material mock-ups shall be provided as deemed necessary, particularly for the brick veneer, stone, and aluminum panels. Final material selections and installation details for all exterior design elements including canopies, grilles, balconies, gates, etc. shall be submitted for review and approval.
c. The final colors must be submitted for review and approval.
d. More detailed elevations of the courtyards, and of the sides of the building on Parcel B that are located adjacent to the Lucky Goldfish Building at 2301 Broadway, must be submitted for review and approval.

6. Modification of Conditions or Revocation

a. Ongoing.

The City reserves the right, after notice and public hearing, to alter Conditions of Approval or revoke this conditional use permit if it is found that the approved facility is violating any of the Conditions of Approval or the provisions of the Zoning Regulations, or operates as or causes a public nuisance.

7. Recording of Conditions of Approval and Mitigation Monitoring Plan

a. Prior to issuance of building permit or commencement of activity.

The project sponsor shall execute and record with the Alameda County Recorder's Office a copy of these conditions of approval and the mitigation monitoring plan on a form approved by the Zoning Administrator. Proof of recordation shall be provided to the Zoning Administrator.

8. Reproduction of Conditions and Mitigations on Building Plans

a. Prior to issuance of a grading or building permit.

These conditions of approval and the Mitigation Monitoring Plan shall be reproduced on page one of all plans submitted for a grading or building permit for this project.

9. Indemnification

a. Ongoing.

The project sponsor shall defend, indemnify, and hold harmless the City of Oakland, its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents, officers or employees to attack, set aside, void or annul, an approval by the City of Oakland, the Office of Planning and Building, Planning Commission, or City Council. The City shall promptly notify the project sponsor of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

10. Recycling Space Allocation Requirements

a. Prior to issuance of building permit

The design, location and maintenance of recycling collection and storage areas shall comply with the provision of the Oakland City Planning Commission "Guidelines for the

Development and Evaluation of Recycling Collection and Storage Areas", Policy 100-28 and with the recycling space requirements of the Planning Code. The recycling location and area shall be clearly delineated on the building permit plans.

11. **Lighting Plan**

    a. ***Prior to issuance of building permit***

    A lighting plan for the exterior of the project shall be submitted for review and approval by the Planning Director. The lighting plan shall include the appearance and location of all exterior and lighting fixtures or standards, and said lighting shall be installed such that it is adequately shielded and does not cast glare onto adjacent properties.

12. **Landscape and Streetscape Plans**

    a. ***Prior to issuance of building permit.***

    The project sponsor shall submit a detailed landscaping plan to the Planning Director for review and approval prior to the issuance of any building permits. This plan shall include:

    a. Details and specifications for landscaping features such as street furniture, rocks, and any water features.

    b. Detailed irrigation plans, planting details such as species, location, number and sizes of the plant materials, and the specifications for planting.

    c. Street tree planting specifications. Consistent street tree species must be provided on the street frontages with the species to be approved by the Office of Parks and Recreation.

13. **Signage Plan**

    a. ***Prior to issuance of building permit***

    The project sponsor shall submit a conceptual signage plan for the project for review and approval by the Planning Director.

14. **Water, Wastewater and Storm Sewer Service**

    a. ***Prior to issuance of building permit***

    The project sponsor shall provide the necessary information to the Public Works Agency, Design and Construction Services Division to confirm the existing capacity of the water, wastewater and storm service systems that serve the project site and the projected project demand. The project sponsor shall be responsible for payment of the required installation or hookup fees to the affected service providers. The project sponsor shall also be responsible for payment of sewer and/or storm water improvement fees as required by the Public Works Agency.

15. **Special Inspector**

    a. ***Throughout construction***

    The project sponsor may be required to pay for on-call special inspector(s) as needed during the times of most intense construction or as directed by the Building Official. Prior

to issuance of the demolition permit, the project sponsor shall establish a deposit with the Building Services Division to fund a special inspector who shall be available as needed, as determined by the Building Official or the Planning Director.

16. Litter Control

a. Prior to issuance of building permit

A litter control plan that ensures that the premises and surrounding area are kept free of litter shall be submitted to and approved by the Zoning Administrator. The Plan shall include, but not be limited to:

- Distribution of proposed locations of litter receptacles on site and in the public right-of-way; and
- A management schedule for keeping the premises and surrounding area in a one-block radius free from litter originating from the operation of the future commercial activities; and
- Sweeping and trash collection of the premises, the public sidewalk, and the gutter area of the public street immediately adjacent to the project, as needed to keep the area free of litter.

17. Exterior Pay Phones

a. On-going

There shall be no exterior pay telephones located on the project site without obtaining a pay phone permit.

18. Master Improvement Plan and Improvements in the Public Right-of-Way

a. Prior to Finalization of P-Job for First Phase of Project

The project sponsor shall submit a detailed improvement plan prepared by a licensed Civil Engineer, with all conditions and requirements as set forth in these Conditions of Approval for the private property and the public rights of way, including but not limited to curbs, gutters, pedestrian ways, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility structures, the design, specifications and locations of the water pumping facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements required to comply with all applicable City standards, including the approved landscape plans, the design of the pedestrian paths, and the street tree locations and planting specifications. This plan shall be reviewed and approved by the City Engineer and used as the confirmation of compliance with all phases of the project.

19. Electrical Facilities

a. Prior to installation

All electrical and telephone facilities, fire alarm conduits, street light wiring, and similar facilities shall be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the servicing utilities. Street lighting and fire alarm facilities shall be installed in accordance with the standard specifications of the Building Services Division.

20. **Tentative Parcel Map**
    a. ***Prior to issuance of building permit***
    The project requires approval of a Tentative Parcel Map in order to create condominiums. The Final Parcel Map must be submitted within two years of the date the Tentative Parcel Map is approved.

21. **Construction of New Live-Work Units**
    a. ***Prior to issuance of building permit***
    The proposed construction of up to 6 new live-work units would be subject to any additional Planning Code requirements (e.g. related to parking, unit size, etc.) that may be adopted by the City prior to issuance of building permits.

22. **Waste Reduction and Recycling Plan**
    a. ***Prior to issuance of building permit***
    The project sponsor shall submit a "Waste Reduction and Recycling Plan," and a plan to divert 50 percent of the solid waste generated by the construction and operation of the project, to the Public Works Agency for review and approval, pursuant to City of Oakland Ordinance No. 12253.

23. **Dust Control**
    a. ***Prior to commencement of construction activity***
    In order to minimize impacts on air quality and water quality from dust associated with construction, the project sponsor shall not commence construction activity on Parcel B until grading activities on Parcel A have been completed. This will ensure that there will be no soil disturbance of more than four acres at any given time during project construction.

24. **Car Share Parking**
    a. ***Prior to issuance of certificate of occupancy***
    The project sponsor shall allocate a number of parking spaces in the project parking garage(s) to be determined by the Planning Director to be available for the City Carshare parking program.

APPROVED BY:

City Planning Commission: December 1, 2004 (date) 6 ayes, 0 noes, 1 abstention (vote)
City Council: _____ (date) _____ (vote)

Case File Number PUD03552, PUDF03553 and ER30022

LPAB August 12, 2013

Attachment F: 11/1/06 Planning Commission Staff Report

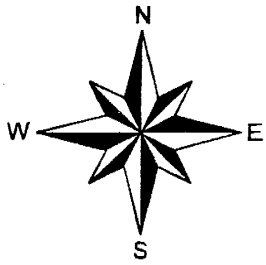
Location:	**Site bounded by Broadway, 23rd Street, Valley Street, and 24th Street ("parcel B" portion of Broadway-West Grand Project).**
Proposal:	Amendment to PUDF03553 to allow 367 residential units, 27,700 sf. commercial space, and associated parking and open space. Represents a net increase of 62 residential units, 10,200 square feet of commercial space, and 15 parking spaces over the existing FDP.
Project sponsor:	Signature Properties, Inc.: (925) 463-1122 (Doug Park)
Owners:	Negherbon Lincoln Mercury, Inc.; Signature at Broadway Grand LLC; Craig Hertz.
Case File Number(s):	PUDF03553, (related to PUD03552, TTM7811, ER030022)
Planning Permits Required:	Amendment to Final Development Plan, Minor CUP to allow increased density, Minor Variance to allow non-standard driveway design, and Design Review..
General Plan:	Community Commercial land use classification
Zoning:	C-40 Community Thoroughfare Commercial Zone / C-60 City Service Commercial Zone
Environmental Determination:	Reliance on a previously certified EIR document through an addendum.
Historic Status:	Parcel B site includes five buildings considered historic resources under CEQA.
Service Delivery District:	II – North Oakland/North Hills
City Council District:	3 - Nadel
Status:	TTM7811 approved on October 4, 2006 PUD approved on December 1, 2004. DRC review on September 27, 2006.
Action to be Taken:	Consider approval of amendment to PUDF03553, Minor CUP, Minor Variance, and Design Review; accept EIR addendum.
Finality of Decision:	Appealable to City Council
For further information:	Contact case planner **Catherine Payne** at **(510) 238-6168** or by email at **cpayne@oaklandnet.com.**

SUMMARY

The proposed project is an amendment to the approved Final Development Permit (FDP) for Parcel B of the Broadway-West Grand project. Planned Unit Development permits for the Broadway-West Grand project were previously approved on December 1, 2004. Construction of Parcel A is underway on the block immediately south of the site currently under consideration. The current proposal is to amend the FDP for Parcel B to revise the site planning and increase the number of residential units. The most notable proposed change is the inclusion of a residential tower on Broadway. Staff recommends approval of the amendment to the FDP.

CITY OF OAKLAND PLANNING COMMISSION

Case File: PUD03-552, PUDF03-553. ER03-0022
Applicant: Signature Properties
Address: 2345 Broadway
Zone: C-40/C-60/C-55/S-4/S-17



PROPERTY DESCRIPTION

The 3.5-acre site comprises an entire city block bounded by 23rd Street to the south, Valley Street to the west, 24th Street to the north, and Broadway to the east. Existing land uses on the site include auto-related sales and services, surface parking, small-scale retail and commercial services, and residential units. The surrounding area is characterized by Broadway Auto Row to the north, and Central Business District uses to the south. Surrounding land uses include a mix of commercial and residential uses, including the current development of Parcel A of the Broadway-West Grand project on the block immediately south of the Parcel B site under consideration at this time.

PROJECT DESCRIPTION

The proposed project is an amendment to the FDP for the previously approved Broadway-West Grand Project (approvals PUD03552, PUDF03553, and ER030022). The proposed changes to the project can be summarized as follows:

- The previously approved FDP for Parcel B includes 289 residential units, 8,500 square feet of ground-floor commercial space, and 474 parking spaces (409 residential spaces, 65 commercial spaces). Buildings were generally five- to seven-stories in height;
- The certified EIR analyzed a Parcel B project including up to 343 residential units, 18,700 square feet of commercial space, and 475 parking spaces; and
- The currently proposed Parcel B project includes 367 residential units (including replacement of 16 existing apartments currently located on the site), 27,700 square feet of commercial space (including replacement of 9,000 square feet of existing commercial space currently located on the site), and 489 parking spaces. The proposed building heights are lowered on 23rd, Valley and 24th Streets, with increased height (including a sixteen-story tower) on Broadway.

The currently proposed Parcel B project represents a net increase of 62 residential units, 10,200 square feet of commercial space, and 15 parking spaces over the existing FDP. However, the current proposal only exceeds the project considered in the EIR by 8 residential units and 14 parking spaces (see Environmental Review discussion below for analysis).

The proposed site planning generally consists of refinements from the approved FDP, as well as one major change: the inclusion of a residential tower component along Broadway. The proposed amendment to the FDP includes development of four distinct land parcels. A vehicular access mews running north-south between 23rd and 24th Streets and an east-west oriented pedestrian paseo located between Valley Street and the mews break the development area into smaller sites. Three of the sites (fronting 23rd, Valley and 24th Streets) would have lower building heights than previously approved (generally coming down from seven to five stories). These three sites include refined building facades to complement historic architectural facades to remain on-site and also to development in the surrounding area. The tower site is located on Broadway in the northeastern portion of the site, adjacent to a historic building designed by Willis Polk (see discussion below). The tower is stepped back from Broadway to retain the

existing two- to six-story context against the street edge, while locating the tower in an appropriate context on Broadway, a major arterial street leading to the Central Business District and Downtown.

GENERAL PLAN ANALYSIS

The project site is located within the Community Commercial land use classification of the General Plan. This designation is intended to "identify, create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers" (LUTE, p. 150). The Community Commercial land use classification allows a maximum floor area ratio (FAR) of 5.0, and a maximum residential density of 166.67 units per net acre. The proposed residential density is 108 units per acre, well within the allowable General Plan residential density. The proposed FAR is 0.18, well within the allowable General Plan intensity for commercial development.

ZONING ANALYSIS

The project is located in the C-40 Community Thoroughfare Commercial Zone and C-60 City Service Commercial Zone. However, it was previously determined that the C-40 zone is the best fit zone for the entire site, under the General Plan conformity guidelines (see December 1, 2004 Planning Commission report, attached), and the PUD is subject to an Interim Use Permit to allow development consistent with the C-40 zone regulations across the entire Parcel B site. The proposed 0.18 FAR is within the allowable 3.3 FAR for the C-40 zone. The proposed residential density of 1 unit per 415 square feet of lot area does exceed the C-40 zone allowable density of one unit per 450 square feet of lot area. The applicant requests consideration of a Minor Conditional Use Permit (CUP) in conjunction with the amendment to the FDP to allow this residential density, consistent with the provisions of the Oakland Municipal Code (OMC) section 17.106.040, allowing for increased density in high-rise development. In addition, the applicant requests consideration of a minor variance from the driveway design standards to facilitate site access and egress.

Zoning Regulation Comparison Table

Criteria		Requirement C-40 / PUD	Proposed	Comment
Yard – Front*		None required	0'	Meets reg's.
Yard – Interior Lot Line Setback for Residential Facilities		12% lot width when opposite legally required living room windows/none	0' (and not opposite required living room windows)	Meets reg's.
Height		No maximum	193' to the parapet	Meets reg's.
Usable Open Space		75 sf. private/unit; 150 sf. group/unit	298 sf/unit (private and group)	Meets reg's.
Parking	Commercial	1 space per 400 sf./over 3k sf.: 60 spaces; 1 loading per PUD	122 spaces; 1 loading	Meets pkg. reg's. Meets PUD loading req's.
	Residential	1 space / unit 1 loading per PUD	367 spaces 1 loading	Meets pkg. reg's. Meets PUD loading req's.
Residential Density		1 unit / 450 sq. ft	1 unit / 415 sq. ft (367 units)	Minor CUP to exceed zoning for highrise developmnt (within General Plan) (OMC 17.106.040)
FAR		3.3 (corner lot) 3.0 (interior lot)	.18	Meets reg's.

ENVIRONMENTAL DETERMINATION

The Planning Commission certified an EIR for the existing PUD on December 1, 2004. Significant impacts identified in the Final EIR are discussed in detail below. Under the California Environmental Quality Act (CEQA) Sections 15162 and 15164, an addendum can be prepared if changes or additions to a previously certified EIR are necessary but the project has not changed substantially, the circumstances under which the project would occur have not changed substantially, and no new information demonstrates that any potential environmental impacts would be substantially more severe than previously demonstrated. The EIR considered an envelope of development that included up to 343 residential units, 18,700 square feet of commercial space, and 475 parking spaces. The proposed amendment to the FDP includes a net increase of eight (8) residential units and 14 parking spaces over the development envelope considered in the EIR. Accordingly, an addendum to the EIR has been prepared that provides analysis of whether or not the change in the project description would result in any new or increased significant environmental impacts. In summary, the addendum to the EIR does not identify any new or increased environmental impacts related to the proposed changes to the

project description (see attachment to this report).

Since certification of the EIR, the City has incorporated some of the mitigation measures included in the EIR in the standard project conditions of approval. All adopted mitigation measures are discussed below regardless of whether or not the mitigation measure is also a recommended condition of approval for the project.

The previously identified impacts are as follows:

Significant and Unavoidable Impacts

The Draft EIR analysis identified significant and unavoidable impacts on cultural resources. The project would result in either demolition or substantial alteration of up to 13 existing buildings on the site. Of these buildings, seven would qualify as cultural resources. These buildings include: 1) 2335 Broadway, 2) 2343 Broadway, 3) 2345 Broadway, 4) 2366-2398 Valley Street, 5) 439 23rd Street, 6) 440-448 23rd Street, and 7) 441-449 23rd Street. The location of these buildings is shown in the attached figure (see Attachment B) from the Draft EIR. The historic significance ratings for these buildings are shown in the attached table (see Attachment C) from the Draft EIR. Although retaining the facades at 440-448 and 441-449 23rd Street would somewhat reduce the loss of these cultural resources, the buildings would be substantially altered. Constructing several stories of residential units above the retained facades would result in a substantial adverse effect on each building's character-defining elements and would render them no longer eligible for listing in the California Register. The proposed mitigation measures (E.3a through E.3f) would require the project sponsor to prepare a Historic American Building Survey for each of the seven affected buildings, prepare a history of the role played by the buildings in the history of automobile sales and repair in Oakland, incorporate historic interpretive elements into the project, salvage architectural elements from the buildings, curate materials and reports at the Oakland History Room, and make any or all of the buildings available for those who may wish to relocate them. Although these mitigation measures would reduce the impacts of the project on cultural resources, they would not be mitigated to less-than-significant levels. The demolition or alteration of these cultural resources would also result in cumulative project impacts in conjunction with other proposed and approved projects in the general vicinity such as the Uptown Mixed-Use project, the Thomas L. Berkley Square project, and the Bay Place project. The proposed project, in combination with these other projects, would eliminate a total of 15 cultural resources in north downtown Oakland.

The Final EIR included a modified project description that would retain the façade of the building at 2335 Broadway instead of the building at 440-448 23rd Street proposed in the previous project description. In addition, Mitigation Measure E.5 related to cumulative impacts of the project on cultural resources was modified to include an additional measure to reduce the cumulative impact of the project on cultural resources. The additional measure would require the project sponsor to contribute $125,000 to the City's Façade Improvement Fund for cumulative impacts on cultural resources in downtown Oakland and the vicinity. The contribution would be earmarked for improving facades of buildings identified as cultural resources in the downtown area according to the General Plan Historic Preservation Element of the Oakland Cultural Heritage Survey. The amount of the contribution was determined by the Planning Director based

on the average amount of façade improvement grant awarded ($25,000) by the Fund and the number of buildings that will be demolished by the project (5). The revised project would not substantially change the EIR's conclusions regarding the project's impact on cultural resources. There would still be significant, unavoidable impacts related to demolition or alteration of seven buildings identified as cultural resources under CEQA. Incorporation of the facades of certain historic buildings as part of the project would not mitigate the project impact or the cumulative impact of the loss of those buildings to a less-than-significant level. The Planning Commission made findings for overriding considerations related to these significant, unavoidable impacts.

Significant Impacts that Can Be Mitigated to Less-Than-Significant-Levels

The Draft EIR analysis identified also identified significant impacts that could be mitigated to less-than-significant levels on transportation, air quality, noise, cultural resources, and hazardous materials. These impacts and proposed mitigation measures are briefly summarized below:

Transportation: Increased traffic generated by the project would affect levels of service at local intersections under future 2010 and cumulative 2025 conditions. The project sponsor will be required to contribute its fair share to optimize the signal timing at the West Grand Avenue/Telegraph Avenue intersection. In addition, the project sponsor will be required to contribute its fair share to altering the signalization at the Broadway/West Grand Avenue intersection, and for installation of traffic signals at the 24th Street/Telegraph Avenue intersection. Finally, the project sponsor shall prepare a construction management plan for review and approval by the City Traffic Engineering Division to reduce the impacts of construction-period traffic and parking.

Air Quality: Construction activities would generate short-term emissions of criteria pollutants. The project sponsor shall be required to implement standard dust control procedures.

Noise: Construction activities would generate short-term noise. The project sponsor shall require its construction contractor to limit the time of construction activities as required by the City, to implement noise control techniques, to prepare site-specific noise attenuation measures, and to submit measures to respond to and track complaints about construction noise.

Cultural Resources: Archaeological artifacts, human remains, or fossils may be encountered during project construction activities. The project sponsor is required to conduct an archival cultural resource evaluation prior to construction activity in order to determine whether there are areas of the project site that are likely to contain archaeological resources. In addition, work shall be halted by the project sponsor immediately if human remains or fossils are encountered and appropriate professionals shall be contacted to evaluate any find.

Hazardous Materials: Contaminated soil, groundwater, and/or building materials may be encountered during construction activities and require disposal. In order to avoid impacts due to exposure to these materials, the project sponsor shall prepare a pre-demolition survey for asbestos-containing materials, prepare an asbestos abatement plan, submit documentation showing removal of any asbestos, implement a lead-based paint abatement plan, submit documentation that any lead has been removed from the site, remove any PCB-containing

materials, remove the underground storage tank from the site, develop a worker health and safety plan, provide documentation that all applicable regulatory agency clearances have been granted, analyze the soil to be disposed of, stockpile soil safely, and prepare a soil management plan if necessary. In addition, the project sponsor shall be required to implement best management practices to avoid the release of any hazardous materials used during construction activities.

KEY ISSUES AND IMPACTS

Conditions of Approval

Staff has recommended conditions of approval for the amendment to the FDP. The proposed conditions of approval would apply to all development on Parcel B and supercede previously approved conditions of approval for the FDP for Parcel B. The conditions of approval are attached to this report for consideration by the Planning Commission.

Design Review Committee Review

The Design Review Committee of the Planning Commission (DRC) provided design review of the proposed amendment to the FDP on September 27, 2006. The DRC was generally supportive of the proposed site plan, phasing and project design. However, Commissioners and community members identified the following concerns (Resolution is indicated in indented italicized text):

- Location of tower: Concern was expressed regarding the location of the tower element directly across from the YMCA parking garage structure and adjacent to a historic Willis Polk-designed building.
    - *Resolution: The applicant has retained the design in light of other, favorable response to the design. In addition, the applicant noted that only a narrow side of the tower would face the existing parking garage and that the site planning for the tower is effective in terms of sun and shade orientation and relationship to other buildings in the surrounding area. See additional discussion below.*
- Design of tower base on Broadway: Certain commissioners and community members expressed concern that the monumental tower base and faux entrance on Broadway were architecturally misleading.
    - *Resolution: The applicant has retained the base design in light of other, favorable response to the design.*
- Tower shade device: One commissioner was not in favor of the shade device at the top of the tower, finding it out of scale with the building.
    - *Resolution: The applicant has retained the base design in light of other, favorable response to the shade device. The shade device is an effective sun-shading mechanism and provides a strong cap detail for the tower.*
- Loss of on-street parking: See discussion below.
- Lack of detail: Community members expressed concern over the lack of design detail.
    - *Resolution: The project submittal package is of similar detail to other project applications considered by the Planning Commission. The recommended*

conditions of approval require submittal and approval of exterior details prior to issuance of building permits.

Proposed Tower Location

The DRC provided design review of the proposed amendment to the FDP on September 27, 2006. At that time, the DRC requested analysis of the appropriateness of the proposed tower location. Specifically, the DRC expressed regret that the tower had not been located on the Parcel A site.

The proposed tower location is in the eastern portion of Parcel B, midblock on Broadway. The 16-story tower component of the building is stepped back from a three-story base with a façade on Broadway. The tower building is immediately adjacent to the existing, historic Willis Polk-designed four-story building at 2355 Broadway (corner of Broadway and 24th Street). See discussion below, under *Relationship of Proposed Changes to Historic Resources*, for a full discussion of this specific issue.

The tower location on Broadway is appropriate to the function of Broadway as a major arterial, commercial street in Oakland that acts as a primary gateway to the downtown and Central Business District located two blocks south of the project site. The Central Business District is the highest-density commercial and residential area of Oakland. Concentrating the highest-density, largest development along Broadway enhances its' existing role and contributes to land use density and intensity in an appropriate and desirable location. Although not located immediately adjacent to the Central Business District, the site is still a desirable one for a tower, where the tower feature will be consistent in terms of density and massing with other large development nearby. The distance of the tower from the Central Business District provides a blend of land uses and intensity near the edge of Central Business District rather than a strict reduction in height moving north on Broadway. The variety of building heights in the two-block area encompassed by the Broadway-West Grand Project provides a visually interesting and subtle transition from the Central Business District to a distinctive mixed-use neighborhood, as well as a distinction between the strong commercial orientation of Broadway to the smaller, neighborhood scale on the other project streets west of Broadway.

Relationship of Proposed Changes to Historic Resources

The Draft EIR analysis identified significant and unavoidable impacts to cultural resources that would result from development of Parcel B. The approved project would result in either demolition or substantial alteration of up to 10 existing buildings on the Parcel B site. Of these buildings, five would qualify as cultural resources. These buildings include: 1) 2335 Broadway, 2) 2343 Broadway, 3) 2345 Broadway, 4) 2366-2398 Valley Street, 5) 439 23rd Street, and 7) 441-449 23rd Street. The proposed amendment to the FDP Although retaining the facades at 441-449 23rd Street would somewhat reduce the loss of these cultural resources, the buildings would be substantially altered. Constructing several stories of residential units above the retained facades would result in a substantial adverse effect on each building's character-defining elements and would render them no longer eligible for listing in the California Register. The adopted mitigation measures (E.3a through E.3f) would require the project sponsor to prepare a

Historic American Building Survey for each of the five affected buildings, prepare a history of the role played by the buildings in the history of automobile sales and repair in Oakland, incorporate historic interpretive elements into the project, salvage architectural elements from the buildings, curate materials and reports at the Oakland History Room, and make any or all of the buildings available for those who may wish to relocate them. Although these mitigation measures would reduce the impacts of the project on cultural resources, they would not be mitigated to less-than-significant levels. The demolition or alteration of these cultural resources would also result in cumulative project impacts in conjunction with other proposed and approved projects in the general vicinity such as the Uptown Mixed-Use project, the Thomas L. Berkley Square project, and the Bay Place project. The proposed project, in combination with these other projects, would eliminate a total of 15 cultural resources in north downtown Oakland.

In the Final EIR, Mitigation Measure E.5 was modified to include an additional component to reduce the cumulative impact of the project on cultural resources. The additional measure would require the project sponsor to contribute $125,000 to the City's Façade Improvement Fund for cumulative impacts on cultural resources in downtown Oakland and the vicinity. The contribution would be earmarked for improving facades of buildings identified as cultural resources in the downtown area according to the General Plan Historic Preservation Element of the Oakland Cultural Heritage Survey. The amount of the contribution was determined by the Planning Director based on the average amount of façade improvement grant awarded ($25,000) by the Fund and the number of buildings that will be demolished by the project (5). The revised project would not substantially change the EIR's conclusions regarding the project's impact on cultural resources. There would still be significant, unavoidable impacts related to demolition or alteration of seven buildings identified as cultural resources under CEQA. Incorporation of the facades of certain historic buildings as part of the project would not mitigate the project impact or the cumulative impact of the loss of those buildings to a less-than-significant level.

The EIR also identified a potential less-than-significant impact to a cultural resource adjacent to proposed development on Parcel B, an existing building at 2355 Broadway (corner of Broadway and 24th Street). The building was designed by Willis Polk and constructed in 1914 in the Beaux Arts style, and is rated B+a1+ in the Oakland Cultural Heritage Survey. The EIR stated:

> **Impact E.4: The proposed project would construct a new mixed-use, multi-story development adjacent to historic resources including the building at 2355 Broadway and the 25th Street Garage District.**
>
> The proposed project would appear as a new and visibly different edifice across 24th Street from or immediately adjacent to, three contributory buildings in the 25th Street Garage District: 442 and 450-24th Street and 2355 Broadway. While the proposed project would change the immediate setting of the 25th Street Garage District by replacing lower-scale auto-oriented sales and repair uses with larger-scale mixed use retail and residential uses, these changes would not substantially alter the historic setting of the district such that it would no longer be eligible for listing as a local historic district. (DEIR, p. IV.E-36).

No mitigation is required for this less-than-significant impact because new development adjacent to the building is not considered an impact to this intact district. The proposed amendment to the FDP includes a tower feature adjacent to 2355 Broadway. A tower feature would not result in

any new or increased impact to the adjacent, intact historic district, and would not directly affect the building located at 2355 Broadway. The tower is set back from the building frontages and is stylistically very different from the Willis Polk building, in that it is of a contemporary style and is not highly ornamented. The residential tower would frame or complement the Willis Polk building rather than detract from it.

Loss of On-Street Parking

The proposed amendment to the FDP would result in the loss of 12 existing on-street parking spaces along the project frontages. The approved FDP includes the loss of eight (8) on-street spaces, and the proposed amendment includes the loss of four (4) additional spaces. There are currently 41 on-street parking spaces along the project frontages, with limited availability. Existing on-street parking conditions are as follows:

1) **Broadway** – 7 spaces with no parking from 12:00 am to 5:00 am seven days a week, except holidays;
2) **23rd Street** – 11 spaces with no parking from 12:00 am to 3:00 am Tuesday, Thursday and Saturday for street cleaning;
3) **Valley Street** – 11 spaces with no parking from 12:00 am to 3:00 am Monday, Wednesday and Friday;
4) **24th Street** – 12 spaces with no parking from 12:00 am to 3:00 am Tuesday, Thursday and Saturday

The proposed amendment to the FDP would modify the existing parking conditions by introducing new driveways, eliminating existing driveways, and complying with life safety standards (per the Oakland Fire Department). The proposed amendment would result in the following on-street parking quantities:

1) **Broadway** – 13 spaces with no parking from 12:00 am to 5:00 am seven days a week (the additional spaces on Broadway result from the elimination of existing driveways and a mid-block sidewalk extension designed to display automobiles).
2) **23rd Street** – 3 spaces with no parking from 12:00 am to 3:00 am Tuesday, Thursday and Saturday). The loss of parking of 23rd Street results from the newly proposed driveways.
3) **Valley Street** – 13 spaces with no parking from 12:00 am to 3:00 am Tuesday, Thursday and Saturday. The additional spaces on Valley Street result from the 6-foot widening of Valley Street for approximately 320 lineal feet from 24th Street to the historic building façade at 23rd and Valley Streets. Currently, the Valley Street curb to curb section is only 30 feet which is not wide enough to safely allow two way traffic and parking on both sides of the street. In conjunction with the widening efforts, the project would eliminate driveways and accommodate additional parking.
4) **24th Street** – 0 spaces. The loss of on-street parking on 24th Street results from (a) the newly proposed driveways; and (b) elimination of parking on the western portion in order to accommodate the Fire Department's clearance requirements for fire trucks. Specifically, as stated in a memorandum issued by the Fire Department, the road shall "provide a clear

unobstructed road surface 20-feet wide to enable the extending of the apparatus stabilizers to safely raise and lower the crew, equipment and/or rescued person by using the rescue ladder."

In light of the loss of on-street parking, the project applicant proposes the provision of public parking within the two ground-floor garages on the project site. The two garages (within Phases 3 & 4) would each contain approximately 30 spaces (for a total of 60 spaces) available to the general public. The applicant proposes a parking management plan that includes the following: (a) the garages would be available to the public on a fee basis; (b) hours of operation would minimally be from 7:00 am until 10:00 pm on weekdays, and 9:00 am until 12:00 am on weekends; (c) cars left in the garage after the hours of operation would either call an attendant to open the gate for a fee or pay the 24-hour rate when the garage opens the next day. With the upcoming availability of an additional 54 spaces in the public garage on Parcel A (currently under construction), neighborhood businesses and residents would benefit from over 110 secured public parking spaces that do not exist today. The proposed on-site publicly available parking would offset the loss of on-street parking along the project frontage both in terms of parking quantity and limitations.

CONCLUSION

Staff believes that the proposed changes to the project provide improved site planning and architectural refinement compared to the approved project for Parcel B. In addition, the proposed changes to the project would result in no additional environmental impacts beyond those identified in the previously certified EIR. Therefore, staff recommends approval of the proposed amendment to the FDP.

RECOMMENDATION

Staff recommends that the Planning Commission:

1) Approve the Broadway-West Grand Mixed-Use Project EIR Addendum #1 (SCH No. 2004032052).; and

2) Approve the amendment to the Final Development Permit (PUDF03553), Minor CUP to allow increased density, Minor Variance to allow non-standard driveway design, and Design Review, subject to the attached findings and conditions of approval.

3) Adopt the attached conditions of approval for the proposed project (including the Mitigation Monitoring and Reporting Program); and

Prepared by:

Catherine Payne
Planner IV

Approved by:

GARY V. PATTON
Deputy Director, Planning & Zoning

ATTACHMENTS:

A. Parcel B Site Design, dated September 18, 2006
B. Broadway-West Grand Mixed-Use Project EIR Addendum #1
C. Planning Commission staff report, dated October 4, 2006: Vesting Tentative Tract Map and Adopted Conditions of Approval
D. Design Review Committee staff report, dated September 27, 2006

CONDITIONS OF APPROVAL

Project conditions of approval:
The amended Final Development Permit PUDF03553 is subject to these Conditions of Approval as directed by the City Planning Commission at the November 1, 2006 meeting:

1. **Approved Use**
   a. ***Ongoing***
   This action by the City Planning Commission ("this Approval") includes the approvals set forth below. This Approval includes:

   1. Amendment to Final Development Permit PUDF03553; and
   2. A Conditional Use Permit for increased density in a highrise development consistent with the provisions of OMC Section 17.106.040; and
   3. Design Review Approval; and
   4. Variance for non-standard driveway width and separation.

   b. Ongoing.
   The project shall be constructed and operated in accordance with the authorized use as described in this staff report and the plans dated October 18, 2006 and as amended by the following conditions of approval. Any additional uses other than those approved with this permit, as described in the project description, will require a separate application and approval.

2. **Effective Date, Expiration, and Extensions**
   a. Ongoing through project completion.
   These approvals shall become effective upon satisfactory compliance with these conditions. These approvals for the project site shall expire on November 1, 2008 unless actual construction of the Phase I of the project has begun under necessary permits by this date. Upon initiation of construction of prior phases, Phase II building permits shall be obtained by November 1, 2010, Phase III building permits shall be obtained by November 1, 2012, Phase IV building permits shall be obtained by November 1, 2014. Upon written request and payment of appropriate fees prior to the expiration of the approvals, the Zoning Administrator may grant a one-year extension of these dates for each phase, with additional extensions subject to approval by the Planning Commission.

   b. Prior to issuance of building permit
   The project sponsor shall submit a Construction Phasing and Management Plan, incorporating all applicable conditions of approval. The plan shall also include the following additional measures and standards:
   i. A site security and safety plan to assure that grading and construction activities are adequately secured during off-work hours.

ii. A fire safety management plan for all phases of work, including provisions for access, water, and other protection measures during grading and construction activities.

iii. A construction period litter/debris control plan to ensure the site and surrounding area is kept free of litter and debris.

c. Prior to issuance of certificate of occupancy.

Final inspection and a certificate of occupancy for any unit or other structure within a phase, as set forth above, shall not be issued until (a) all landscaping and on and off-site improvements for that phase are completed in accordance with this Approval, or (b) until cash, an acceptably rated bond, a certificate of deposit, an irrevocable standby letter of credit or other form of security (collectively "security"), acceptable to the City Attorney, has been posted to cover all costs of any unfinished work related to landscaping and public improvements plus 25 percent within that phase, unless already secured by a subdivision improvement agreement approved by the City. For purposes of these Conditions of Approval, a certificate of occupancy shall mean a final certificate of occupancy, not temporary or conditional, except as the City determines may be necessary to test utilities and services prior to issuance of the final certificate of occupancy.

3. Scope of This Approval

a. Ongoing.

The project is approved pursuant to the Planning Code only and shall comply with all other applicable codes and requirements imposed by other affected departments, including but not limited to the Building Services Division and the Fire Marshal. Minor changes to the approvals may be approved administratively by the Planning Director; major changes to the approvals, shall be subject to review and approval by the City Planning Commission.

4. Mitigation Monitoring and Reporting Program

a. Ongoing.

The following mitigation measures shall be incorporated into the project. The measures are taken directly from the Environmental Impact Report (EIR), approved in December 2004, for the Broadway-West Grand Mixed-Use Project and modified per the EIR Addendum approved on October 4, 2006. For each measure, this Mitigation Monitoring and Reporting Program (MMRP) indicates the entity (generally, an agency or department within the City of Oakland) that is responsible for carrying out the measure ("Responsible Implementing Entity"); the actions necessary to ensure compliance with the applicable measure ("Monitoring Action(s)") and the entity responsible for monitoring this compliance ("Monitoring Responsibility"); and the time frame during which monitoring must occur ("Monitoring Timeframe").

B. Transportation, Circulation, and Parking

Impact B.2: Traffic generated by the project would affect traffic levels of service at local intersections under future (2010) conditions.

Mitigation Measure B.2: The project sponsor shall contribute its fair share to alteration of the traffic signal cycle length and optimization of the traffic signal timing at the signalized intersection of West Grand Avenue / Telegraph Avenue. Optimization of traffic signal timing shall include determination of allocation of green time for each intersection approach in tune with the relative traffic volumes on those approaches, and coordination with signal phasing and timing of adjacent intersections that are part of signal systems on West Grand Avenue and Telegraph Avenue.

The project sponsor shall contribute its fair share toward the cost of optimization of all traffic signals on West Grand Avenue between San Pablo Avenue and Broadway, and on Telegraph Avenue between Broadway and West Grand Avenue. The project volumes would comprise about 0.6 percent of the total intersection a.m. peak-hour traffic volumes, and about 2.3 percent of the increase in traffic volume during the a.m. peak hour between existing conditions and 2010 volumes.

Given that the project sponsor is responsible for only a portion of this mitigation measure, implementation of this set of improvements will be funded fully by one or a combination of the following means:

a. Prior to project completion the project sponsor shall contribute to the City its fair share of the cost of signalization improvements to address cumulative impacts of the project. Prior to payment of the contributions the City will create a mechanism to receive the fair share contributions from the project sponsor. The City Public Works Agency shall implement the measures as necessary to address cumulative impacts of the project.

b. Prior to project completion the project sponsor shall fully fund the costs of the signalization improvements and shall be reimbursed through other fair-share contributions as future projects that exceed the City's thresholds of significance occur. Prior to the time the project sponsor provides these funds, the City and the project sponsor will create a mechanism for this reimbursement.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to determine cost of signal optimization; Oakland Community and Economic Development

Agency (CEDA), Planning Division to determine fair-share contribution to this cost and ensure that project sponsor funds this share.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of certificate of occupancy for Parcel B (north of Grand Avenue).

Impact B.3: Traffic generated by the project would affect traffic levels of service at local intersections under cumulative (2025) conditions.

Mitigation Measure B.3a: The project sponsor shall contribute its fair share to alteration of the traffic signal cycle length and optimization of the traffic signal timing at the signalized intersection of West Grand Avenue / Telegraph Avenue. Optimization of traffic signal timing shall include determination of allocation of green time for each intersection approach in tune with the relative traffic volumes on those approaches, and coordination with signal phasing and timing of adjacent intersections that are part of signal systems on West Grand Avenue and Telegraph Avenue.

The project sponsor shall contribute its fair share toward the cost of optimization of all traffic signals on West Grand Avenue between San Pablo Avenue and Broadway, and on Telegraph Avenue between Broadway and West Grand Avenue. The project would comprise about 0.5 percent of the a.m. peak hour volume and 1.2 percent of the p.m. peak hour volume at the West Grand Avenue / Telegraph Avenue intersection in the Year 2025 cumulative conditions. The proposed project would contribute about 1.4 percent in the a.m. peak hour and 3.4 percent in the p.m. peak hour to the traffic volume increase between the existing and Year 2025 cumulative conditions.

Given that the project sponsor is responsible for only a portion of this mitigation measure, implementation of this set of improvements will be funded fully by one or a combination of the following means:

a. Prior to project completion the project sponsor shall contribute to the City its fair share of the cost of signalization improvements to address cumulative impacts of the project. Prior to payment of the contributions the City will create a mechanism to receive the fair share contributions from the project sponsor. The City Public Works Agency shall implement the measures as necessary to address cumulative impacts of the project.

b. Prior to project completion the project sponsor shall fully fund the costs of the signalization improvements and shall be reimbursed through other fair-share contributions as future projects that exceed the City's thresholds of significance

occur. Prior to the time the project sponsor provides these funds, the City and the project sponsor will create a mechanism for this reimbursement.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to determine cost of signal optimization; Oakland Community and Economic Development Agency (CEDA), Planning Division to determine fair-share contribution to this cost and ensure that project sponsor funds this share.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of certificate of occupancy for Parcel B (north of Grand Avenue).

Mitigation Measure B.3b: The project sponsor shall contribute its fair share to alteration of the traffic signal cycle length, optimization of the traffic signal timing, and provision of protected left turn phases on the northbound and southbound approaches, at the signalized intersection of Broadway / West Grand Avenue. Optimization of traffic signal timing shall include determination of allocation of green time for each intersection approach in tune with the relative traffic volumes on those approaches, and coordination with signal phasing and timing of adjacent intersections that are part of signal system on West Grand Avenue.

The project sponsor shall contribute its fair share toward the cost of optimization of all traffic signals on West Grand Avenue between San Pablo Avenue and Broadway, and on Telegraph Avenue between Broadway and West Grand Avenue. The project volume would comprise about 1.1 percent of the p.m. peak hour intersection volume at the Broadway / West Grand Avenue intersection in the Year 2025 cumulative conditions. The proposed project would contribute about 4.2 percent of the cumulative traffic volume increase between the existing and Year 2025 cumulative conditions.

Given that the project sponsor is responsible for only a portion of this mitigation measure, implementation of this set of improvements will be funded fully by one or a combination of the following means:

a. Prior to project completion the project sponsor shall contribute to the City its fair share of the cost of signalization improvements to address cumulative impacts of the project. Prior to payment of the contributions the City will create a mechanism to receive the fair share contributions from the project sponsor. The City Public Works Agency shall implement the measures as necessary to address cumulative impacts of the project.

b. Prior to project completion the project sponsor shall fully fund the costs of the signalization improvements and shall be reimbursed through other fair-share contributions as future projects that exceed the City's thresholds of significance occur. Prior to the time the project sponsor provides these funds, the City and the project sponsor will create a mechanism for this reimbursement.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to determine cost of signal optimization; Oakland Community and Economic Development Agency (CEDA), Planning Division to determine fair-share contribution to this cost and ensure that project sponsor funds this share.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of certificate of occupancy for Parcel B (north of Grand Avenue).

Mitigation Measure B.3c: The project sponsor shall contribute its fair share to installation of traffic signals at the unsignalized intersection of 24th Street / Telegraph Avenue. Installation of traffic signals shall include optimizing signal phasing and timing (i.e., allocation of green time for each intersection approach) in tune with the relative traffic volumes on those approaches, and coordination with signal phasing and timing of adjacent intersections.

The project sponsor shall contribute its fair share toward the cost of installation of the traffic signal. The project volume would comprise about 1.6 percent of the p.m. peak hour intersection volume at the 24th Street (westbound) / Telegraph Avenue intersection in the Year 2025 cumulative conditions. The proposed project would contribute about 4.8 percent of the cumulative traffic volume increase between the existing and Year 2025 cumulative conditions.

Given that the project sponsor is responsible for only a portion of this mitigation measure, implementation of this set of improvements will be funded fully by one or a combination of the following means:

a. Prior to project completion the project sponsor shall contribute to the City its fair share of the cost of signalization improvements to address cumulative impacts of the project. Prior to payment of the contributions the City will create a mechanism to receive the fair share contributions from the project sponsor. The

City Public Works Agency shall implement the measures as necessary to address cumulative impacts of the project.

b. Prior to project completion the project sponsor shall fully fund the costs of the signalization improvements and shall be reimbursed through other fair-share contributions as future projects that exceed the City's thresholds of significance occur. Prior to the time the project sponsor provides these funds, the City and the project sponsor will create a mechanism for this reimbursement.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to determine cost of traffic signal installation; Oakland Community and Economic Development Agency (CEDA), Planning Division to determine fair-share contribution to this cost and ensure that project sponsor funds this share.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of certificate of occupancy for Parcel B (north of Grand Avenue).

Impact B.11: Project construction would affect traffic flow and circulation, parking, and pedestrian safety.

Mitigation Measure B.11: The project sponsor and construction contractor shall meet with the Traffic Engineering Division of the Oakland Public Works Agency and other appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. The project sponsor shall develop a construction management plan for review and approval by the City Traffic Engineering Division. The plan shall include at least the following items and requirements (a) a set of comprehensive traffic control measures, including truck scheduling to avoid peak traffic hours, detour signs and other warning devices as needed, lane closure procedures, and designated construction routes; (b) identification of any transit stop relocations, if necessary; (c) provisions for construction worker parking management to ensure no impacts to on-street parking; (d) identification of parking eliminations and any relocation of parking for employees and public parking during construction; (e) notification procedures for adjacent property owners and public safety personnel regarding deliveries, detours, and lane closures; (f) provisions for accommodation of pedestrian flow; (g) location of construction staging areas for materials, equipment and vehicles; (h) identification of haul routes for movement of

construction vehicles that would minimize impacts on vehicular and pedestrian traffic, circulation and safety; and provision for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project sponsor ; and (i) a process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to meet with project sponsor to discuss construction-period traffic management and shall review and approve construction management plan submitted by project sponsor. Traffic Engineering Division shall notify Oakland Community and Economic Development Agency (CEDA), Planning Division, of acceptance of construction management plan when plan is determined adequate.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of each demolition, grading, or building permit.

C. Air Quality

Impact C.1: Activities associated with demolition, site preparation and construction would generate short-term emissions of criteria pollutants, including suspended and inhalable particulate matter and equipment exhaust emissions.

Mitigation Measure C.1a: During construction, the project sponsor shall require the construction contractor to implement the following measures required as part of BAAQMD's basic dust control procedures required for sites of less than four acres. These include (a) water all active construction areas at least twice daily; (b) cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard; (c) pave , apply water three times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites; (d) sweep daily (with water sweepers) of all paved access roads, parking areas and staging area at construction sites if visible soil material is observed; and (e) sweep daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

Responsible Implementing Entity: Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): CEDA, Building Services Division shall conduct spot-checks as deemed necessary throughout construction period.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Throughout the construction period.

Mitigation Measure C.1b: In accordance with standard City practices, to minimize water quality impacts, the project sponsor shall be required to comply with applicable standards and regulations of the City of Oakland. In addition, the following standard measures shall be implemented to avoid impacts related to stormwater or water quality: grading of unpaved areas shall be done in such a manner as to control surface drainage and redirect surface water away from areas of activity during excavation and construction, and the project shall be required to comply with provisions of the Clean Water Act, if applicable, with regard to preparing a storm water discharge plan.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Environmental Services Division shall review final grading, excavation, and building plans to ensure compliance with applicable standards and regulations. Environmental Services Division shall conduct spot-checks as deemed necessary throughout construction period.

Monitoring Responsibility: Public Works Agency, Environmental Services Division

Monitoring Timeframe: Environmental Services Division shall review plans for compliance prior to issuance of any grading, excavation, or building permits. Environmental Services Division shall verify compliance with applicable rules and regulations throughout construction period.

Standard Conditions of Approval currently require equal or more stringent protections related to water quality than those identified above, as follows:

Condition 1: Prior to and during project demolition, grading and construction activities, the project shall comply with all City of Oakland Grading Permit requirements and all NPDES Permit requirements as follows:

Grading Plan, Erosion and Sedimentation Control Plan, and Drainage Plan

City of Oakland Municipal Code Chapter 13.16 and Section 15.04.780 require that the project applicant prepare a grading plan for the proposed project. Because during project construction the volume of the excavated fill material would exceed 50 cubic yards and involve depths of excavation that exceed five feet, the project sponsor must prepare a grading plan, erosion and sedimentation control plan, and drainage plan.

- The required grading plan shall include drainage, erosion, and sediment control measures and incorporate construction BMPs to prevent pollutants from entering the storm sewer to the maximum extent practicable.

- The grading plan shall discuss existing, temporary, and final drainage facilities. Erosion and sediment control must combine interim and permanent measures to minimize erosion, stormwater runoff, and sedimentation. Such measures, at a minimum, shall include provision of filter materials at the catch basin to prevent debris or dirt from flowing into the storm drain system. According to the City Public Works Agency, such filter materials shall be applied to batch basins within private areas. As proposed by the project, filter protection at catch basins and inlets will include filter fabric covering the grates, straw bales or wattles circling the inlet, or some combination of these and/or other measures.
- The plan shall specify that, after construction is complete, the sponsor shall ensure that the storm drain system shall be inspected and that the sponsor shall clear the system of any debris or sediment.
- Preparation and implementation of the grading plan would include preparation of the construction stormwater pollution prevention plan (SWPPP) (discussed below).

NPDES Permit and Construction Stormwater Pollution Prevention Plan (SWPPP)

The project sponsor shall apply for and comply with all requirements of the ACCWP NPDES General Construction Permit. As required by the permit:

- The sponsor shall prepare a SWPPP in coordination with a project's grading plan. The SWPPP shall describe erosion and sedimentation control measures as recommended in the California Stormwater Best Management Practice Handbook (Stormwater Quality Task Force, 2003).
- The project sponsor shall prepare the SWPPP and submit a notice of intent to the RWQCB prior to construction activities, as required by the RWQCB. Implementation of the SWPPP shall start with the commencement of construction and continue though the completion of the project.
- At a minimum, the SWPPP shall include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; best management practices (BMPs), and inspection and monitoring program.
- After construction is completed, the project sponsor shall submit a notice of termination to the RWQCB.

Condition 2: The project sponsor shall implement site design/landscape characteristics as feasible, which maximize infiltration (where appropriate), provide retention or detention, slow runoff, and minimize impervious land coverage, so that post-development pollutant loads from the site have been reduced to maximum extent possible. Where feasible, the project shall introduce measures to help reduce the rate and volume of stormwater runoff.

Condition 3: For projects which will discharge directly to water bodies listed as impaired (under section 303(d) of CWA), ensure that post-project runoff does not exceed pre-project levels for

such pollutants through implementation of the control measures addressed in the NPDES C.3 provision, to the maximum extent practicable.**D. Noise**

Impact D.1: Construction activities would intermittently and temporarily generate noise levels above existing ambient levels in the project vicinity.

Mitigation Measure D.1a: The project sponsor shall require construction contractors to limit standard construction activities as required by the City Building Department. Such activities are generally limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, with pile driving and/or other extreme noise generating activities greater than 90 dBA limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday, with no extreme noise generating activity permitted between 12:30 and 1:30 p.m. No construction activities shall be allowed on weekends until after the building is enclosed, without prior authorization of the Building Services Division, and no extreme noise generating activities shall be allowed on weekends and holidays.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): Project sponsor shall prepare and submit for review and approval a site-specific construction noise control plan.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Review and approve noise control plan prior to the issuance of demolition, grading, excavation, or building permits. Monitor and respond to noise complaints throughout construction period.

Mitigation Measure D.1b: To reduce daytime noise impacts due to construction, the project sponsor shall require construction contractors to implement the following measures (a) Equipment and trucks used for project construction shall employ the best available noise control techniques (*e.g.,* improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible); (b) impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible and this can lower noise levels from the exhaust by up to about 10 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible; (c) stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): Project sponsor shall prepare and submit for review and approval a site-specific construction noise control plan.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Review and approve noise control plan prior to the issuance of demolition, grading, excavation, or building permits. Monitor and respond to noise complaints throughout construction period.

> **Mitigation Measure D.1c:** To further mitigate potential other extreme noise generating construction impacts, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted for review and approval by the City to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible: (a) Erect temporary plywood noise barriers around the construction site, particularly along the western boundary along Valley Street to shield the adjacent multi-family residential buildings; (b) implement "quiet" pile-driving technology (such as pre-drilling of piles, the use of more than one pile-driver to shorten the total pile-driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; (c) use noise control blankets on the building structure as the building is erected to reduce noise emission from the site; (d) evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings; and (e) monitor the effectiveness of noise attenuation measures by taking noise measurements.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): Project sponsor shall prepare and submit for review and approval a site-specific construction noise control plan.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Review and approve noise control plan prior to the issuance of demolition, grading, excavation, or building permits. Monitor and respond to noise complaints throughout construction period.

> **Mitigation Measure D.1d:** Along with the submission of construction documents, the project sponsor shall submit to the City Building Department a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: (a) a procedure for notifying the City Building Division staff and Oakland Police Department; (b) a plan for posting signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem; (c) a

listing of telephone numbers (during regular construction hours and off-hours); (d) the designation of an on-site construction complaint manager for the project; (e) notification of neighbors within 300 feet of the project construction area at least 30 days in advance of pile-driving or other extreme noise-generating activities about the estimated duration of the activity; and (f) a preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): Project sponsor shall prepare and submit for review and approval a site-specific construction noise control plan.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Review and approve noise control plan prior to the issuance of demolition, grading, excavation, or building permits. Monitor and respond to noise complaints throughout construction period.

E. Cultural Resources

Impact E.1: Construction of the proposed project could cause substantial adverse changes to the significance of currently unknown cultural resources at the site, potentially including an archaeological resource pursuant to CEQA Guidelines Section 15064.5 or CEQA Section 21083.2(g), or the disturbance of any human remains, including those interred outside of formal cemeteries.

Mitigation Measure E.1a: An archival cultural resource evaluation shall be implemented prior to the start of construction or other ground-disturbing activities to identify whether historic or unique archaeological resources exist within the project site. The archival cultural resource evaluation, or "sensitivity study," shall be conducted by a cultural resource professional approved by the City who meets the Secretary of the Interior's Professional Qualifications Standards for Prehistoric and Historical Archaeology.

The purpose of the archival cultural resource evaluation is to: (1) identify documentation and studies to determine the presence and location of potentially significant archaeological deposits; (2) determine if such deposits meet the definition of a historical resource under CEQA Guidelines Section 15064.5 or a unique archaeological resource under CEQA Section 21083.2(g); (3) guide additional archaeological work, if warranted, to recover the information potential of such deposits; and (4) define an archaeological monitoring plan, potentially including pre-construction subsurface archaeological investigation if warranted. If excavation is the only feasible means of data recovery, such excavation shall be in accord

with the provisions of CEQA Guidelines Section 15126.4(b)(3)(C). Any additional archaeological work and or monitoring shall be pursuant to a plan approved by the City. If a pre-constructing testing program is deemed necessary by the qualified professional as a result of the archival study, it shall be guided by the archival study and shall use a combination of subsurface investigation methods (including backhoe trenching, auguring, and archaeological excavation units, as appropriate).

Representatives of established local Chinese-American organizations (including the Chinese Historical Society of America and the Oakland Asian Cultural Center) shall be invited to participate in a focused community review of the archival cultural resource evaluation prior to any subsequent recovery of potential resources or prior to the start of construction, whichever is earlier. The City shall consider the community comments in its review and approval of any plan for additional archaeological work or monitoring.

Should an archaeological artifact be discovered on-site during project construction, all activities within a 50-foot radius would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project sponsor and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation, subject to approval by the City of Oakland, which shall assure implementation of appropriate mitigation measures recommended by the archaeologist. Should archaeologically significant materials be recovered, the qualified archaeologist would recommend appropriate analysis and treatment, and would prepare a report on the findings for submittal to the Northwest Information Center.

If historic or unique archaeological resources associated with the Chinese community are identified within the project site and are further determined to be unique, the City shall consult with representatives of an established local Chinese-American organization(s) regarding the potential use of the archaeological findings for interpretive purposes.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): Project sponsor shall prepare and submit to Planning Division for review and approval an archival cultural resource evaluation. Project sponsor shall contact qualified archaeologist in the event that artifacts are discovered during construction. Archaeologist shall consult with Planning Division and with representatives of local Chinese-American community regarding any such discovery and shall undertake data recovery as warranted based on the nature of the discovery.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Review and accept archival cultural resource evaluation prior to the start of any ground-disturbing activities. Direct data recovery, as applicable, in the event that artifacts are discovered during the construction period.

Mitigation Measure E.1b: In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work would immediately halt and the Alameda County Coroner would be contacted to evaluate the remains, and follow the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City will contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities will cease within a 50-foot radius until appropriate arrangements are made.

If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Alameda County Coroner; Native American Heritage Commission

Monitoring Action(s): Project sponsor shall contact coroner in the event that human remains are encountered. Agencies shall respond to any such discovery as applicable.

Monitoring Responsibility: CEDA, Planning Division; Alameda County Coroner; Native American Heritage Commission

Monitoring Timeframe: Throughout construction period.

Impact E.2: The proposed project may adversely affect unidentified paleontological resources at the site.

Mitigation Measure E.2: The project sponsor shall notify a qualified paleontologist of unanticipated discoveries, who shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in Section 15064.5 of the CEQA Guidelines. In the event of an unanticipated discovery of a breas, true, and/or trace fossil during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation

plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): Project sponsor shall contact qualified paleontologist in the event that fossils are discovered during construction. Paleontologist shall direct data recovery, as warranted based on the discovery.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Direct data recovery, as applicable, in the event that fossils are discovered during the construction period.

Impact E.3: The project would result in demolition or substantial alteration of seven buildings that qualify as historic resources, as defined in Section 15064.5. These buildings include: 1) 2335 Broadway, 2) 2343 Broadway; 3) 2345 Broadway, 4) 2366-2398 Valley Street, 5) 439 23rd Street, 6) 440-448 23rd Street, and 7) 441-449 23rd Street.

Mitigation Measure E.3a: Record each of the seven affected historic resources in accordance with procedures of the Historic American Building Survey (HABS) through measured drawings, large-format photographs and written histories in a combined document, to be archived locally at the Oakland History Room (OHR) of the Oakland Public Library with copies to OCHS and the Northwest Information Center (NWIC). Portions of the metal facades on 2335-2345 Broadway shall be selectively demolished to determine if any original fabric from the 1920s exists behind them, as visual evidence suggests. If the selective demolition reveals sufficient evidence of historic fabric, all metal facades shall be carefully removed and all original facades photographed for the HABS documentation effort. If no original fabric exists, these buildings shall be photographed as they currently appear.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Oakland Cultural Heritage Survey

Monitoring Action(s): Project sponsor shall contract with qualified architectural historian or preservation architect to prepare historical documentation and shall submit the documentation as specified in the mitigation measure.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate documentation has been prepared prior to the issuance of demolition permit(s).

Mitigation Measure E.3b: Prepare a history of the development of automobile sales and repair in Oakland, and the role played by the buildings on the project site in that history, that incorporates oral history, documentary research, and architectural information; this history could utilize non-written media and production techniques, including video photography. The resulting report, in brochure or other form, shall be made available at local libraries and museums.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Oakland Cultural Heritage Survey

Monitoring Action(s): Project sponsor shall contract with qualified architectural historian or preservation architect to prepare historical documentation and shall submit the documentation as specified in the mitigation measure.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate documentation has been prepared prior to the issuance of demolition permit(s).

Mitigation Measure E.3c: Incorporate interpretive elements <u>including real historic material from the site where feasible</u>, such as signs and placards that describe the history of the area and the historic buildings to be demolished, into public areas and street frontages proposed as part of the project.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Oakland Cultural Heritage Survey

Monitoring Action(s): Review building plans for evidence of incorporation of interpretative elements in the project design.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Prior to the issuance of building permit(s).

Mitigation Measure E.3d: Salvage architectural elements from the historic buildings to be demolished, including hardware, doors, paneling, fixtures, and equipment, and incorporate these elements into new construction <u>on the project site</u> where feasible.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Oakland Cultural Heritage Survey

Monitoring Action(s): Project sponsor shall contract with qualified architectural historian or preservation architect to conduct appropriate salvage of architectural elements and shall prepare report documenting same and addressing how elements will be incorporated for submittal to Planning Division.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate documentation has been prepared prior to the issuance of demolition permit(s).

> **Mitigation Measure E.3e:** Curate all materials, notes, and reports at the Oakland History Room, and submit copies to the NWIC.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): Project sponsor shall contract with qualified architectural historian or preservation architect to prepare historical documentation and shall submit the documentation as specified in the mitigation measure.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate documentation has been submitted to the Oakland History Room and the NWIC prior to the issuance of first occupancy permit(s).

> **Mitigation Measure E.3f:** Make any or all of the historic buildings proposed for demolition available at no cost to a qualified individual or organization that may wish to relocate one or more of the buildings to a nearby site consistent with the early automotive history of Oakland.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): Project sponsor shall contact Oakland Heritage Alliance regarding the availability for relocation of the historical resources on the project site. Sponsor shall also publish advertisement(s) or notice(s) regarding the availability at no cost (with new owner to pay relocation costs) for relocation of the buildings identified as historical resources that are proposed for demolition. Options for noticing include, but are not limited to, placement of at least one display ad in a newspaper of general circulation; placement of at least one display ad in at least three East Bay real estate publications; and/or placement of at least one display ad in a local historic preservation newsletter.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate contact and advertising has been prepared prior to the issuance of demolition permit(s).

> **Impact E.5:** The proposed project, in combination with cumulative development including new construction and other alterations to historic resources in the project vicinity, would result in cumulative impacts to historic resources.

> **Mitigation Measure E.5:** The project sponsor would contribute $125,000 to the City's Facade Improvement Fund for cumulative impacts on historic resources in downtown

Oakland and the vicinity. The amount of the contribution was determined by the Planning Director based on the average amount of façade improvement grant awarded ($25,000) by the Fund and the number of buildings that will be demolished by the project (5). Although the Facade Improvement Fund is not limited to historic buildings, the project's contribution would be earmarked especially for improving facades of buildings in the downtown area identified as historic resources according to the General Plan Historic Preservation Element or the Oakland Cultural Heritage Survey.

Responsible Implementing Entity: Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): CEDA, Planning Division to determine fair-share contribution and ensure that project sponsor funds this amount.

Monitoring Responsibility: CEDA, Planning Division; Oakland Cultural Heritage Survey

Monitoring Timeframe: Verify that agreed-upon fee has been paid prior to the issuance of demolition permit(s).

F. Hazardous Materials

Impact F.1: Disturbance and release of contaminated soil, groundwater, or building materials during demolition and construction phases of the project could expose construction workers, the public, or the environment to adverse conditions related to hazardous substance handling.

Mitigation Measure F.1a: A pre-demolition survey for asbestos-containing materials (ACMs) shall be performed prior to demolition of all structures to be demolished. The survey shall include sampling and analysis of suspected ACMs identified in the 1997 and 2000 Phase I investigations and areas that were previously not surveyed (439 23rd Street, 449 23rd Street, and 461 24th Street).

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to prepare ACM survey(s) and shall submit same to Public Works Agency, Environmental Services Division for review and acceptance. Environmental Services Division shall notify CEDA Planning Division and Building Services Division of its acceptance of the survey(s).

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

Mitigation Measure F.1b: An asbestos abatement plan developed by a state-certified asbestos consultant shall be prepared. All asbestos-containing materials (ACMs) shall be

removed and appropriately disposed of in accordance with the asbestos abatement plan prior to demolition of the existing buildings in accordance with federal and State construction worker health and safety regulations, the regulations and notification requirements of the Bay Area Air Quality Management District (BAAQMD).

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to prepare an asbestos abatement plan, if deemed necessary by the consultant and by the Public Works Agency, Environmental Services Division. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the plan(s).

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

Mitigation Measure F.1c: The applicant shall submit for review and approval written documentation that any asbestos-containing materials (ACMs) have been removed from the project site prior to the start of any demolition activities. A licensed asbestos firm shall conduct the removal of ACMs in accordance with BAAQMD's Regulation 11 Rule 2.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall submit documentation specified in mitigation measure to Public Works Agency, Environmental Services Division. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

Mitigation Measure F.1d: The project sponsor shall implement a lead-based paint abatement plan, which shall include the following components: development of an abatement specification approved by a Certified Project Designer; a site Health and Safety Plan, as needed; containment of all work areas to prohibit off-site migration of paint chip debris; removal of all peeling and stratified lead-based paint on building surfaces and on non-building surfaces to the degree necessary to safely and properly complete demolition activities per the recommendations of the survey. The demolition contractor shall be identified as responsible for properly containing and disposing of intact lead-based paint on all equipment to be cut and/or removed during the demolition; appropriate removal of paint chips by vacuum or other approved method; collection,

segregation, and profiling waste for disposal determination; and appropriate disposal of all hazardous and non-hazardous waste.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to prepare a lead-paint abatement plan, if deemed necessary by the consultant and by the Public Works Agency, Environmental Services Division. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the plan(s).

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

Mitigation Measure F.1e: The applicant shall demonstrate to the satisfaction of the Fire Department, Office of Emergency Services, that the site has been investigated for the presence of lead and does not contain hazardous levels of lead.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall submit documentation specified in mitigation measure to Public Works Agency, Environmental Services Division, and to the Oakland Fire Department. Environmental Services Division and Fire Department shall review the plan and shall notify CEDA Planning Division and Building Services Division of their acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

Mitigation Measure F.1f: In the event that electrical equipment or other PCB-containing materials are identified prior to demolition activities they shall be removed and disposed of by a licensed transportation and disposal facility in a Class I hazardous waste landfill.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to assess the project site for the presence of PCBs and, if warranted by the assessment, to prepare an abatement plan for PCBs. This plan shall be submitted for review and acceptance by the Public Works Agency, Environmental Services Division. Environmental

Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the plans.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

> **Mitigation Measure F.1g:** The underground storage tank present along the west side of Broadway shall be removed prior to construction activities in the immediate area. The Alameda County Local Oversight Program (LOP) shall be contacted to oversee removal and determine appropriate remediation measures. Removal of the UST shall require, as deemed necessary by the LOP, over-excavation and disposal of any impacted soil that may be associated with such tanks to a degree sufficient to the oversight agency. In the event that additional USTs are encountered the same procedures described above shall apply.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to remove the underground storage tank. The qualified environmental professional shall submit to the Public Works Agency, Environmental Services Division, a removal plan prior to the start of work, and shall submit documentation of the tank removal upon completion. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

> **Mitigation Measure F.1h:** The project applicant shall develop and implement a project-specific worker Health and Safety Plan that contains, at a minimum, a description of contamination; decontamination procedures, the nearest hospital, and emergency notification procedures.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to prepare site-specific worker Health and Safety Plan. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the plan.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

> **Mitigation Measure F.1i:** The applicant shall provide written verification that the appropriate State, Federal, or County authorities have granted all required clearances and confirmed compliance with all applicable conditions imposed by said authorities, for all previous contamination at the site, if applicable.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall submit documentation specified in mitigation measure to Public Works Agency, Environmental Services Division. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

> **Impact F.2:** Improper disposal of contaminated soil components from the demolition and excavation phases of the project could expose construction workers, the public, or the environment to adverse conditions.
>
> **Mitigation Measure F.2a:** The sponsor shall perform additional soluble lead analyses of soil prior to on-site reuse or off-site disposal to confirm the acceptability for reuse and/or classification of the soils as a California hazardous waste material. If the soils are classified as a California hazardous waste, the project sponsor shall dispose of the soils at a Class I disposal facility in California or an out of state non-RCRA facility permitted to accept wastes at concentrations of the excavated soils.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to conduct sampling of soils excavated from the project site. The qualified environmental professional shall prepare recommendations for disposal of excavated soils as deemed necessary based on the results of sampling. The project sponsor shall submit to the Public Works Agency, Environmental Services Division, documentation regarding the handling of excavated soils. The Environmental Services Division shall notify the Community and Economic Development Agency, Planning Division, of its receipt and acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

> **Mitigation Measure F.2.b:** Soil generated by construction activities shall be stockpiled onsite in a safe and secure manner, and sampled prior to reuse or disposal at an appropriate facility. Specific sample procedures (i.e. frequency, etc.) for reuse and disposal shall be determined within a Soil Management Plan.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to conduct sampling of soils excavated from the project site. The qualified environmental professional shall prepare recommendations for disposal of excavated soils as deemed necessary based on the results of sampling. The project sponsor shall submit to the Public Works Agency, Environmental Services Division, documentation regarding the handling of excavated soils. The Environmental Services Division shall notify the Community and Economic Development Agency, Planning Division, of its receipt and acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s),.as applicable.

> **Mitigation Measure F.2c:** Per the regulatory standards of the City Environmental Services Division of the Public Works Agency, the project sponsor shall sample the soil on the site to determine whether any further remediation is required. Based on the test results, the project sponsor shall submit any and all applicable documentation and plans required by the Regional Water Quality Control Board, the Alameda County Public Health Department, and the City's Fire Department, Office of Emergency Services, regarding remediation of any remaining contaminated soil and/or groundwater that may be identified on the site. These documents and plans shall be submitted to the Environmental Services Division, and shall demonstrate to the satisfaction of each agency with jurisdiction that all applicable standards and regulations have been met for the construction and site work to be undertaken pursuant to the permit. If warranted, the project sponsor must develop and submit for review by the Environmental Services Division a Soil and Groundwater Management Plan for construction and development activities at the site. The plan shall include, as required, any special health and safety precautions to mitigate worker exposure to contaminated soils, dust control measures to prevent the generation of dust that could migrate off-site, stormwater runoff controls to minimize migration of soils to storm drains, measures to ensure the proper treatment and disposal of groundwater during dewatering activities, steps for ensuring compliance with applicable state and federal regulations governing the transportation and disposal of

hazardous wastes, and general protocol for addressing any unexpected hazardous materials conditions in the subsurface encountered during construction.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division; Regional Water Quality Control Board; Alameda County Public Health Department; and Oakland Fire Department.

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to conduct sampling of soil and, if deemed necessary, groundwater on the project site. The qualified environmental professional shall prepare recommendations for disposal of excavated soils as deemed necessary based on the results of sampling. The project sponsor shall submit to the Public Works Agency, Environmental Services Division, and to other applicable agencies as described in the mitigation measure, documentation regarding the testing results. If deemed necessary by the Environmental Services Division, the project sponsor shall contract with a qualified environmental professional to prepare a Soil and Groundwater Management Plan. The Environmental Services Division shall notify the Community and Economic Development Agency, Planning Division, of its receipt and acceptance of the documentation, including, if required, the Soil and Groundwater Management Plan.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

Impact F.3: Hazardous materials used on-site during construction activities (i.e. solvents) could be released to the environment through improper handling or storage.

Mitigation Measure F.3: The use of construction best management practices shall be implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following: follow manufacturer's recommendations on use, storage and disposal of chemical products used in construction; avoid overtopping construction equipment fuel gas tanks; during routine maintenance of construction equipment, properly contain and remove grease and oils; and properly dispose of discarded containers of fuels and other chemicals.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Environmental Services Division shall conduct spot-checks as deemed necessary throughout construction period.

Monitoring Responsibility: Public Works Agency, Environmental Services Division

Monitoring Timeframe: Environmental Services Division shall verify compliance with applicable rules and regulations throughout construction period.

5. **Design Review Requirements**
   a. Prior to issuance of building permit
   The final design elements listed below shall be submitted for review and approval by the Planning Director prior to issuance of the building permit. The Planning Director may exercise his/her standard authority to refer the final design to the Design Review Committee or to the Planning Commission.

   (i) Windows shall be articulated to provide a two-inch minimum recess from the building façade in order to create a sufficient shadow line and articulation. The final window schedules and details shall be submitted for review and approval. Windows shall be of high quality fiberglass, wood or metal exterior finish
   (ii) The materials and installation methods shall be detailed to provide a high-quality, durable, and attractive building façade, particularly at the base of the buildings. Upon request, full-size material mock-ups shall be provided for all ground-floor finish materials, demonstrating three-dimensional trim wrap at corners. Final material selections and installation details for all exterior design elements including canopies, grilles, balconies, gates, etc. shall be submitted for review and approval.
   (iii) The final colors must be submitted for review and approval.
   (iv) Submission of final onsite landscape and streetscape plans.

6. **Modification of Conditions or Revocation**
   a. Ongoing.
   The City reserves the right, after notice and public hearing, to alter Conditions of Approval or revoke this conditional use permit if it is found that the approved facility is violating any of the Conditions of Approval or the provisions of the Zoning Regulations, or operates as or causes a public nuisance.

7. **Recording of Conditions of Approval and Mitigation Monitoring Plan**
   a. Prior to issuance of building permit or commencement of activity.
   The project sponsor shall execute and record with the Alameda County Recorder's Office a copy of these conditions of approval and the mitigation monitoring plan on a form approved by the Zoning Administrator. Proof of recordation shall be provided to the Zoning Administrator.

8. **Reproduction of Conditions and Mitigations on Building Plans**
   a. Prior to issuance of a grading or building permit.
   These conditions of approval, including the Mitigation Monitoring Plan, shall be reproduced on page one of all plans submitted for a grading or building permit for this project.

9. **Indemnification**
   a. Ongoing.

The project sponsor shall defend, indemnify, and hold harmless the City of Oakland, its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents, officers or employees to attack, set aside, void or annul, an approval by the City of Oakland, the Office of Planning and Building, Planning Commission, or City Council. The City shall promptly notify the project sponsor of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

10. Recycling Space Allocation Requirements

a. Prior to issuance of building permit

The design, location and maintenance of recycling collection and storage areas shall comply with the provision of the Oakland City Planning Commission "Guidelines for the Development and Evaluation of Recycling Collection and Storage Areas", Policy 100-28 and with the recycling space requirements of the Planning Code. The recycling location and area shall be clearly delineated on the building permit plans.

11. Lighting Plan

a. Prior to issuance of building permit

A lighting plan for the exterior of the project shall be submitted for review and approval by the Planning Director. The lighting plan shall include the appearance and location of all exterior and lighting fixtures or standards, and said lighting shall be installed such that it is adequately shielded and does not cast glare onto adjacent properties.

12. Landscape and Streetscape Plans

a. Prior to issuance of building permit.

The project sponsor shall submit a detailed landscaping plan to the Planning Director for review and approval prior to the issuance of any building permits. This plan shall include:

a. Details and specifications for landscaping features such as street furniture, rocks, and any water features.

b. Detailed irrigation plans, planting details such as species, location, number and sizes of the plant materials, and the specifications for planting.

c. Street tree planting specifications. Consistent street tree species must be provided on the street frontages with the species to be approved by the Office of Parks and Recreation.

13. Meter Shielding. ***Prior to issuance of building permits.***

The applicant shall submit for review and approval by the Planning and Zoning Division, plans showing to the extent feasible the location of any and all utility meters, transformers, and the like located within a box set within the building, located on a non-street facing elevation, or screened from view from any public right of way.

14. Rooftop Utilities.
Prior to issuance of building permits.
The applicant shall submit plans to the Planning and Zoning Division that adequately demonstrate that rooftop utilities will be adequately concealed and/or consolidated.

15. Signage Plan and Signage Lighting

a. Prior to issuance of building permit

The project sponsor shall submit a conceptual signage plan for the project for review and approval by the Planning Director.

16. Water, Wastewater and Storm Sewer Service

a. Prior to issuance of building permit

The project sponsor shall provide the necessary information to the Public Works Agency, Design and Construction Services Division to confirm the existing capacity of the water, wastewater and storm service systems that serve the project site and the projected project demand. The project sponsor shall be responsible for payment of the required installation or hookup fees to the affected service providers. The project sponsor shall also be responsible for payment of sewer and/or storm water improvement fees as required by the Public Works Agency.

17. Special Inspector

a. Throughout construction

The project sponsor may be required to pay for on-call special inspector(s) as needed during the times of most intense construction or as directed by the Building Official. Prior to issuance of the demolition permit, the project sponsor shall establish a deposit with the Building Services Division to fund a special inspector who shall be available as needed, as determined by the Building Official or the Planning Director.

18. Litter Control

a. Prior to issuance of building permit

A litter control plan that ensures that the premises and surrounding area are kept free of litter shall be submitted to and approved by the Zoning Administrator. The Plan shall include, but not be limited to:

- Distribution of proposed locations of litter receptacles on site and in the public right-of-way; and

- A management schedule for keeping the premises and surrounding area in a one-block radius free from litter originating from the operation of the future commercial activities; and
- Sweeping and trash collection of the premises, the public sidewalk, and the gutter area of the public street immediately adjacent to the project, as needed to keep the area free of litter.

19. Exterior Pay Phones

a. On-going

There shall be no exterior pay telephones located on the project site without obtaining a pay phone permit.

20. Master Improvement Plan and Improvements in the Public Right-of-Way

a. Prior to Finalization of P-Job for First Phase of Project

The project sponsor shall submit a detailed improvement plan prepared by a licensed Civil Engineer and streetscape plans prepared by a licensed Landscape Architect, with all conditions and requirements as set forth in these Conditions of Approval for the private property and the public rights of way, including but not limited to curbs, gutters, pedestrian ways, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility structures, the design, specifications and locations of the water pumping facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements required to comply with all applicable City standards, including the approved landscape plans, the design of the pedestrian paths, and the street tree locations and planting specifications. This plan shall be reviewed and approved by the City Engineer and used as the confirmation of compliance with all phases of the project.

b. Prior to receiving first occupancy permit.

The applicant shall pay for and install public improvements which directly serve the project and pay for its pro-rata share of improvements required by mitigation measures.

21. Electrical Facilities

a. Prior to installation

All electrical and telephone facilities, fire alarm conduits, street light wiring, and similar facilities shall be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the servicing utilities. Street lighting and

fire alarm facilities shall be installed in accordance with the standard specifications of the Building Services Division.

22. Waste Reduction and Recycling Plan

a. Prior to issuance of building permit

The project sponsor shall submit a "Waste Reduction and Recycling Plan," and a plan to divert 50 percent of the solid waste generated by the construction and operation of the project, to the Public Works Agency for review and approval, pursuant to City of Oakland Ordinance No. 12253.

23. Car Share Parking

a. Prior to issuance of certificate of occupancy

The project sponsor shall allocate a number of parking spaces in the project parking garage(s) to be determined by the Planning Director to be available for the City Carshare parking program.

24. Parking Study and Management Plan

a. Prior to issuance of a building permit, the project sponsor shall have a parking study prepared by an independent traffic engineer to demonstrate that the proposed layout and dimensions of the parking garage are functional and meet generally accepted standards, or what revisions are needed to meet such standards. This parking study shall be submitted for the review and approval by the Planning Director.

b. In light of the loss of on-street parking, the project applicant shall provide public parking within the two ground-floor garages to be located on the project site, as follows: The two garages (within Phases 3 & 4) would each contain approximately 30 spaces (for a total of 60 spaces at a minimum) available to the general public. The public parking management plan is as follows: (a) the garages shall be available to the public on a fee basis; (b) hours of operation shall minimally be from 7:00 am until 10:00 pm on weekdays, and 9:00 am until 12:00 am on weekends; (c) cars left in the garage after the hours of operation would either call an attendant to open the gate for a fee or pay the 24-hour rate when the garage opens the next day.

25. Tree Removal Permit

Prior to issuance of the demolition or grading permit

The project sponsor must obtain a tree removal permit for the three protected trees on-site from the Office of Parks and Recreation, and abide by the conditions of that permit, prior to construction.

26. Pile driving and other extreme noise generators:

a. If pile-driving and/or other extreme noise generating activities greater than 90 dba occur, they shall be limited to between 8:00 AM and 4:00 PM, Monday through Friday, with no extreme noise-generating activity permitted between 12:30 PM and 1:30 PM. No extreme noise-generating construction activities shall be allowed on Saturdays, Sundays, or holidays.

b. To further mitigate other extreme noise generating construction impacts, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. This noise reduction plan shall be submitted for review and approval by the City to ensure that maximum feasible noise attenuation is achieved. A third-party peer review, paid for by the applicant, shall be required to assist the City in evaluating the feasibility and effectiveness of the noise reduction plan submitted by the applicant. A community meeting shall be held after the peer review but prior to approval of a noise reduction plan by the City. As special inspection deposit shall be determined by the Building Official, and the deposit shall be submitted by the project sponsor concurrent with submittal of the noise reduction plan. These attenuation measures shall include as many of the following control strategies as feasible and shall be implemented prior to any required pile-driving activities:

i. Erect temporary plywood noise barriers around the construction site, to shield adjacent uses;

ii. Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;

iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;

iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings; and

v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

vi. A process with the following components shall be established for responding to and tracking complaints pertaining to pile-driving construction noise:

A. A procedure for notifying City Building Division staff and Oakland Police Department;

B. A list of telephone numbers (during regular construction hours and off-hours);

C. A plan for posting signs on-site pertaining to complaint procedures and who to notify in the event of a problem;

D. Designation of a construction complaint manager for the project; and

E. Notification of neighbors within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities.

i) The project sponsor shall research additional noise attenuating measures that can be reasonably implemented to reduce noise impacts to neighbors. The project sponsor shall prepare a plan for approval by the Planning Director prior to issuance of the demolition permit and shall be required to implement the approved plan. Pile driving for construction of the project is not allowed without application and approval to modify this use permit.

27. Construction Site Project Manager.
Ongoing.
The applicant shall ensure that a Project Manager is designated who will be responsible for responding to any complaints from the neighborhood about excessive noise or construction issues during construction periods, The Manager's telephone number (available on a 24-hour per day, on-call basis) and identification photograph shall be conspicuously posted at the construction site. The Manager shall determine the cause of complaints and shall take prompt action to correct the problem. The Planning and Zoning Division shall be informed who the Manager is prior to the issuance of the grading permit.

28. Site Maintenance.
During all construction activities.
The applicant shall ensure that debris and garbage is collected and removed from the site and surrounding area daily.

29. Approved Plans on Site.

During all construction activities.

At least one (1) copy of the approved above referenced plans that include the Approval Letter and Conditions of Approval for this project, shall be available for review at the job site at all times.

APPROVED BY:

City Planning Commission:_____(date) _____ ayes, noes, abstention (vote)

City Council:_____(date)_____(vote

FINDINGS

Section 17.134.050 (Conditional Use Permit Criteria):

1. **That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

   The location, size, design, and operating characteristics of the project will be compatible with the surrounding neighborhood, which includes a variety of building heights, forms, architectural styles, and materials. The scale, bulk, coverage and density of the project are similar to other recent mixed-use projects that have been approved in the general vicinity and are compatible with existing surrounding development. With implementation of the required mitigation measures, the project will not result in any significant impacts on the neighborhood other than the unavoidable impacts on cultural resources that were identified in the EIR for the project.

2. **That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

   The mixed-use project is attractive and has been designed to be compatible with the location. The project will provide living and shopping opportunities that are close to the downtown area and are accessible by public transportation.

3. **That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

   The proposed project will enhance the surrounding area by redeveloping an underutilized site with an attractively designed mixed-use project. The project will revitalize the area by providing active uses that serve the surrounding community.

4. **That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.**
   The project conforms to all applicable design review criteria as discussed below.

Section 17.136.070 (Design Review Criteria):

1. **That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.**

   The proposed project will include several buildings that will be well related to the surrounding area in their setting, scale, bulk, height, materials, and textures. The surrounding area contains a mix of residential and commercial uses in buildings ranging in height from one to ten stories. The project's building heights, ranging from six to seven stories, will fit within the scale of the surrounding area. In addition, the architectural design, massing, and materials of the project will relate to the variety of styles in the surrounding area.

2. **That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics.**

   The proposed project will enhance the character of this area of Oakland by redeveloping an underutilized site with attractively designed buildings that provide a mix of residential and neighborhood-serving commercial uses for the surrounding neighborhood.

3. **That the proposed design will be sensitive to the topography and landscape of the area.**

   The project will not affect the topography or landscape of the area. The site is a flat, infill site.

4. **That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill.**

   The proposed project will be located on a flat infill site and will not be situated on a hill.

5. **That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable district plan or development control map which has been adopted by the City Council.**

   The proposed project is consistent with the General Plan land use designations for the site as discussed above and elsewhere in this staff report. The project is consistent with the design goals and policies of the General Plan by providing infill mixed-use development in close proximity to mass transit. The project is also consistent with the existing and "best fit" zoning classifications for the site as previously discussed.

Section 17.140.060 (Planning Commission Action for Final Planned Unit Development):

The proposal conforms to all applicable criteria and standards and conforms in all substantial respects to the preliminary development plan, or, in the case of the design and arrangement of those portions of the plan shown in generalized, schematic fashion, it conforms to applicable design review criteria.

The proposed amendment to the Final Development Plan conforms to all applicable criteria and standards and is consistent with the Preliminary Development Plan for the project. The design is attractive and appropriate for the location.

Section 17.148.050 (Variance Criteria):

1. **That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

   Strict compliance with the zoning regulations related to driveway widths would preclude an effective design solution that improves operational efficiency. Strict adherence to the regulations would result in an impractical layout and would result in an increased number of driveways throughout the site. Consolidating loading and driveway access points results in a better pedestrian environment and clear vehicular access and egress.

2. **That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

   Strict compliance with the zoning regulations related to driveway widths would preclude an effective design solution that improves operational efficiency. Strict adherence to the regulations would result in an impractical layout and would result in an increased number of driveways throughout the site. Consolidating loading and driveway access points results in a better pedestrian environment and clear vehicular access and egress.

3. **That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

Granting the variance will not adversely affect the character, livability, or appropriate development of the properties in the surrounding area. The intent of the zoning regulations will be met through the provision of adequate residential and commercial loading facilities to serve the building in a consolidated manner.

4. **That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

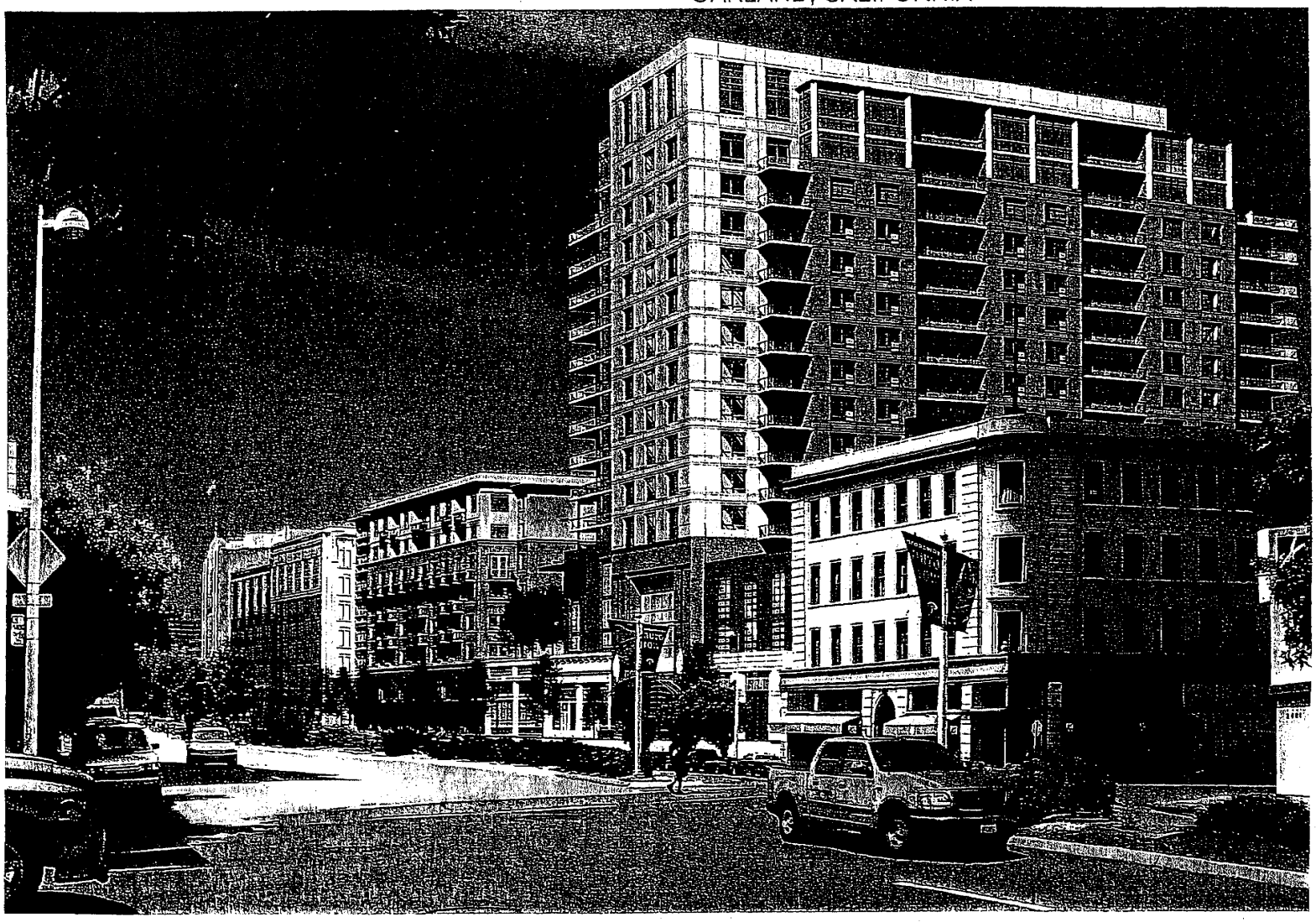
The variance will not constitute a grant of special privilege inconsistent with limitations imposed on other similarly zoned properties. The variance will not be inconsistent with the purposes of the planning code regulations, and a sufficient number of residential and commercial loading berths will be provided to serve the site.

California Environmental Quality Act

The City hereby finds and determines on the basis of substantial evidence in the record that the EIR combined with Addendum #1 fully analyze the potential environmental effects of the project and incorporates mitigation measures to substantially lessen or avoid any potentially significant impacts in accordance with CEQA. An addendum was prepared to analyze changes and additions to the previously certified EIR. However, in compliance with CEQA and the CEQA Guidelines, including without limitation Public Resource Code Section 21166 and CEQA Guideline Sections 15162 and 15164, the City has determined that (1) there are no substantial changes proposed in the project or the circumstances under which the project is undertaken that would require major revisions of the EIR due to the involvement of new environmental effects or a substantial increase in the severity of previously identified significant effects; and (2) there is no "new information of substantial importance" as described in CEQA Guidelines Section 15162(a)(3).

BROADWAY & WEST GRAND: PARCEL B

OAKLAND, CALIFORNIA



BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

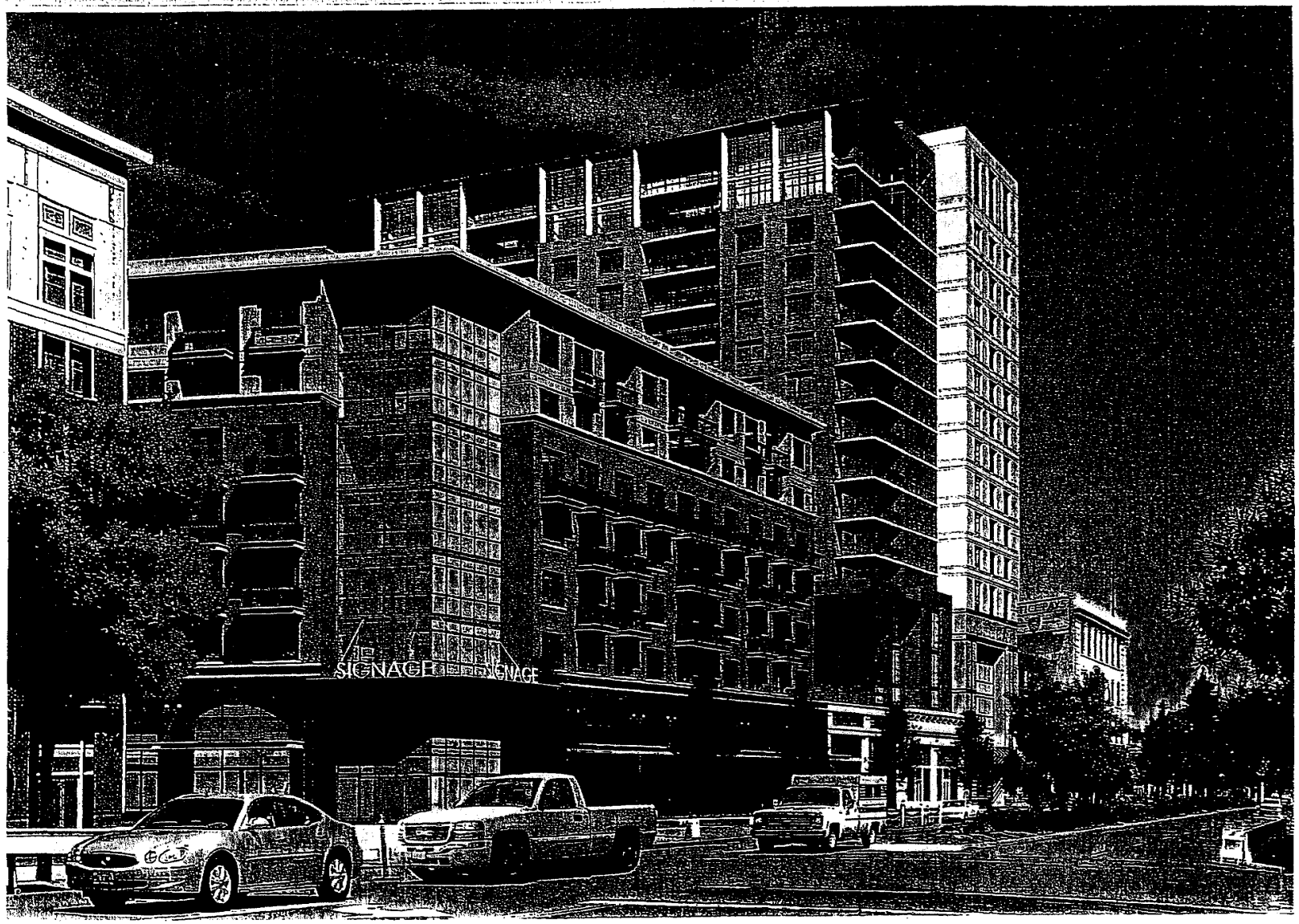
DATE: 10.18.00
PROJECT #: 000125
SHEET #: R1

RENDERING 1
VIEW FROM
BROADWAY & 24TH

SIGNATURE PROPERTIES

MVE STUDIO

BROADWAY & WEST GRAND: PARCEL B



BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

DATE: 10.18.06
PROJECT #: 060123
SHEET #: R2

RENDERING 2
VIEW FROM
BROADWAY & 23RD

SIGNATURE DEVELOPMENT

MVE STUDIO

BROADWAY & WEST GRAND: PARCEL B

OAKLAND, CALIFORNIA

PROJECT SUMMARY

PHASE 1

Unit Type	Gross Area	Net Area	Level 4	Level 1	Level 2	Level 3	Level 4	TOTAL	Percentage Subtotal
1 Bedrooms									
Unit 1A (1 bd)	793 sf	750 sf	0 du	0 du	0 du	0 du	0 du	18 du	24%
Unit 1B (1+ bd)	840 sf	800 sf	0 du	0 du	0 du	0 du	0 du	12 du	16%
Unit 1C (1+ bd)	923 sf	880 sf	0 du	0 du	0 du	0 du	0 du	6 du	8%
2 Bedrooms									30%
Unit 2A (2 bd)	1063 sf	1025 sf	0 du	0 du	0 du	0 du	0 du	8 du	11%
Unit 2B (2+ bd)	1200 sf	1140 sf	0 du	0 du	0 du	0 du	0 du	26 du	34%
Unit 2C (corner)	1320 sf	1250 sf	0 du	0 du	0 du	0 du	0 du	12 du	16%
									61%
			0 du	18 du	18 du	18 du	18 du	75 du	100%
Total unit area	88,384 sf	75,540 sf						Net	999 sf unit avg.
								Gross	1,055 sf unit avg.
								@	1.13 cars/unit
Retail									
Retail		0 sf							
Parking Counts:									
	standard		compact	TOTAL					
Garage Level A	48 sp		18 sp	66 sp					
	(5 tandems)		(8 tandems)						
total	48 sp		18 sp						
	79%		21%						

PHASE 2

Unit Type	Gross Area	Net Area	Level 4	Level 1	Level 2	Level 3	Level 4	TOTAL	Percentage Subtotal
1 Bedrooms									
Unit 1A (1 bd)	793 sf	750 sf	0 du	0 du	0 du	0 du	0 du	18 du	24%
Unit 1B (1+ bd)	840 sf	800 sf	0 du	0 du	0 du	0 du	0 du	12 du	16%
Unit 1C (1+ bd)	923 sf	880 sf	0 du	0 du	0 du	0 du	0 du	6 du	8%
2 Bedrooms									30%
Unit 2A (2 bd)	1063 sf	1025 sf	0 du	0 du	0 du	0 du	0 du	8 du	11%
Unit 2B (2+ bd)	1200 sf	1140 sf	0 du	0 du	0 du	0 du	0 du	26 du	34%
Unit 2C (corner)	1320 sf	1250 sf	0 du	0 du	0 du	0 du	0 du	12 du	16%
									61%
			0 du	18 du	18 du	18 du	18 du	75 du	100%
Total unit area	88,384 sf	75,540 sf						Net	999 sf unit avg.
								Gross	1,055 sf unit avg.
								@	1.13 cars/unit
Retail									
Retail		0 sf							
Parking Counts:									
	standard		compact	TOTAL					
Garage Level A	48 sp		18 sp	66 sp					
	(5 tandems)		(8 tandems)						
total	48 sp		18 sp						
	79%		21%						

PHASE 3

Unit Type	Gross Area	Net Area	Level 4	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	TOTAL	Percentage Subtotal
1 Bedrooms											
Unit 1A (1 bd)	793 sf	750 sf	0 du	0 du	0 du	0 du	0 du	0 du	0 du	12 du	16%
Unit 1B (1+ bd)	840 sf	800 sf	0 du	0 du	0 du	0 du	0 du	0 du	0 du	12 du	16%
Unit 1C (1+ bd)	923 sf	880 sf	0 du	0 du	0 du	0 du	0 du	0 du	0 du	12 du	16%
2 Bedrooms											30%
Unit 2A (2 bd)	1063 sf	1025 sf	0 du	0 du	0 du	0 du	0 du	0 du	0 du	8 du	11%
Unit 2B (2+ bd)	1200 sf	1140 sf	0 du	0 du	0 du	0 du	0 du	0 du	0 du	26 du	34%
Unit 2C (corner)	1320 sf	1250 sf	0 du	0 du	0 du	0 du	0 du	0 du	0 du	12 du	16%
Unit 2D (corner)		1250 sf		1 du	1 du	1 du	1 du	1 du	1 du	6 du	8%
											60%
			0 du	13 du	13 du	13 du	13 du	13 du	13 du	75 du	100%
Total unit area	84,853 sf									Net	977 sf unit avg.
										Gross	1,131 sf unit avg.
										@	1.00 cars/unit
Retail											
Retail		1,000 sf									
		@ 3 spaces/ 1000 sf									
Parking Counts:											
	Retail		Residential standard		compact		tandem			TOTAL	
Garage Level A	33 sp		54 sp		24 sp		0 sp			111	
total	33 sp		54 sp		24 sp		0 sp				
	30%		49%		22%		0%				

PHASE 4

Unit Type	Net Area	Level 5-13	Level 14 & 15	TOTAL	Percentage Subtotal
1 Bedrooms					
Unit 1A (1 bd)	875 sf	30 du		30 du	22%
Unit 1B (1 bd)	1050 sf	18		18 du	14%
Unit 1C (1 bd)	853 sf		2 du	2 du	1%
2 Bedrooms					37%
Unit 2A (2 bd)	1130 sf	10 du		10 du	7%
Unit 2B (2+ bd)	1180 sf	10 du		10 du	7%
Unit 2C (2 bd)	1320 sf	20 du	4 du	24 du	18%
Unit 2D (2+ bd)	1320 sf	10 du		10 du	7%
Unit 2E (2 bd)	1013 sf	10 du		10 du	7%
Unit 2F (2+ bd)	1320 sf	10 du		10 du	7%
					54%
Penthouse					
Unit Ph1	1600 sf		2 du	2 du	1%
Unit Ph2	1800 sf		2 du	2 du	1%
Unit Ph3	1700		2 du	2 du	1%
Unit Ph4	1500		2 du	2 du	1%
Unit Ph5	1800		2 du	2 du	1%
Unit Ph6	1600		2 du	2 du	1%
					9%
		118 du	42 du	137 du	100%
Total unit area	133,832 sf			Net	977 sf unit avg.
				@	1.13 cars/unit
Retail					
Retail		11,000 sf			
		@ 3 spaces/ 1000 sf			
Parking Counts:					
	Retail		Residential standard	compact	tandem	TOTAL	
Street Level	33 sp		118 sp	43 sp	0 sp	194	
total	33 sp		118 sp	43 sp	0 sp		
	17%		61%	22%	0%		

OVERALL SUMMARY

	Units	Residential Parking	Retail Parking	sp/du (exclude retail parking)
PHASE 1 4 floors 1 sub level garage	76 du	95 sp	0 sp	1.25
PHASE 2 4 floors 1 sub level garage	76 du	86 sp	0 sp	1.13
PHASE 3 7 floors 1 sub level garage retail	78 du	78 sp	33 sp @ 3 spaces/ 1000 sf ~ 11,000 sf	1.00
PHASE 4 16 floors no sub level retail	137 du	161 sp	33 sp @ 3 spaces/ 1000 sf ~ 11,000 sf	1.18
total	367 du	420 sp	66 sp	1.14 sp/du

OPEN SPACE REQUIREMENT

	PHASE 1 C-40/R-70	PHASE 2 C-40/R-70	PHASE 3 C-40/R-70	PHASE 4 C-40/R-70
Open Space Requirement	74 du x 150 sf/du = 11,100 sf	74 du x 150 sf/du = 11,100 sf	78 du x 150 sf/du = 11,700 sf	141 du x 150 sf/du = 21,150 sf
Actual Group Open Space Required	74 du x 30 sf/du = 2,220 sf	74 du x 30 sf/du = 2,220 sf	78 du x 30 sf/du = 2,340 sf	141 du x 30 sf/du = 4,230 sf
Actual Group Open Space Provided	9,880 sf	3,720 sf	10,285 sf	16,385 sf
Private Open Space Substitution (1:2 Ratio)	7,590 sf x 2 = 15,180 sf	5,660 sf x 2 = 11,320 sf	6,300 sf x 2 = 12,600 sf	15,510 sf x 2 = 31,020 sf
Total Open Space Provided	24,060 sf	15,040 sf	22,885 sf	47,405 sf

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A1.06 LEVEL 3 - RESIDENTIAL & PARKING LEVEL
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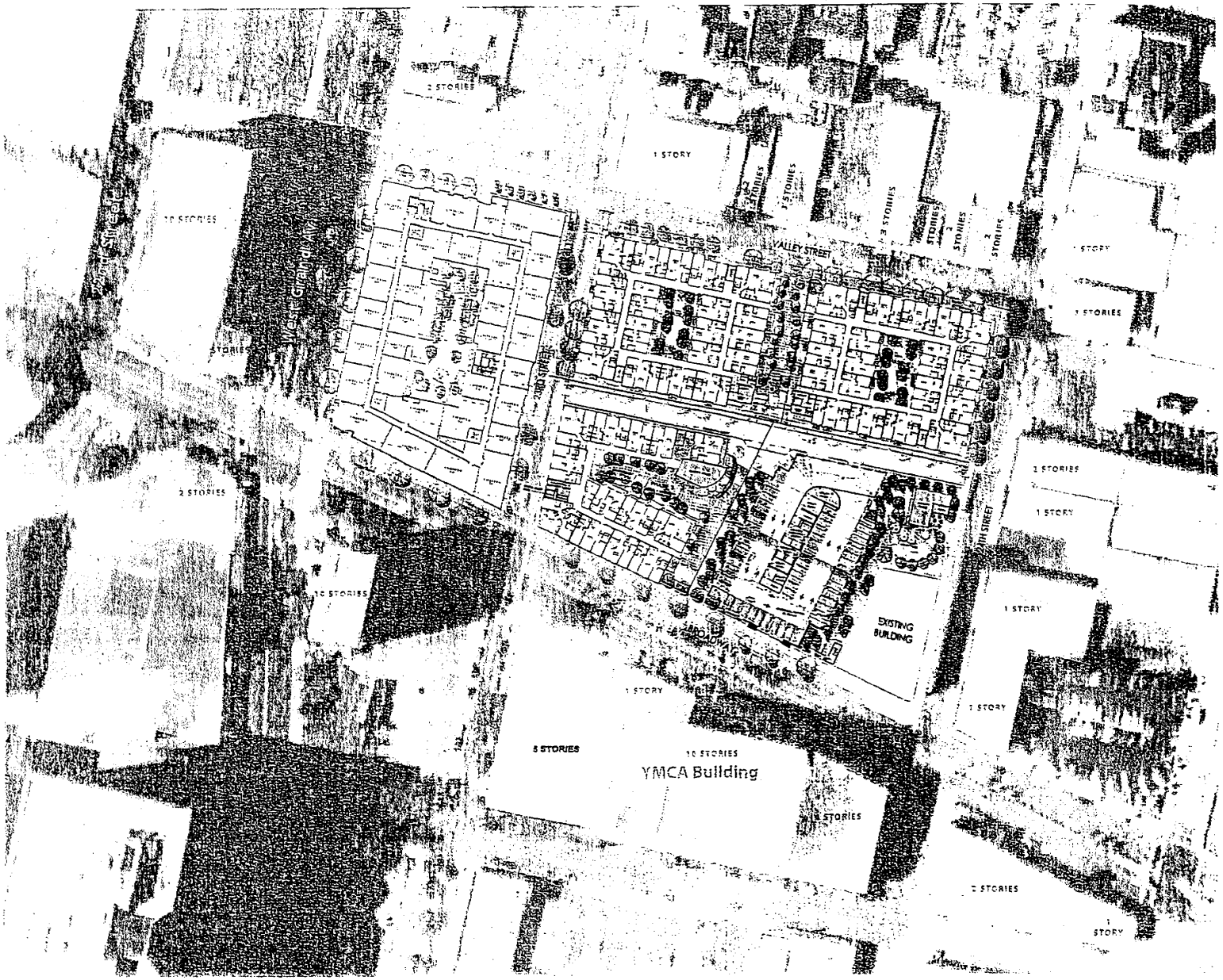
BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

SIGNATURE PROPERTIES

DATE: 10.18.06
PROJECT #: 0830125
SHEET #: T1

TITLE PAGE

MVE STUDIO



Broadway & West Grand: Parcel B

OAKLAND, CALIFORNIA

SIGNATURE PROPERTIES

DATE: [illegible]

PROJECT #: [illegible]

SCALE: N.T.S

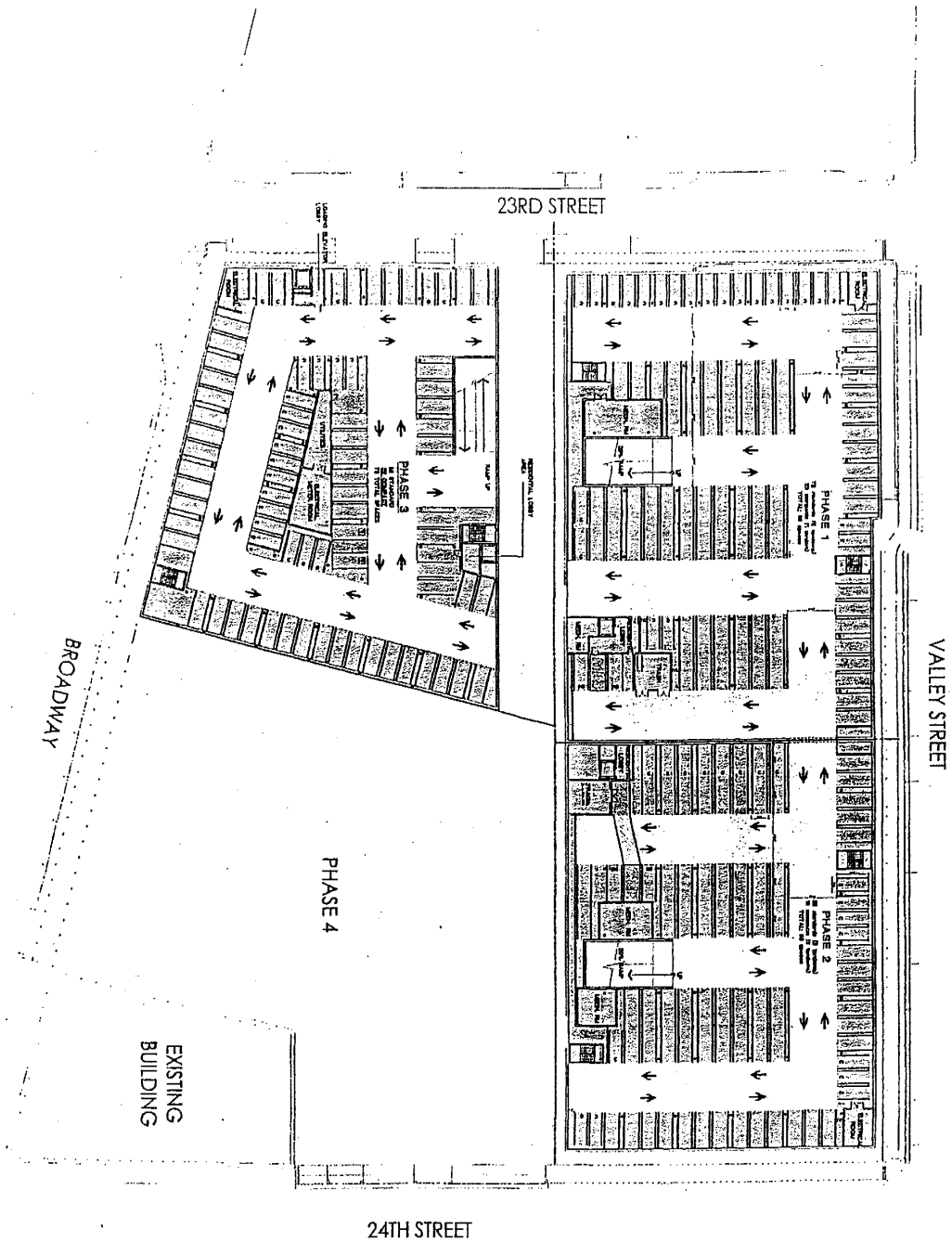
NORTH

SHEET #: [illegible]

BUILDING CONTEXT PLAN

MVE STUDIO

McLarand Vasquez Emsiek & Partners, Inc.

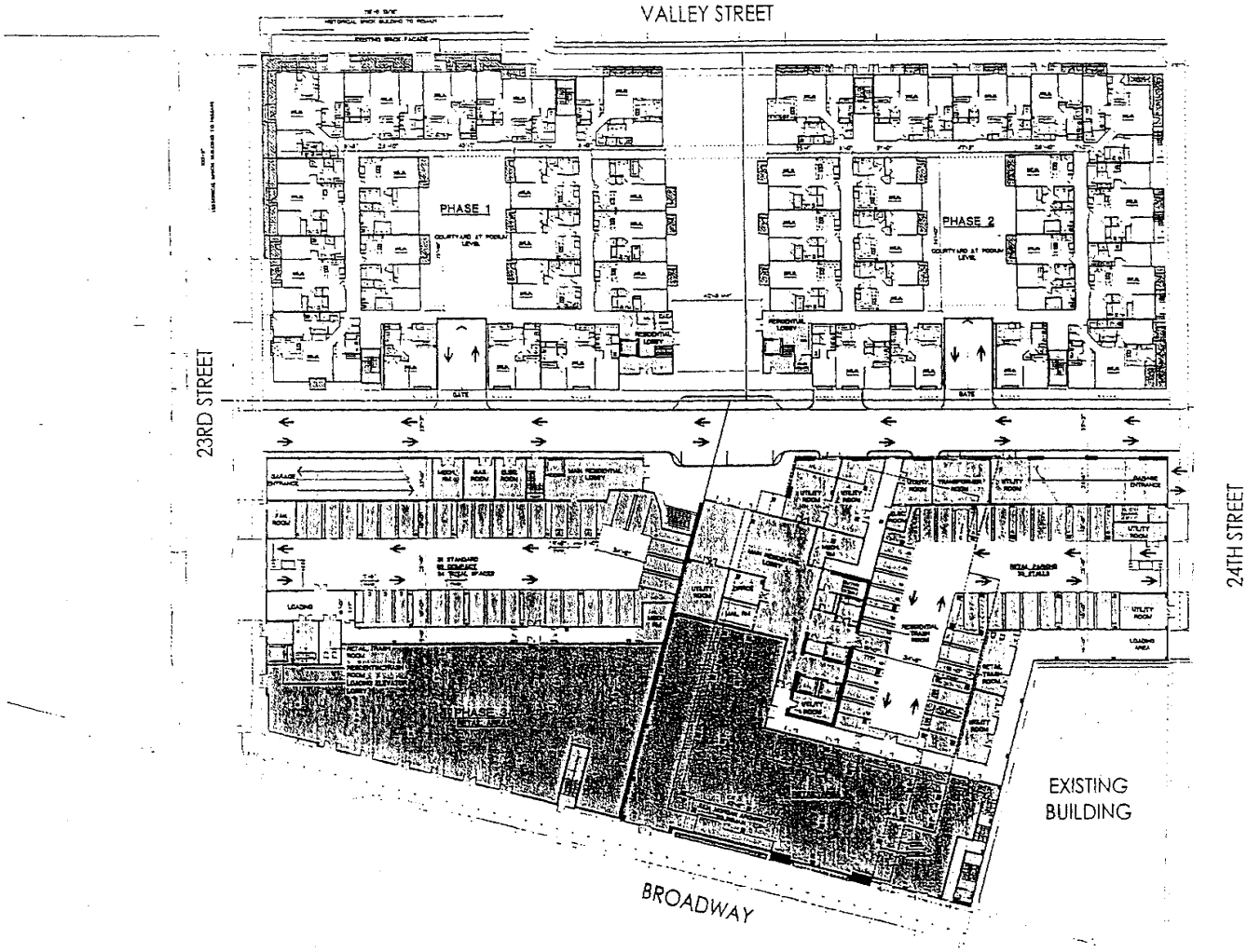


STUDIO

SIGNATURE

DATE:
PROJECT #:
SCALE:
NORTH
SHEET #:
LEVEL A
RESIDENTIAL & RETAIL
PARKING LEVELS

BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA



BROADWAY & WEST GRAN PARCEL B

OAKLAND, CALIFORNIA

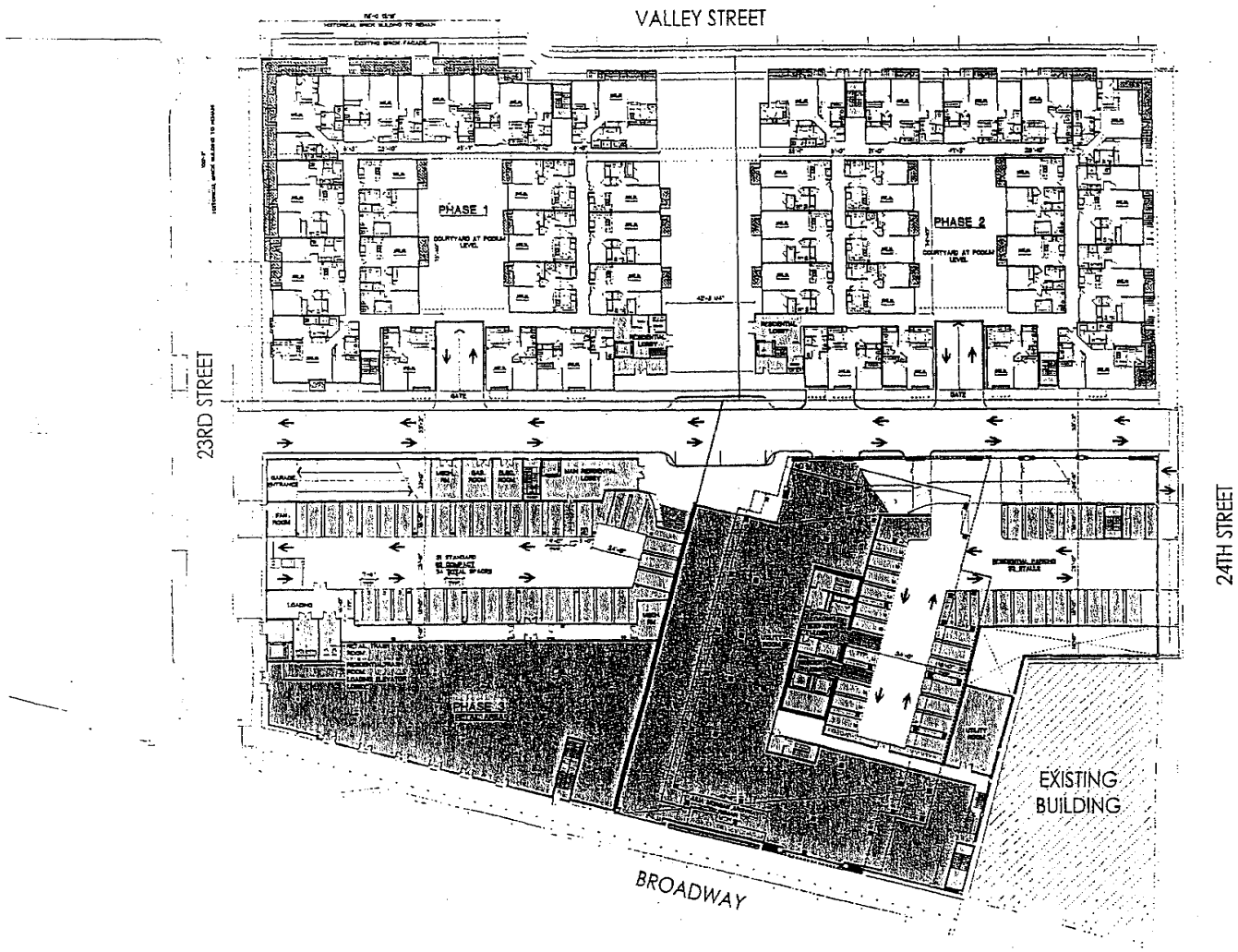
SIGNATURE PROPERTIES

DATE:
PROJECT #:
SCALE:

NORTH
SHEET #:

LEVEL 1
STREET LEVEL SITE PLAN

MVE STUDIO



BROADWAY & WEST GRAND PARCEL B

OAKLAND, CALIFORNIA

SIGNATURE DEVELOPMENT

DATE:

PROJECT #:

SCALE:

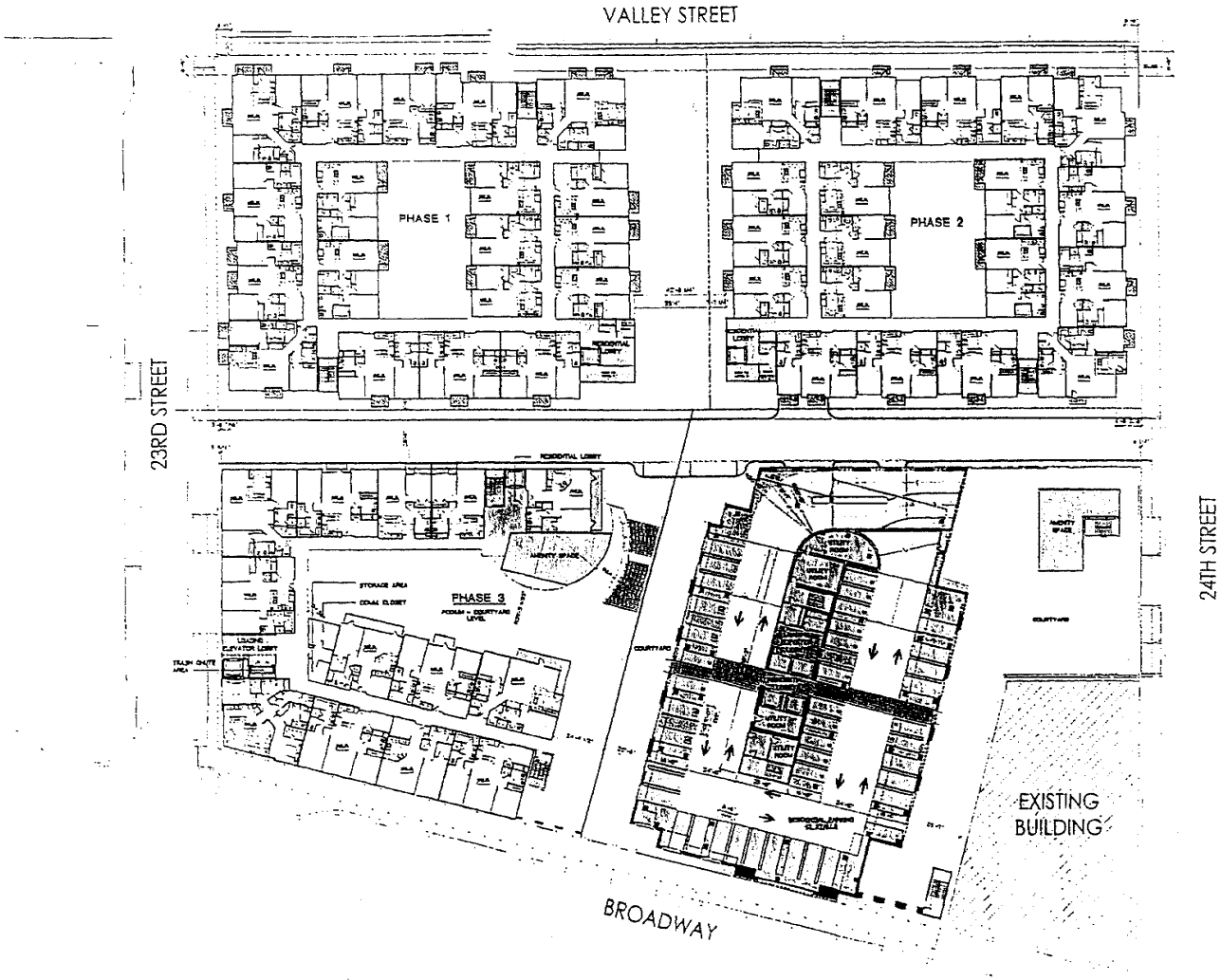
NORTH

SHEET #: A-1.04

LEVEL 1A

MEZZANINE LEVEL SITE PLAN

MVE STUDIO



BROADWAY & WEST GRAN
PARCEL B
OAKLAND, CALIFORNIA

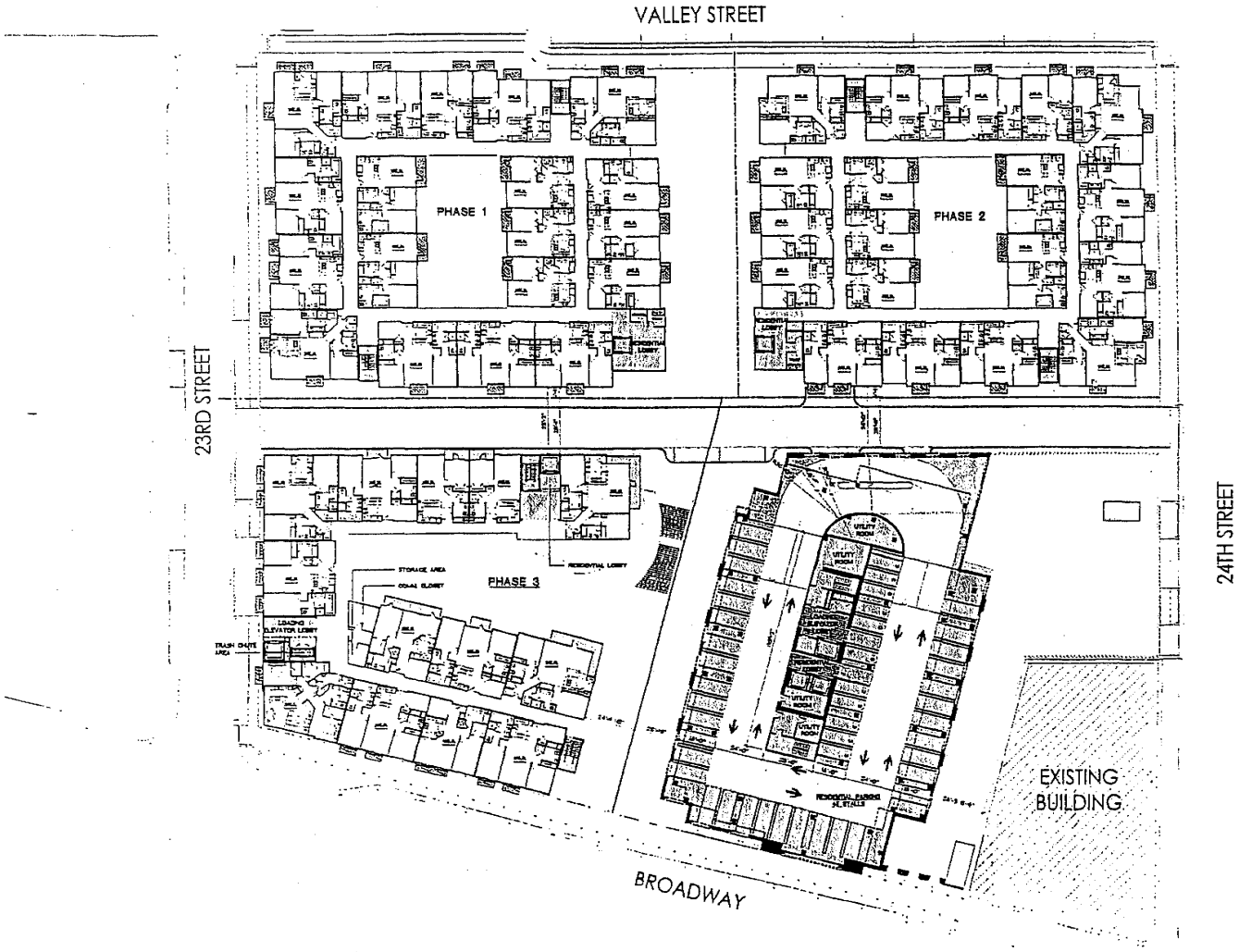
SIGNATURE

DATE:
PROJECT #:
SCALE:

NORTH
SHEET #:

LEVEL 2
PODIUM LEVEL

MVE STUDIO



BROADWAY & WEST GRAND PARCEL B

OAKLAND, CALIFORNIA

SIGNATURE DEVELOPMENT

DATE:	10.18.06
PROJECT #:	506135
SCALE:	1" = 20'-0"

0 | 20' | 40'

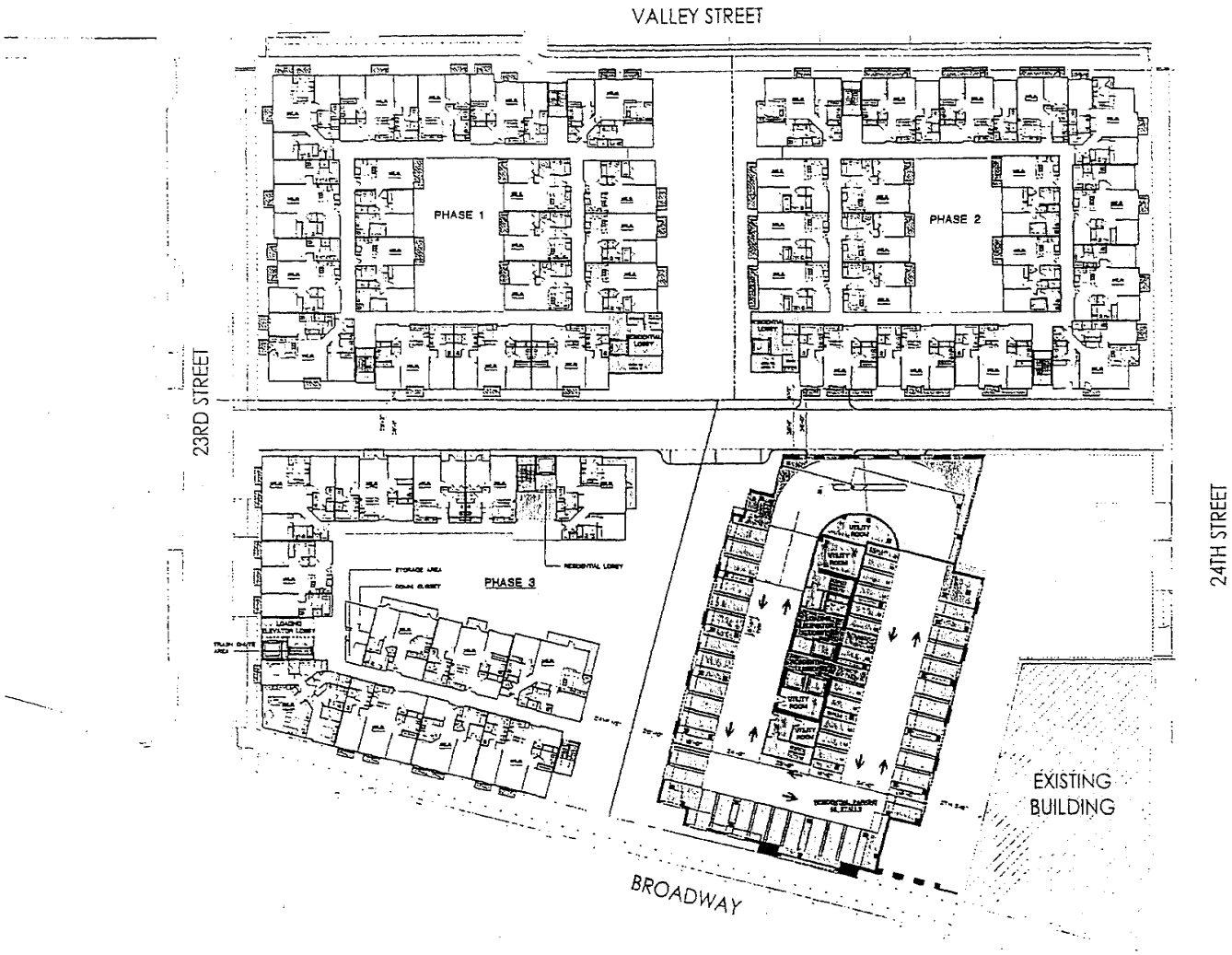
NORTH

SHEET #: A-1.06

LEVEL 3

RESIDENTIAL & PARKING LEVELS

MVE STUDIO



BROADWAY & WEST GRANI
PARCEL B
OAKLAND, CALIFORNIA

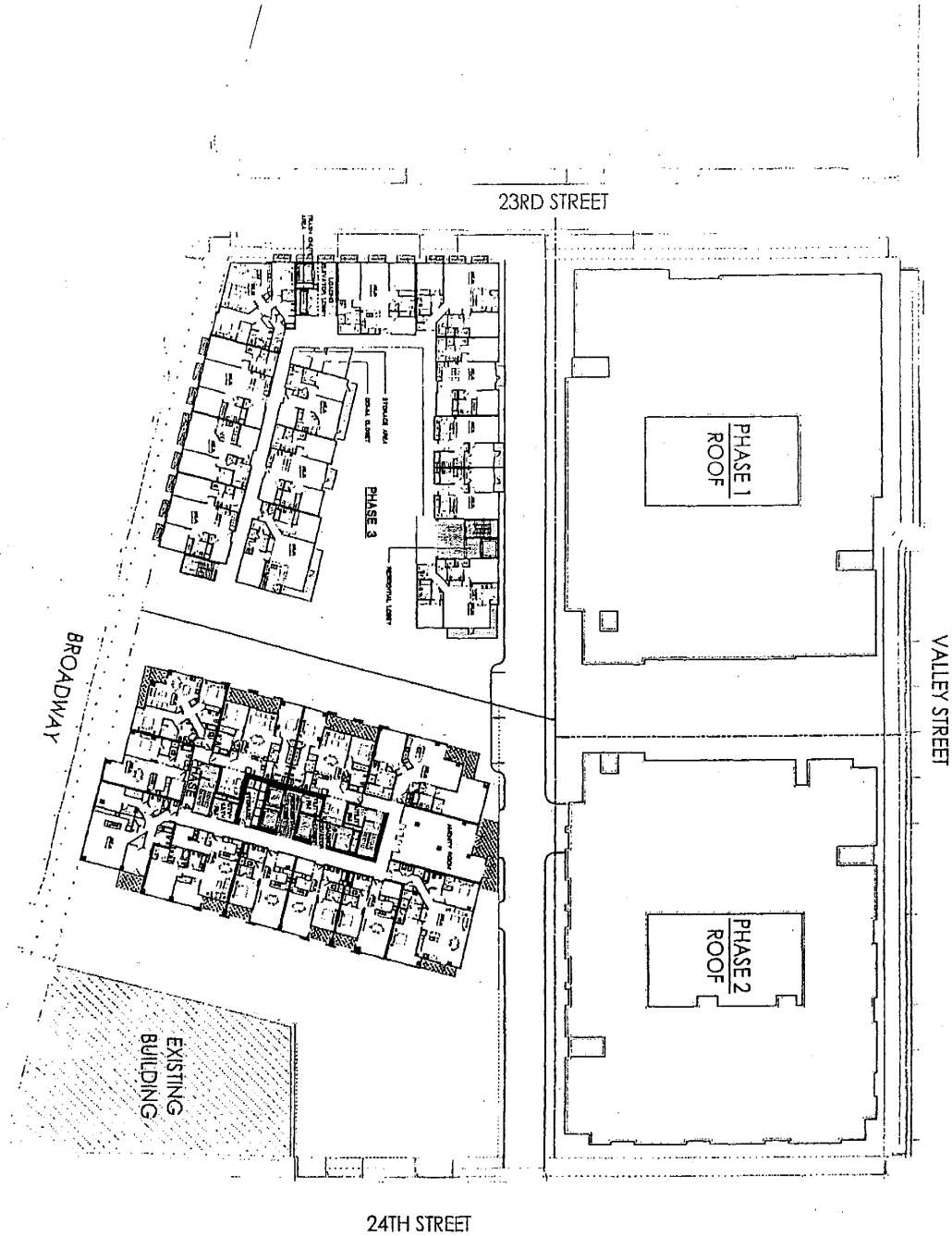
SIGNATURE PROPERTIES

DATE:
PROJECT #:
SCALE:

NORTH
SHEET #:

LEVEL 4
RESIDENTIAL & PARKING LEVELS

MVE STUDIO



STUDIO

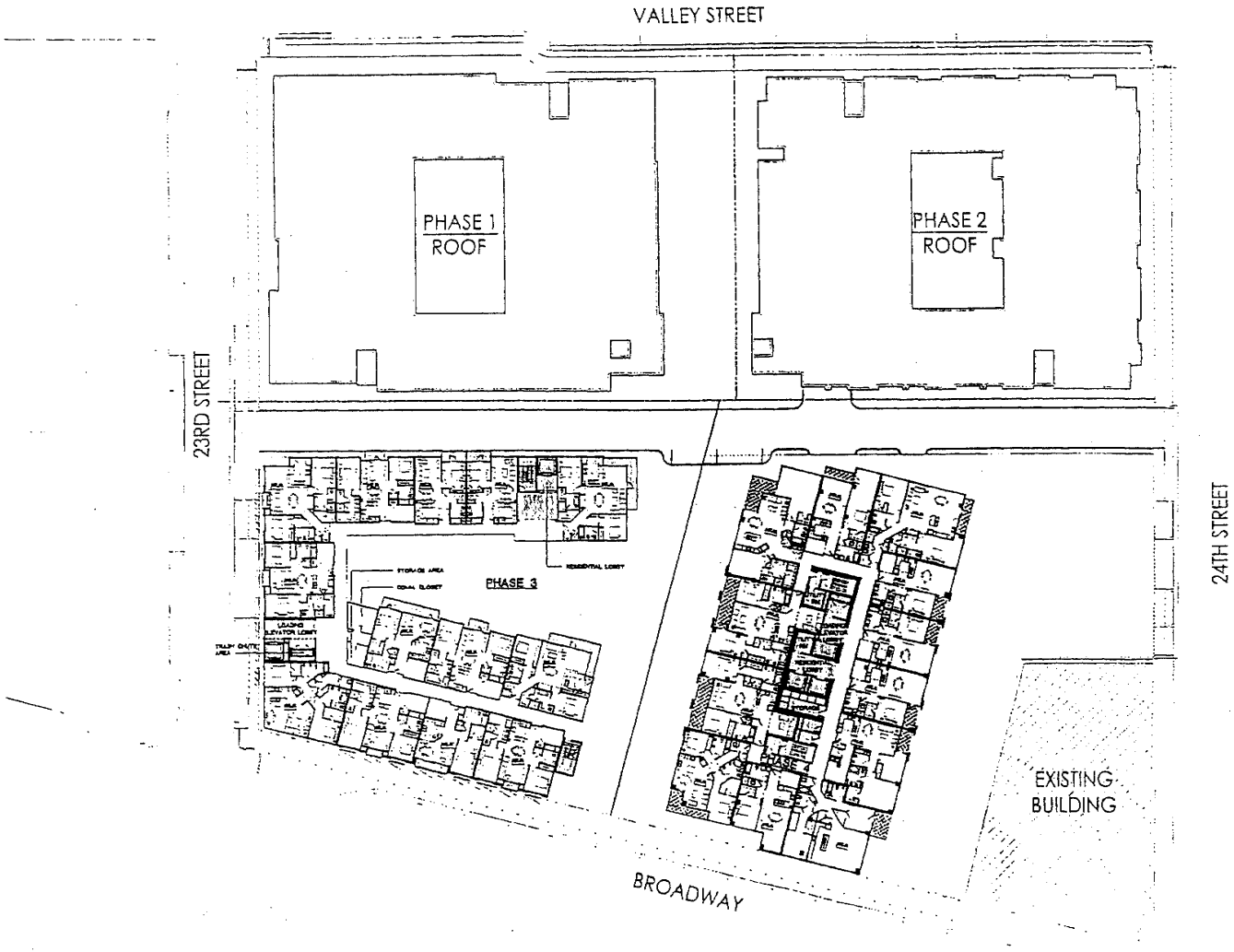
SIGNATURE

DATE:
PROJECT #:
SCALE:

NORTH
SHEET #:
LEVEL 5
TYPICAL RESIDENTIAL LEVELS

BROADWAY & WEST GRAND
PARCEL B

OAKLAND, CALIFORNIA



BROADWAY & WEST GRAN PARCEL B

OAKLAND, CALIFORNIA

SIGNATURE

DATE:

PROJECT #:

SCALE:

NORTH

SHEET #:

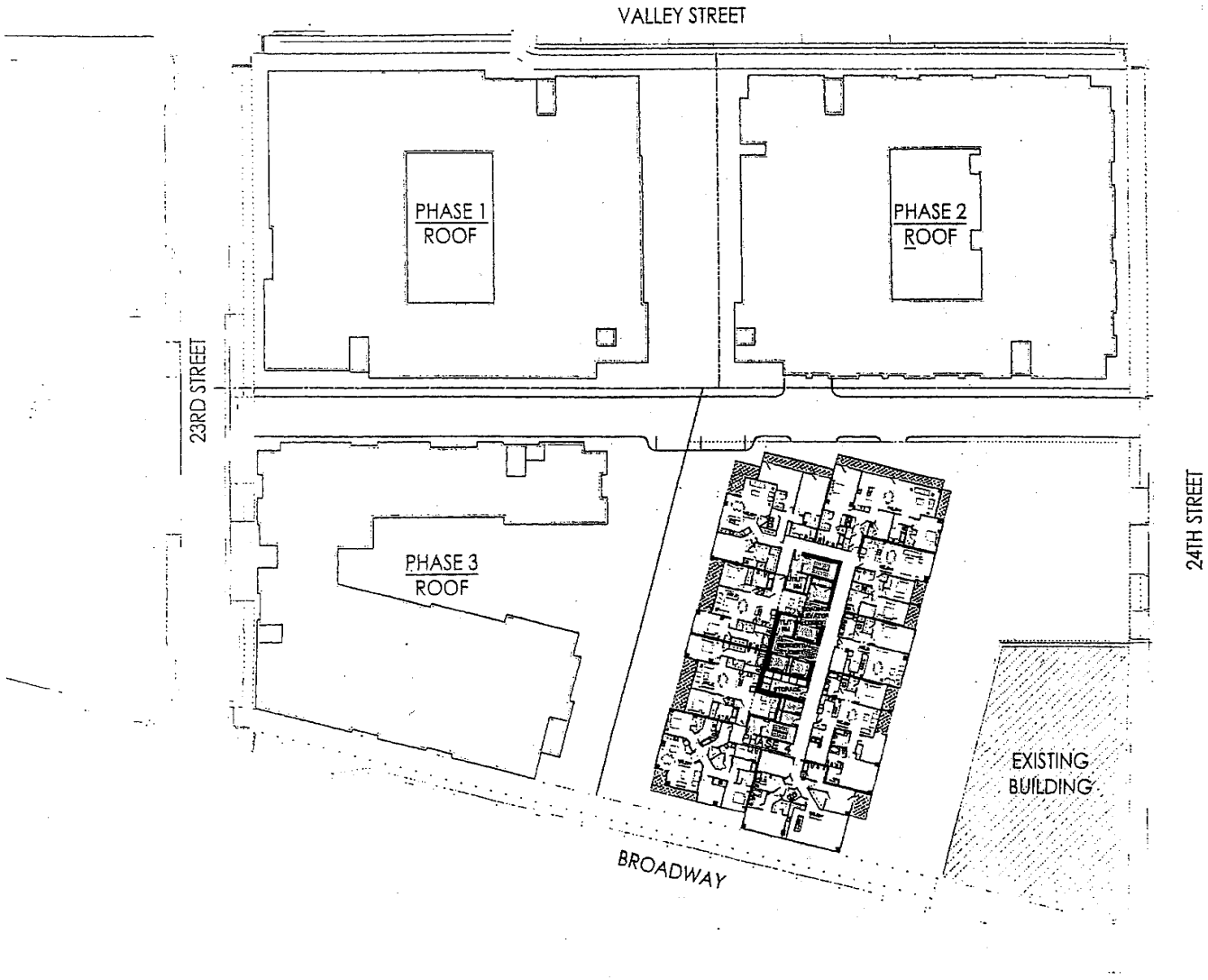
LEVEL 6

RESIDENTIAL LEVELS

PHASE 3: LEVEL 6-7

PHASE 4: LEVELS 8-14

MVE STUDIO



BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

SIGNATURE PROPERTIES

DATE:	10.18.06
PROJECT #:	0630120
SCALE:	1" = 20'-0"

0 20' 40'

NORTH

SHEET #: A-1.10

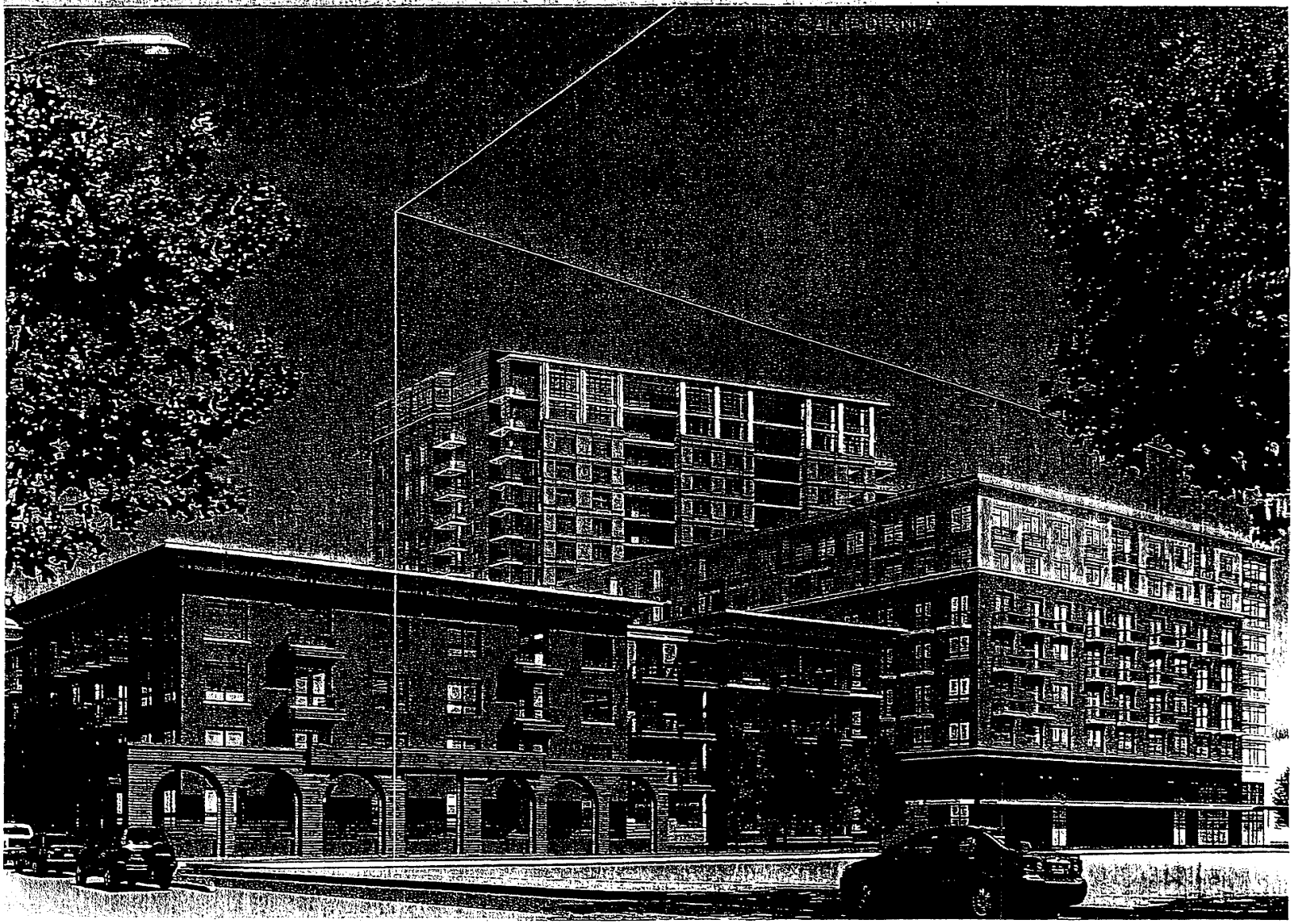
LEVEL 7

RESIDENTIAL LEVELS

PHASE 4: LEVELS 15 & 16

MVE STUDIO

BROADWAY & WEST GRAND: PARCEL B



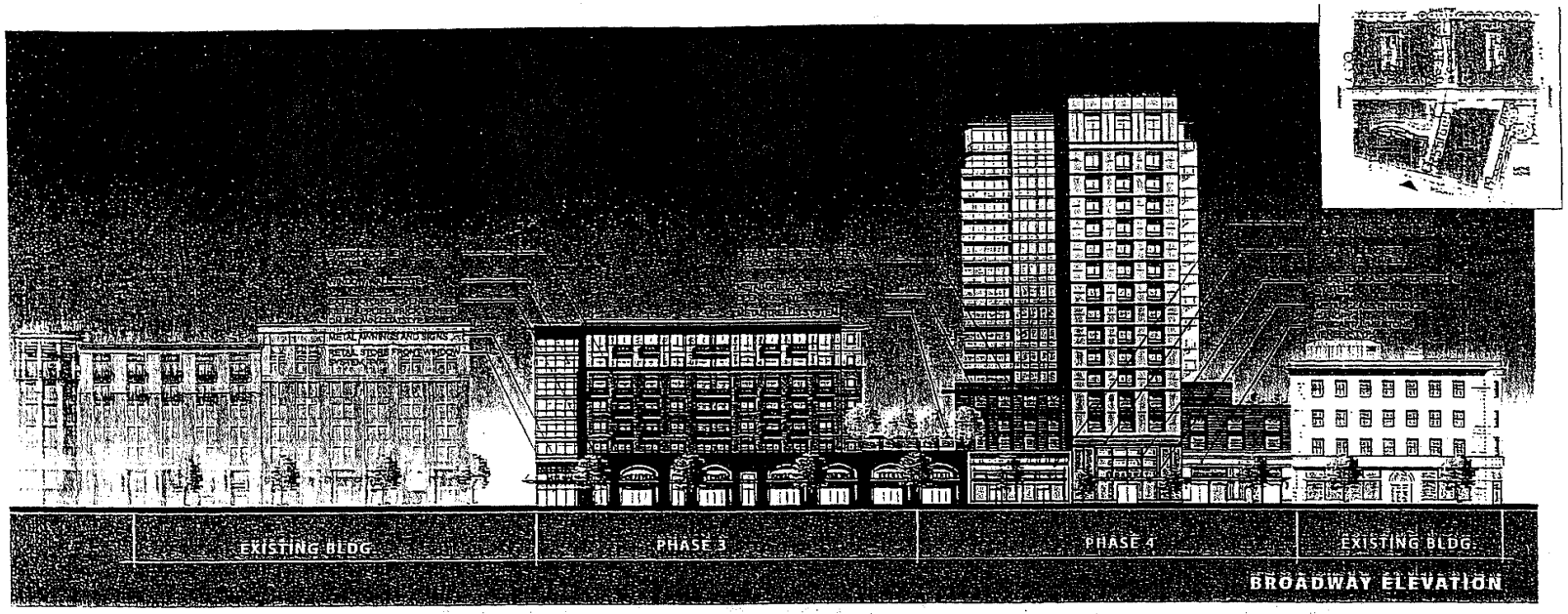
BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

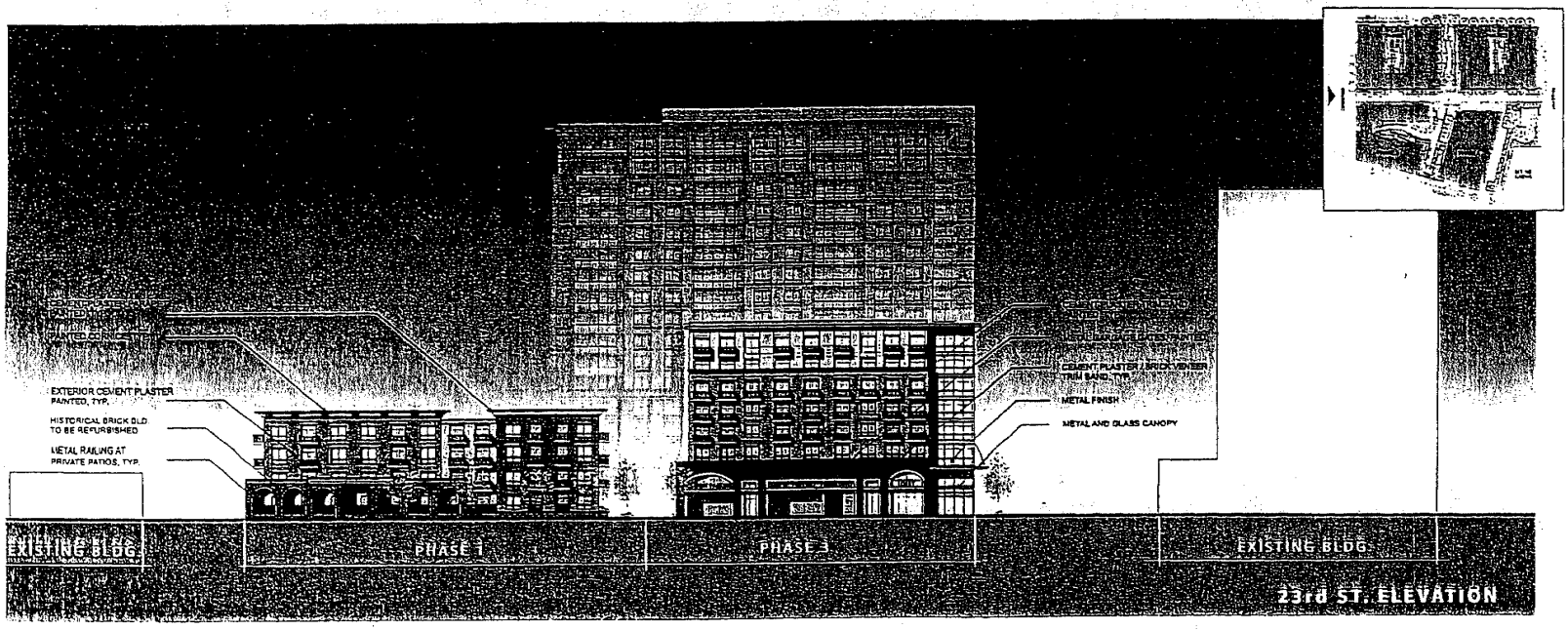
DATE:
PROJECT #:
SHEET #:

WWWRENDERING 3M
VIEW FROM
23rd AND VALLEY St

SIGNATURE PROPERTIES

MVE STUDIO





BROADWAY & WEST GRAND PARCEL B

OAKLAND, CALIFORNIA

SIGNATURE PROPERTIES

DATE: 10.18.00

PROJECT #: 0630123

SCALE: 1"=20'-0"

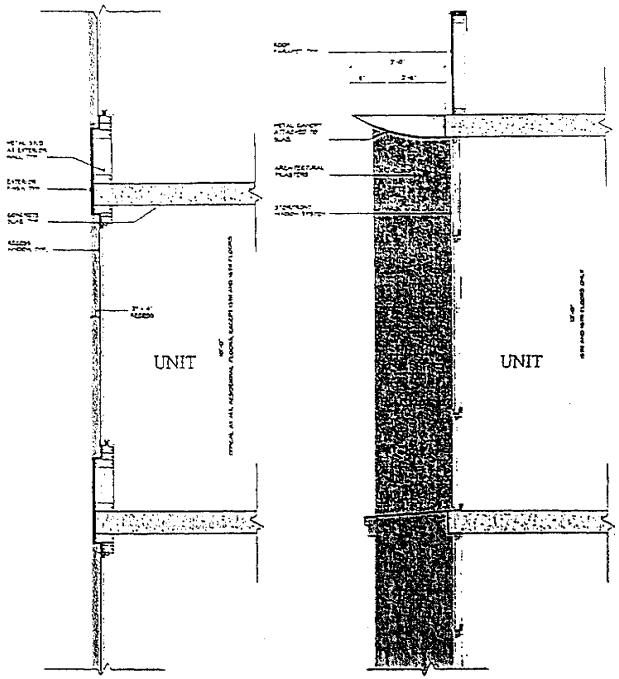
0 20' 40'

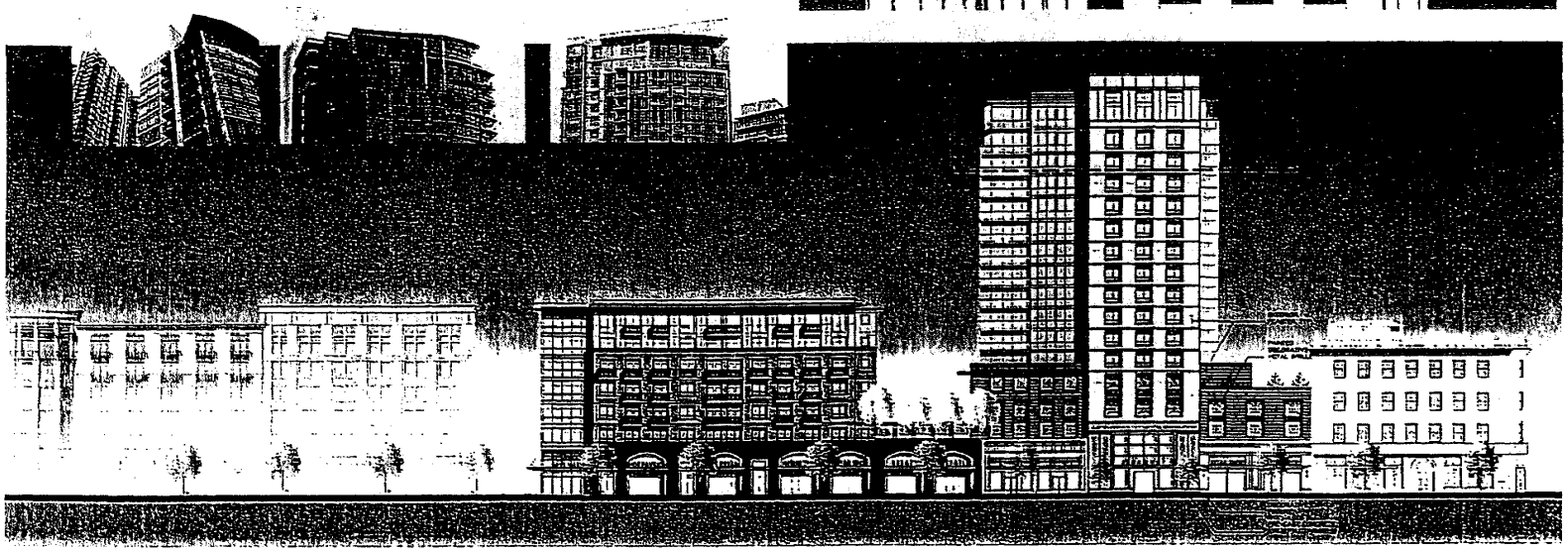
NORTH

SHEET #: A2.01

OVERALL ELEVATIONS

MVE STUDIO





BROADWAY & WEST GRAN
PARCEL B
OAKLAND, CALIFORNIA

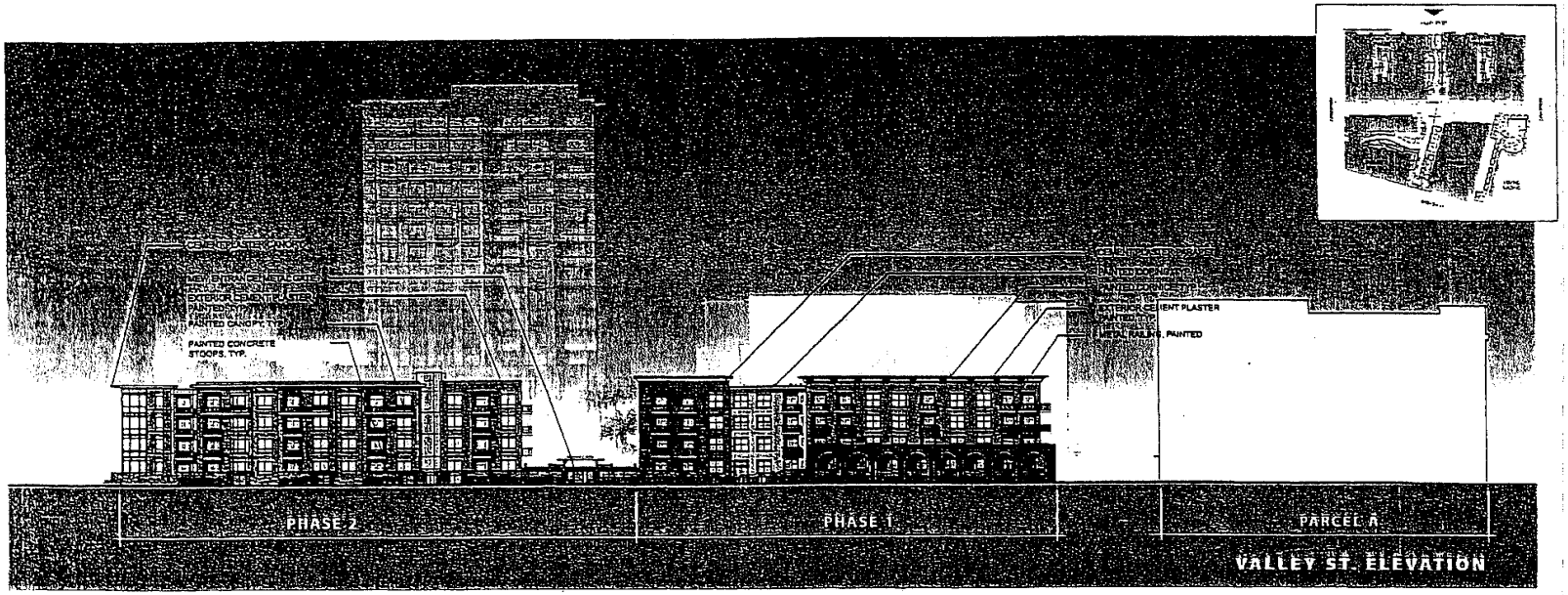
SIGNATURE

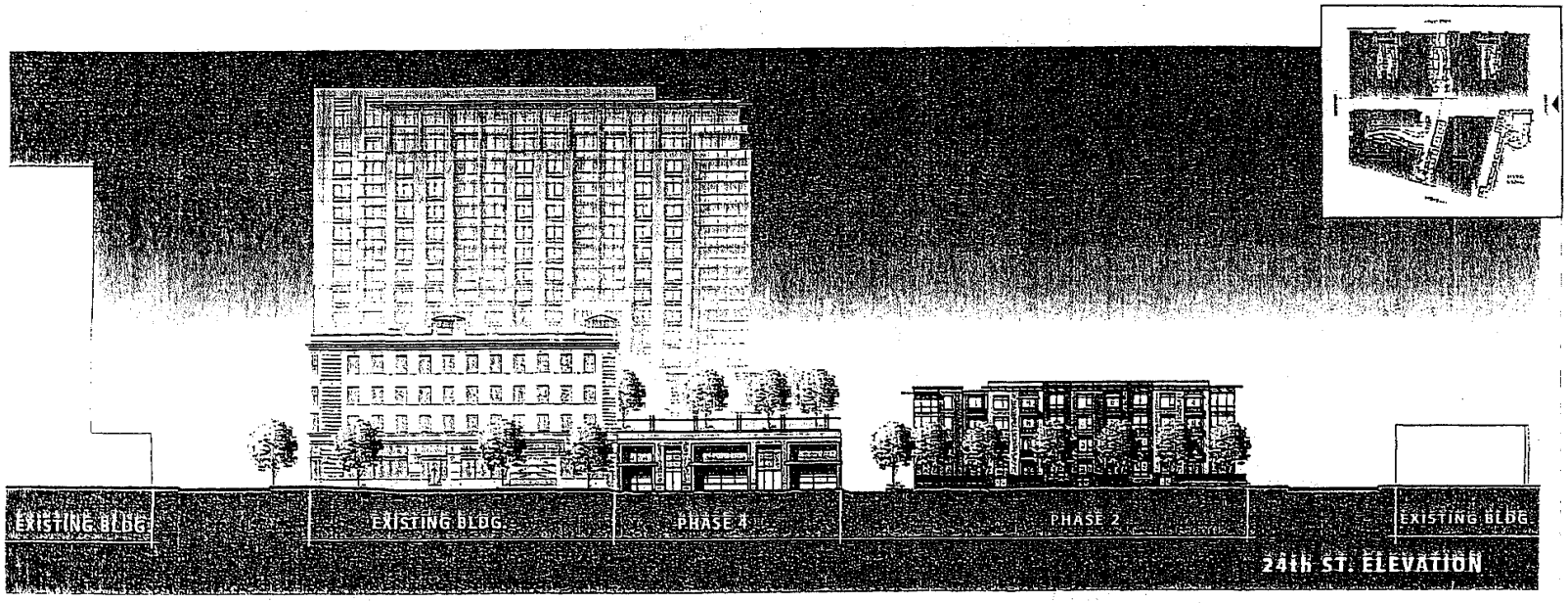
DATE: 10-11-06
PROJECT #: 0630125
SCALE: 1" = 20'

NORTH
SHEET #: A2.21A

ENLARGED / DETAIL
ELEVATIONS
PHASE 4

MVE STUDIO





BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

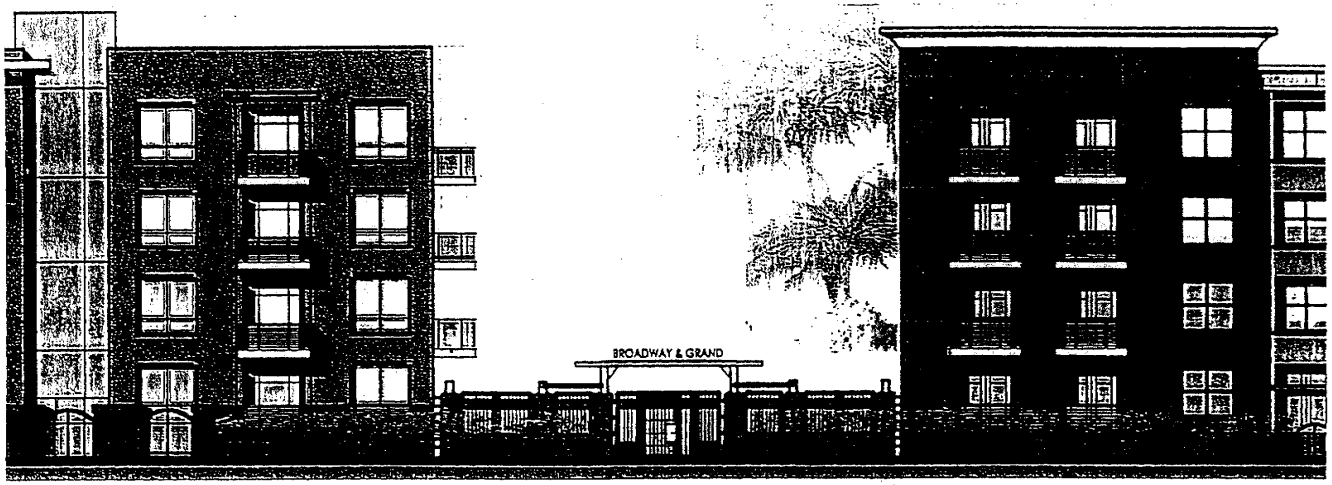
SIGNATURE PROPERTIES

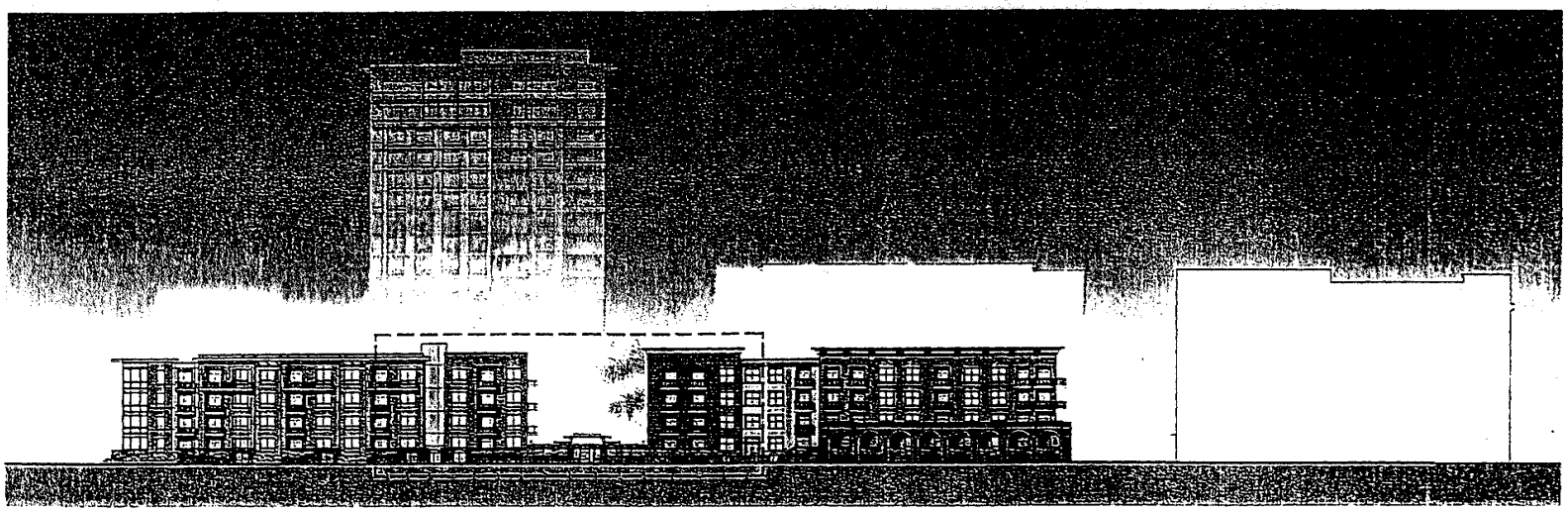
DATE:
PROJECT #:
SCALE:

NORTH
SHEET #:

OVERALL
ELEVATIONS

MVE STUDIO





BROADWAY & WEST GRAN
PARCEL B
OAKLAND, CALIFORNIA

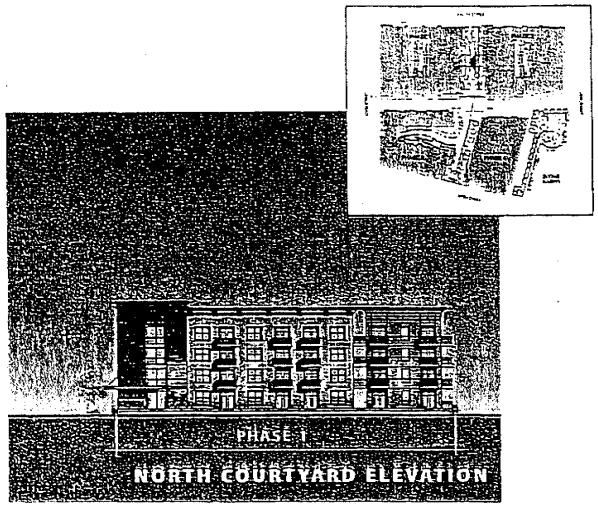
SIGNATURE DEVELOPMENT

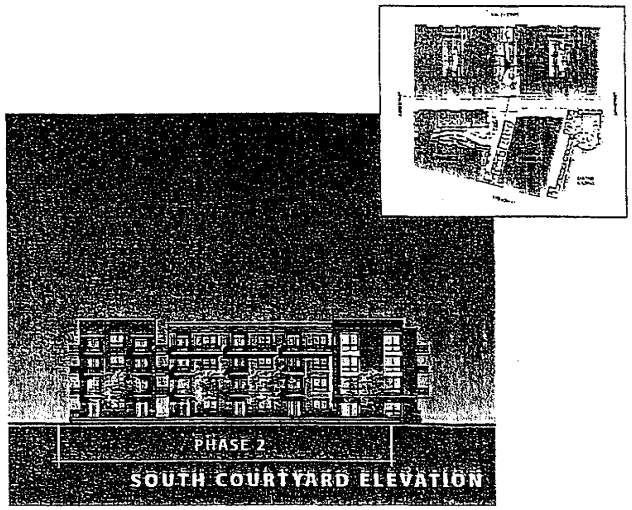
DATE:
PROJECT #:
SCALE:

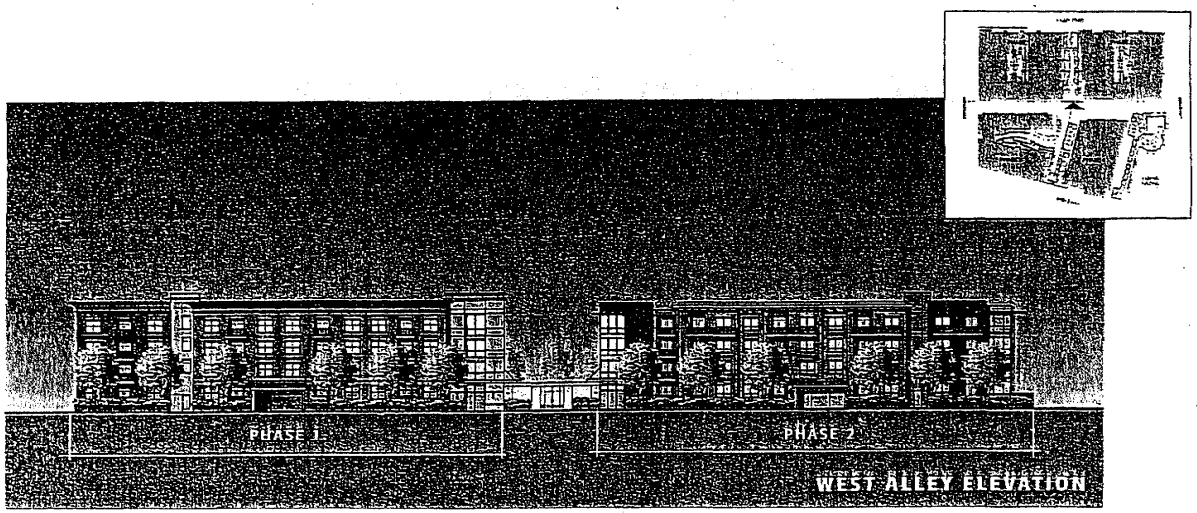
NORTH
SHEET #:

VALLEY ST.
MEW ENTRANCE

MVE STUDIO







BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

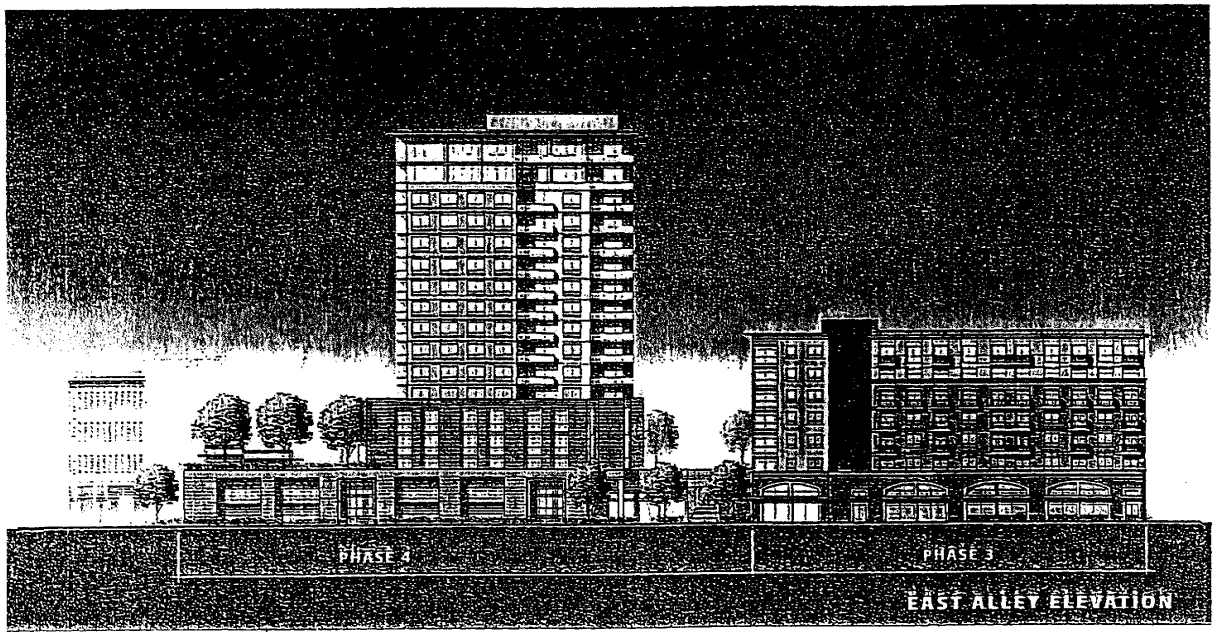
SIGNATURE PROPERTIES

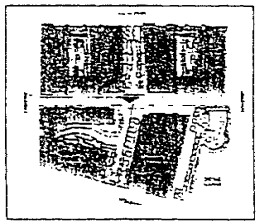
DATE:
PROJECT #:
SCALE:

NORTH
SHEET #:

PHASE 1 & 2
ELEVATIONS

MVE STUDIO





BROADWAY & WEST GRAN
PARCEL B
OAKLAND, CALIFORNIA

SIGNATURE PROPERTIES

DATE:
PROJECT #:
SCALE:
0 20 40

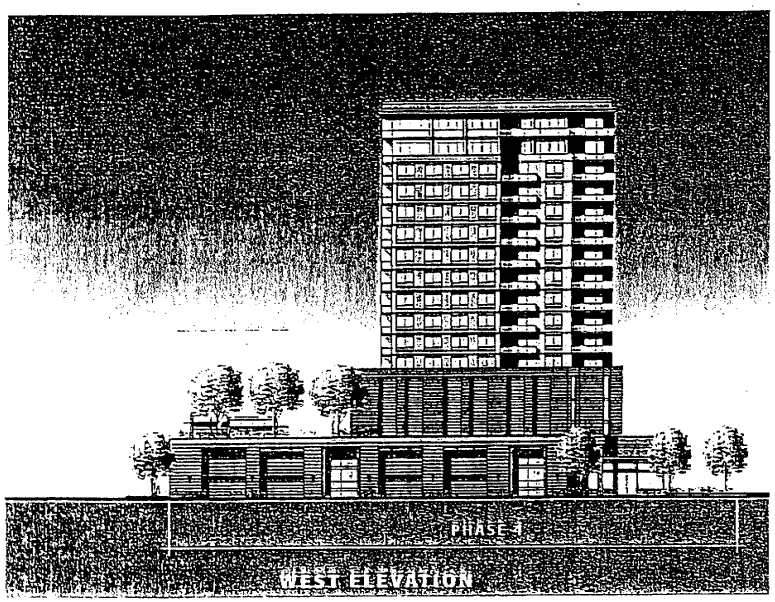
NORTH
SHEET #:

PHASE 3 AND 4
ELEVATIONS

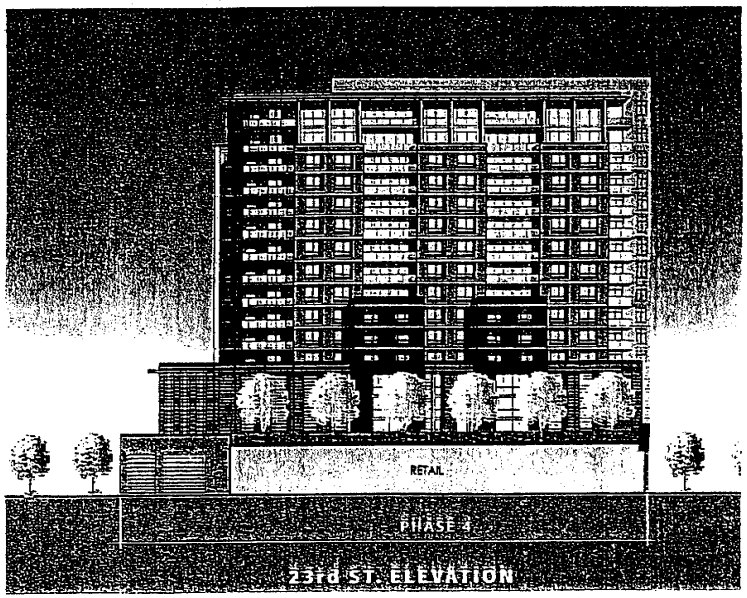
MVE STUDIO

BROADWAY ELEVATION

24th ST. ELEVATION



WEST ELEVATION



23rd ST. ELEVATION

BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

SIGNATURE PROPERTIES

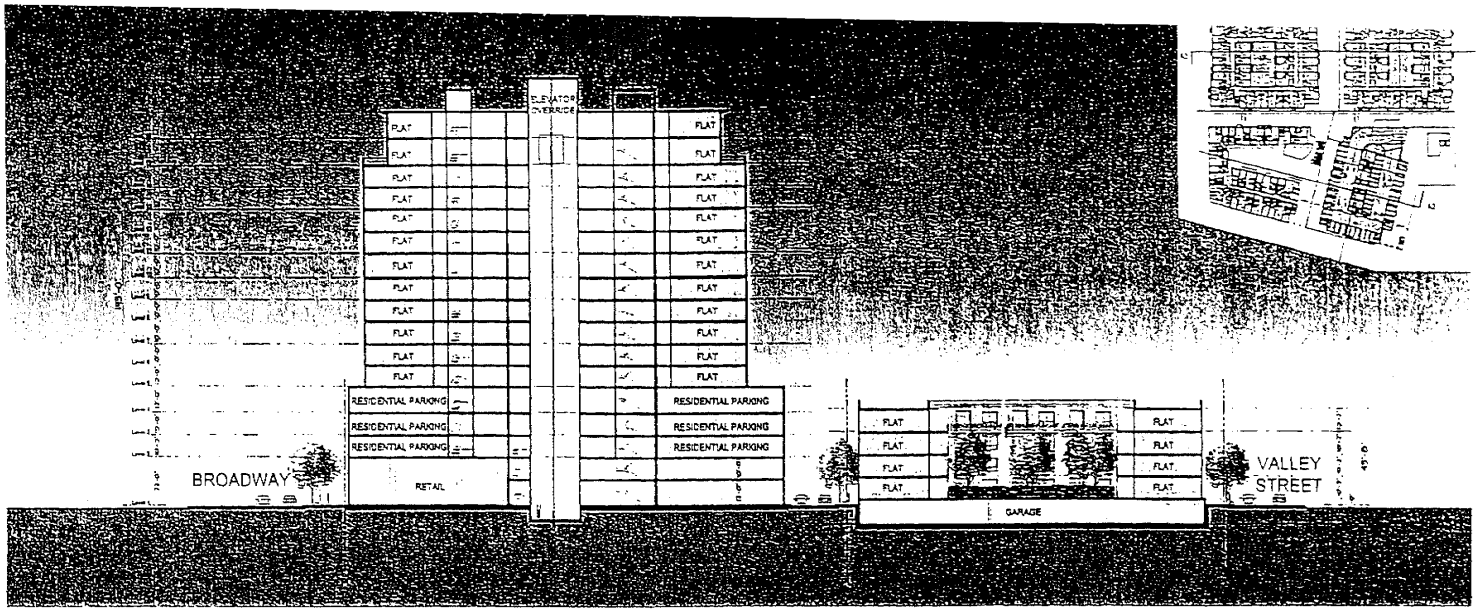
DATE:
PROJECT #:
SCALE:

NORTH

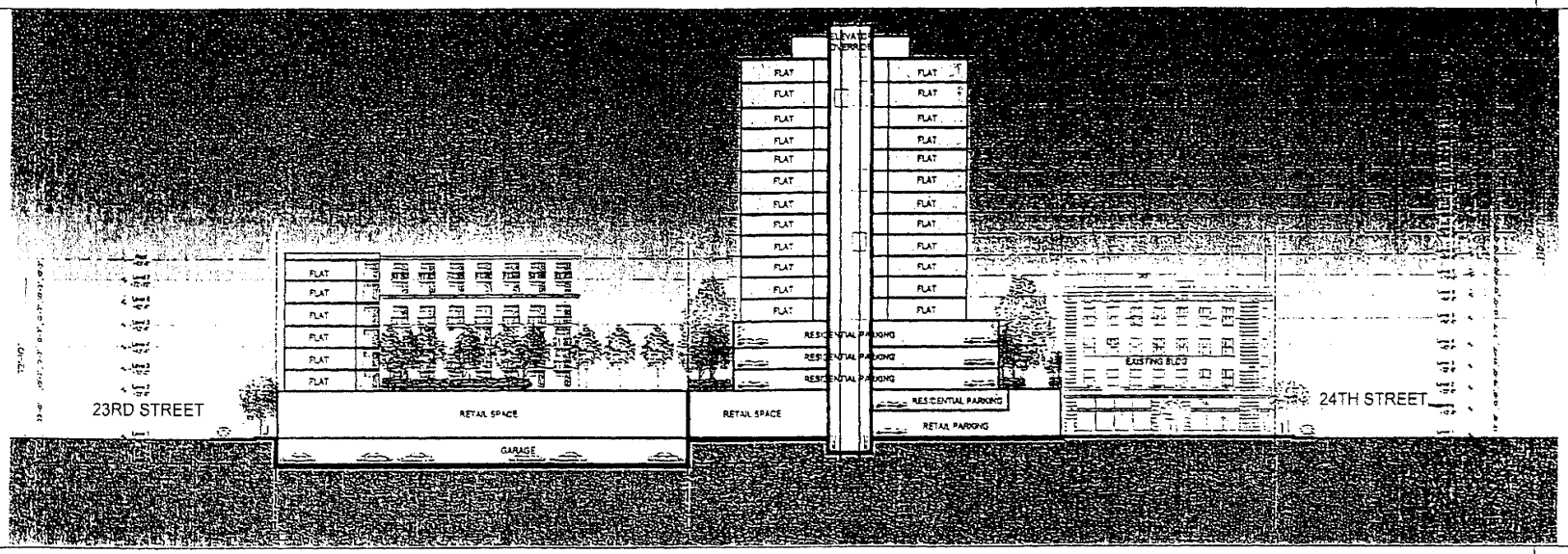
SHEET #

PHASE 4
ELEVATIONS

MVE STUDIO



SITE SECTION THRU PHASE 2 & PHASE 4 | A1

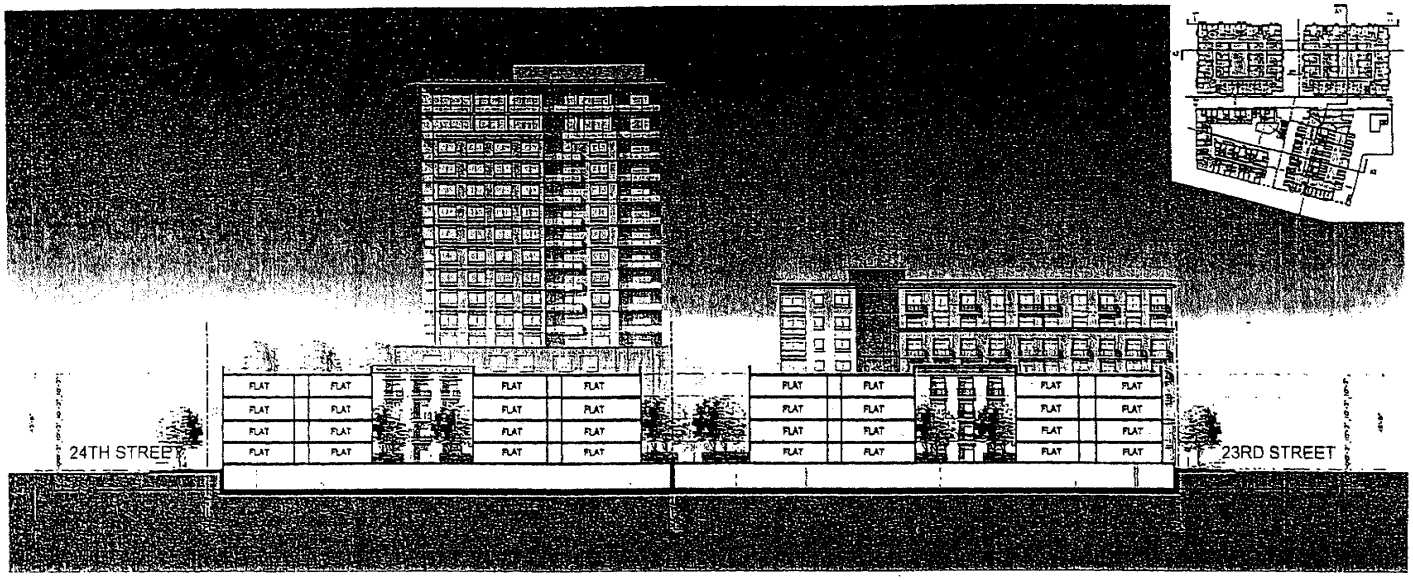


SITE SECTION THRU PHASE 3 & PHASE 4 | A2

BROADWAY & WEST GRAN
PARCEL B
OAKLAND, CALIFORNIA

DATE
PROJECT
SCALE
NORTH
SHEET
BUILDING SECTIONS

MVE STUDIO



SITE SECTION THRU PHASE 1 & PHASE 2 | A3

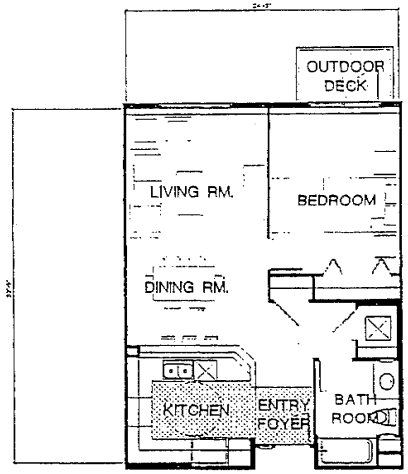
NOT USED | A4

BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

SIGNATURE PROPERTIES

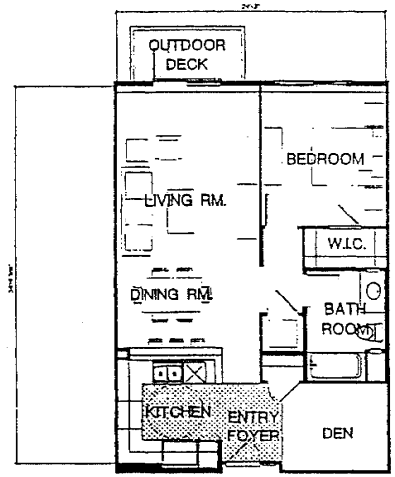
DATE: 10.18.06
PROJECT #: 0636125
SCALE: 1" = 20'
0 20' 40'
NORTH
SHEET #: A-3.02
BUILDING SECTIONS

MVE STUDIO



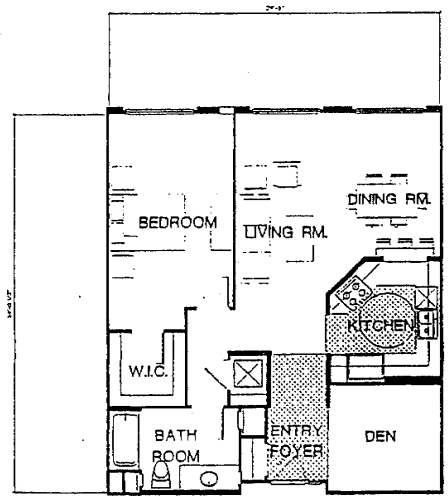
PARCEL 1, 2, 3, ONLY
approx. 750 SF.

UNIT PLAN 1.A
ONE BEDROOM



PARCEL 1, 2, ONLY
approx. 800 SF.

UNIT PLAN 1.B
ONE+ BEDROOM



PARCEL 3 ONLY
approx. 880 SF.

UNIT PLAN 1C
ONE+ BEDROOM

BROADWAY & WEST GRAN PARCEL B

OAKLAND, CALIFORNIA

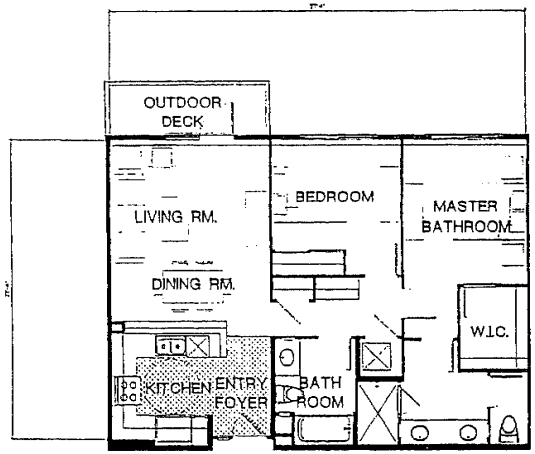
DATE:
PROJECT #:
SCALE:

NORTH
SHEET #:

1-BEDROOM
UNIT PLANS

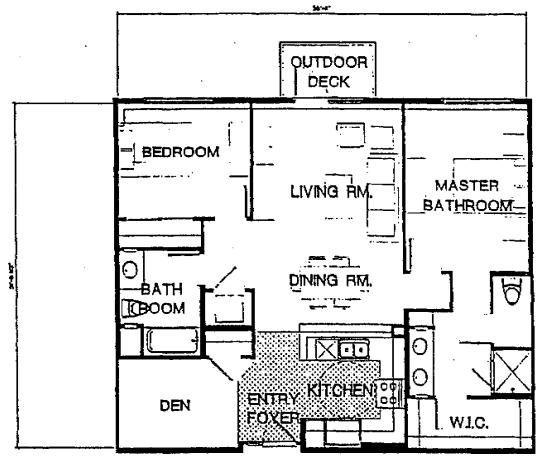
PHASE 1, 2, 3

MVE STUDIO



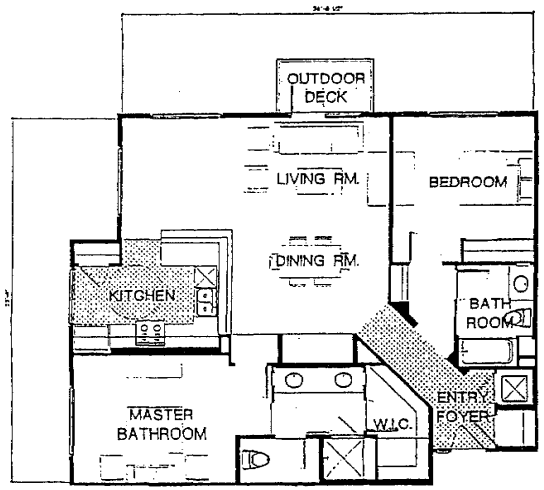
PARCEL 1, 2, ONLY
approx. 1,025 SF.

UNIT PLAN 2.A
TWO BEDROOM



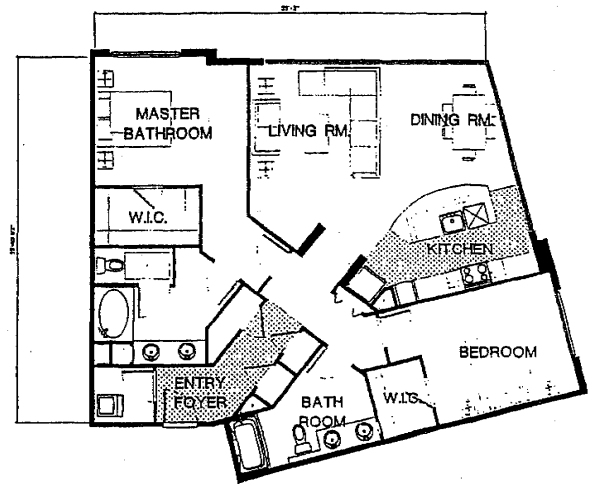
PARCEL 1, 2, 3, ONLY
approx. 1,140 SF.

UNIT PLAN 2.B
TWO+ BEDROOM



PARCEL 1, 2, 3, ONLY
approx. 1,250 SF.

UNIT PLAN 2.C
TWO BEDROOM



PARCEL 3 ONLY
approx. 1,356 SF.

UNIT PLAN 2.D
TWO BEDROOM

BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

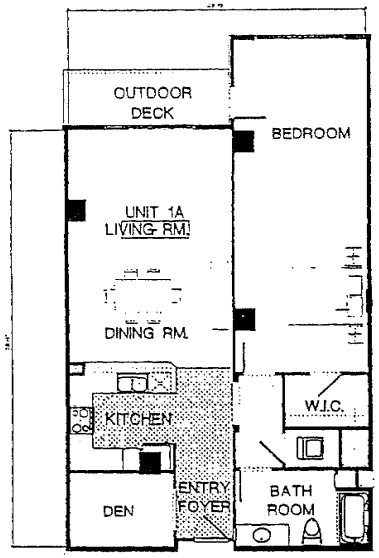
DATE:
PROJECT #:
SCALE:

NORTH
SHEET #:

2-BEDROOM
UNIT PLANS

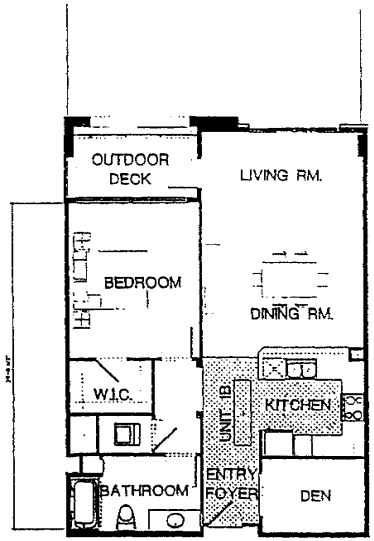
PHASE 1, 2, 3

MVE STUDIO



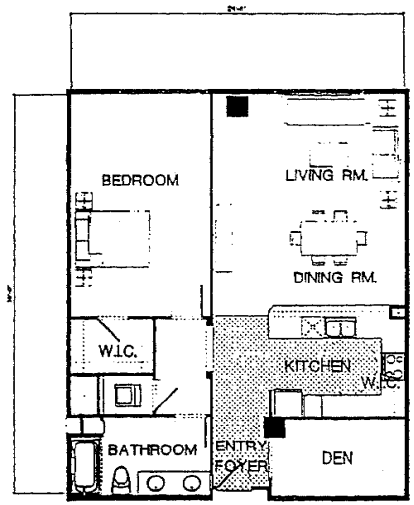
PARCEL 4 ONLY
approx. 1,090 SF.

UNIT PLAN 1A
ONE BEDROOM



PARCEL 4 ONLY
approx. 875 SF.

UNIT PLAN 1B
ONE BEDROOM



PARCEL 4 ONLY
approx. 1,075 SF.

UNIT PLAN 1C
ONE BEDROOM

BROADWAY & WEST GRAN
PARCEL B
OAKLAND, CALIFORNIA

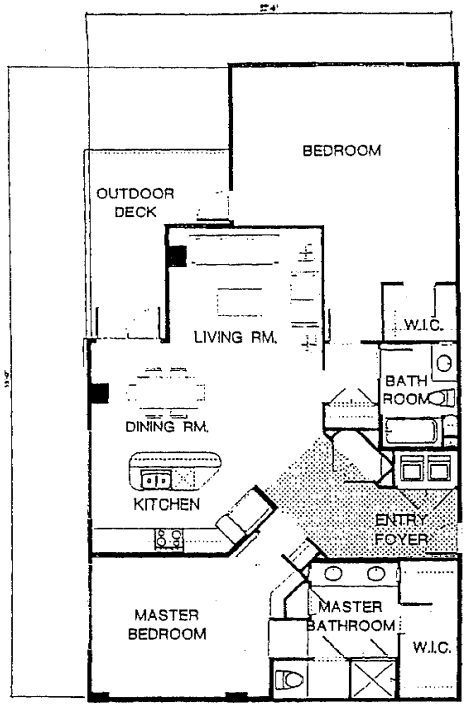
DATE:
PROJECT #:
SCALE:

NORTH
SHEET #:

1-BEDROOM
UNIT PLANS

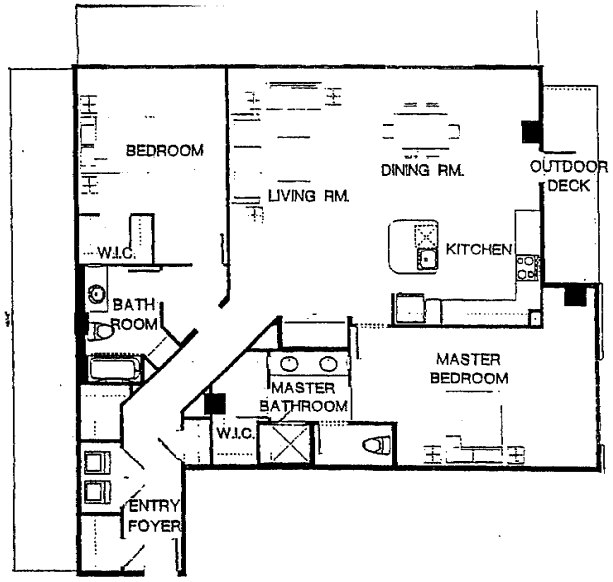
PHASE 4

MVE STUDIO



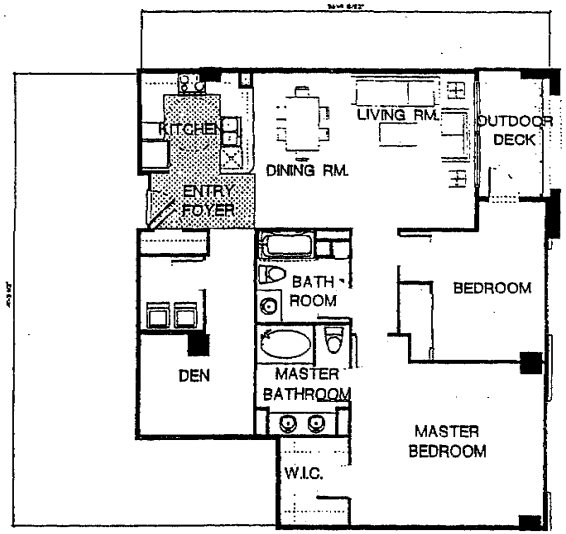
PARCEL 4 ONLY
approx. 1,620 SF.

UNIT PLAN 2.A
TWO BEDROOM



PARCEL 4 ONLY
approx. 1,680 SF.

UNIT PLAN 2B
TWO BEDROOM



PARCEL 4 ONLY
approx. 1,318 SF.

UNIT PLAN 2.C
TWO BEDROOM

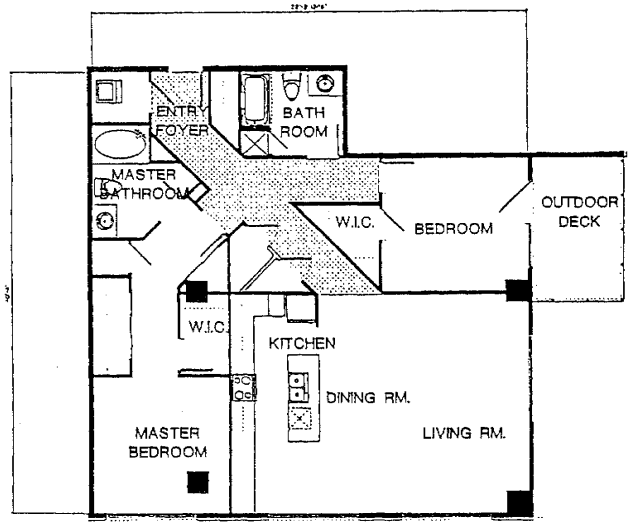
BROADWAY & WEST GRANE
PARCEL B
OAKLAND, CALIFORNIA

DATE:
PROJECT #:
SCALE:
NORTH
SHEET #:

2- BEDROOM
UNIT PLANS

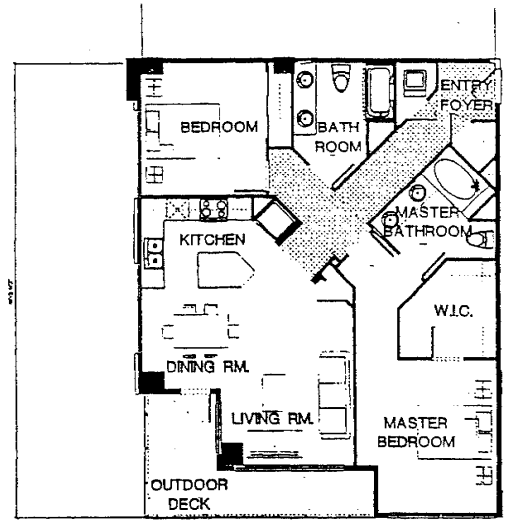
PHASE 4

MVE STUDIO



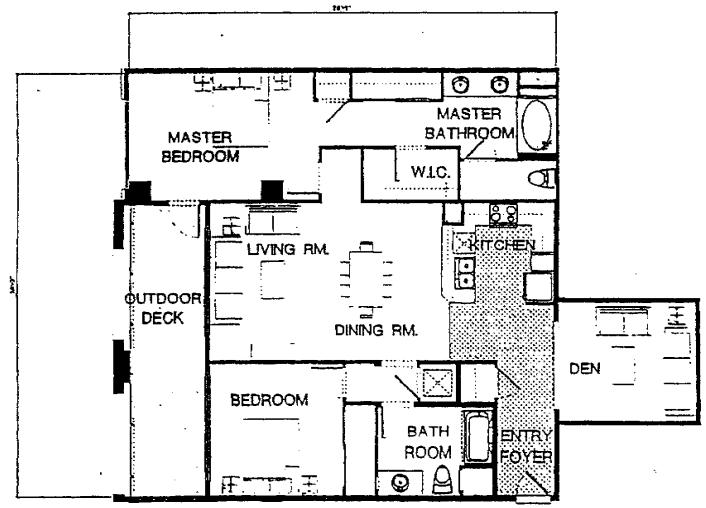
PARCEL 4 ONLY
approx. 1,429 SF.

UNIT PLAN 2.D
TWO BEDROOM



PARCEL 4 ONLY
approx. 1,162 SF.

UNIT PLAN 2.E
TWO BEDROOM



PARCEL 4 ONLY
approx. 1,400 SF.

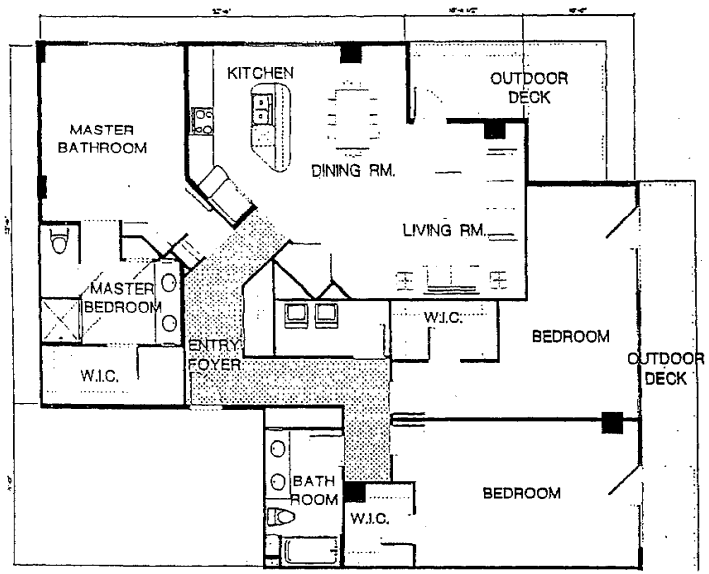
UNIT PLAN 2.F
TWO BEDROOM

BROADWAY & WEST GRAN
PARCEL B
OAKLAND, CALIFORNIA

DATE:
PROJECT #:
SCALE:
NORTH
SHEET #:
2-BEDROOM
UNIT PLANS

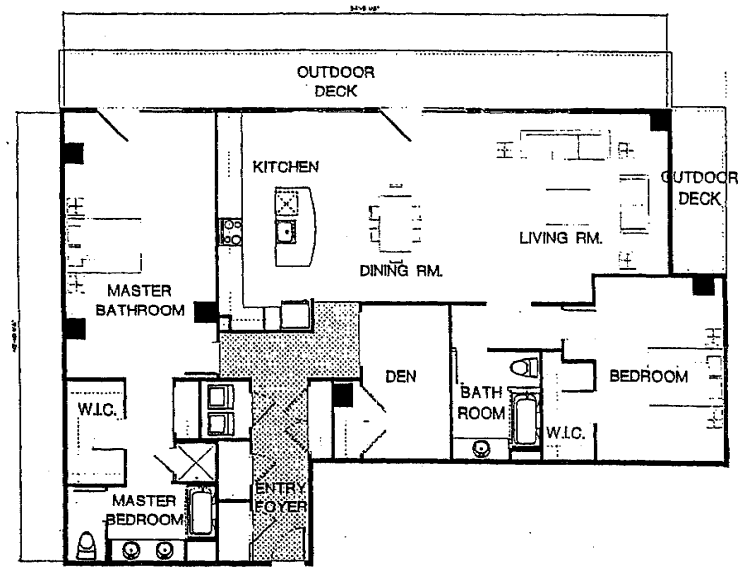
PHASE 4

MVE STUDIO



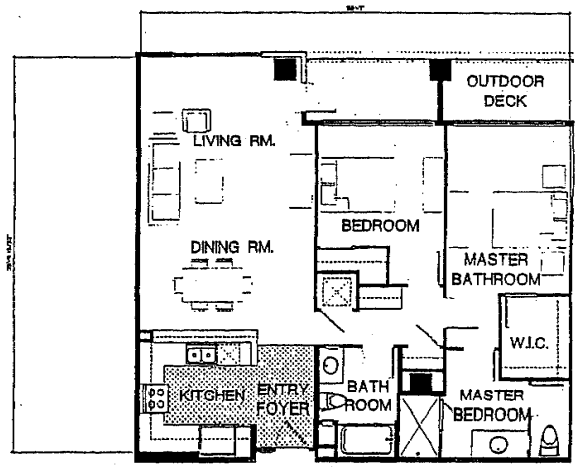
PARCEL 4 ONLY
approx. 1,995 SF.

UNIT PLAN PH-1
THREE BEDROOM



PARCEL 4 ONLY
approx. 1,983 SF.

UNIT PLAN PH-2
TWO BEDROOM PLUS



PARCEL 4 ONLY
approx. 1,240 SF.

UNIT PLAN PH-3
TWO BEDROOM

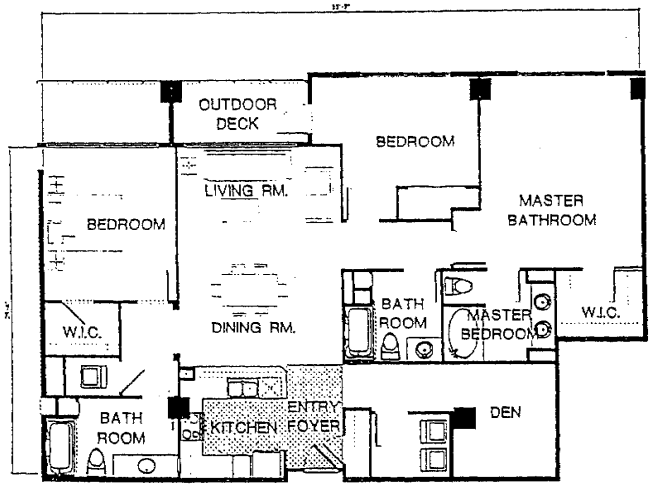
BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

DATE:
PROJECT #:
SCALE:
NORTH
SHEET #: A-1.01

PENTHOUSE
UNIT PLANS

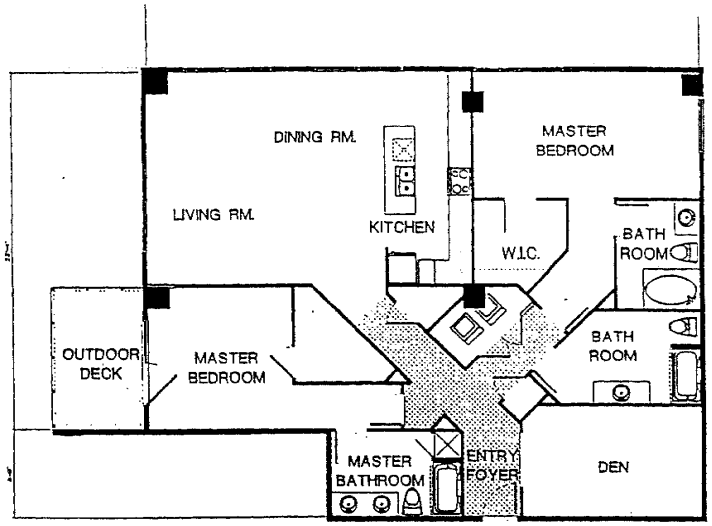
PHASE 4

MVE STUDIO



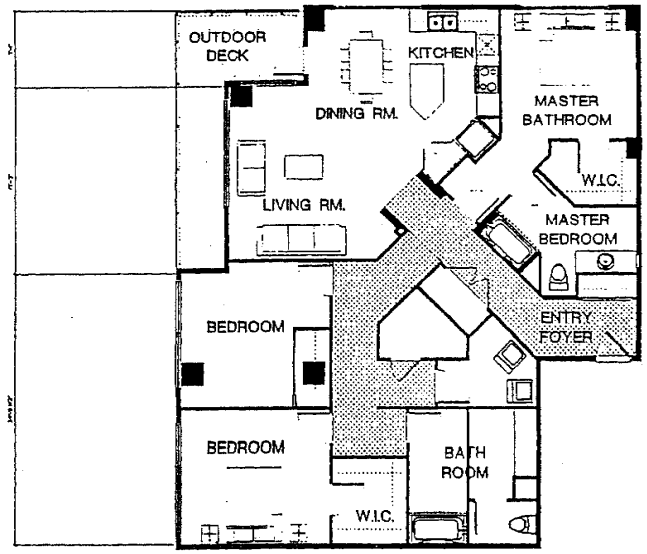
PARCEL 4 ONLY
approx. 1,668 SF.

UNIT PLAN PH-4
THREE BEDROOM PLUS



PARCEL 4 ONLY
approx. 1,868 SF.

UNIT PLAN PH-5
TWO BEDROOM PLUS



PARCEL 4 ONLY
approx. 1,883 SF.

UNIT PLAN PH-6
THREE BEDROOM

BROADWAY & WEST GRAN
PARCEL B
OAKLAND, CALIFORNIA

DATE:
PROJECT #:
SCALE:
NORTH
SHEET #:

PENTHOUSE
UNIT PLANS

PHASE 4

MVE STUDIO

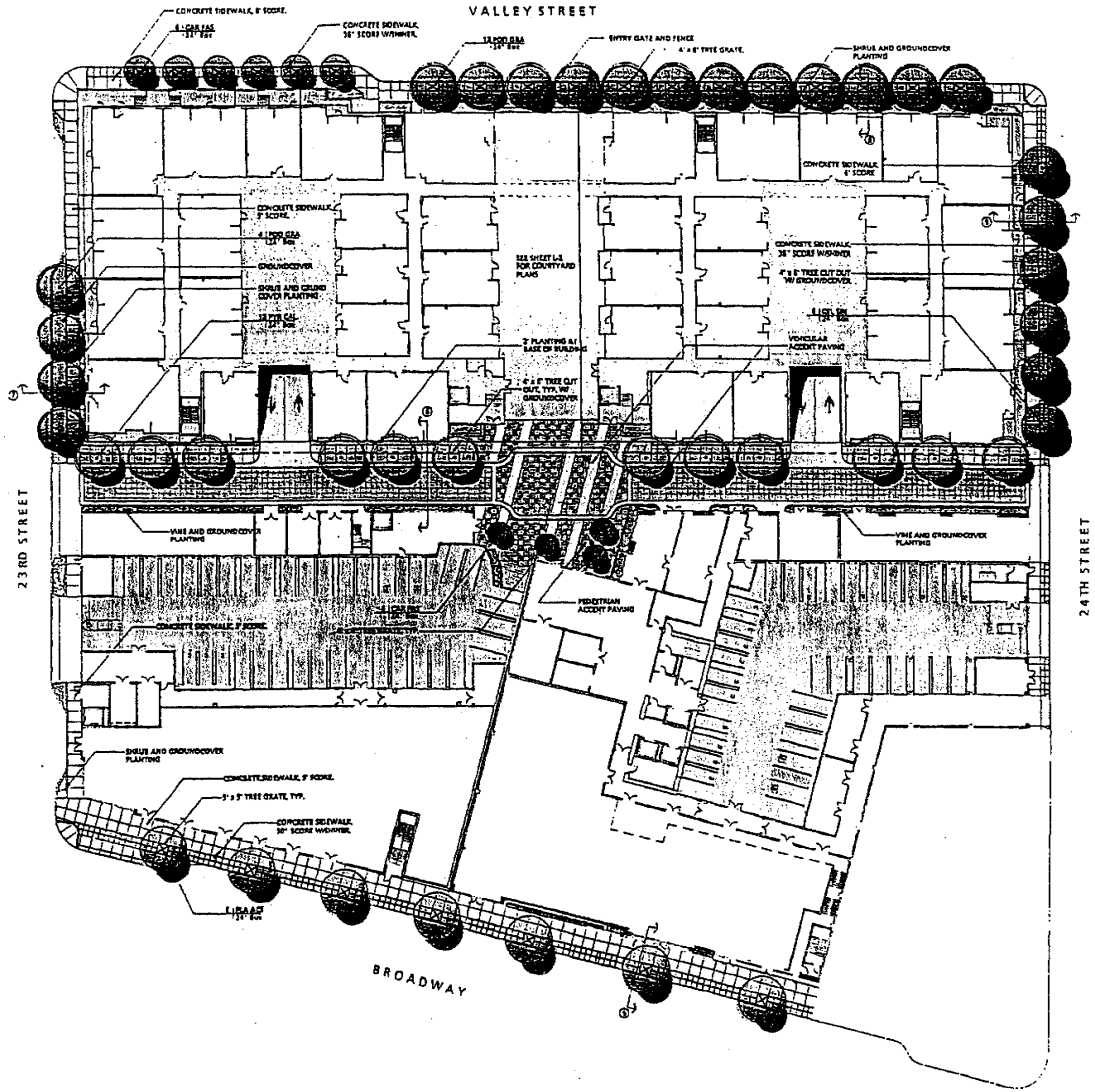
PLANT PALETTE

TREES			
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
[illegible]	[illegible]	Acer palmatum	Japanese Maple	
[illegible]		Arbutus 'Marina'	Strawberry Tree	
[illegible]		Salix pendula 'Tortuosa'	Pussy Willow	
[illegible]		Syringa x. 'Josiflexia'	Hardy Lilac	
[illegible]		Cercis canadensis	Eastern Redbud	
[illegible]		Chamaerops humilis	Mediterranean Fan Palm	Multi. B. BTH
[illegible]		Cornus florida 'Cloud Nine'	Flowering Dogwood	
[illegible]		Olea europa	Mediterranean Olive	
[illegible]		Liquidambar styraciflua	Sweet Gum	
[illegible]		Magnolia grandiflora	Southern Magnolia	
[illegible]		Pyrus calleryana 'Chanticleer'	Ornamental Pear	
[illegible]		Pinus canariensis	Canary Island Pine	
[illegible]		Quercus agrifolia	Coast Live Oak	
[illegible]		Quercus ilex	Holly Oak	
[illegible]		Rhamnus californica 'Mound San Bruno'	Coffeeberry	
[illegible]		Rhamnus alaternus 'Variegata'	Variegated Buckthorn	
[illegible]		Syagrus romanzoffianum	Queen Palm	14' BTH
[illegible]		Trachycarpus fortunei	Windmill Palm	
[illegible]		Washingtonia robusta	California Fan Palm	14' BTH

SHRUBS			
	SIZE	BOTANICAL NAME	COMMON NAME
	5 gal	Acanthus mollis	Bear's Breech
	5 gal	Aloe ciliaris vera	Cape Aloe
	5 gal	Aucubaceae h. 'Macrophylla'	Chinese Beefflower
	5 gal	Bambusa glaucescens	Glaucous Bamboo
	5 gal	Bambusa multiplex c.v. 'Green Beauty'	Japanese Bamboo
	5 gal	Camellia h. 'Yuki-Cheshire'	Camellia
	5 gal	Chamaerops humilis	Dade Palm
	5 gal	Cistus [illegible]	Rock Rose
	5 gal	Ceanothus [illegible] 'Tuxedo'	Wavyleaf
	5 gal	Dietes bicolor	Fortnight Lily
	5 gal	Dryopteris erythrosora	Wood Fern
	5 gal	Euonymus d. 'Coloratus'	Euonymus
	5 gal	Fatsia japonica	Japanese Aralia
	5 gal	Feijoa sellowiana	Pineapple Guava
	5 gal	Gilia [illegible]	Gilia
	5 gal	Hebe 'Autumn Glory'	Hebe
	5 gal	Hydrangea m. 'Blue Wave'	Hydrangea
	5 gal	Imperata c. 'Rubra'	Japanese Bloodgrass
	5 gal	Ilex crenata 'Convexa'	Japanese Holly
	5 gal	Lavandula dentata	French Lavender
	5 gal	Leucophyllum frutescens	Texas Ranger
	5 gal	Leucothoe fontanesiana	Drooping Leucothoe
	5 gal	Lonicera [illegible]	Honeysuckle
	5 gal	Mahonia aquifolium	Oregon Grape
	5 gal	Nandina domestica	Heavenly Bamboo
	5 gal	Pittosporum t. 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum
	5 gal	Pittosporum t. 'Variegata'	Variegated Tobira
	5 gal	Polystichum munitum	Sword Fern
	5 gal	Prunus laurocerasus	English Laurel
	5 gal	Prunus c. 'Shogun' and 'Ichi'	Cherry Laurel
	5 gal	Rhaphiolepis indica	Indian Hawthorn
	5 gal	Rosa 'Sally Holmes'	Sally Holmes Rose
	5 gal	Rosa 'Simplicity Red'	Red Simplicity Rose
	5 gal	Rosmarinus 'Tuscan Blue'	Upright Rosemary
	5 gal	Sarcococca ruscifolia	Fragrant Sarcococca
	15 gal	Strelitzia reginae	Bird of Paradise
	5 gal	Tulbaghia violacea	Society Garlic
	5 gal	Viburnum d. 'Summer Snowflake'	Doublefile Viburnum
	5 gal	Viburnum suspensum	Sandankwa
	5 gal	Zantedeschia aethiopica	Calla Lily

GROUNDCOVERS			
	SIZE	BOTANICAL NAME	COMMON NAME	DISTANCE
	1 gal	Ajuga r. 'Bronze Leaf'	Carpet Bugle	18" O.C.
	1 gal	Arctotis 'Sheep Vel'	False Gerbera	24" O.C.
	1 gal	Arctostaphylos uva-ursi	Manzanita	24" O.C.
	1 gal	Campanula portenschlagiana	Bellflower	24" O.C.
	1 gal	Fragaria chiloensis	Coast Strawberry	24" O.C.
	1 gal	Heuchera sanguinea	Coral Bells	24" O.C.
	1 gal	Liriope muscari	Lilyturf	12" O.C.
	1 gal	Pellaea rotundifolia	Leather Leaf Fern	24" O.C.
	1 gal	Sedum 'Vera Cruz'	Fan Flower	24" O.C.
	1 gal	Teucrium x lucidum	Germander	24" O.C.
	1 gal	Trachelospermum jasminoides	Star Jasmine	24" O.C.
	1 gal	Zauschneria cana	Hummingbird Fuchsia	12" O.C.
	Sod	Lawn		

GROUNDCOVERS			
	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
	1 gal	Calystegia silvatica 'Flore Pleno'	Wild Morning Glory	
	1 gal	Ficus pumila	Creeping Fig	
	1 gal	Gelsemium sempervirens	Carolina Jessamine	
	1 gal	Jasminum polyanthum	Pink Jasmine	
	1 gal	Pennisetum x m. 'Rubrum'	Fountain Grass	



BROADWAY & WEST GRAND PARCEL B

OAKLAND, CALIFORNIA

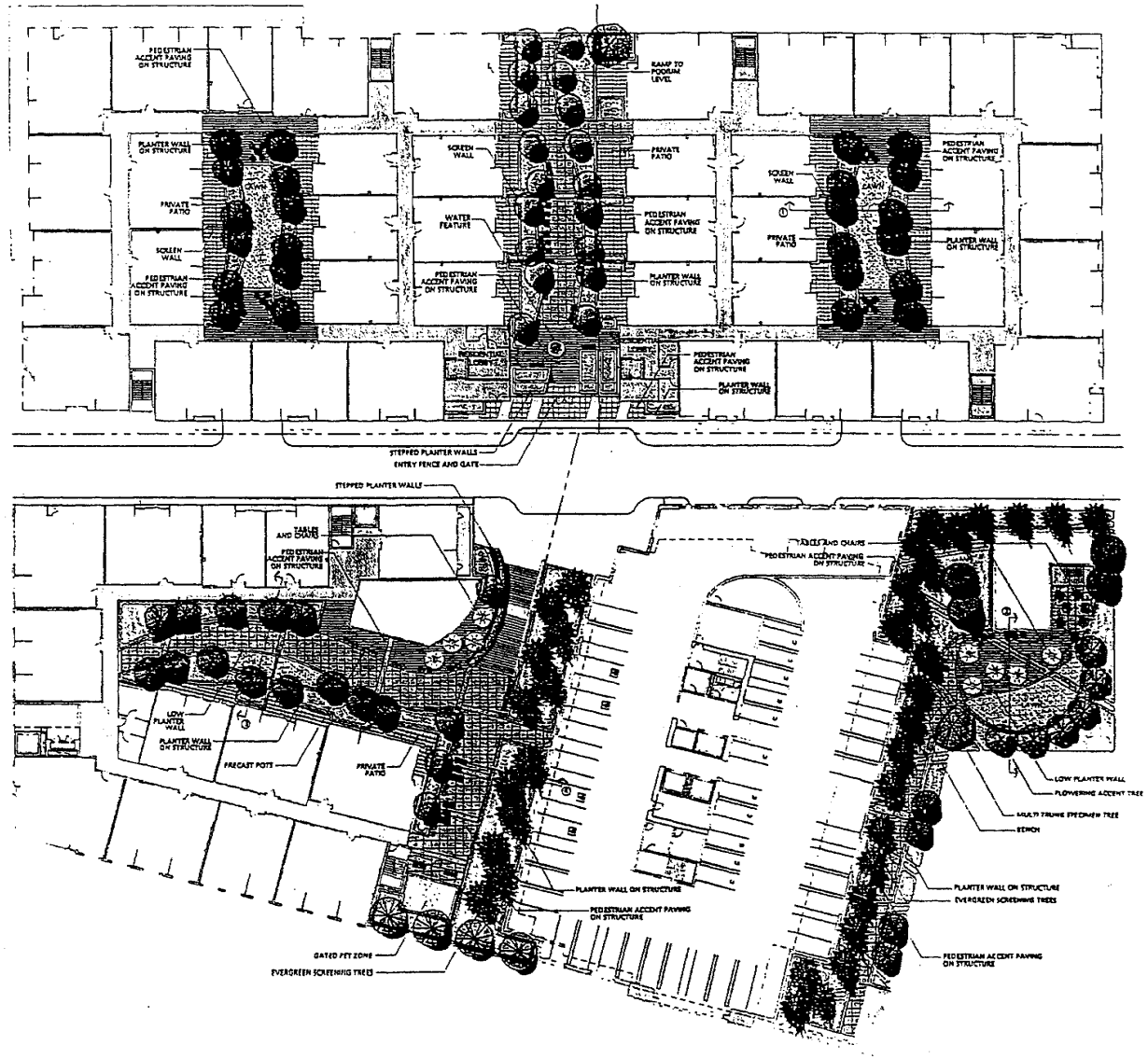
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
836 Montgomery Street
San Francisco, CA 94133
T 415 433 4672
F 415 433 5083

10.18.00

06.30.05

Schematic Landscape Plan - Street Level

MVE STUDIO



BROADWAY & WEST GRAN
PARCEL B

OAKLAND, CALIFORNIA

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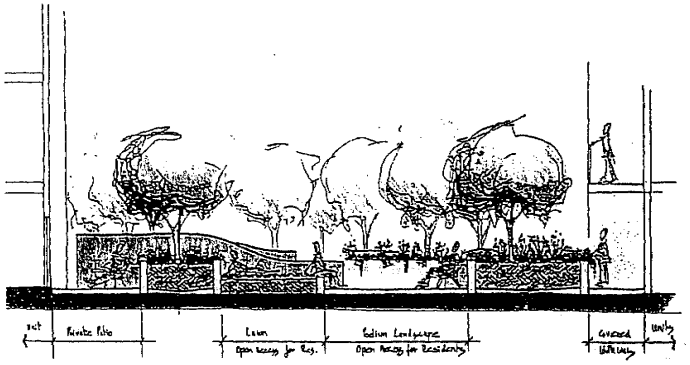
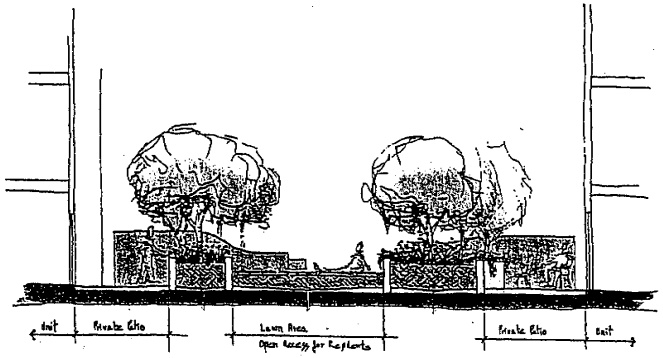
Schematic Landscape Plan - Podium Levels

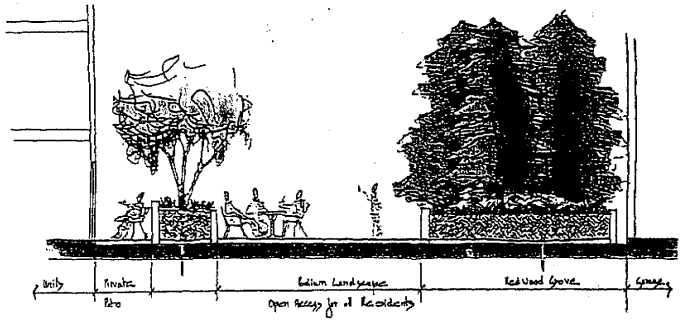
MVE STUDIO



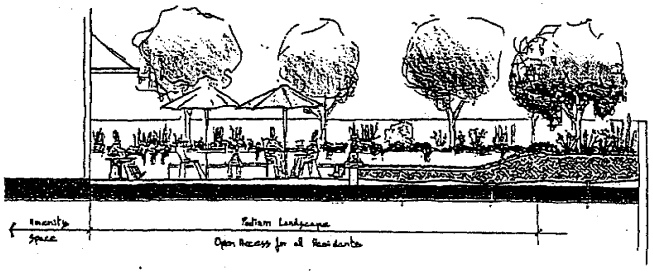
3 Podium D - Typical Section
Scale: 1/4"=1'-0"



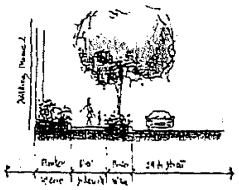
1 Podium C - Typical Section
Scale: 1/4"=1'-0"



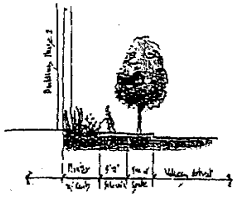
4 Podium D - Section @ Redwood Grove
Scale: 1/4"=1'-0"



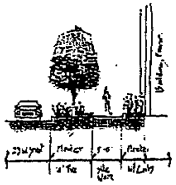
2 Podium E - Section Trough Central Space
Scale: 1/4"=1'-0"



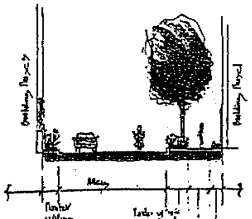
9 Section @ 24th Street
Scale: 1/8"=1'-0"



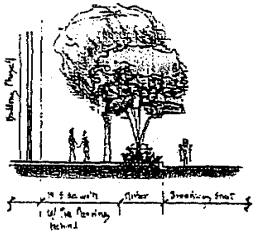
8 Section @ Valley Street
Scale: 1/8"=1'-0"



7 Section @ 23rd Street
Scale: 1/8"=1'-0"



6 Section @ Alley
Scale: 1/8"=1'-0"



5 Section @ Broadway Street
Scale: 1/8"=1'-0"

BROADWAY & WEST GRAND PARCEL B

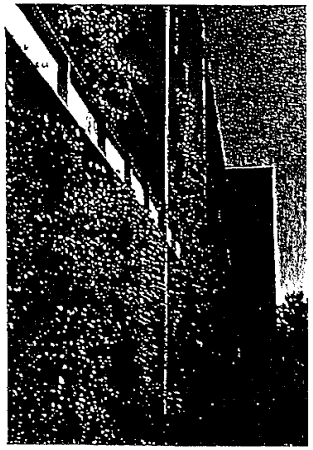
OAKLAND, CALIFORNIA

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
836 Montgomery Street
San Francisco, CA 94133
T 415 433 4870
F 415 433 5080

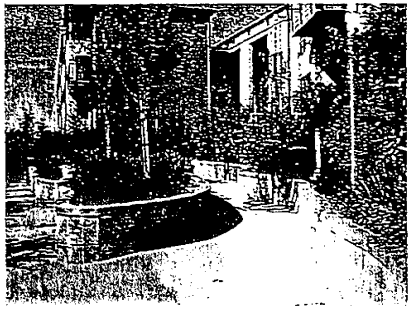
DATE	10.18.00
PROJECT #	0630125
SCALE	
NORTH	
SHEET #	L-3

Schematic Landscape Sections

MVE STUDIO

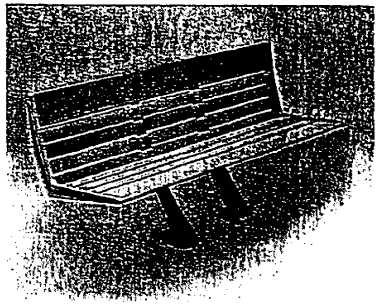


Vines on Architectural Mesh

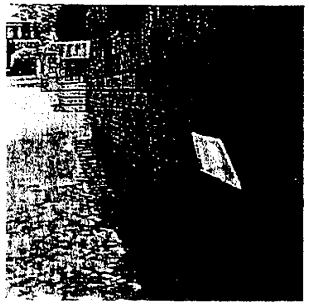


Planter Walls on Structure

Tables & Chairs

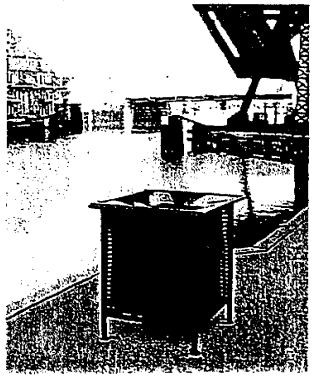


Bench

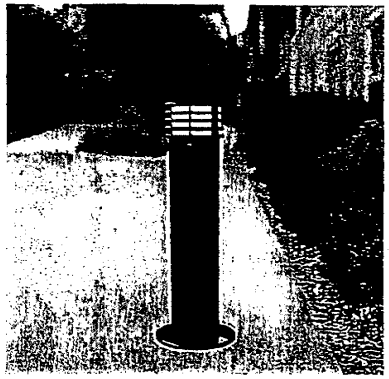


Wall Light

Tree Grate



Trash Receptacle

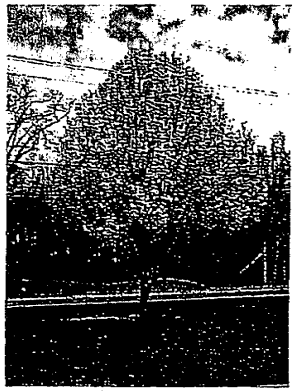


Bollard Light

Podocarpus gracilior

Platanus acerifolia

Carpinus fastigiata



Pyrus calleryana

BROADWAY & WEST GRA
PARCEL B
OAKLAND, CALIFORNIA

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

DATE 10.18.00
PROJECT # 0670125
SCALE
NORTH
SHEET # L4

Image Board
Site Furniture

MVE STUDIO

Oakland City Planning Commission
Design Review Committee

STAFF REPORT

Case File Number: PUDF03553

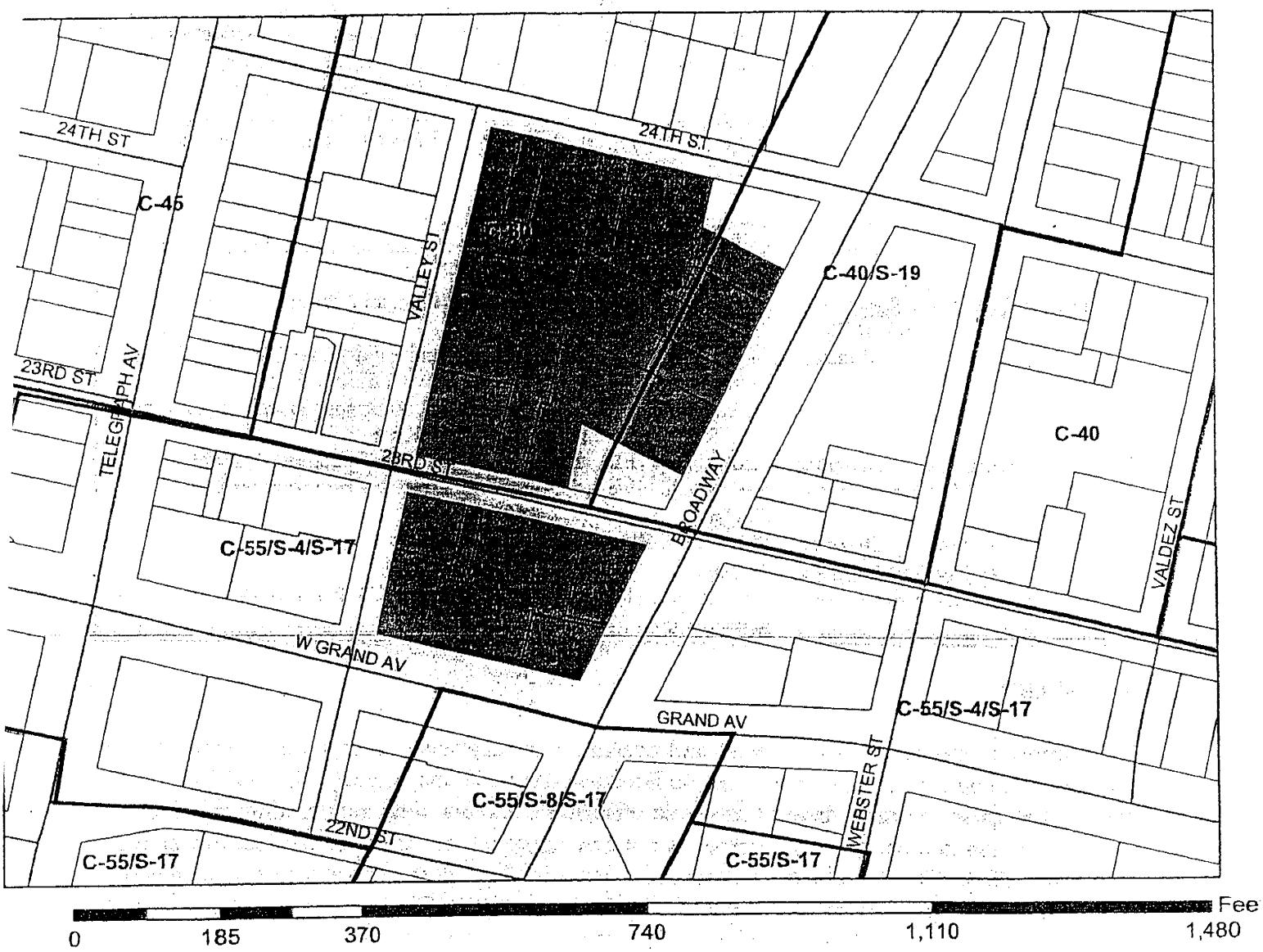
September 27, 2006

Location:	**Portion of site (Parcel B) bounded by Broadway, 23rd Street, Valley Street, and 24th Street (Parcel A is under construction).**
Proposal:	Amendment to PUDF03553 to allow 367 residential units, 27,700 sf. commercial space, and associated parking and open space. Represents a net increase of 62 residential units, 10,200 square feet of commercial space, and 15 parking spaces over the existing FDP.
Applicant:	Signature Properties, Inc. (925) 463-1122 (Doug Park)
Owner:	Negherbon Lincoln Mercury, Inc.; Signature at Broadway Grand LLC; Craig Hertz.
Planning Permits Required:	Amendment to Final Development Plan, and Design Review.
General Plan:	Community Commercial
Zoning:	C-40 Community Thoroughfare Commercial Zone/C-60 City Service Commercial Zone/S-4 Design Review Combining Zone/S-17 Downtown Residential Open Space Combining Zone/S-19 Broadway Auto Row Interim Study Combining Zone
Environmental Determination:	Addendum to EIR. Final EIR certified on December 1, 2004.
Historic Status:	Site includes five buildings considered historic resources under CEQA.
Service Delivery District:	II – North Oakland/North Hills
City Council District:	3 - Nadel
For further information:	Contact case planner **Catherine Payne** at **510-238-6168** or by e-mail at **cpayne@oaklandnet.com**

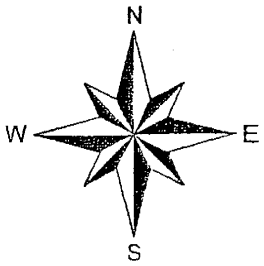
SUMMARY

The purpose of this report is to provide staff design review analysis of a proposed amendment to the final development permit (FDP) for the Broadway-West Grand project (PUDF03553). The applicant proposes an amendment that would change the site planning and building massing on Parcel B of this project from the design previously approved by the Planning Commission in December 2004. The most notable proposed change is the inclusion of a high-rise residential tower on Broadway in place of the approved mid-rise product. The first phase of this project (Parcel A) is currently under construction. The proposed changes would only affect development of the second phase of development (Parcel B).

CITY OF OAKLAND PLANNING COMMISSION



Case File: PUD03-552, PUDF03-553. ER03-0022
Applicant: Signature Properties
Address: 2345 Broadway
Zone: C-40/C-60/C-55/S-4/S-17



PROJECT SITE AND SURROUNDING AREA

The approximately 4.3-acre site is Parcel B of the approved "Broadway-West Grand" project, and is located on the block bounded by West Grand Avenue, Valley Street, 24th Street, and Broadway. The project site is comprised of the Negherbon Auto Center, surface vehicle lots, and a few older warehouse buildings. The site is located at the southern end of Broadway Auto Row and is surrounded by a mix of commercial and residential uses.

PROJECT DESCRIPTION

Signature Properties is proposing changes to the previously approved FDP for Parcel B of the Broadway-West Grand project (the block bounded by West Grand Avenue, Valley Street, 24th Street, and Broadway). Development of Parcel A is currently under way consistent with approved plans. At this time, proposed changes include new site planning and architectural design and massing, as well as increased intensity of development on Parcel B. The evolution of land use entitlements for the project can be summarized as follows:

- *FDP*: The previously approved FDP for Parcel B includes 289 residential units, 8,500 square feet of ground-floor commercial space, and 474 parking spaces (409 residential spaces, 65 commercial spaces); The maximum building height is 84 feet (seven stories). Many ground-floor units have entrances from the street. Vehicle access and loading berths are provided on 23rd and 24th Streets. The certified EIR analyzed a Parcel B project including up to 343 residential units, 18,700 square feet of commercial space, and 475 parking spaces;
- *Proposed Amendment to FDP*: The currently proposed Parcel B project includes 367 residential units (including replacement of 16 existing apartments currently located on the site), 27,700 square feet of commercial space (including replacement of 9,000 square feet of existing commercial space currently located on the site), and 489 parking spaces. The proposed maximum building height is 193 feet (16 stories), although the majority of the site would be occupied by four- to seven-story buildings similar to the previously approved FDP. Vehicular and unit access, and commercial land use planning are similar to the previously approved FDP. In terms of compliance with the California Environmental Quality Act (CEQA), the currently proposed Parcel B project represents a net increase of 62 residential units, 10,200 square feet of commercial space, and 15 parking spaces over the existing FDP. However, the current proposal only exceeds the project considered in the EIR by 8 residential units and 14 parking spaces (see Environmental Review discussion below for analysis). An addendum to the EIR has been prepared to address the substantive changes to the project.

The proposed amendment to the FDP consists of the construction on Parcel B of up to 367 one-, two-, and three-bedroom residential units and up to 27,700 square feet of ground-floor commercial retail space. Similar to the previously approved FDP, the proposed amendment includes four buildings separated by a private alley for parking access. The alley would extend north-south between 23rd and 24th Streets. Up to 511 parking spaces would be accommodated in

four separate below- and above-grade parking garages located throughout Parcel B. The project would be constructed in four phases. Phases One and Two consist of the two residential buildings located on Valley Street (50-feet tall, four stories each), each of lesser height than previously approved. Phase Three includes an increased height, seven-story (85-foot tall) residential building with ground-floor retail space on Broadway at 23rd Street. Phase Four includes a 16-story residential tower with ground-floor retail space where the approved FDP includes a five- to six-story building at the same location along the northern frontage of Broadway.

GENERAL PLAN ANALYSIS

The project site is located within the Community Commercial land use classification of the General Plan. This designation is intended to "identify, create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers" (LUTE, p. 150). The Community Commercial land use classification allows a maximum floor area ratio (FAR) of 5.0, and a maximum residential density of 166.67 units per net acre. The proposed residential density is 108 units per acre, well within the allowable General Plan residential density. The proposed FAR is 0.18, well within the allowable General Plan intensity for commercial development.

ZONING ANALYSIS

The project is located in the C-40 Community Thoroughfare Commercial Zone and C-60 City Service Commercial Zone. However, it was previously determined that the C-40 zone is the best fit zone for the entire site, under the General Plan conformity guidelines (see December 1, 2004 Planning Commission report, attached), and the approved Planned Unit Development (PUD), including the Preliminary Development Permit (PDP) and the Final Development Permit (FDP), is subject to an Interim Use Permit to allow development consistent with the C-40 zone regulations across the entire Parcel B site. The proposed 0.18 FAR is within the allowable 3.3 FAR for the C-40 zone. The proposed residential density of 1 unit per 415 square feet of lot area does exceed the C-40 zone allowable density of one unit per 450 square feet of lot area. The applicant will request consideration of a Minor Conditional Use Permit (CUP) in conjunction with the amendment to the FDP to allow this residential density, consistent with the provisions of the Oakland Municipal Code (OMC) section 17.106.040, allowing for increased density in high-rise development. In addition, the applicant will request consideration of a minor variance from the driveway design standards to facilitate site access and egress.

ENVIRONMENTAL REVIEW

The Planning Commission certified an EIR for the existing FDP on December 1, 2004. Significant impacts identified in the Final EIR are discussed in detail below. Under the California Environmental Quality Act (CEQA) Sections 15162 and 15164, an addendum can be prepared if

changes or additions to a previously certified EIR are necessary but the project has not changed substantially, the circumstances under which the project would occur have not changed substantially, and no new information demonstrates that any potential environmental impacts would be substantially more severe than previously demonstrated. The EIR considered an envelope of development that included up to 343 residential units, 18,700 square feet of commercial space, and 475 parking spaces. The proposed amendment to the FDP has a net increase of eight (8) residential units and 14 parking spaces over the development envelope considered in the EIR. Accordingly, an addendum to the EIR has been prepared that provides analysis of whether or not the amendment to the FDP would result in any new or increased significant environmental impacts. In summary, the addendum to the EIR did not identify any new or increased environmental impacts related to the proposed changes to the project description (see attachment to this report).

DESIGN ISSUES

The design of Parcel B successfully breaks up the buildings and elevations by incorporating different materials and styles to make the different portions of the buildings appear as if they were constructed separately over a period of time. The proposed tower element is consistent with larger office and residential buildings in the adjacent Central Business District, and is appropriate to the location on Broadway, Oakland's main commercial and arterial street. The tower component also responds to issues identified in the Planning Commission's consideration of the FDP regarding uniformity of building height throughout the project. Specifically, the tower building has a three-story base fronting Broadway, with the tower element stepped back from the base with strong vertical features defining the middle of the tower, and building cap defined by a double-height penthouse floor, sun shading devices and horizontally-oriented glazing. The tower has strong vertical features that break up the massing, including color and material changes, and vertical bays and recesses. The proposed architectural styles include a combination of traditional and modern design elements, which is compatible with the mix of styles in the surrounding area. The proposed exterior building materials include stucco, brick veneer, balconies and shading devices, and a variety of window types. Proposed colors include a range of earth tones as well as muted red, orange, and yellow tones.

Staff generally believes that the proposed design is attractive, well modulated, and compatible with the surrounding area. In addition, staff believes that the adopted conditions of approval adequately address outstanding design issues such as refinement of exterior colors and materials, design of usable open space, window selection and details, and ground floor design and details. Staff requests that the DRC identify and comment on any outstanding design issues. Staff will then continue to work with the applicant to refine and further develop the design in anticipation of full Planning Commission review.

CONCLUSION

Staff recommends the Design Review Committee review and comment on the site layout and conceptual design of the proposed project.

Respectfully submitted:

CLAUDIA CAPPIO
Development Director

Prepared by:

CATHERINE PAYNE
Planner IV, Major Development Projects

Attachments: A. Project Plans
B. EIR Addendum #1
C. Staff Report dated December 1, 2004

Case File Number PUD03552, PUDF03553 and ER30022

LPAB August 12, 2013

Attachment G: 5/12/08 LPAB Staff Report (includes Engineer's Report)

Case File Numbers: ER030022, PUD03552, PUDF03553 **May 12, 2008**

Location:	**Site bounded by Broadway, 23rd Street, Valley Street, and 24th Street ("parcel B" portion of Broadway-West Grand Project).**
Proposal:	Second amendment to PUDF03553 to remove historic façade located on 23rd and Valley Streets that was previously incorporated into proposed new building façade; and design changes to other street-facing facades.
Applicant:	Signature Properties, Inc.
Owner:	Signature Properties, Inc.
Planning Permits Required:	Amendment to Final Development Plan.
General Plan:	Community Commercial
Zoning:	C-40 Community Thoroughfare Commercial Zone / C-60 City Service Commercial Zone
Environmental Determination:	Reliance on a previously certified EIR document through an addendum.
Historic Status:	Site includes five buildings considered historic resources under CEQA.
Service Delivery District:	II – North Oakland/North Hills
City Council District:	3
For further information:	Contact case planner **Catherine Payne** at **(510) 238-6168** or by email at **cpayne@oaklandnet.com.**

SUMMARY

The proposed second amendment to the Broadway West Grand Parcel B project (proposed project) is before the Landmarks Preservation Advisory Board (LPAB) to seek a recommendation to the Planning Commission. The project is located on the entire block bounded by 23rd Street to the south, Valley Street to the west, 24th Street to the north and Broadway to the east. An EIR was certified for this project, and the project approved, in 2004 and an amendment approved by the Planning Commission in November 2006. The approved project includes demolition of a historic building located at 440-448 23rd Street and retention of the façade of said building. At this time, the applicant proposes façade design changes to the Parcel B project that include removal of the façade located at 440-448 23rd Street. This proposed change constitutes an amendment to the existing project approvals and, as such, is subject to review and decision by the Planning Commission. The LPAB previously provided a recommendation regarding this proposal in January 2008 (recommending denial of the request and additional work). At this time, the applicant has met with community members and with City staff to determine appropriate compensation, thereby completing some of the additional work requested by the LPAB. Staff again requests a recommendation from the LPAB to the Planning Commission regarding the proposed amendment to the project approvals based on the new information provided.

Insert location map

PROJECT SITE AND SURROUNDING AREA

The 3.5-acre site comprises an entire city block bounded by 23rd Street to the south, Valley Street to the west, 24th Street to the north, and Broadway to the east. Existing land uses on the site include auto-related sales and services, surface parking, small-scale retail and commercial services, and residential units. The surrounding area is characterized by Broadway Auto Row to the north, and Central Business District uses to the south. Surrounding land uses include a mix of commercial and residential uses, including the current development of Parcel A of the Broadway-West Grand project on the block immediately south of the Parcel B site under consideration at this time.

BACKGROUND

On January 14, 2008, the Landmarks Preservation Advisory Committee (LPAB) considered a proposed amendment to the approved project that would include demolition of the façade at 440-448 23rd Street. The façade is part of a building rated Cb+2+ on the Oakland Cultural Heritage Survey (OCHS). The building (but not the façade) is approved for demolition under the existing entitlements, and demolition is considered a significant and unavoidable environmental impact in the certified Environmental Impact Report (EIR). Staff recommended a condition of approval requiring payment of $68,750 into the City of Oakland Façade Improvement Program in exchange for demolition of the façade. At that time, the LPAB passed a motion "that the proposed demolition of the façade in exchange for the donation be denied. Additional study, including actual cost and schedule of the demolition, impacts, and what other mitigations exist on site as well as within the City shall be undertaken."

During discussion of the agenda item on January 14, 2008, LPAB members made additional requests beyond the direction provided in their motion. Specifically, members of the LPAB felt that the proposed compensation of $68,750 was not adequate with respect to the estimated five million dollars that would be saved the developer by demolishing the façade at 440-448 23rd Street. LPAB members requested more analysis regarding the five million dollar figure than what was provided by the project proponent. In addition, members asked the project proponent to consider alternative engineering solutions to preserve the façade. Finally, LPAB members requested that the project proponent consider preservation of other historic structures on site that are currently planned for demolition (there are seven historic resources on site, and five are planned for demolition. The project proponent has not responded to these discussion items.

In response to the LPAB's motion, however, the applicant has met with members of the Oakland Heritage Alliance (OHA) twice and with the City of Oakland Redevelopment Agency (ORA) staff. Although the meetings with OHA did not result in agreement regarding acceptable compensation for loss of the facade at 440-448 23rd Street, both parties report meeting in good faith. The ORA staff however, has expressed an immediate need for funding of the Fox Theater project (located on Telegraph Avenue between 18th and 19th Streets). The Fox Theater project, sponsored by the ORA, includes preservation and renovation of the historic theater. Staff believes that providing the ORA with a contribution to the Fox Theater historic preservation

project could constitute possible compensation consistent with the spirit of the request of the LPAB. Based on these discussions, the Design Review Committee (DRC) considered the following draft condition of approval at their meeting on April 23, 2008:

> Prior to issuance of demolition permit for the historic façade located at 440-448 23rd Street, the applicant must provide [*dollar amount to be determined*] to the Oakland Redevelopment Agency to be spent specifically on historic preservation of the Fox Theater; At the discretion of the ORA, the amount may be discounted by up to 33% if the applicant agrees to provide full payment within two months of the date of this approval.

The proposed condition of approval provides incentive to provide needed funds to the Fox Theater historic preservation project in a timely manner. The incentive is based on an interest rate of 10% per year, and assumes that demolition permits would not be issued for up to three years. In addition, the proposed condition of approval provides clarity as to where funding would be directed.

The DRC declined to comment on or provide direction regarding the draft condition of approval at their meeting on April 23, 2008.

PROJECT DESCRIPTION

Current Land Use Entitlements

Signature Properties has land use entitlements (or project approvals) for a phased redevelopment of both Parcel A and Parcel B sites with up to 475 residential units, 40,000 square feet of ground-floor commercial space on West Grand Avenue and Broadway, and 675 structured parking spaces (545 residential and 130 commercial). The project site consists of almost two entire blocks, which are designated Parcel A and Parcel B. Parcel A is the block bounded by West Grand Avenue, Broadway, Valley and 23rd Streets, and has been developed as Phase I of the project. Parcel B is the block bounded by West Grand Avenue, Broadway, Valley, 23rd and 24th Streets, and would be developed in Phase II of the project. Up to 13 existing buildings on the entire site would be demolished, but the facades of the two buildings at the corners of 23rd/Valley Streets would be retained and incorporated into the project development. Five historic resources would be demolished and two would have the facades preserved; none of the historic resources would be preserved in their entirety.

Proposed Project Amendment

The project applicant has revised the proposed amendment since the LPAB previously reviewed this project on January 14, 2008. The previously considered proposal included a change in building type for Phases I and II of the Parcel B site, as well demolition of the façade at 440-448 23rd Street; the current proposal includes a redesigned building and construction type for the same phases, as well as the demolition of the subject façade. The currently proposed amendment

to the Parcel B FDP is a redesign of Phases I and II. This proposed amendment would not affect the two parcels located on Broadway (Phases III and IV). The building redesign generally maintains the site planning, massing, land use density and intensity, and style of the approved project. However, the proposed building type and layout are entirely different from the approved plan, as is the proposed demolition of a historic façade. The following is a list of the proposed project revisions:

- *Building Type*: The current Phases I and II proposal is for two buildings to be developed as a single product: The site plan includes a five-level concrete parking garage located in the interior of the parcel (adjacent to the alley that connects 23rd to 24th Street) surrounded (or wrapped) on three sides by a four-story wood construction residential complex.
- *Building Layout*: The proposed building layout would perform as a single building with an entry lobby on Valley Street and centralized group usable open space in three locations. Although there would be no change in the unit count, the proposed units are of different sizes and types than the approved project. The primary difference between the approved and proposed project is that the approved garage occupies a partially below-grade podium covering the site, and the proposed change consolidates the garage at the interior of the site and includes at-grade residential units located facing the three public streets (23rd, Valley and 24th Streets).
- *Massing*: The approved and proposed project massing are similar to one another. However, the approved project includes two distinctly separate four-story buildings, whereas the proposed amendment appears as a single building with a distinct lobby on Valley Street separating two wings.
- *Building Height*: The approved and proposed plans both include four story buildings although the height is decreased by approximately one foot across the site in the proposed amendment.
- *Facades*: The proposed façades are stylistically similar to the approved façade design. The proposed amendment is a variation on the approved plan in terms of style, windows, materials, recesses and projections. The primary façade change, discussed in detail below, is the proposed demolition of the historic façade at 440-448 23rd Street.
- *Points of Entry (access and egress)*: The project points of entry are the same between the approved project and the proposed amendment.
- *Historic Façade*: The approved project includes demolition of an historic building located at 440-448 23rd Street and retention of the façade of said building. At this time (and this is not a change from the amendment considered by the LPAB on January 14, 2008), the applicant proposes removal of the façade located at 440-448 23rd Street. 440-448 23rd Street is a historic resource with a local rating of Cb+2+ ("C" for secondary importance, "b+" for major importance contingency, "2+" for contributes to area of secondary importance or API) and was approved for demolition in the land use entitlements (although the façade was to remain). Demolition of this building was considered a significant and unavoidable impact at the time of EIR certification in December 2004.

ENVIRONMENTAL REVIEW

The Planning Commission certified an EIR for the existing PUD on December 1, 2004. . The EIR considered an envelope of development that included up to 343 residential units, 18,700 square feet of commercial space, and 475 parking spaces. The first approved amendment to the FDP includes a net increase of eight (8) residential units and 14 parking spaces over the development envelope considered in the EIR.

The previously identified impacts to historic resources are as follows:

Significant and Unavoidable Historic Resource Impacts

The previous Draft EIR analysis identified significant and unavoidable impacts on cultural resources. The project would result in either demolition or substantial alteration of up to 13 existing buildings on the site. Of these buildings, seven would qualify as cultural resources. These buildings include: 1) 2335 Broadway, 2) 2343 Broadway, 3) 2345 Broadway, 4) 2366-2398 Valley Street, 5) 439 23rd Street, 6) 440-448 23rd Street, and 7) 441-449 23rd Street. The location of these buildings is shown in the attached figure (see Attachment F) from the Draft EIR. The historic significance ratings for these buildings are shown in the attached table (see Attachment C) from the Draft EIR.

Originally, the applicant proposed retaining the facades at 440-448 and 441-449 23rd Street. However, constructing several stories of residential units above the retained facades would result in a substantial adverse effect on each building's character-defining elements and would render them no longer eligible for listing in the California Register. The proposed mitigation measures (E.3a through E.3f) would require the project sponsor to prepare a Historic American Building Survey for each of the seven affected buildings, prepare a history of the role played by the buildings in the history of automobile sales and repair in Oakland, incorporate historic interpretive elements into the project, salvage architectural elements from the buildings, curate materials and reports at the Oakland History Room, and make any or all of the buildings available for those who may wish to relocate them. Although these mitigation measures would reduce the impacts of the project on cultural resources, they would not be mitigated to less-than-significant levels. The demolition or alteration of these cultural resources would also result in cumulative project impacts in conjunction with other proposed and approved projects in the general vicinity such as the Uptown Mixed-Use project, the Thomas L. Berkley Square project, and the Bay Place project. The proposed project, in combination with these other projects, would eliminate a total of 15 cultural resources in north downtown Oakland.

The Final EIR included a modified project description that would retain the façade of the building at 2335 Broadway instead of the building at 441-449 23rd Street proposed in the previous project description. In addition, Mitigation Measure E.5 related to cumulative impacts of the project on cultural resources was modified to require the project sponsor to contribute $125,000 to the City's Façade Improvement Fund for cumulative impacts on cultural resources in downtown Oakland and the vicinity. The contribution would be earmarked for improving

facades of buildings identified as cultural resources in the downtown area according to the General Plan Historic Preservation Element of the Oakland Cultural Heritage Survey.

Incorporation of the facades of certain historic buildings as part of the project would not mitigate the project impact or the cumulative impact of the loss of those buildings to a less-than-significant level. The Planning Commission made findings for overriding considerations related to these significant, unavoidable impacts.

EVALUATION OF PROPOSED FAÇADE REMOVAL

No Further Environmental Review for Historic Resources is Required under CEQA

The façade located at 440-448 23rd Street is a feature of an historic building. The EIR identified the demolition of the building, even whilst retaining the façade, as a significant impact that could not be mitigated to a less-than-significant level. The current proposal to remove the façade, when considered under CEQA could not result in any worse impact than that previously analyzed; demolition of the building, even with retention of the facades, was previously identified as a significant unavoidable impact in the certified EIR, and demolition of the facades would not constitute a substantial adverse change from the impact that was previously identified. In essence, the EIR determined that demolition of the building would demolish the features of the building that would otherwise make it eligible for listing on any local or other historic register. In other words, the historic quality of the building is lost by demolition of the building, regardless of whether or not the facades are retained. Demolition of the facades contributes to the same unmitigable impact previously identified in the EIR. Therefore, this change to the project would not result in any need for supplemental environmental review under CEQA.

Justification for Proposed Changes

The applicant maintains that it would be too costly to retain/rehabilitate the façades. Specifically, supporting the facades would require concrete construction of the new building to be located behind the existing facades. However, the applicant had anticipated wood construction for the proposed building (which is the typical type of construction for this size and mass of building), a much less expensive construction type. The applicant believes that the difference in construction costs would be in the range of five million dollars, and that construction time would be increased by four months (see attachment).

The applicant proposes an alternative that is entirely new construction. The new facades would not imitate the existing historic facades and are designed to integrate with the facades of the entire building. The building design is clean and subdued, and consistent with the larger Planned Unit Development in terms of having the grander architecture and massing closer to (and on) Broadway. Staff supports the design of the proposed change (see additional discussion below).

Design Issues

The existing facades are attractive, and the cultural resource analysis prepared for the EIR indicated that the facades were in good repair and that the major alteration, replacement windows, could be mitigated with new replacement windows based on the original window design.

The current design proposal includes new subdued facades that are attractively massed and arranged in the context of the overall project and surrounding neighborhood. The attached plans indicate a building design that is fairly simple and clean, and appropriately less prominent than the more grand architecture and massing located on Broadway. The proposed simple and clean rhythm, massing and materials are consistent with the surrounding context of smaller, neighborhood uses and architecture. In addition, the proposed design provides differentiation from the other buildings included in the PUD, providing for desirable variety and interest in the area.

The Planning Code Section 136.050.C.2 requires that demolition of a PDHP that is not a historic landmark meet the following criteria (findings):

a. The design quality of the proposal of the proposed project is at least equal to that of the original structure and is compatible with the character of the neighborhood; or
b. The public benefits of the proposed project outweigh the benefit of retaining the original structure; or
c. The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

The proposed project provides attractive, increased high-density housing near downtown and mass transit. The public benefit of attractive, environmentally sound and reasonably priced residential development near downtown Oakland can be considered to outweigh the benefit of retaining the historic façade should the costs of retention be passed on to the residents of the project.

Conditions of Approval

Based on direction from the LPAB and DRC, input from the ORA, and discussions between the applicant and members of OHA, staff recommends consideration of two conditions of approval that would allow demolition of the historic façade at 440-448 23rd Street upon appropriate compensation, as follows:

> *Condition 1*: Prior to issuance of demolition permit for the historic façade located at 440-448 23rd Street, the applicant shall provide a financial contribution of $___ *[amount to be determined by the Planning Commission]* to the Oakland Redevelopment Agency to be spent specifically on historic preservation of the Fox Theater; At the discretion of the ORA, the amount may be discounted by up to 33% if the applicant agrees to provide full discounted payment of $___ within two months of the date of this approval.

Staff previously recommended consideration of compensation in the amount of $68,750 for demolition of the historic façade, based on the most recently used formula for calculating a similar fee for the Courthouse Condominium project. Conditions of approval can only be applied to a project for which there is a nexus, or connection. Therefore, staff is not able at this time to provide any further guidance regarding the specific amount of compensation that a decision-making body may seek. However, any condition of approval can be applied to a project to which the project proponent agrees.

> *Condition 2*: A demolition permit for the historic façade located at 440-448 23rd Street shall not be issued until issuance of a building permit for the core and shell of the approved project.

This condition would ensure that construction of the project is guaranteed prior to demolition of the historic resource, as recommended by the DRC and community members.

RECOMMENDATION

Staff acknowledges that the proposed new construction does not take advantage of an opportunity for historic preservation and rehabilitation. At the same time, staff acknowledges the benefit of providing attractive, well-designed and reasonably priced multi-family housing opportunities in well-served areas of Oakland. Therefore, staff supports the proposed design compromise, with the inclusion of the proposed condition of approval.

CONCLUSION

Staff recommends that the LPAB do the following:

1) Recommend that the proposed demolition of the façade at 440-448 23rd Street be approved, subject to a condition of approval that reads as follows: "Prior to issuance of demolition permit for the historic façade located at 440-448 23rd Street, the applicant shall provide a financial contribution of $___ *[amount to be determined by the Planning Commission]* to the Oakland Redevelopment Agency to be spent specifically on historic preservation of the Fox Theater; At the discretion of the ORA, the amount may be discounted by up to 33% if the applicant agrees to provide full discounted payment of $___ within two months of the date of this approval."
2) Recommend that the proposed demolition of the façade at 440-448 23rd Street be approved, subject to a condition of approval that reads as follows: "A demolition permit for the historic façade located at 440-448 23rd Street shall not be issued until issuance of a building permit for the core and shell of the approved project."
3) Recommend a dollar amount for compensation to be considered by the Planning Commission; and

4) Find that the proposed façade demolition does not require further environmental review with respect to historic resources and that reliance on the addendum is appropriate.
5) Find that the project meets the criteria of Planning Code Section 136.050.C2, in that the proposed project would provide attractive, increased high-density housing near downtown and mass transit. The public benefit of attractive, environmentally sound and reasonably priced residential development near downtown Oakland can be considered to outweigh the benefit of retaining the historic façade should the costs of retention be passed on to the residents of the project.

Respectfully submitted:

GARY V. PATTON
Deputy Director, Planning & Zoning

Prepared by:

Catherine Payne
Planner IV, Major Development Projects

Attachments:
A. Project Plans
B. LPAB staff report, dated January 14, 2008, with attachments
C. Draft Broadway-West Grand Mixed Use Project Environmental Impact Report Addendum #2

Attachment A:
Project Plans

Attachment B:
LPAB staff report, dated January 14, 2008

Attachment C:
Draft Broadway-West Grand Mixed Use Project Environmental Impact Report Addendum #2

BROADWAY & WEST GRAND: PARCEL B

BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

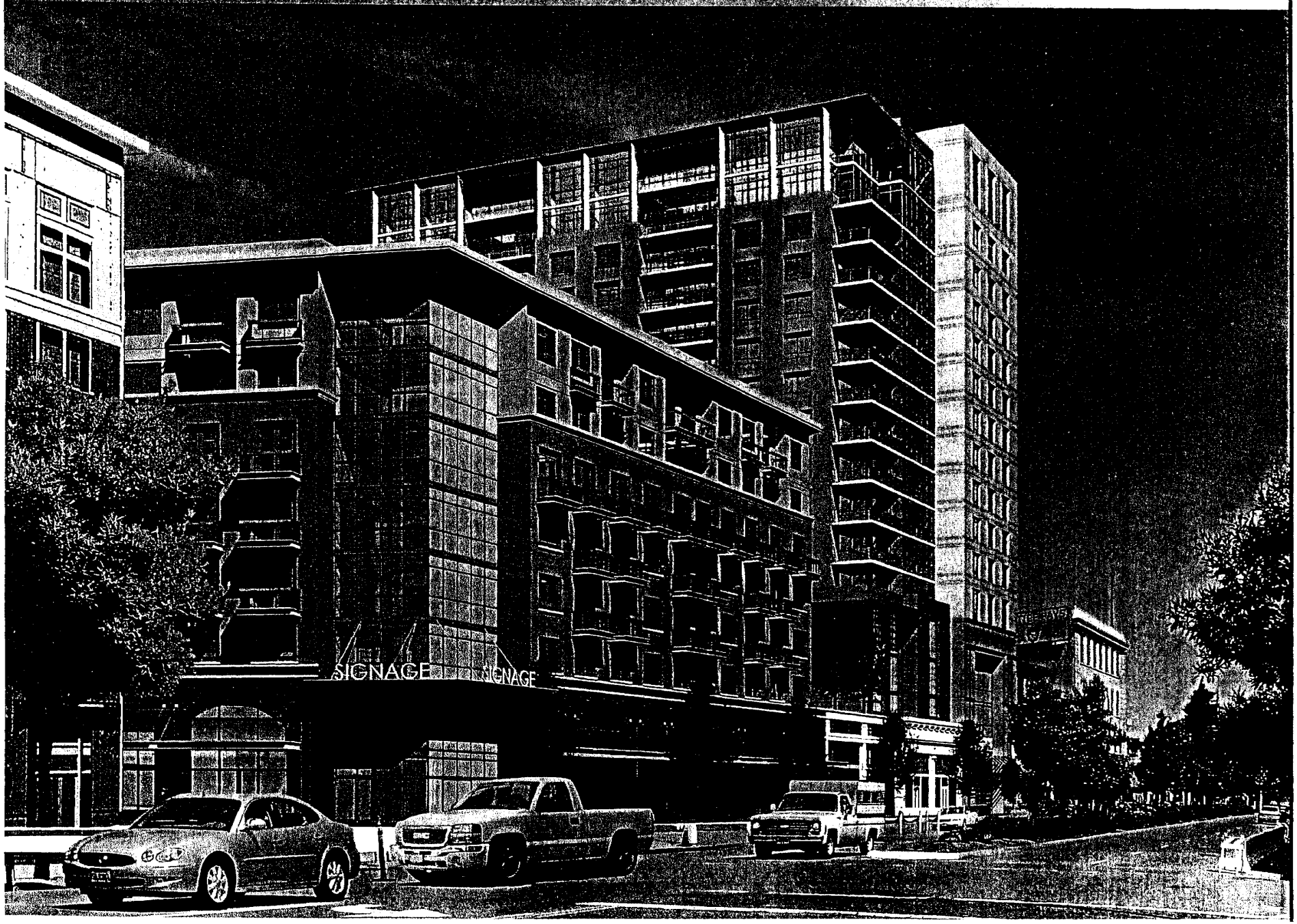
DATE 03.07.06
PROJECT # 2006-30125
SHEET # R-1

RENDERING 1
VIEW FROM
BROADWAY & 24T

SIGNATURE DEVELOPMENT

MVE STUDIO

BROADWAY & WEST GRAND: PARCEL B



BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

DATE 03.07.08
PROJECT #
SHEET # R2

RENDERING 2
VIEW FROM
BROADWAY & 23

SIGNATURE PROPERTIES

MVE STUDIO

BROADWAY & WEST GRAND: PARCEL B

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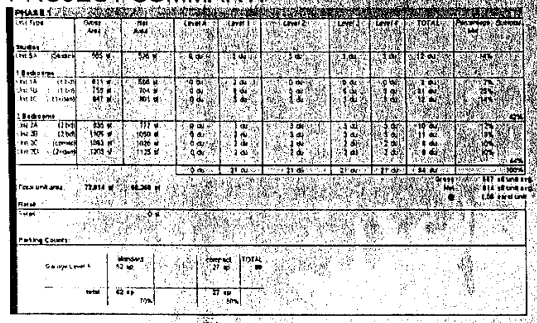

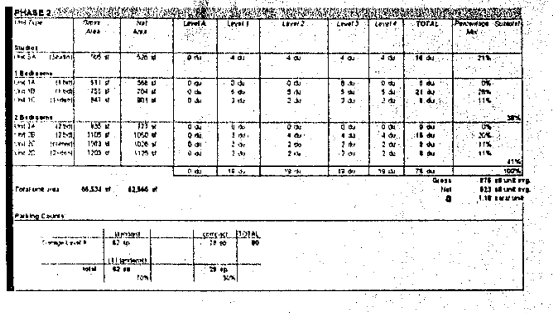

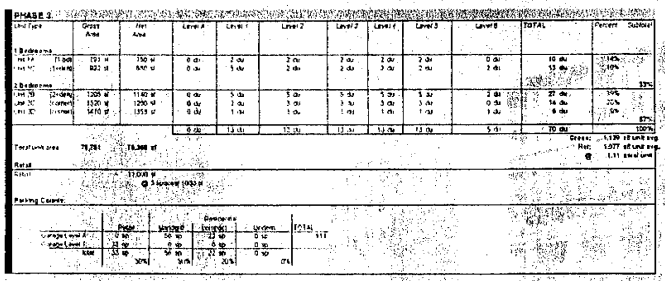

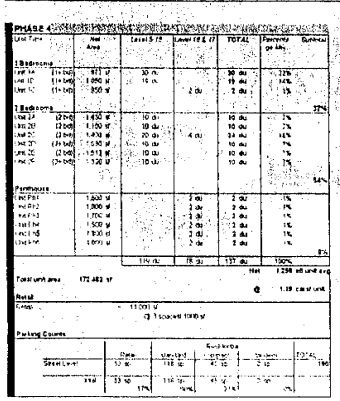

OVERALL SUMMARY:

	Units	Residential Parking	Retail Parking	sp.du (*exclude retail parking)
PHASE 1 4 floors 5 level garage	84 du	89 sp	0 sp	1.06
PHASE 2 4 floors 5 level garage	78 du	90 sp	0 sp	1.16
PHASE 3 7 floors 1 sub level garage retail	70 du	76 sp	33 sp @ 3 spaces/ 1000 sf - 11,000 sf	1.11
PHASE 4 18 floors no sub level retail	137 du	163 sp	33 sp @ 3 spaces/ 1000 sf - 11,000 sf	1.19
total	367 du	420 sp	66 sp	1.14 sp/du

SHEET INDEX:

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R-2 PERSPECTIVE RENDERING

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A-1.02 LEVEL A - GARAGE LEVEL
A-1.03 LEVEL 1 - STREET LEVEL
A-1.04 LEVEL 1A - MEZZANINE LEVEL
A-1.05 LEVEL 2 - PODIUM LEVEL
A-1.06 LEVEL 3 - RESIDENTIAL AND PARKING LEVEL
A-1.07 LEVEL 4 - RESIDENTIAL AND PARKING LEVEL
A-1.08 LEVEL 5
A-1.09 LEVEL 6 - 14
A-1.10 LEVEL 15 - 16

A-2.01 ELEVATIONS - OVERALL ELEVATIONS
A-2.02 ELEVATIONS - OVERALL ELEVATIONS
A-2.03 ELEVATIONS - PHASE 1 & 2 ELEVATIONS
A-2.04 ELEVATIONS - PHASE 3 & 4 ELEVATIONS
A-2.05 ELEVATIONS - PHASE 4 ELEVATIONS

A-3.01 BUILDING SECTIONS
A-3.02 BUILDING SECTIONS

A-4.01 UNIT PLANS - PHASE 1 & 2
A-4.02 UNIT PLANS - PHASE 1 & 2
A-4.03 NOT USED
A-4.04 UNIT PLANS - PHASE 3
A-4.05 UNIT PLANS - PHASE 3
A-4.06 UNIT PLANS - PHASE 4
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A-4.08 UNIT PLANS - PHASE 4
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A-4.10 UNIT PLANS - PHASE 4

L-1 SCHEMATIC LANDSCAPE PLAN - STREET LEVEL
L-2 SCHEMATIC LANDSCAPE PLAN - PODIUM LEVELS
L-3 IMAGE BOARD - SITE FURNITURE

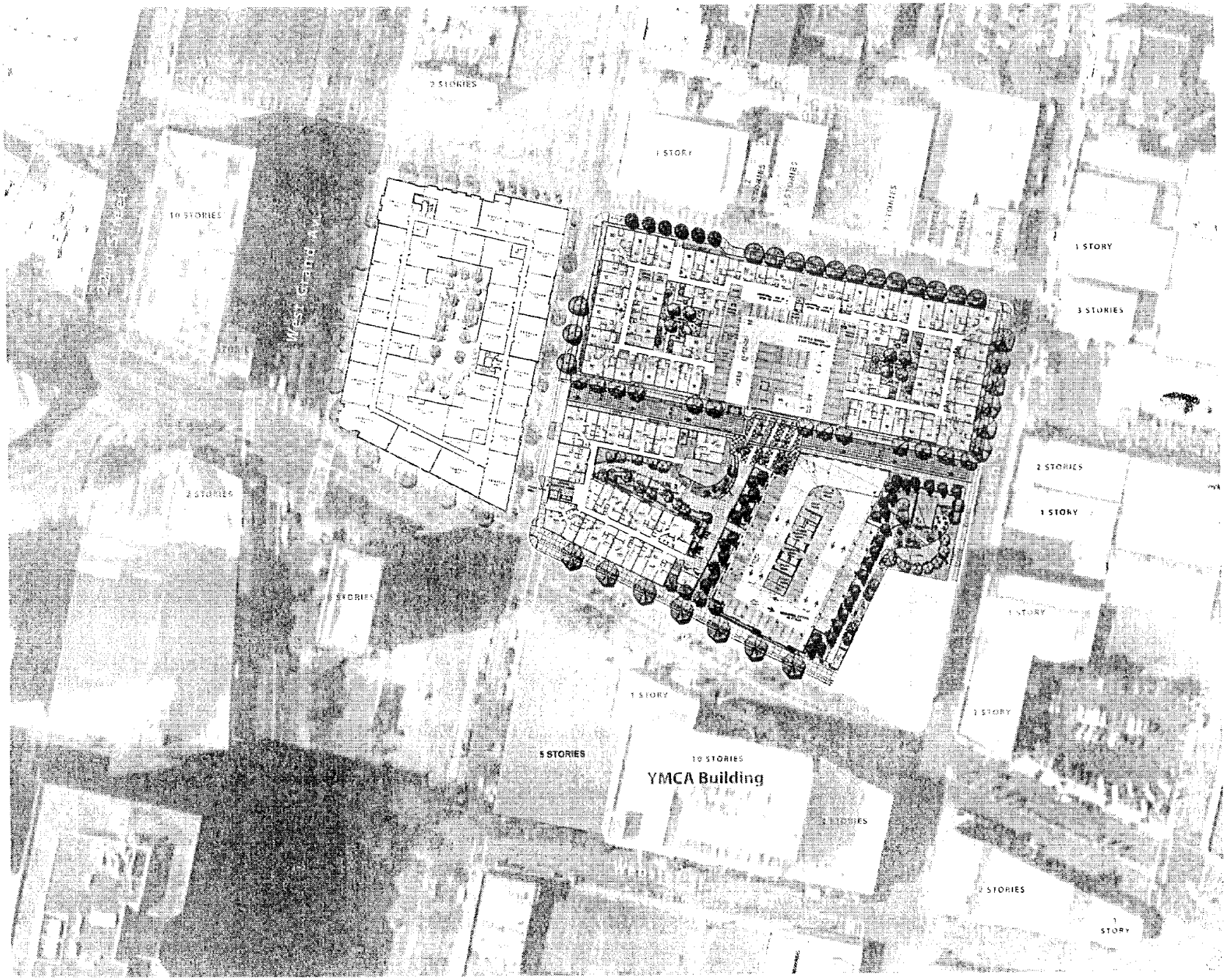
BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

DATE 03.07.06
PROJECT # 2006.00125
SHEET # T-1

TITLE PAGE

SIGNATURE DEVELOPMENT

MVE STUDIO



Broadway & West Grand: Parcel B

OAKLAND, CALIFORNIA

SIGNATURE PROPERTIES

DATE

PROJECT #

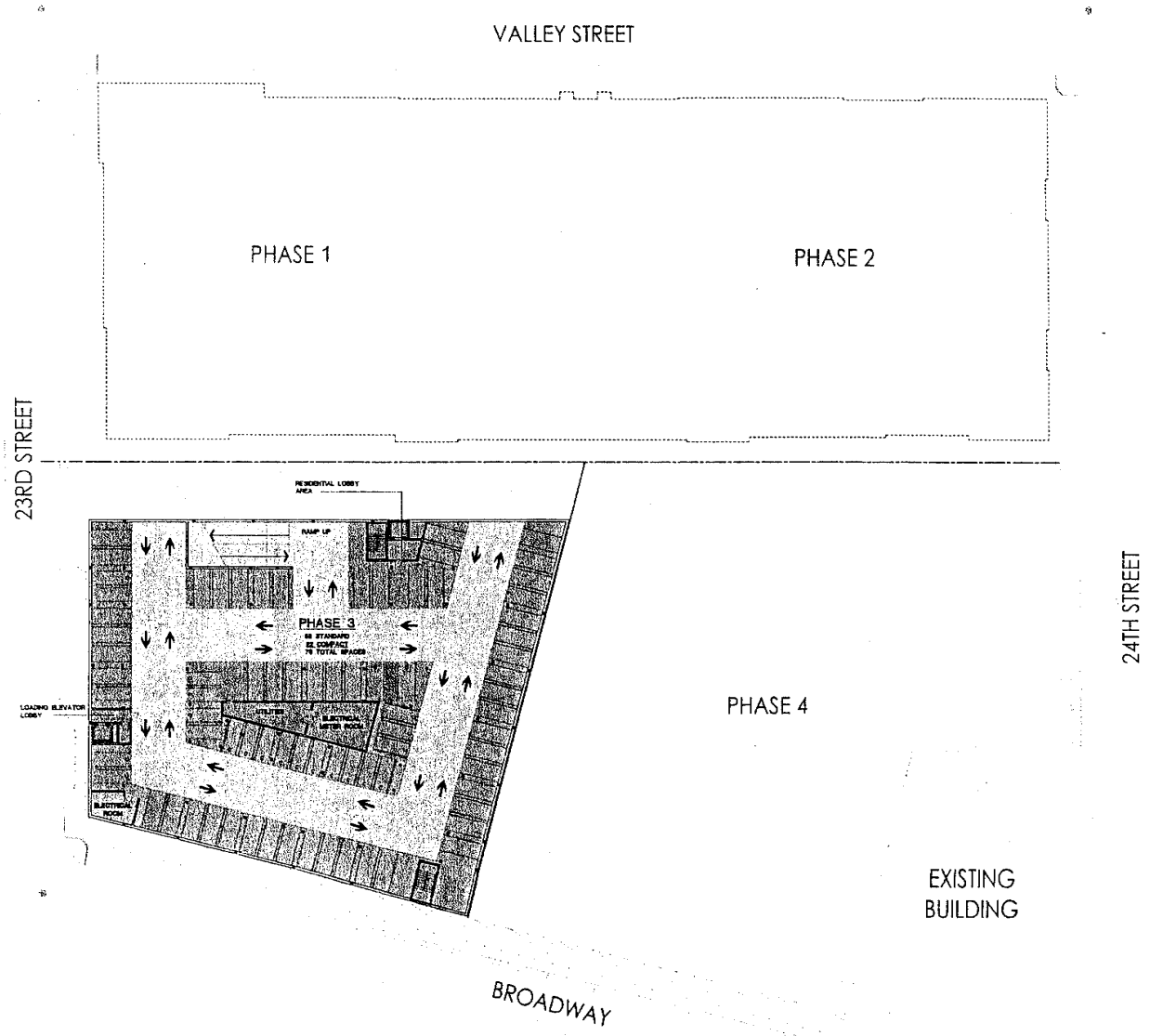
SCALE

NORTH

SHEET # A1.01

BUILDING CONTEXT PLAN

MVE STUDIO



BROADWAY & WEST GRAND PARCEL B

OAKLAND, CALIFORNIA

DATE: 03.07.06

PROJECT # 0530125

SCALE 1" = 20' 0"

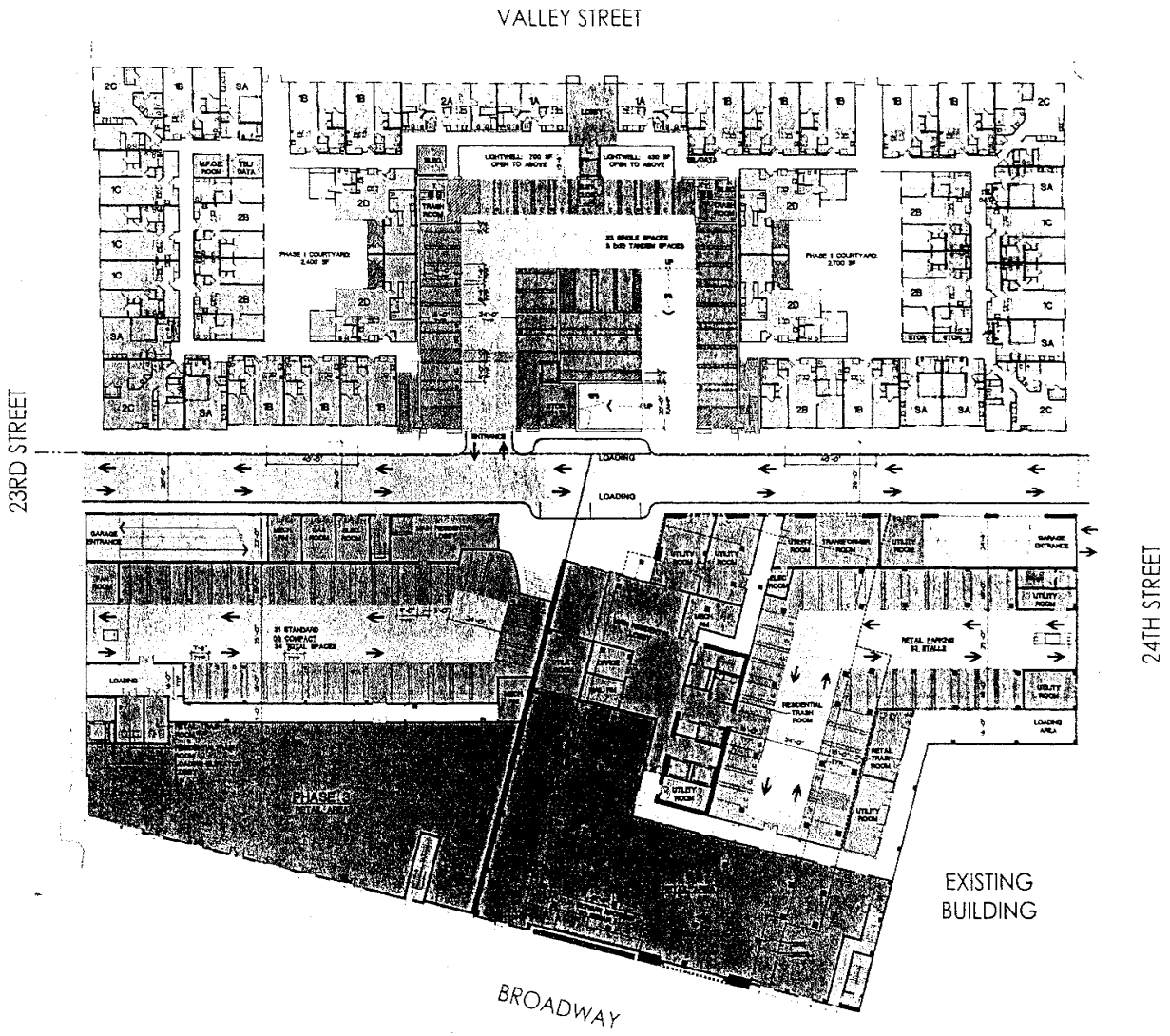
0 20 40

NORTH

SHEET # A-102

LEVEL A
RESIDENTIAL & RETAIL
PARKING LEVELS

MVE STUDIO



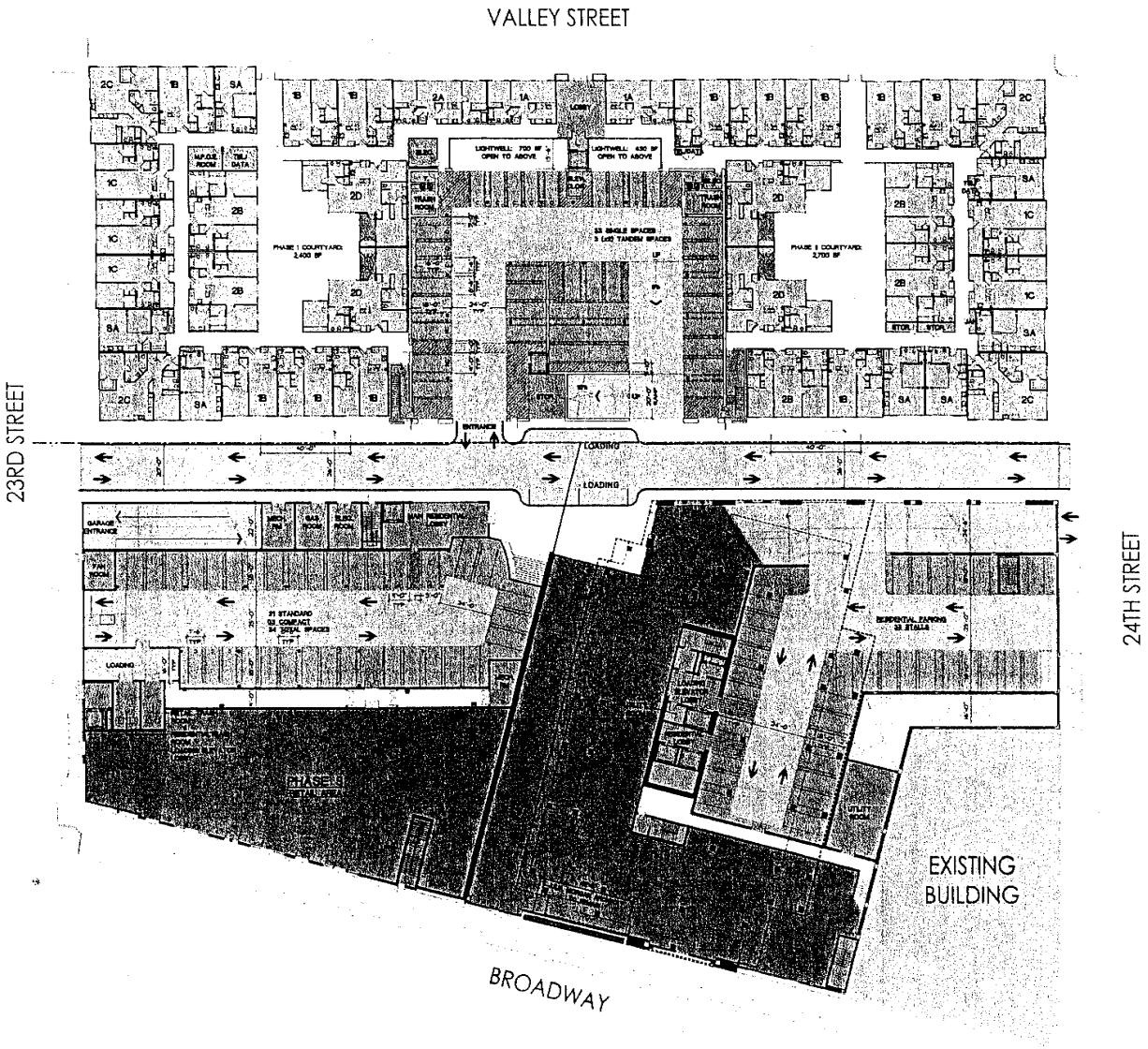
BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

DATE
PROJECT #
SCALE

NORTH
SHEET #

LEVEL 1
STREET LEVEL SITE PLAN

MVE STUDIO



BROADWAY & WEST GRAND PARCEL B

OAKLAND, CALIFORNIA

DATE 03.07.06

PROJECT # 0630125

SCALE 1" = 20'-0"

0 20 40

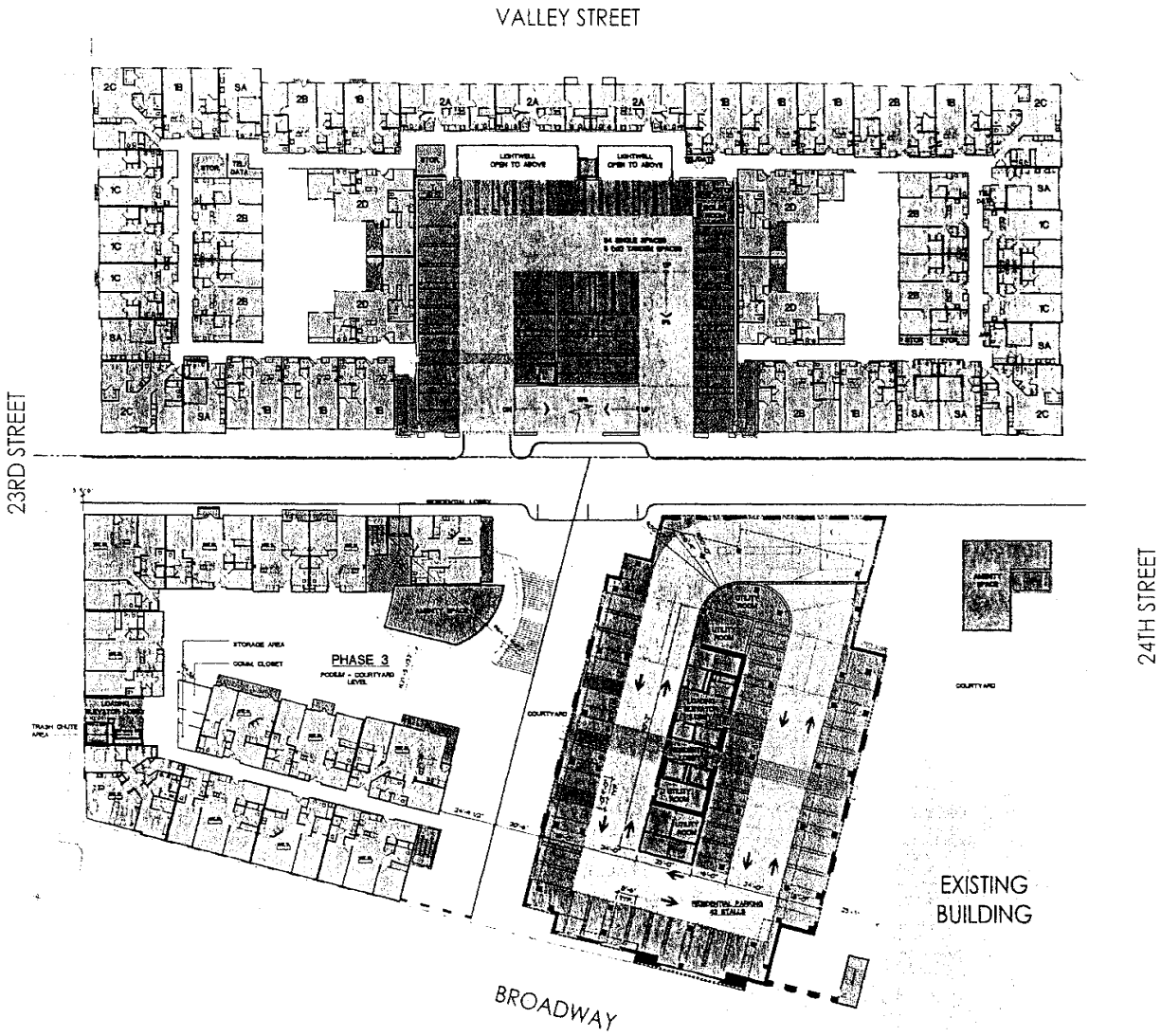
NORTH

SHEET # A-1.04

LEVEL 1A

MEZZANINE LEVEL SITE PLAN

MVE STUDIO

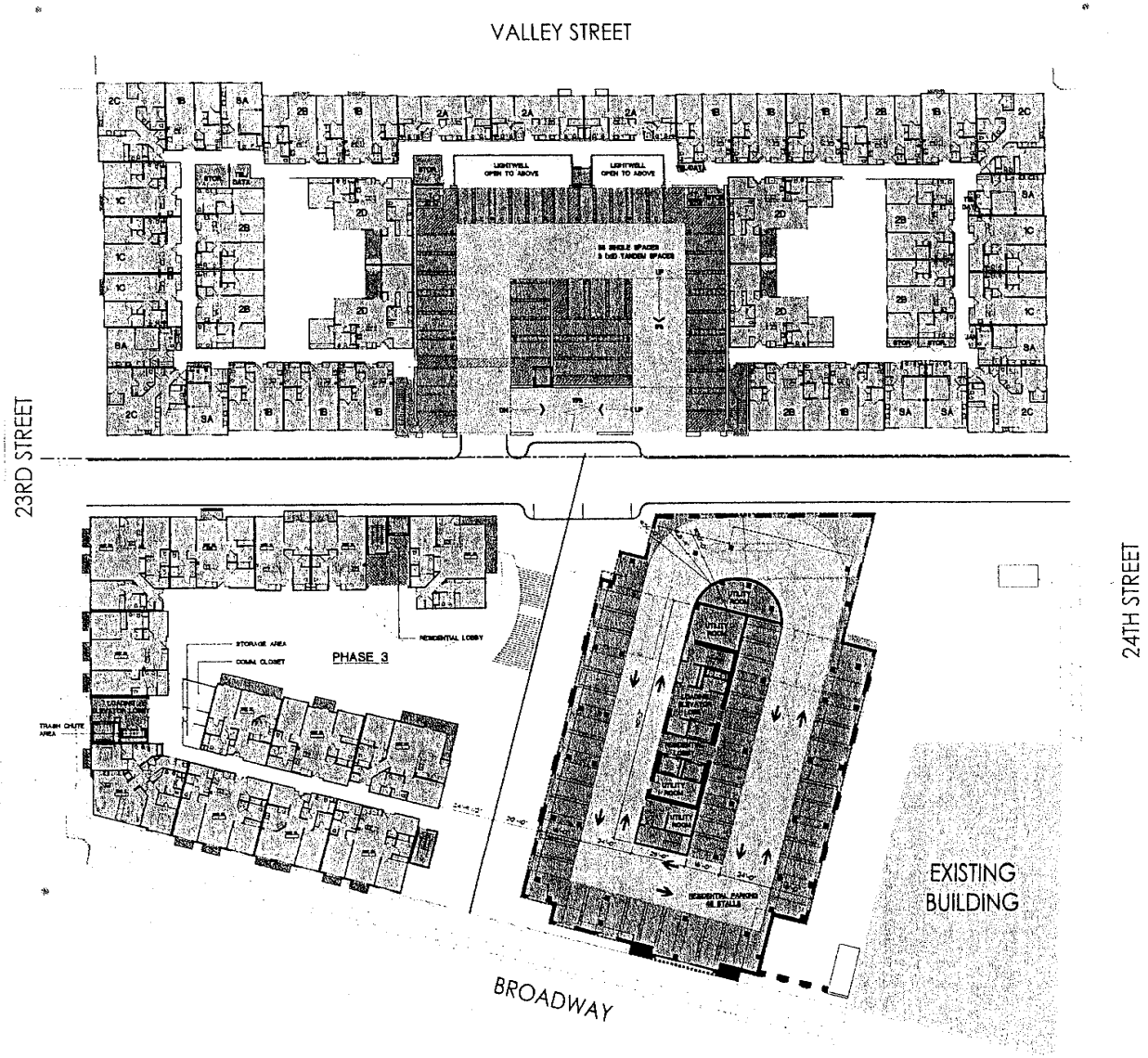


BROADWAY & WEST GRAND PARCEL B

OAKLAND, CALIFORNIA

DATE
PROJECT #
SCALE
NORTH
SHEET # A1.05
LEVEL 2

MVE STUDIO



BROADWAY & WEST GRAND PARCEL B

OAKLAND, CALIFORNIA

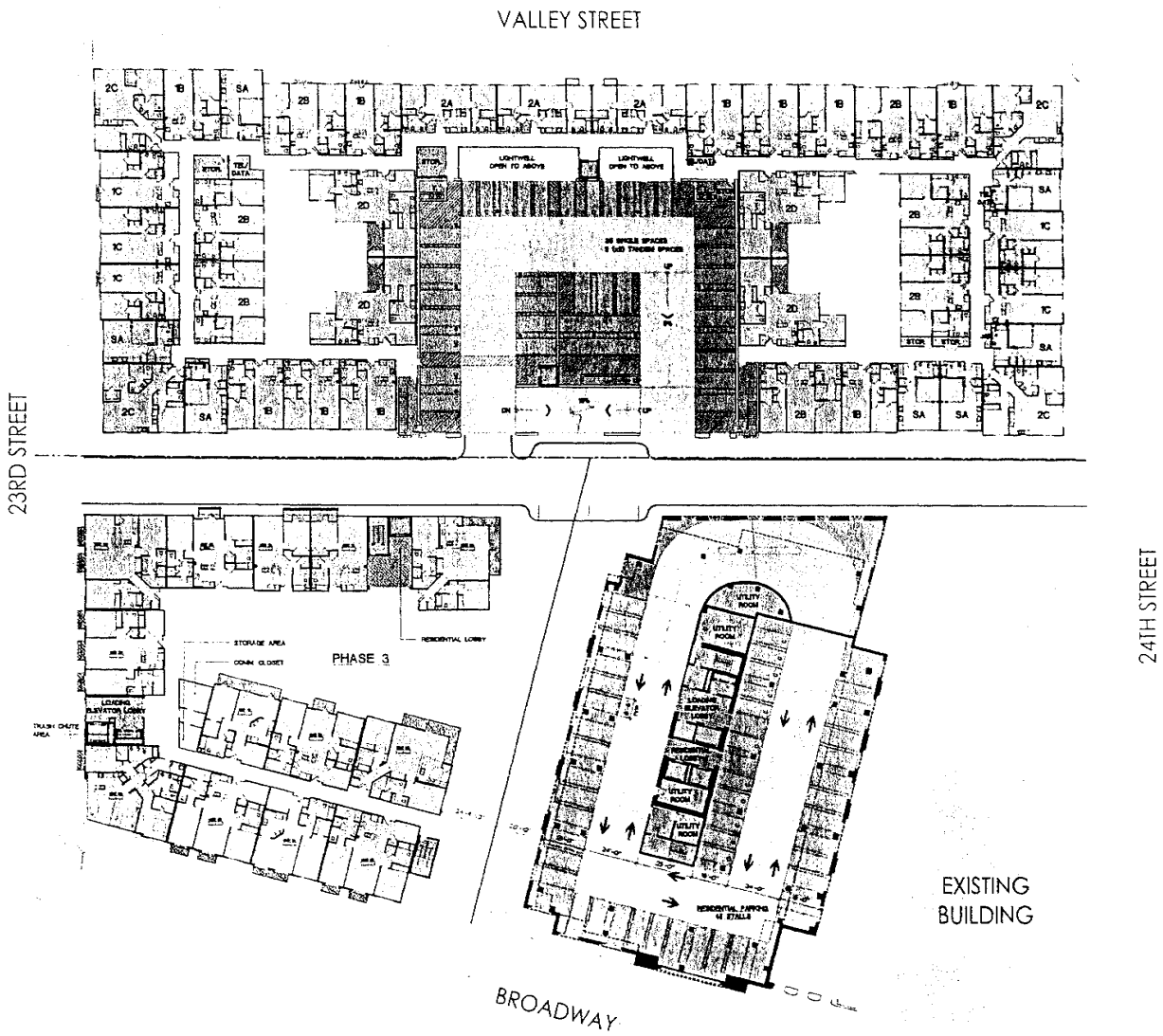
DATE 03 07 08
PROJECT # 0630125
SCALE 1" = 20'-0"
0 20' 40'

NORTH

SHEET # A-1.06

LEVEL 3
RESIDENTIAL & PARKING LEVELS

MVE STUDIO



BROADWAY & WEST GRAND PARCEL B

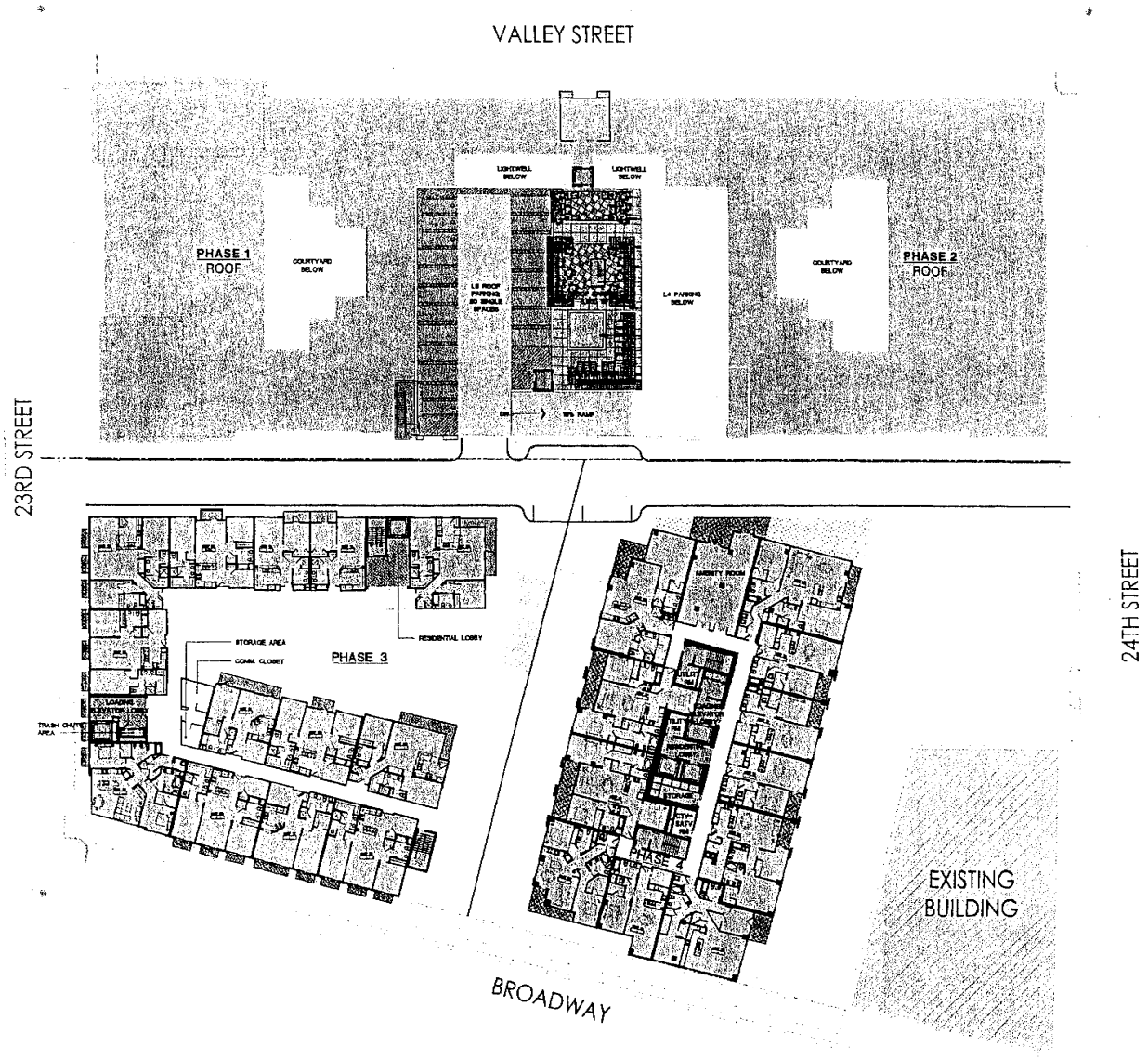
OAKLAND, CALIFORNIA

DATE
PROJECT #
SCALE

NORTH
SHEET #

LEVEL 4
RESIDENTIAL & PARKING LEVELS

MVE STUDIO



BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

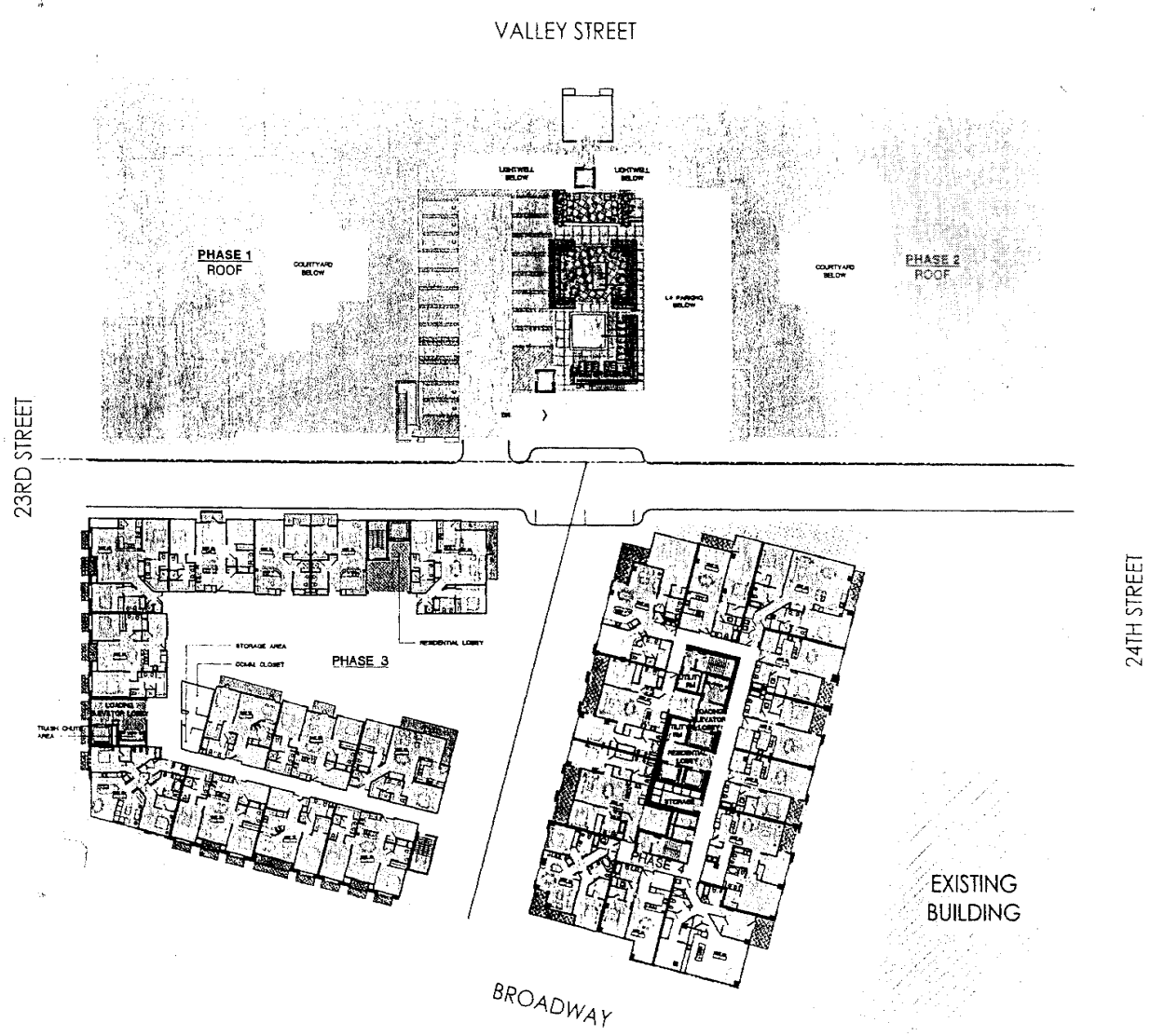
DATE 03.07.08
PROJECT # 0630125
SCALE 1" = 20'-0"
0 20 40

NORTH

SHEET # A1.08

LEVEL 5
TYPICAL RESIDENTIAL LEVELS

MVE STUDIO



BROADWAY & WEST GRAND PARCEL B

OAKLAND, CALIFORNIA

DATE
PROJECT #
SCALE

NORTH

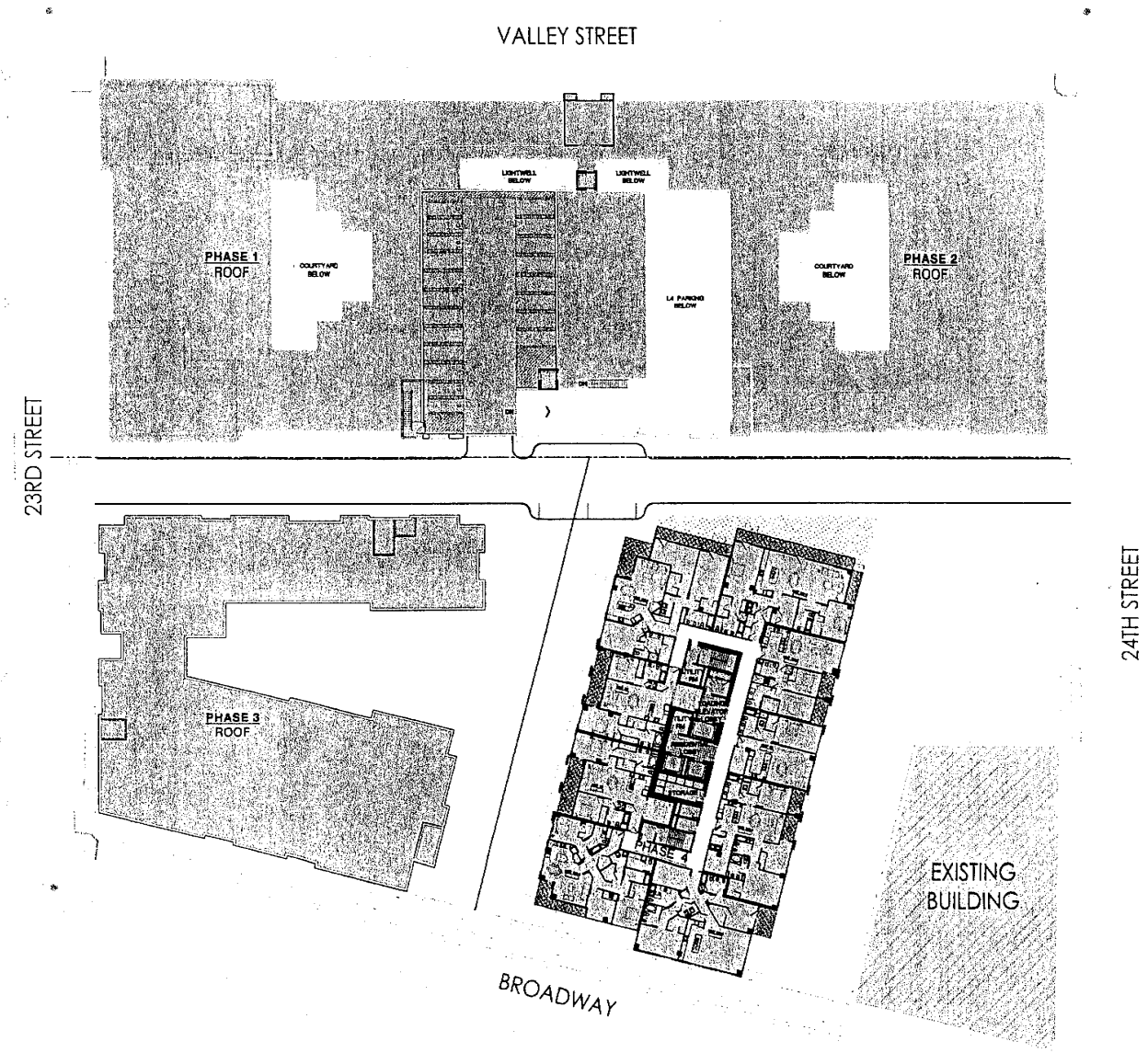
SHEET # A1.29

LEVEL 6

RESIDENTIAL LEVELS

PHASE 3: LEVEL 6-7
PHASE 4: LEVELS 5-14

MVE STUDIO



BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

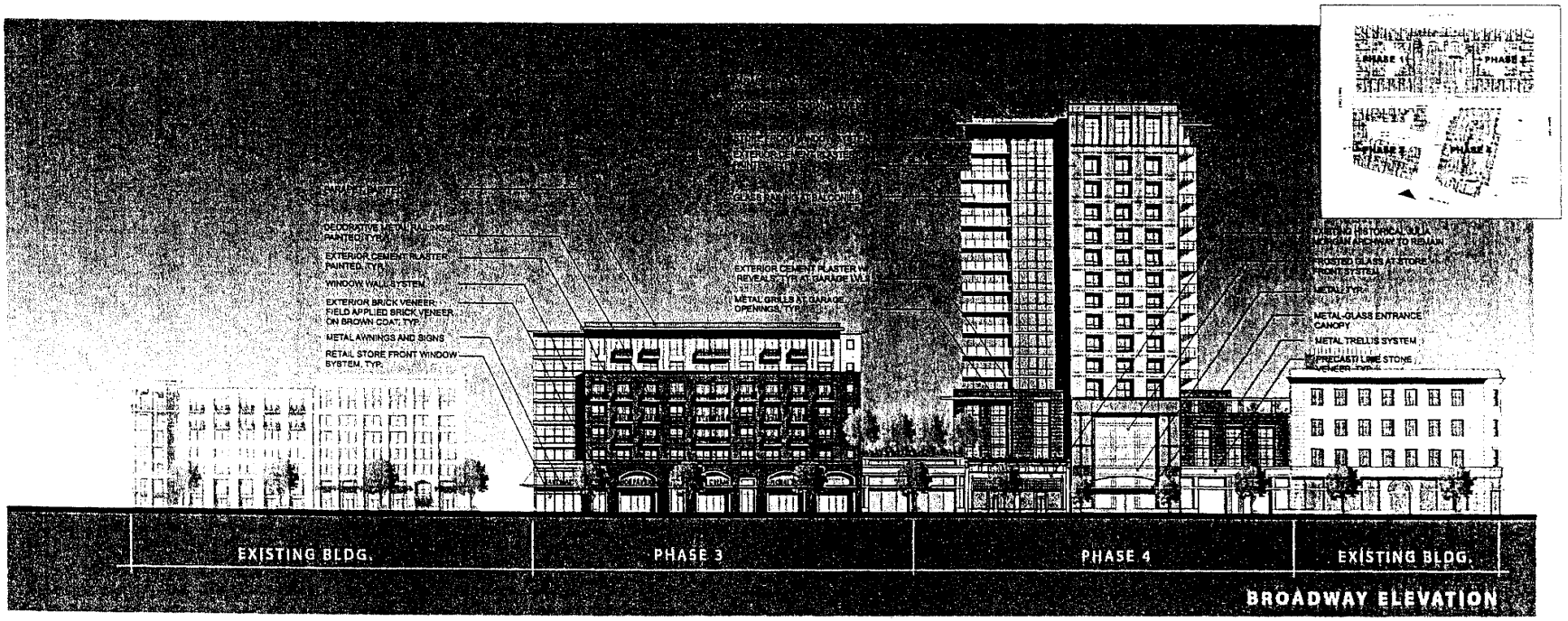
DATE 03.07.06
PROJECT # 0630125
SCALE 1" = 20'-0"
0 20' 40'

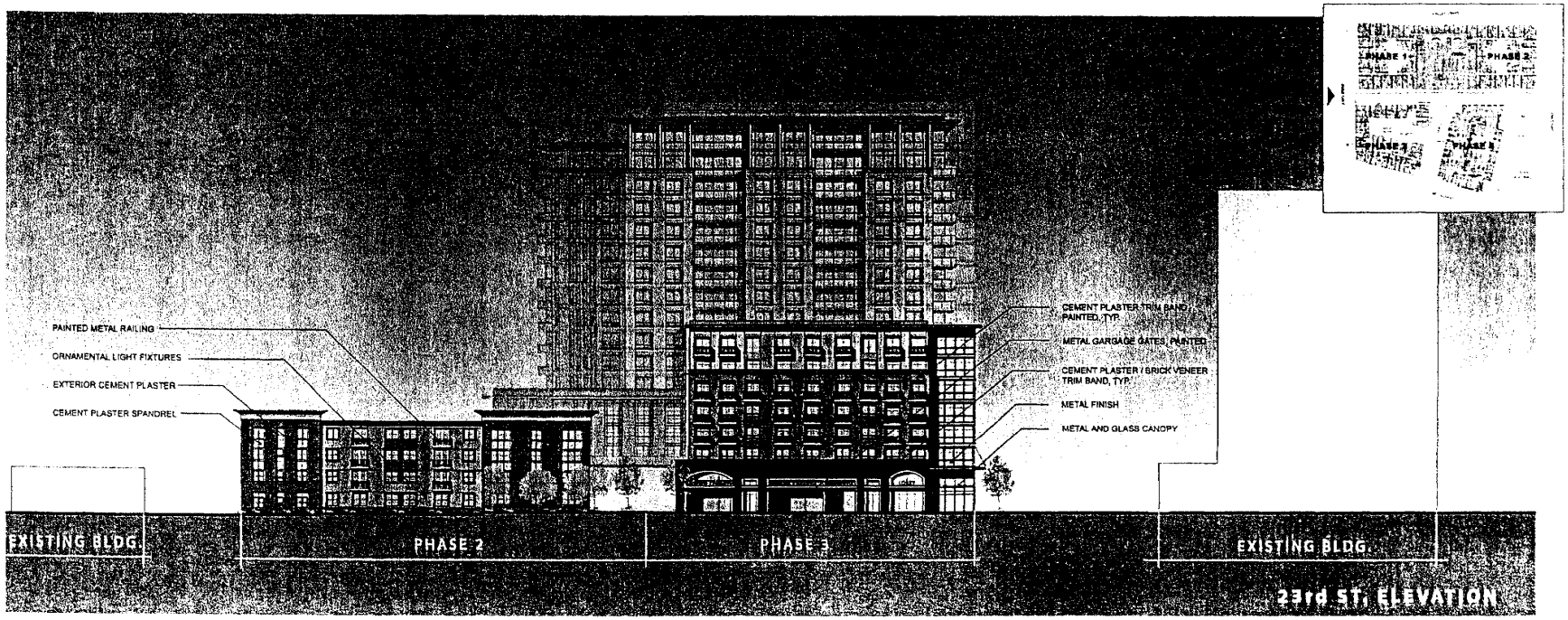
NORTH
SHEET # A-1.10

LEVEL 7
RESIDENTIAL LEVELS

PHASE 4: LEVELS 15 & 16

MVE STUDIO





BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

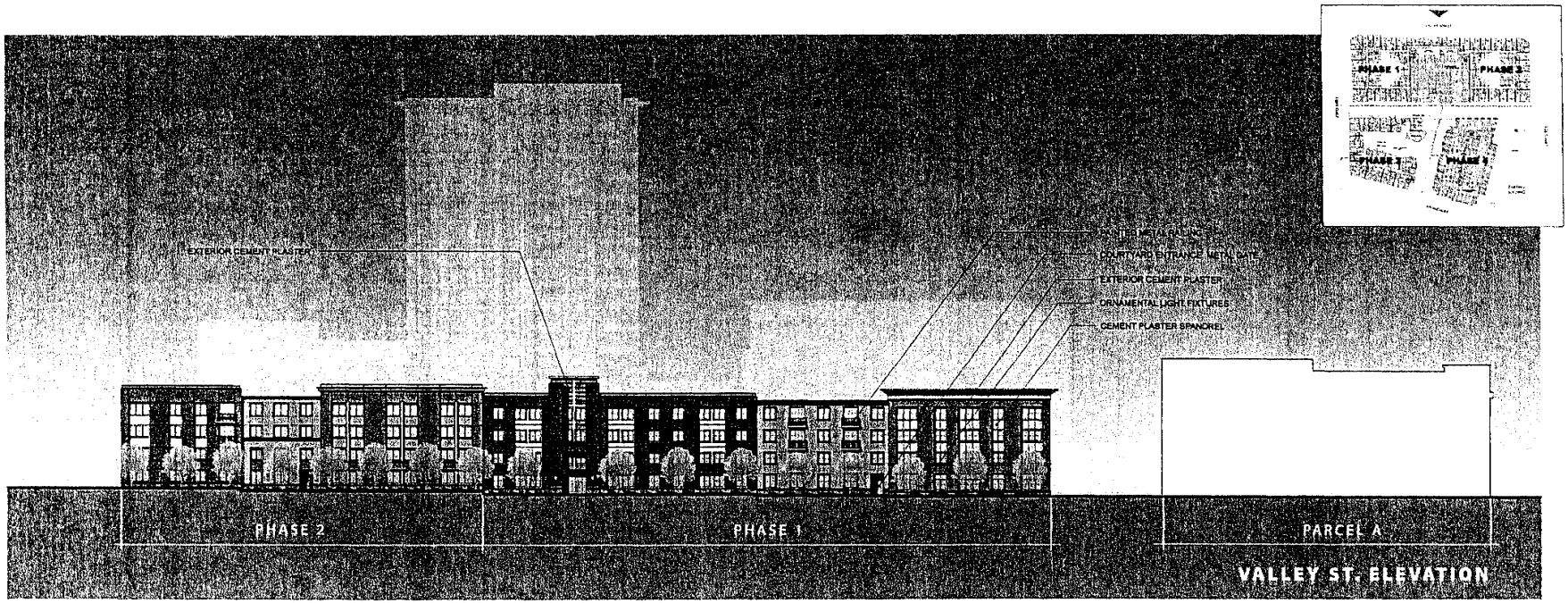
SIGNATURE PROPERTIES

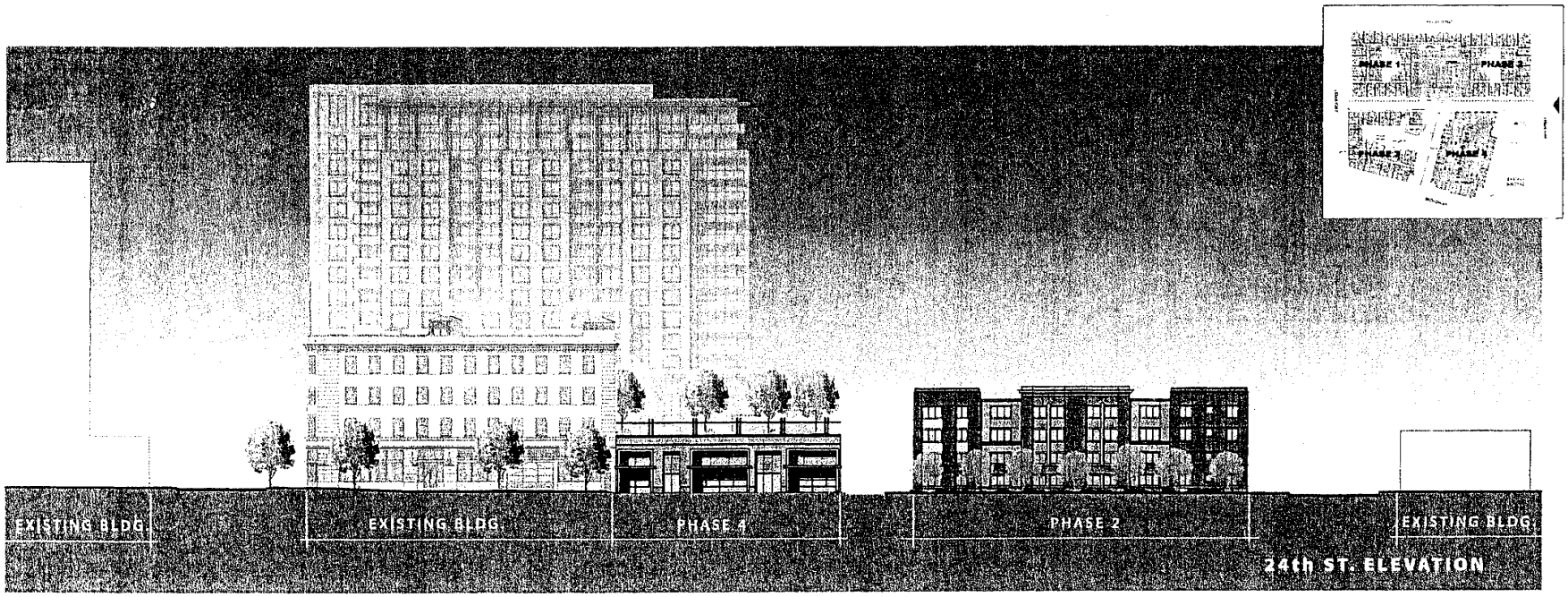
DATE 03.07.06
PROJECT # 2006-30125
SCALE 1"=20'-0"

NORTH
SHEET # A2.01

OVERALL ELEVATIONS

MVE STUDIO





BROADWAY & WEST GRAND PARCEL B

OAKLAND, CALIFORNIA

SIGNATURE DEVELOPMENT

DATE: 03 07 08

PROJECT #: 2006-30125

SCALE: 1 = 20' 0"

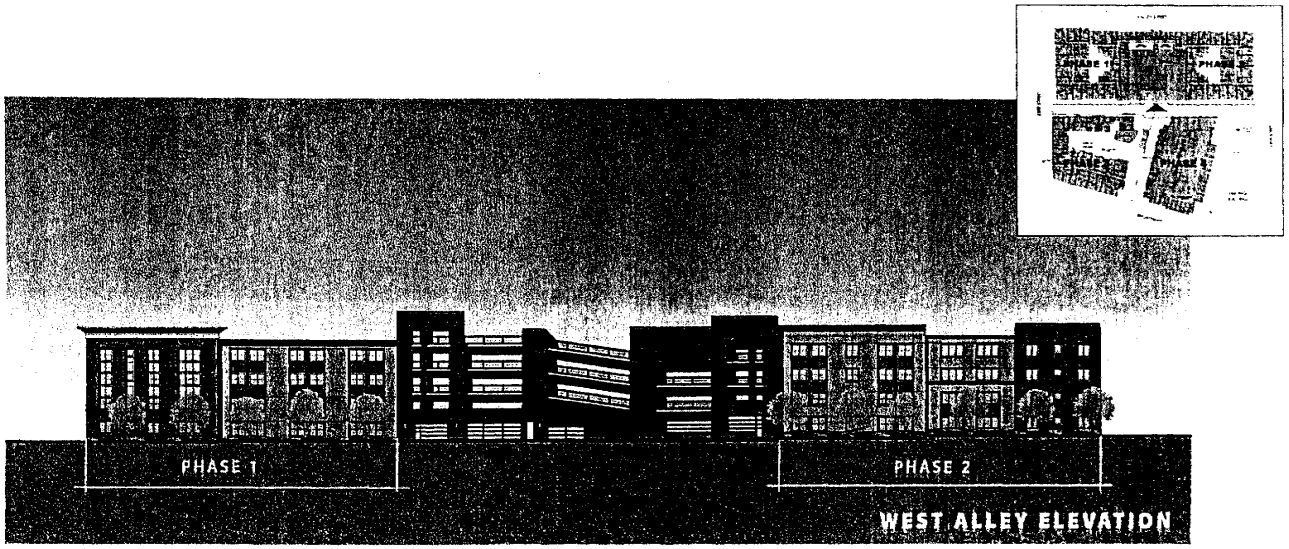
0 20 40

NORTH

SHEET #: A2.02

OVERALL ELEVATIONS

MVE STUDIO



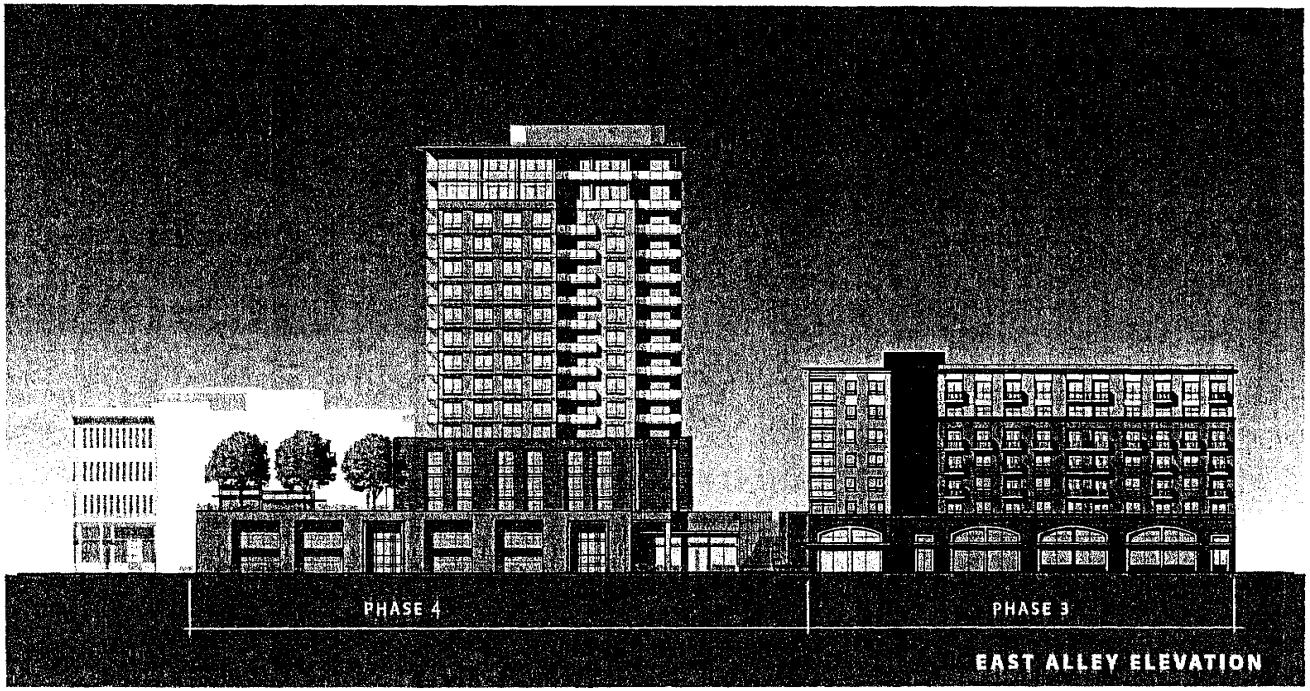
BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

SIGNATURE DEVELOPMENT

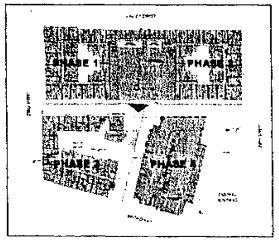
DATE
PROJECT #
SCALE
NORTH
SHEET #

PHASE 1 & 2
ELEVATIONS

MVE STUDIO



EAST ALLEY ELEVATION



BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

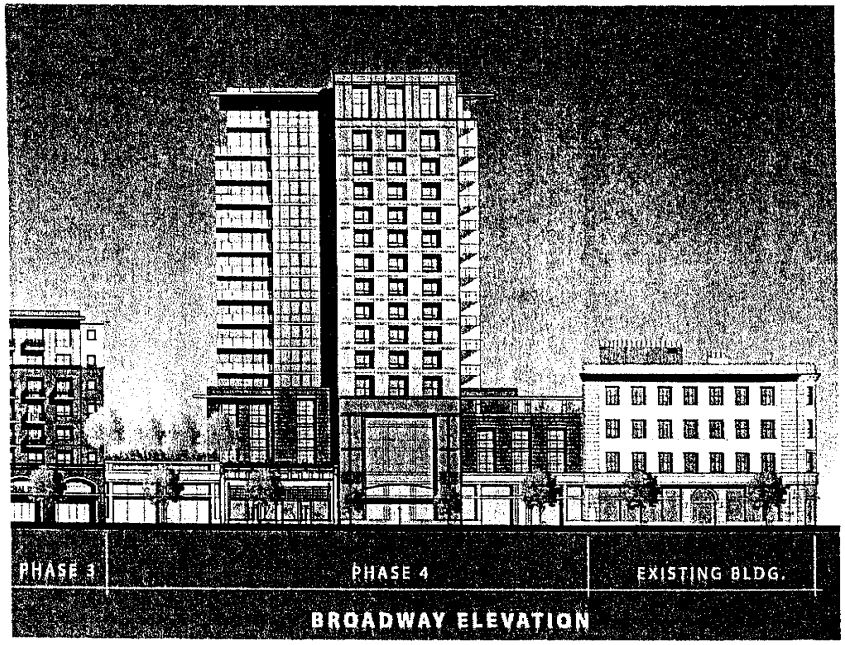
SIGNATURE DEVELOPMENT

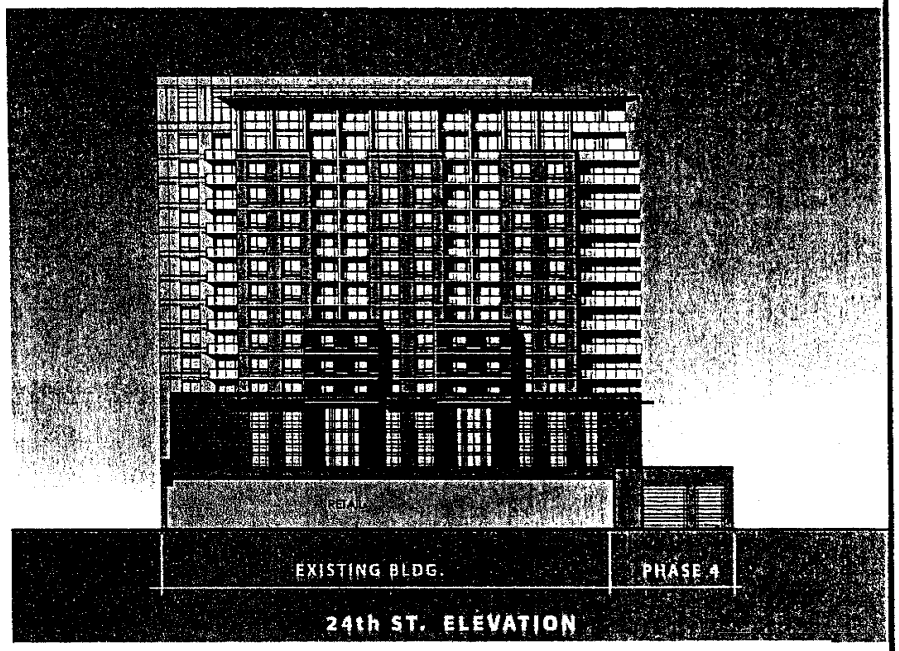
DATE 03.07.08
PROJECT #: 2006-30128
SCALE: 1" = 20'-0"
0 20 40

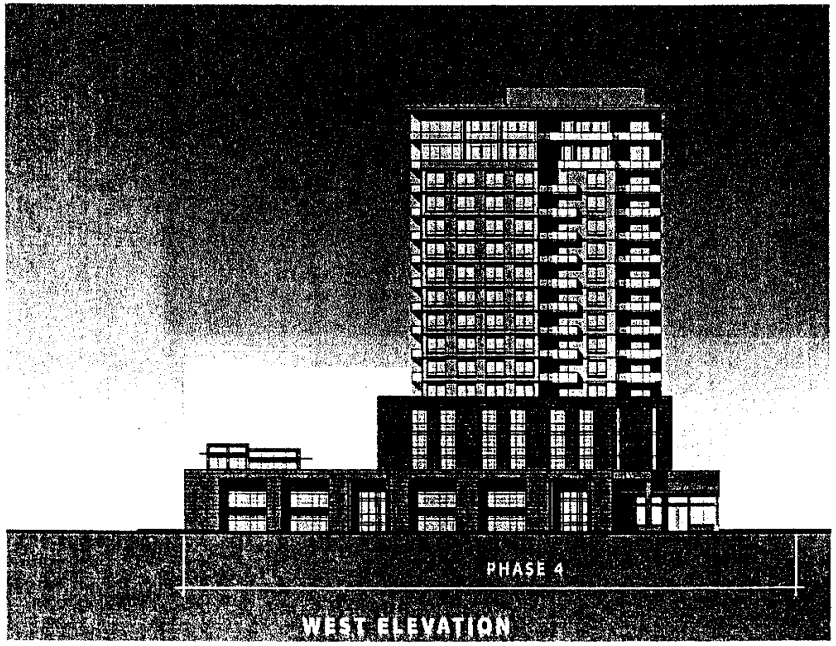
NORTH
SHEET #: A2.04

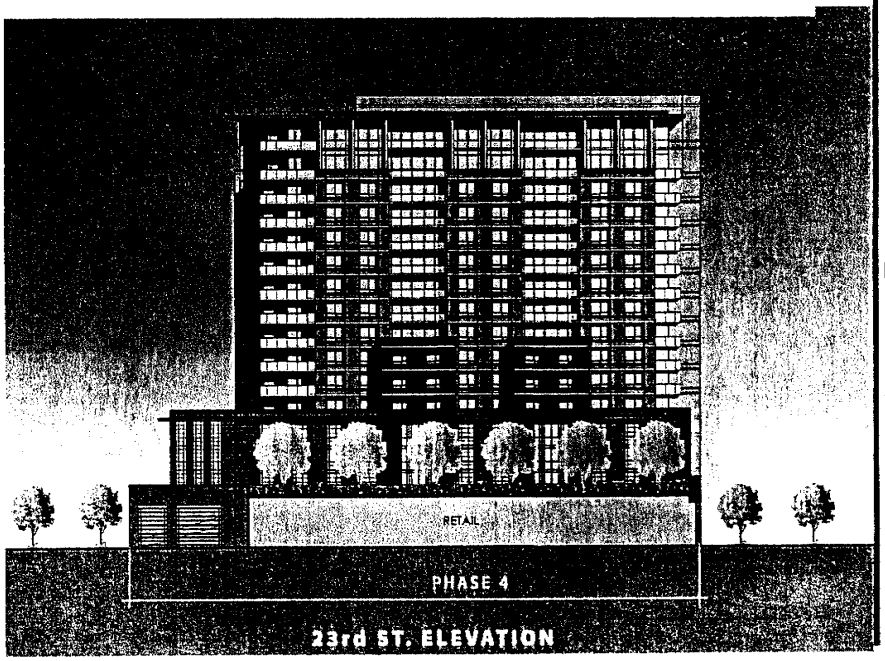
PHASE 3 & 4
ELEVATIONS

MVE STUDIO









BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

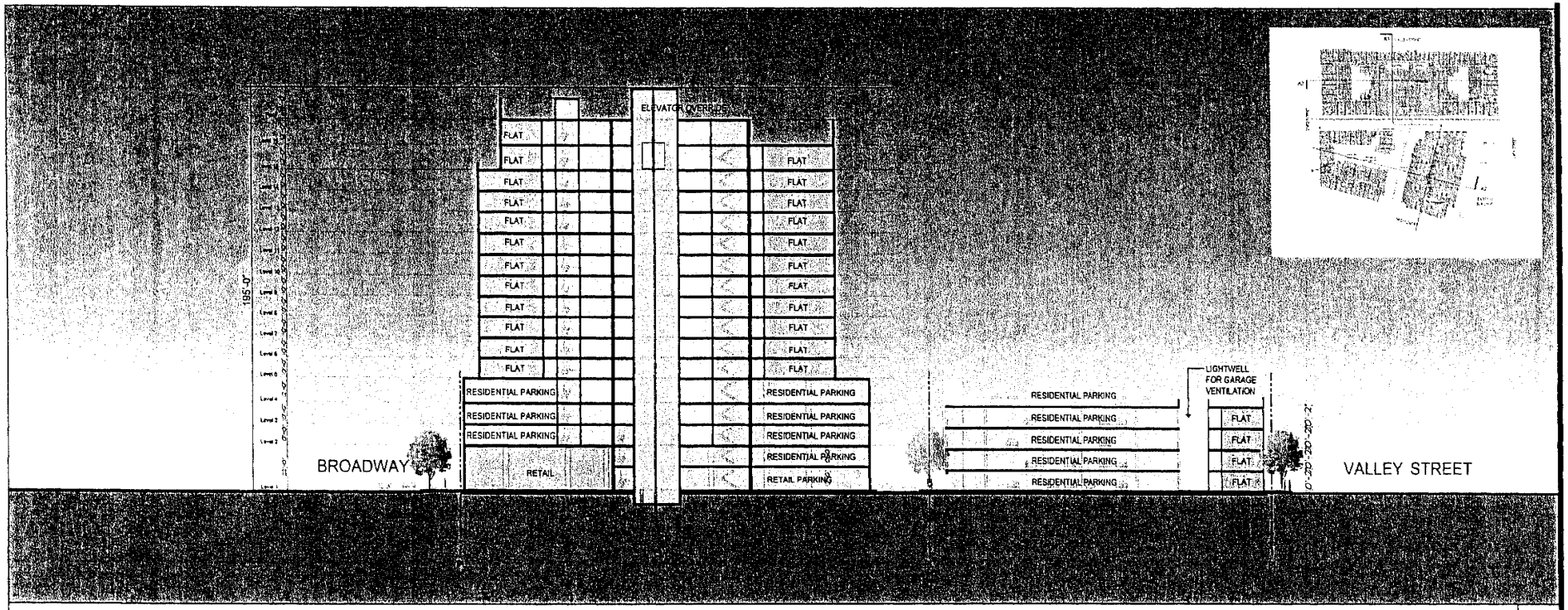
SIGNATURE PROPERTIES

DATE 01.07.08
PROJECT # 2005.30125
SCALE 1=20'-0"
0 20 40

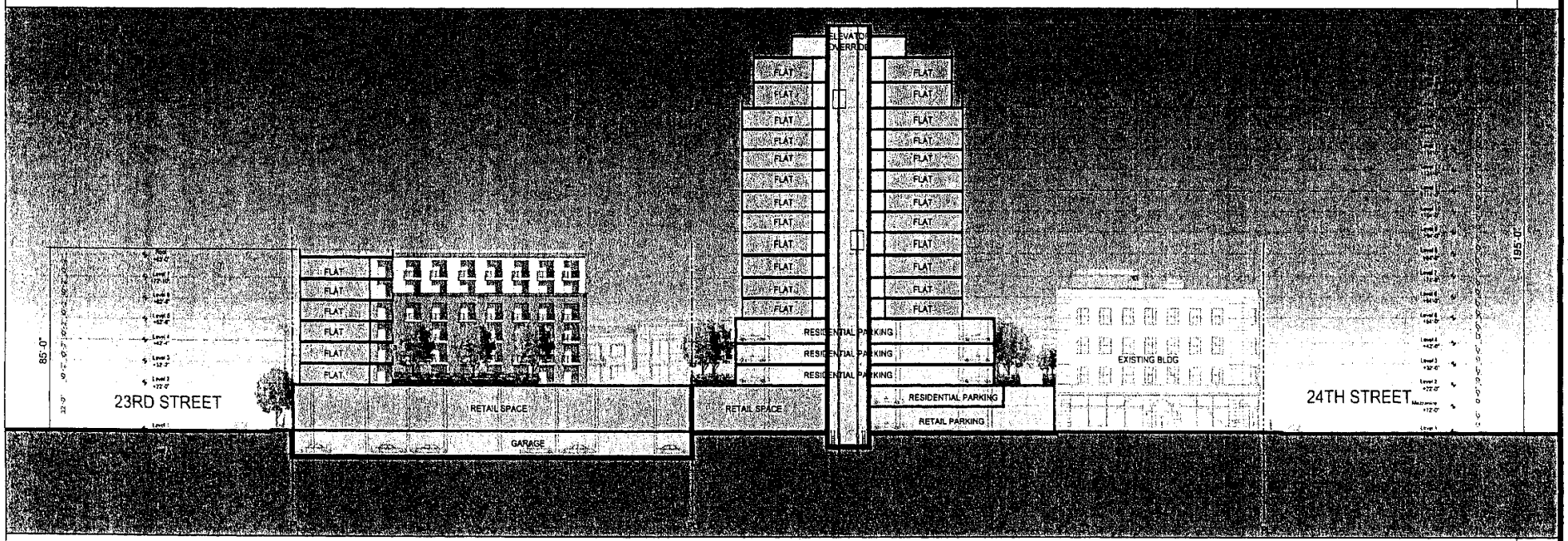
NORTH
SHEET # A2.05

OVERALL ELEVATIONS

MVE STUDIO



SITE SECTION THRU PHASE 1 & PHASE 4 | A1



SITE SECTION THRU PHASE 3 & PHASE 4 | A2

BROADWAY & WEST GRAND PARCEL B

OAKLAND, CALIFORNIA

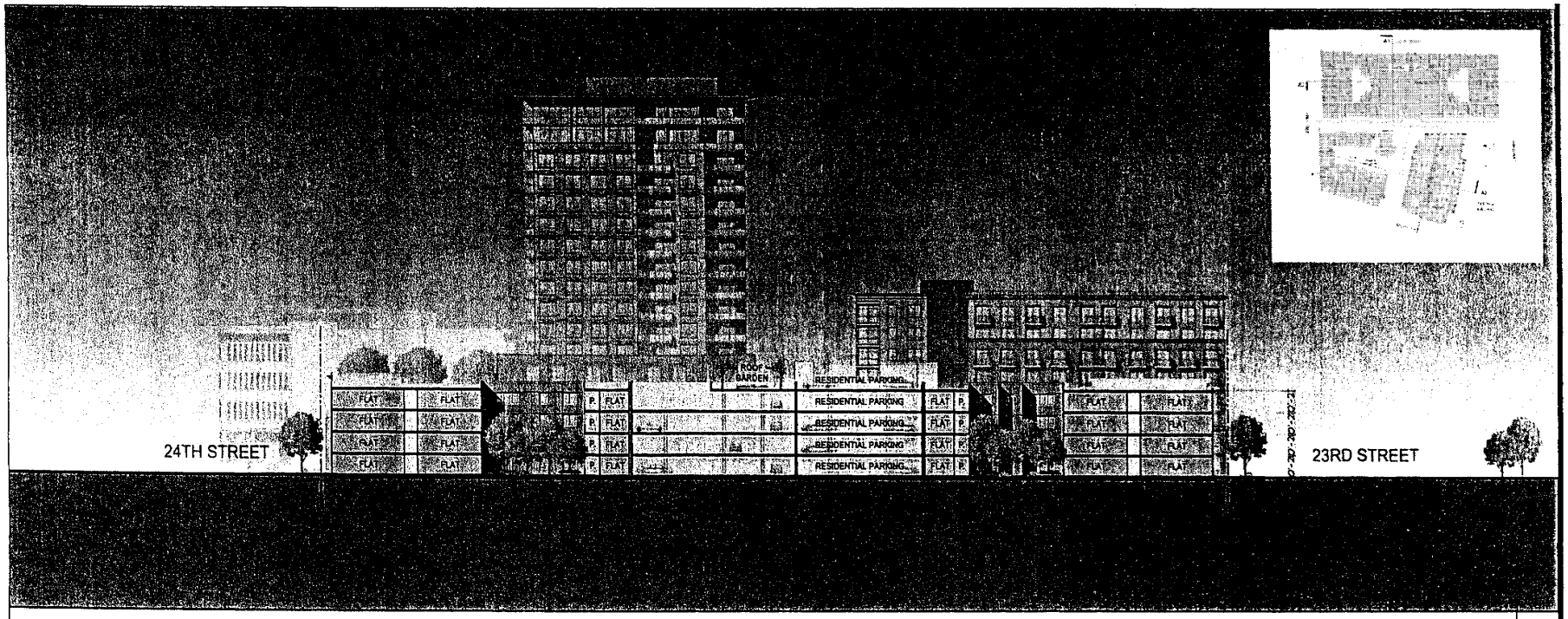
DATE: 03.07.08
PROJECT #: 0830125
SCALE: 1" = 20'
0 20' 40'

NORTH

SHEET #: A-3.01

BUILDING SECTIO

MVE



SITE SECTION THRU PHASE 1 & PHASE 2 | A3

NOT USED | A4

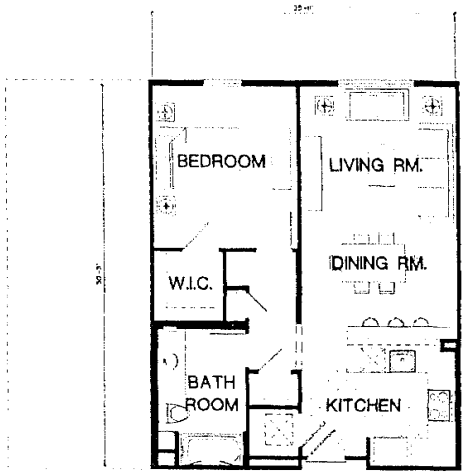
BROADWAY & WEST GRAND PARCEL B

OAKLAND, CALIFORNIA

DATE
PROJECT #
SCALE
0 20 40

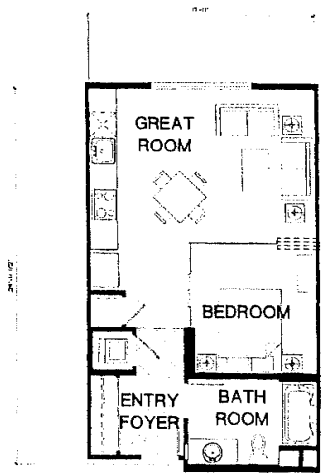
NORTH
SHEET #
BUILDING SECTIONS

MVE STUDIO



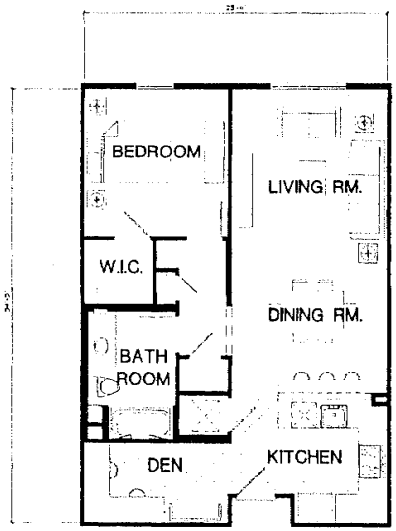
approx. 704 SF.

UNIT PLAN 1B
ONE BEDROOM



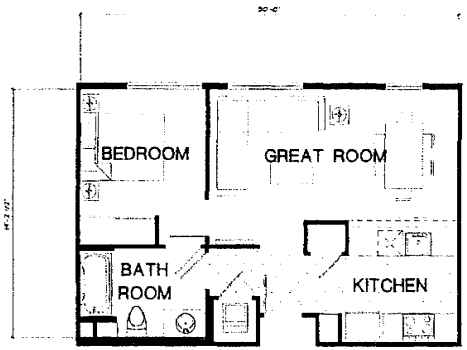
approx. 526 SF.

UNIT PLAN SA
STUDIO



approx. 801 SF.

UNIT PLAN 1C
ONE BEDROOM + DEN



approx. 566 SF.

UNIT PLAN 1A
ONE BEDROOM

BROADWAY & WEST GRAND PARCEL B

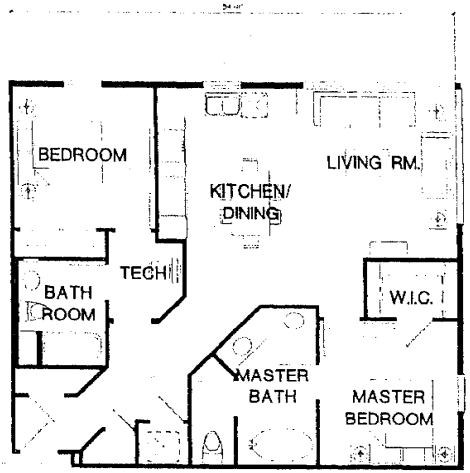
DATE: 03.07.08
PROJECT #: 0630125
SCALE: 1/4" = 1'-0"

NORTH

SHEET # A-4.01

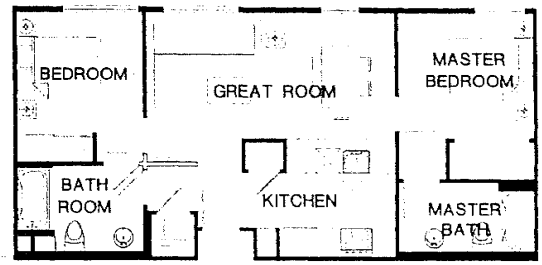
STUDIO & 1-BEDROOM UNIT PLANS

PHASE 1 & 2



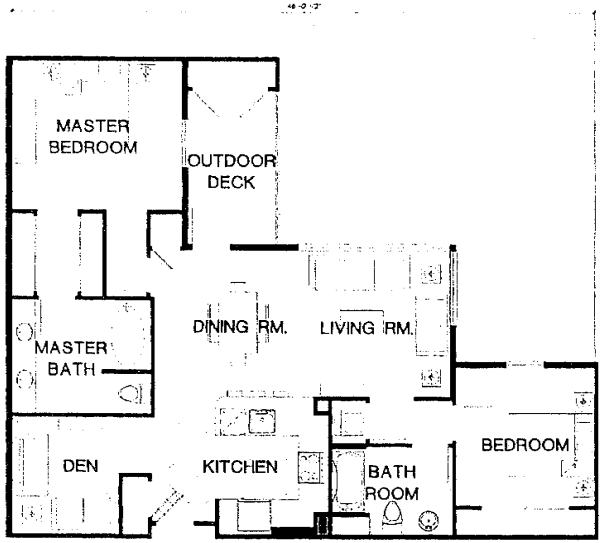
approx. 1,026 SF.

UNIT PLAN 2C
TWO BEDROOM



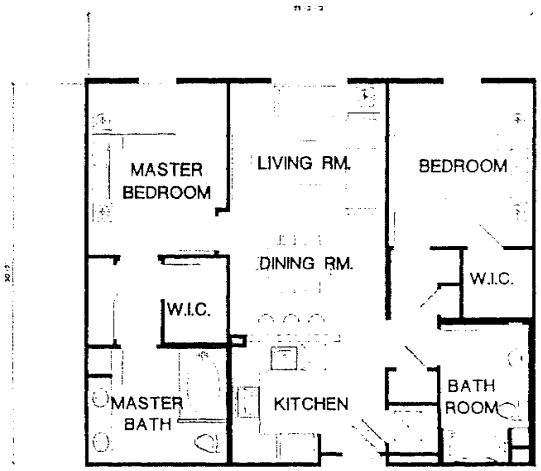
approx. 777 SF.

UNIT PLAN 2A
TWO BEDROOM



approx. 1,125 SF.

UNIT PLAN 2D
TWO BEDROOM + DEN



approx. 1,050 SF.

UNIT PLAN 2B
TWO BEDROOM

BROADWAY & WEST GRAND
PARCEL B

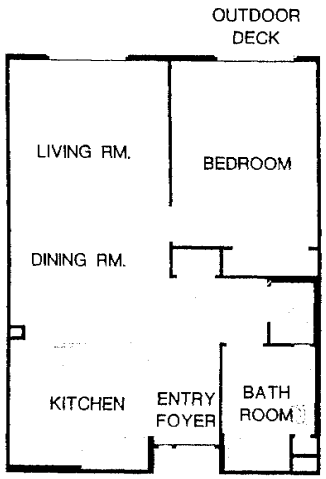
DATE
PROJECT #
SCALE

NORTH
SHEET #

2-BEDROOM
UNIT PLANS

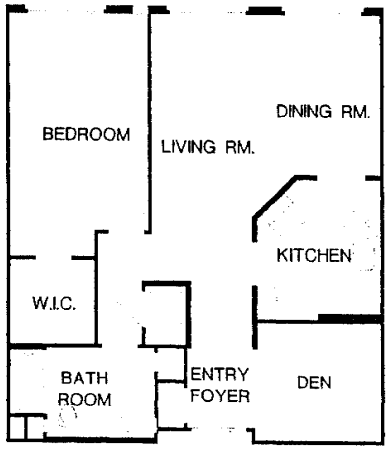
PHASE 1 & 2

MVE



PARCEL 3
approx. 750 SF.

UNIT PLAN 1.A
ONE BEDROOM



PARCEL 3
approx. 880 SF.

UNIT PLAN 1.C
ONE+ BEDROOM

BROADWAY & WEST GRAND
PARCEL B

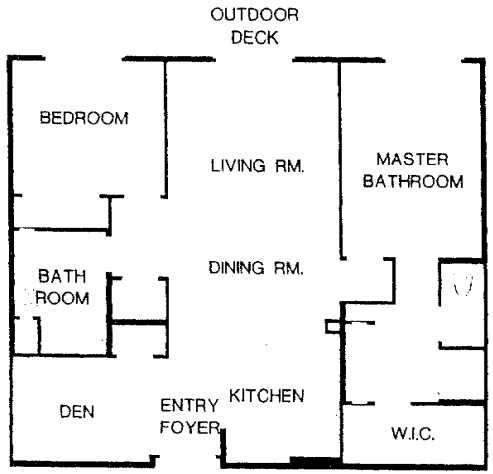
DATE 03.07.08
PROJECT # 0633125
SCALE 1/4" = 1'-0"
0 4' 8'

NORTH
SHEET # A-404

1-BEDROOM
UNIT PLANS

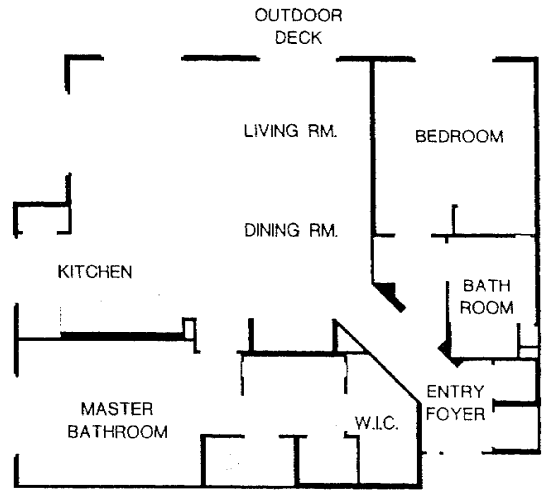
PHASE 3

MVE



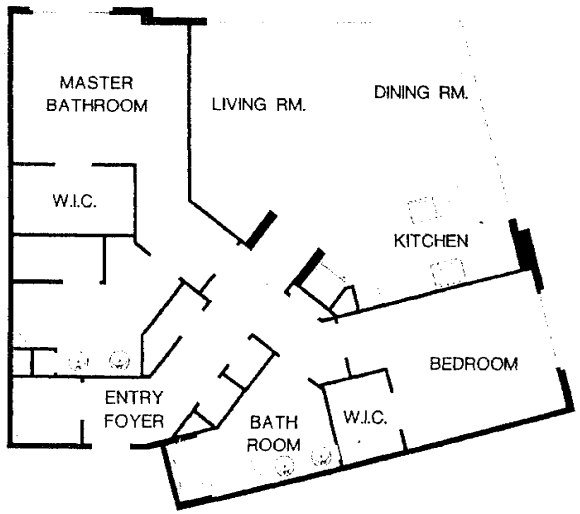
PARCEL 3
approx. 1,140 SF.

UNIT PLAN 2.B
TWO+ BEDROOM



PARCEL 3
approx. 1,250 SF.

UNIT PLAN 2.C
TWO BEDROOM



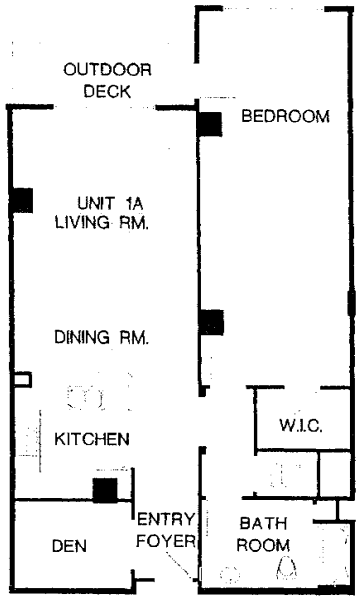
PARCEL 3
approx. 1,356 SF.

UNIT PLAN 2.D
TWO BEDROOM

BROADWAY & WEST GRAND
PARCEL B

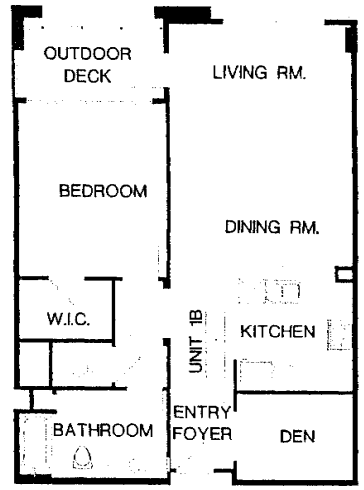
DATE
PROJECT #
SCALE
NORTH
SHEET #
2-BEDROOM
UNIT PLANS

PHASE 3



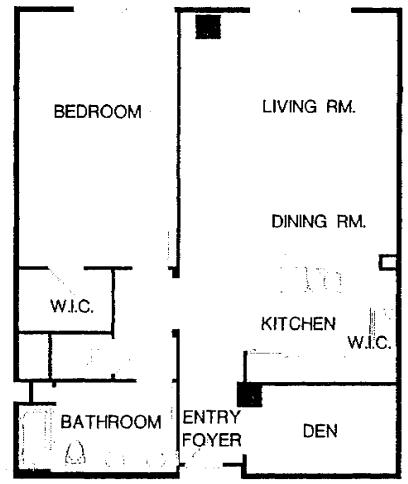
PARCEL 4 ONLY
approx. 1,090 SF.

UNIT PLAN 1.A
ONE BEDROOM



PARCEL 4 ONLY
approx. 875 SF.

UNIT PLAN 1.B
ONE BEDROOM



PARCEL 4 ONLY
approx. 1,075 SF.

UNIT PLAN 1.C
ONE BEDROOM

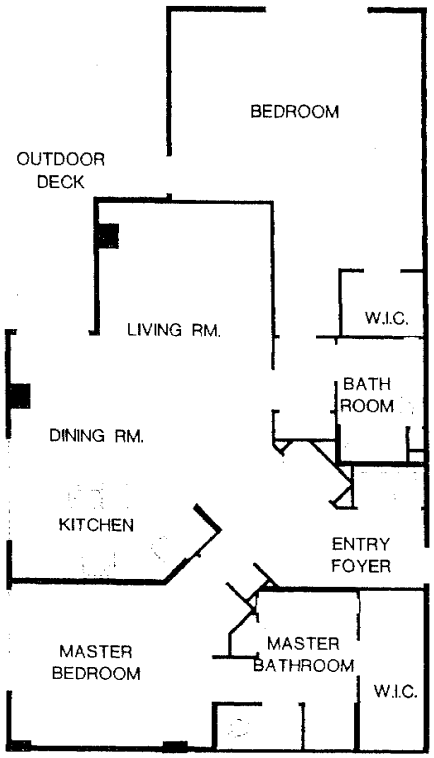
BROADWAY & WEST GRAND
PARCEL B

DATE 03.07.08
PROJECT # 0630125
SCALE 1/4" = 1'-0"

NORTH
SHEET # A-108

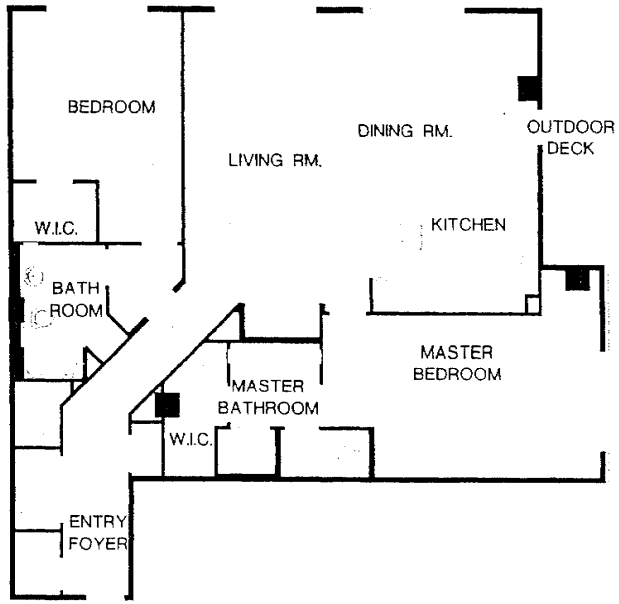
1-BEDROOM
UNIT PLANS

PHASE 4



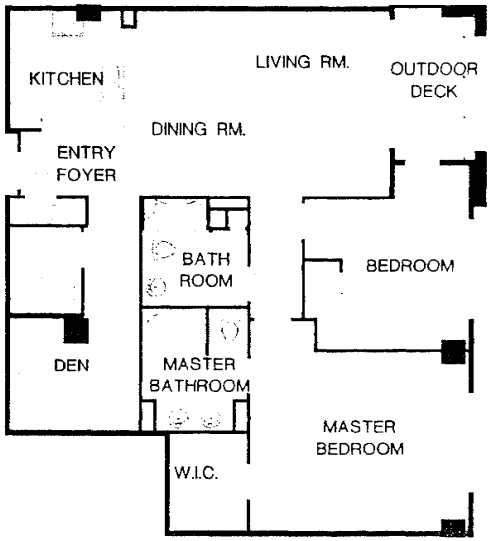
PARCEL 4 ONLY
approx. 1,620 SF.

UNIT PLAN 2.A
TWO BEDROOM



PARCEL 4 ONLY
approx. 1,680 SF.

UNIT PLAN 2B
TWO BEDROOM



PARCEL 4 ONLY
approx. 1,318 SF.

UNIT PLAN 2.C
TWO BEDROOM

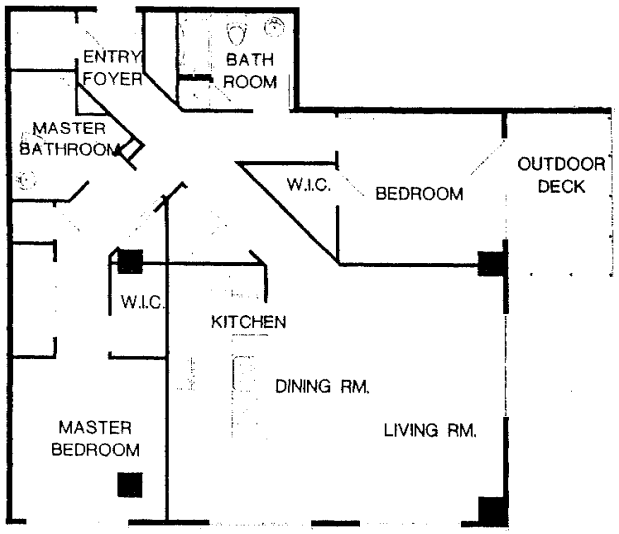
BROADWAY & WEST GRAND
PARCEL B

DATE
PROJECT #
SCALE

NORTH
SHEET #

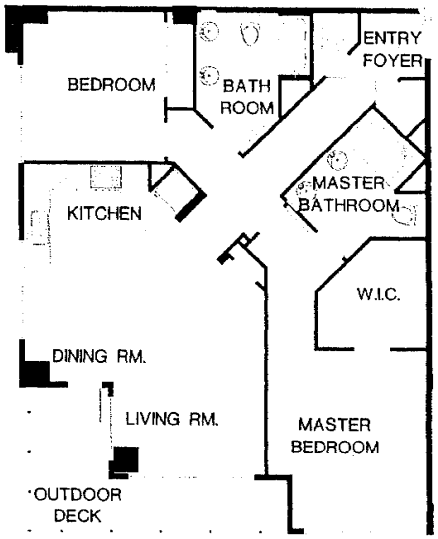
2- BEDROOM
UNIT PLANS

PHASE 4



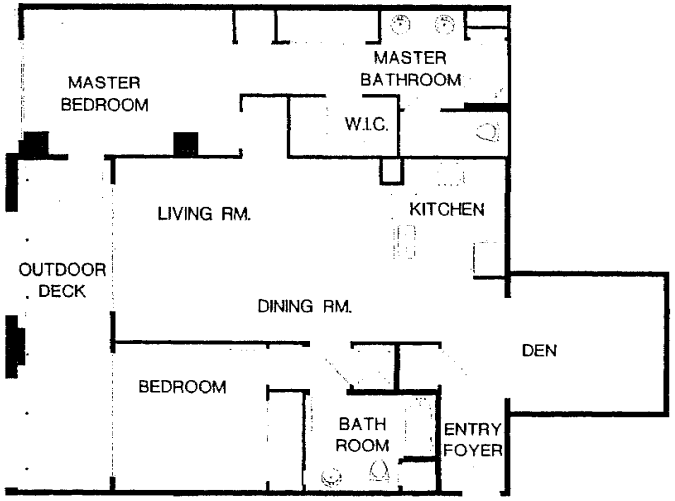
PARCEL 4 ONLY
approx. 1,429 SF.

UNIT PLAN 2.D
TWO BEDROOM



PARCEL 4 ONLY
approx. 1,162 SF.

UNIT PLAN 2.E
TWO BEDROOM



PARCEL 4 ONLY
approx. 1,400 SF.

UNIT PLAN 2.F
TWO BEDROOM

BROADWAY & WEST GRAND
PARCEL B

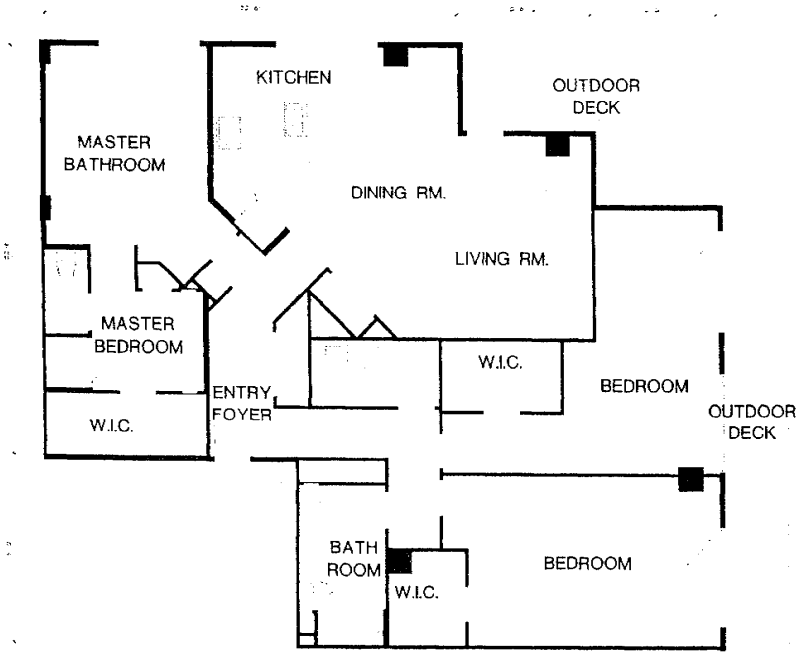
DATE 03.07.06
PROJECT # 0633125
SCALE 1/4" = 1'-0"
0 4' 8'

NORTH
SHEET # A-4.06

2-BEDROOM
UNIT PLANS

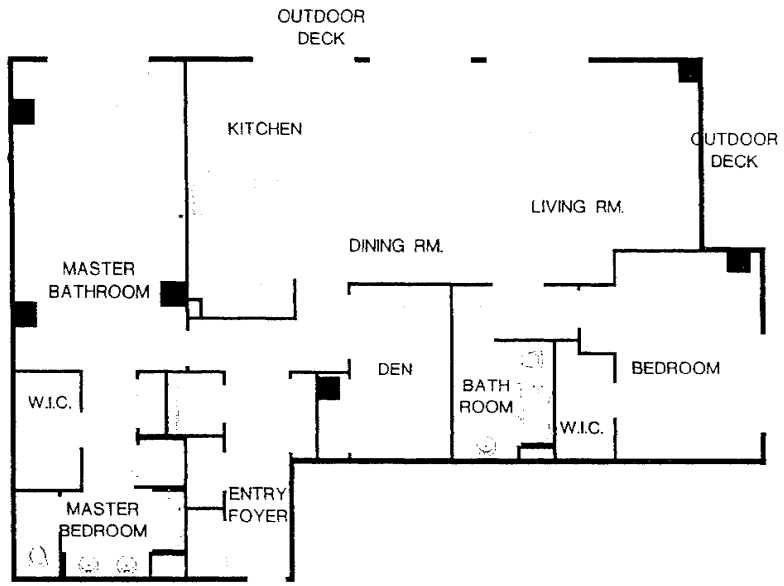
PHASE 4

MVE



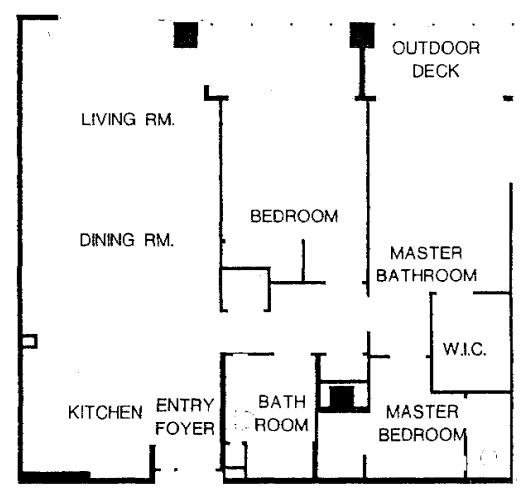
PARCEL 4 ONLY
approx. 1,995 SF.

UNIT PLAN PH-1
THREE BEDROOM



PARCEL 4 ONLY
approx. 1,983 SF.

UNIT PLAN PH-2
TWO BEDROOM PLUS



PARCEL 4 ONLY
approx. 1,240 SF.

UNIT PLAN PH-3
TWO BEDROOM

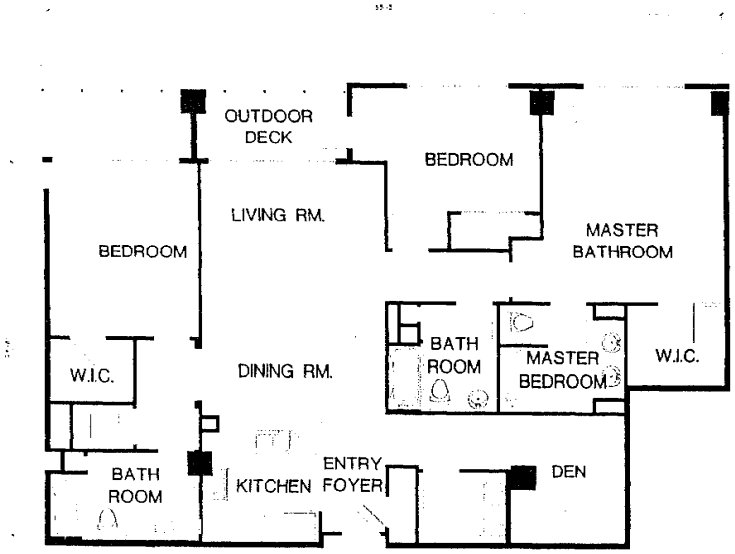
BROADWAY & WEST GRAND
PARCEL B

DATE
PROJECT #
SCALE

NORTH
SHEET #

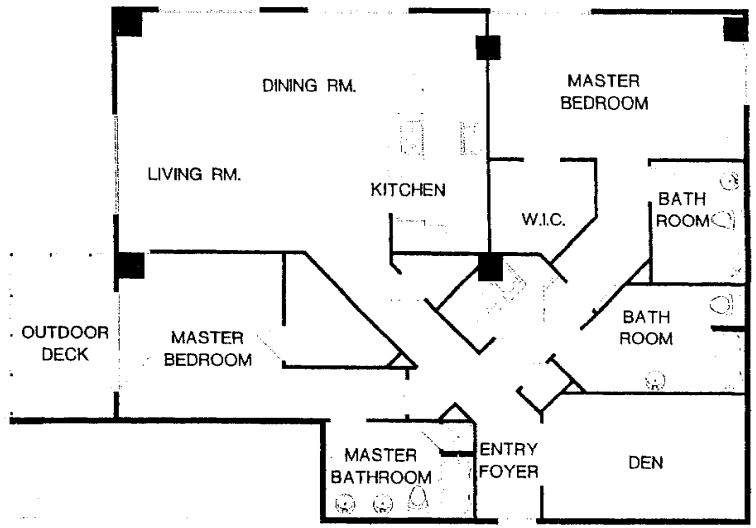
PENTHOUSE
UNIT PLANS

PHASE 4



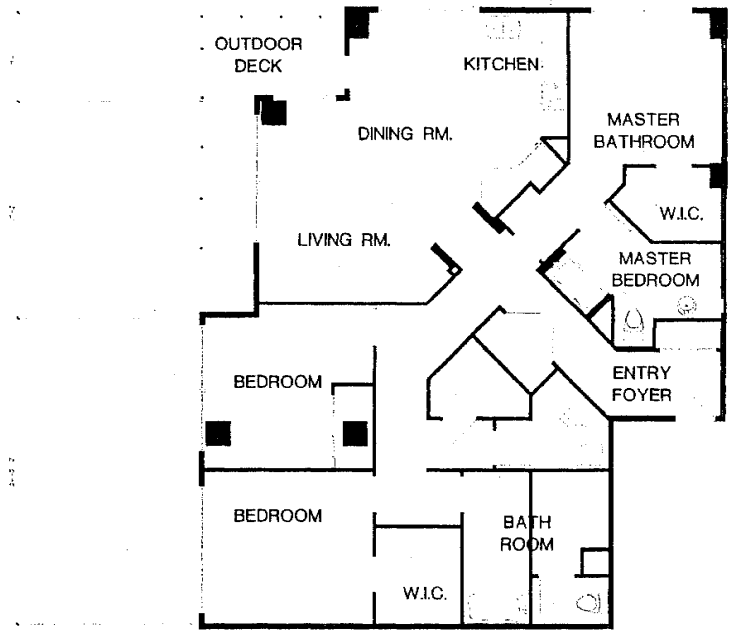
PARCEL 4 ONLY
approx. 1,668 SF.

UNIT PLAN PH-4
THREE BEDROOM PLUS



PARCEL 4 ONLY
approx. 1,868 SF.

UNIT PLAN PH-5
TWO BEDROOM PLUS



PARCEL 4 ONLY
approx. 1,683 SF.

UNIT PLAN PH-6
THREE BEDROOM

BROADWAY & WEST GRAND PARCEL B

DATE: 03.07.08
PROJECT #: 0630125
SCALE: 1/8" = 1'-0"
0 4' 8'

NORTH
SHEET #: A-4.10

PENTHOUSE UNIT PLANS

PHASE 4

MVE

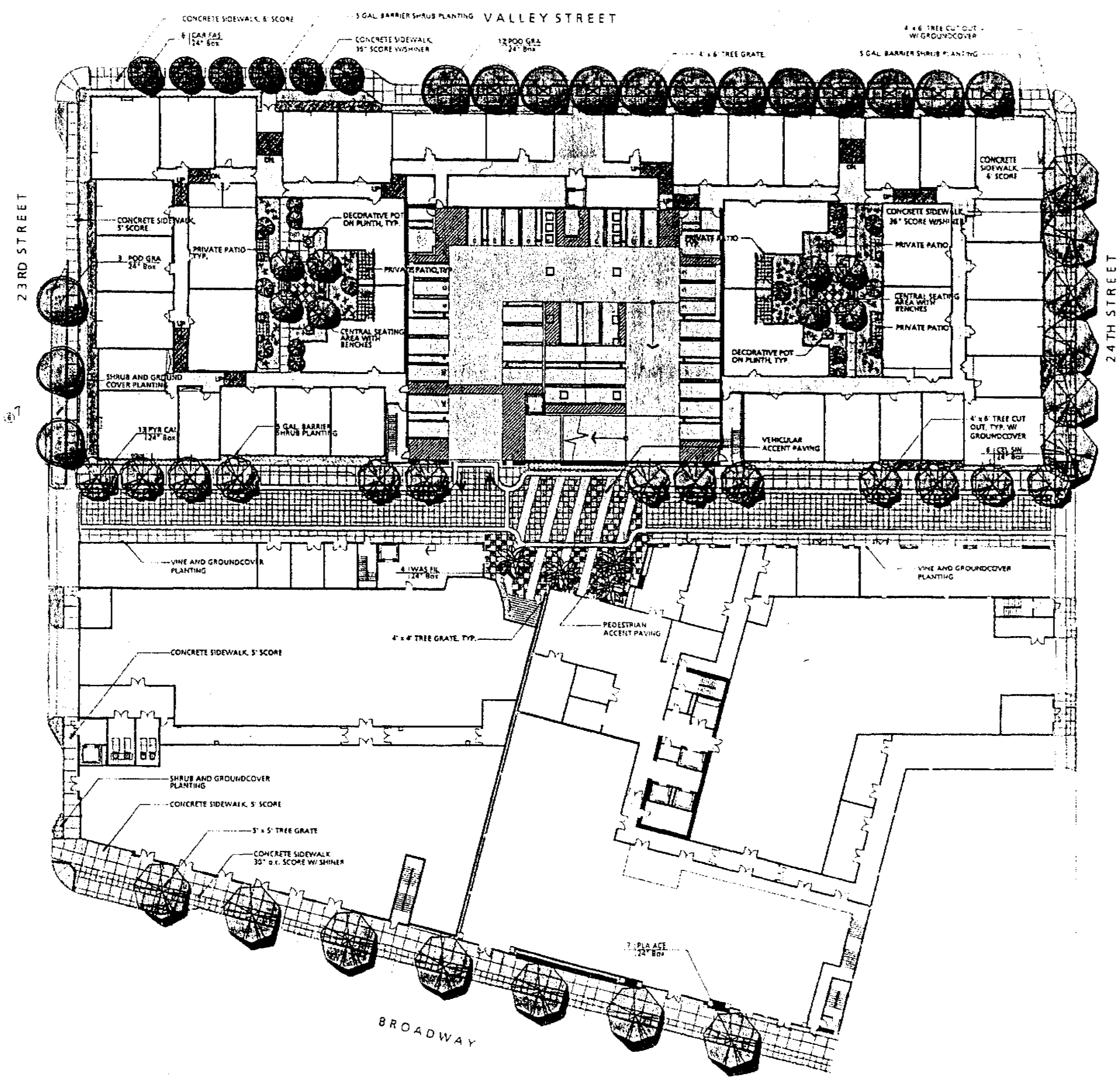
PLANT PALETTE

TREES KEY	SIZE	BOTANICAL NAME (* 24" Box Standard Unless Noted Otherwise)	COMMON NAME	COMMENTS
ACE PAL		Acer palmatum	Japanese Maple	
ARB MAR		Arbutus 'Marina'	Strawberry Tree	
BET PEN		Betula pendula 'Fastigiata'	Pyramidal White Birch	
CAR FAS		Carpinus b. 'Fastigiata'	Hornbeam	
CER CAN		Cercis canadensis	Eastern Redbud	
CHA HUM		Chamaerops humilis	Mediterranean Fan Palm	Multi 8' BTH
COR FLO		Cornus florida 'Cloud Nine'	Flowering Dogwood	
DIC ANT		Dicksonia antarctica	Tasmanian Tree Fern	
LAG IND		Lagerstroemia indica	Crape Myrtle	
LAU NOB		Laurus nobilis	Sweet Bay	
MAG GRA		Magnolia g. 'St. Mary'	Southern Magnolia	
PAR PER		Parrotia persica	Persian Parrotia	
PLA ACE		Platanus a. 'Columbia'	London Plane Tree	
POD GRA		Podocarpus gracilior	Fern Pine	
PYR CAL		Pyrus c. 'Capitol'	Ornamental Pear	
RAP IND		Raphiolepis i. 'Majestic Beauty'	Indian Hawthorn	
RHA ALA		Rhamnus alaternus	Italian Buckthorn	
SYA ROM		Syagrus romanzoffianum	Queen Palm	14' BTH
TRI CON		Tristania conferta	Brisbane Box	
WAS FIL		Washingtonia filifera	California Fan Palm	14' BTH

SHRUBS	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
	5 gal	Acanthus mollis	Bear's Breech	
	5 gal	Aspidistra elatior	Cast Iron Plant	
	5 gal	Abutilon h. 'Moonchimes'	Chinese Bellflower	
	5 gal	Bambusa oldhamii	Oldham Bamboo	
	5 gal	Buxus microphylla j. 'Green Beauty'	Japanese Boxwood	
	5 gal	Camellia j. [illegible]	Camellia	
	5 gal	Chondropetalum tectorum	Cape Rush	
	5 gal	Clivia miniata	Kaffir Lily	
	5 gal	Crocosmia x 'Lucifer'	Montbretia	
	5 gal	Dietes bicolor	Fortnight Lily	
	5 gal	Dryopteris erythrosora	Wood Fern	
	5 gal	Euphorbia [illegible]	Euphorbia	
	5 gal	Fargesia murielae	Hardy Clump Bamboo	
	5 gal	Fatsia japonica	False Aralia	
	5 gal	Feijoa sellowiana	Pineapple Guava	
	5 gal	Griselinia littoralis	Griselinia	
	5 gal	Hebe 'Autumn Glory'	Hebe	
	5 gal	Hydrangea m. 'Blue Wave'	Hydrangea	
	5 gal	Imperata c. 'Rubra'	Japanese Bloodgrass	
	5 gal	Ilex crenata 'Convexa'	Japanese Holly	
	5 gal	Lavandula dentata	French Lavender	
	5 gal	Leonotis leonurus	Lion's Tail	
	5 gal	Ligustrum j. 'Texanum'	Texas Privet	
	5 gal	Loropetalum chinensis	Loropetalum	
	5 gal	Miscanthus transmorrisonensis	Evergreen Miscanthus	
	5 gal	Nepeta faassenii	Catmint	
	5 gal	Nephrolepis cordifolia	Southern Sword Fern	
	5 gal	Philodendron bipinnatifidum	Tree Philodendron	
	5 gal	Phormium 'Gold Sword'	New Zealand Flax	
	5 gal	Pittosporum t. 'Wheeler's Dwarf'	Wheelers Dwarf Pittosporum	
	5 gal	Pittosporum t. 'Variegata'	Variegated Tobira	
	5 gal	Polystichum munitum	Sword Fern	
	5 gal	Prunus laurocerasus	English Laurel	
	5 gal	Prunus c. 'Bright n' Tight'	Cherry Laurel	
	5 gal	Rhaphiolepis 'Clara'	Indian Hawthorn	
	5 gal	Rosa 'Sally Holmes'	Sally Holmes Rose	
	5 gal	Rosa 'Simplicity Red'	Red Simplicity Rose	
	5 gal	Rosmarinus 'Tuscan Blue'	Upright Rosemary	
	5 gal	Sarcococca ruscifolia	Fragrant Sarcococca	
	5 gal	Strelitzia reginae	Bird of Paradise	
	5 gal	Sutera cordata	Bacopa	
	5 gal	Tibouchina urvilleana	Princess Flower	
	5 gal	Viburnum p.t. 'Summer Snowflake'	Doublefile Viburnum	
	5 gal	Viburnum suspensum	Sandankwa	
	5 gal	Zantedeschia aethiopica	Calla Lily	

GROUNDCOVERS	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
	1 gal	Ajuga r. [illegible]	Carpet Bugle	18" O.C.
	1 gal	Astilbe 'Bridal Veil'	False Spiraea	24" O.C.
	1 gal	Bergenia cordifolia	Heartleaf Bergenia	24" O.C.
	1 gal	Campanula portenschlagiana	Bellflower	[illegible] O.C.
	1 gal	Fragaria chiloensis	Sand Strawberry	24" O.C.
	1 gal	Heuchera sanguinea	Coral Bells	24" O.C.
	1 gal	Liriope muscari	Liriope	12" O.C.
	1 gal	Rumohra adiantiformis	Leather Leaf Fern	24" O.C.
	1 gal	Scaevola 'Mauve Clusters'	Fan Flower	24" O.C.
	1 gal	Teucrium x lucidrys	Germander	24" O.C.
	1 gal	Trachelospermum jasminoides	Star Jasmine	24" O.C.
	Flat	Sedum [illegible]		12" O.C.
	Sod	Sod		

[illegible]	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
	5 gal	Clytostoma callistegioides	Violet Trumpet Vine	
	5 gal	Ficus pumila	Creeping Fig	
	5 gal	Gelsemium sempervirens	Carolina Jessamine	
	5 gal	Jasminum polyanthum	Pink Jasmine	
	5 gal	Parthenocissus tricuspidata	Boston Ivy	



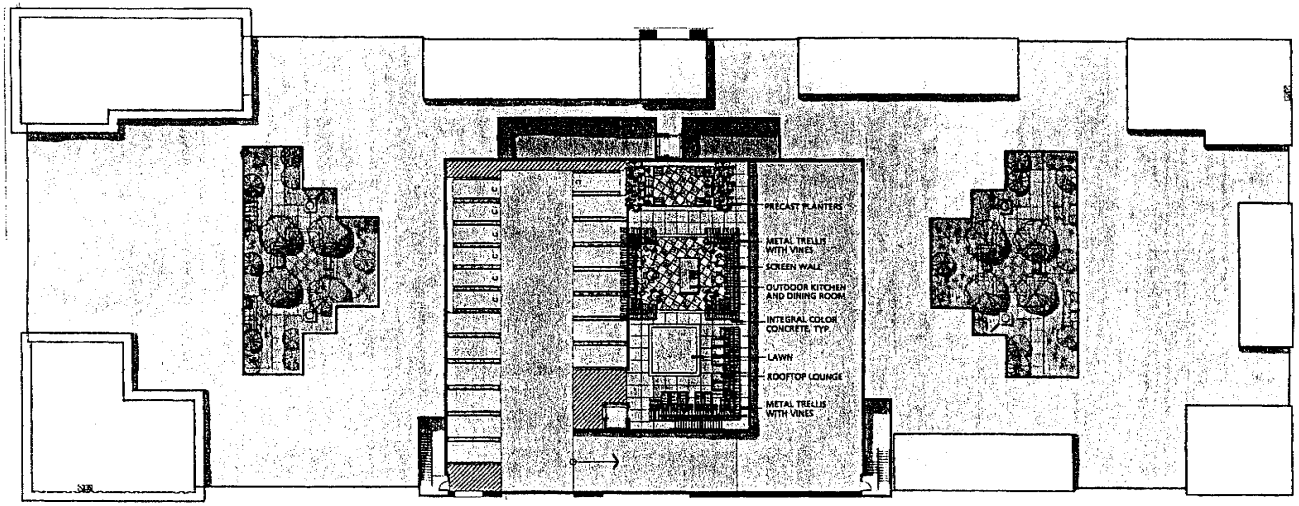
BROADWAY & WEST GRAND
PARCEL B
OAKLAND CALIFORNIA

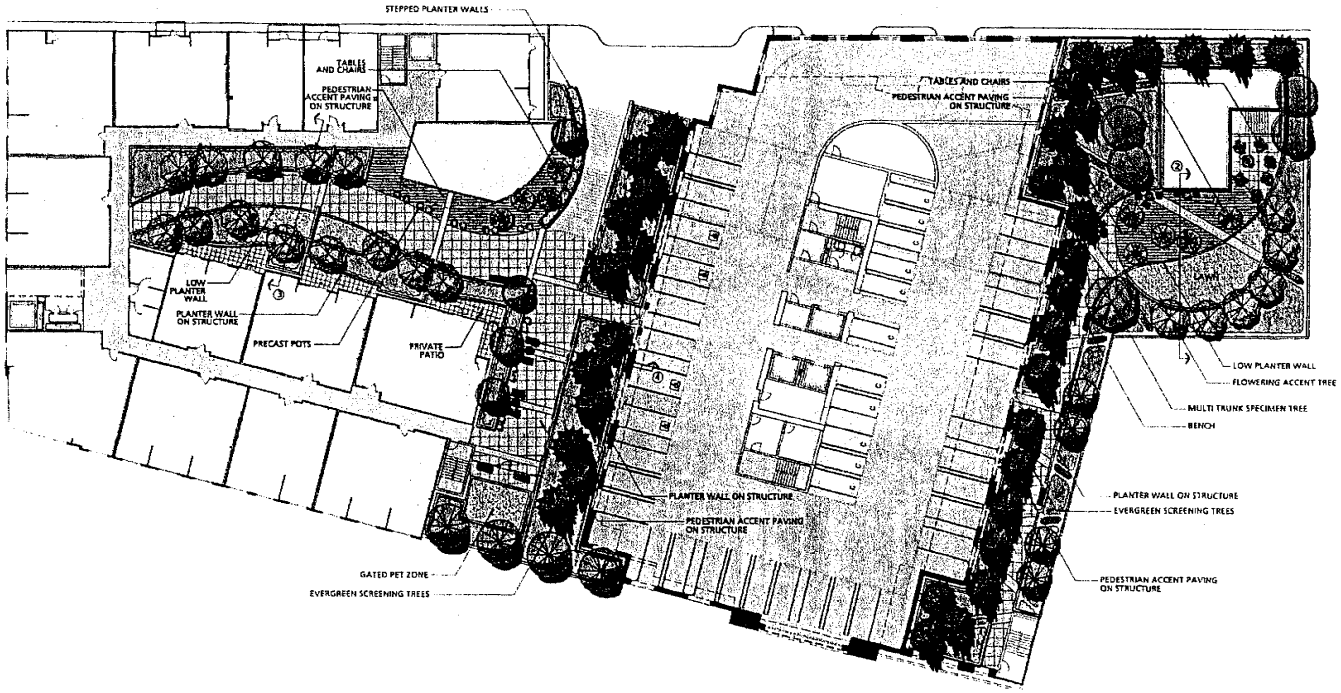
THE GUZZARDO PARTNERSHIP INC
Landscape Architects Land Planners

Schematic Landscape
Plan - Street Level

MVE STUDIO

23RD STREET





BROADWAY & WEST GRAND PARCEL B

OAKLAND, CALIFORNIA

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
816 Montgomery Street
San Francisco, CA 94133
T 415 433 4072
F 415 433 5003

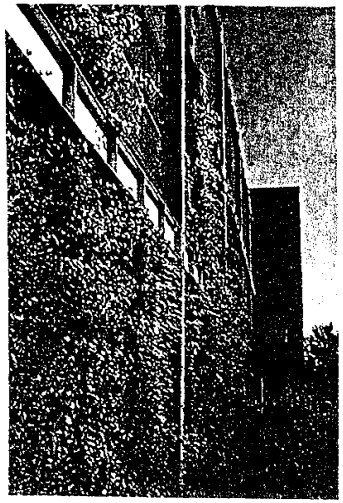
03.05.06

0 16 32 48

L-2

Schematic Landscape Plan - Podium Levels

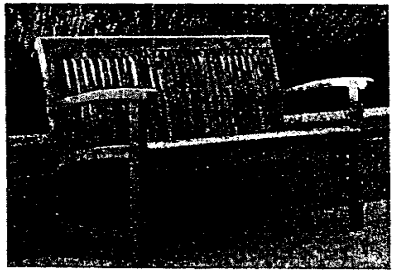
MVE STUDIO



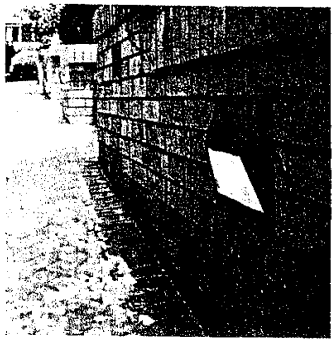
Vines on Architectural Mesh

Planter Walls on Structure

Tables & Chairs

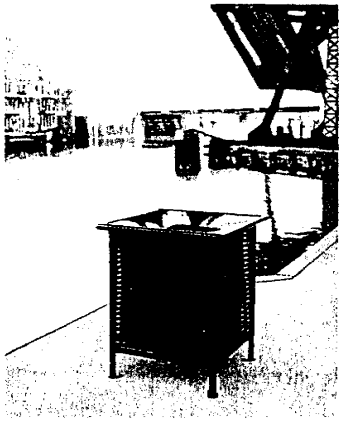


Bench

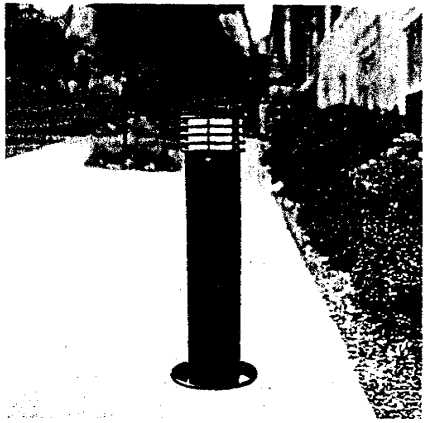


Wall Light

Tree Grate



Trash Receptacle

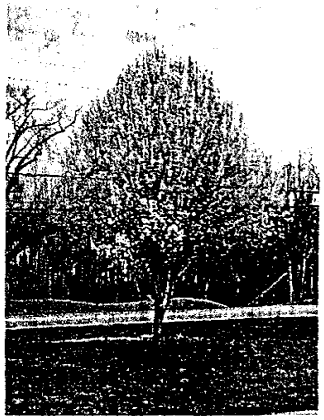


Bollard Light

Podocarpus gracilior

Platanus acerifolia

Carpinus fastigiata



Pyrus calleryana

BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

THE GUZZARDO PARTNERSHIP INC
Landscape Architects · Land Planners

L-3

Image Board
Site Furniture

MVE STUDIO

OAKLAND
HERITAGE
ALLIANCE

January 9, 2008

Ms. Catherine Payne, Planner
Landmarks Preservation Advisory Board

Re: Parcel B of Broadway/Grand project, **Site bounded by Broadway, 23rd Street, Valley Street, and 24th Street, file numbers ER030022, PUD03552, PUDF03553**

Dear Ms. Payne and Landmarks Board Members,

We were extremely disappointed to learn that the project proponent for the Broadway/Grand project is trying to back away from an agreement made with Oakland Heritage Alliance to retain the historic brick façade at the Valley Street corner and we consider the financial compensation to be wholly inadequate to the loss it would represent. We strongly object to the removal of this condition.

When this project was originally proposed, Oakland Heritage Alliance attended the public meetings and advocated the retention of at least a small amount of historic material within the Broadway/Grand project. Seven buildings were identified for demolition. In the end, we reluctantly agreed that if the developer would retain the Broadway Julia Morgan facade and the corner presently under discussion, that the project should be approved.

The retention of this facade and the very small, still unrevealed Julia Morgan facade on Broadway, the condition of which is still not known, represent an already-compromised arrangement. What is the purpose of engaging in presentations before the LPAB and Planning Commission and of engaging the community and studying historic buildings, if the net result is a constant erosion of the urban architectural context that provide new developments with a sense of place befitting the long history of our architecturally rich city?

Please require the developer to retain the facade as required by the original conditions.

Sincerely yours,

Valerie K. Garry
President, Oakland Heritage Alliance
(510) 763-9218
vkgarry@sonic.net

SIGNATURE PROPERTIES

December 14, 2007

Via E-mail

Ms. Catherine Payne
City of Oakland
250 Frank H. Ogawa Plaza
Oakland, CA 94612

Re: ***Construction Constraint Memorandum***
Broadway-Grand (Parcel B) Mixed-Used Project
Downtown Oakland, California

Ms. Payne,

In November 2006, the Oakland Planning Commission approved the design of the buildings for Broadway-West Grand (Parcel B) Mixed Use project (PUD# 03552 & PUDF#03553). As you know, the approved design included retention of the red-brick facades on the building located at 440-48 23rd Street, whereby the new residential structure would be built approximately 5 feet behind these facades. The existing building is a one-story masonry structure and is currently used as an auto repair facility.

Signature Properties (Signature) intended to build the approved residential project as a 4-story wood framed structure over a partially submerged podium garage structure. Signature's intent was to deliver affordable market-rate condominiums, which in turn requires that the structure be cost-effective, efficient, and low maintenance. Since the approval date, Signature has conducted constructability and field investigations to test the feasibility of the approved design, especially in regards to the two facades. Unfortunately, these studies have led us to conclude that we would face significant challenges and prevent us from commencing construction on this building. Our conclusions are based upon discussions with our structural engineer, project architect and contractors who would design and build the new project.

Retaining the facades poses a number of difficult challenges. The most significant one is that it will require a change from construction Type V (wood-frame) to construction Type I (concrete); this change would increase the costs by at least $5,000,000 for this four story building and lengthen the time to construct by at least 4 months. Other challenges created by this design include (a) temporary construction issues; (b) significant efforts to seismically retrofit the deteriorating brick and mortar; and finally (c) burdensome long-term maintenance requirements passed onto future homeowners. Each of these items is discussed below. In the end, the cumulative impacts of these substantial challenges results in our inability to construct a building which is efficient and cost-effective, and hinders our ability to deliver affordable market-rate condominiums within downtown Oakland.

4670 WILLOW ROAD, SUITE 200, PLEASANTON, CA 94588-2710 925.463.1122 FAX 925.463.0832

ANALYSIS

As described above, there are four significant challenges posed by incorporating the existing facades into the new building:

1. *Change in Construction Type*: The inclusion of the masonry walls on two sides of the new structure will require changing the 4-story wood-frame (Type V) structure into a 4-story cast in place concrete (Type I). This is necessary from a structural standpoint in order to support the seismic loads imposed on the new building by the existing two facades. The attached memorandum from our structural engineer describes the infeasibility of using wood frames and the requirement for a concrete structural system.

   The cost implications of changing from Type V to Type I structure are significant and increase costs by at least $5,000,000. The increase in hard costs are due to differences in areas such as (a) wood framing vs. concrete slabs and steel studs; (b) window types and installation costs; (c) systems for exterior skins; and (d) base of subcontractors in areas such as mechanical, electrical and plumbing. The Type I structure would also lengthen the construction schedule by at least 4 months as it takes longer to pour the concrete levels and frame with steel studs, as opposed to wood framing the entire building.

   Alternatively, the building could be built with 3 levels of concrete (i.e. garage, 1st and 2nd residential floors) and then wood framing for the remaining levels. However, this would create other inefficiencies and additional costs because it would require additional type of trades, coordination between different trades, design conflicts, stacking issues and other complexities. In the end, it would be more efficient and cost effective to build the entire structure as concrete.

2. *Temporary Construction Impacts:* The inclusion of these two facades would create substantial impacts during the construction of the building in regards to cost and time, beyond those imposed by the new construction type. Signature would be required to hire specialist consultants to thoroughly survey, investigate and analyze the structural integrity of the existing foundation and brick and mortar. At the start of construction, there would be careful, difficult and time-consuming selective demolition of the roof and north and east walls. During construction, there would have to be either (a) temporary stabilization bracing onto the sidewalks for two years; or (b) complete removal and then replacement of the façades after two years. For the foundations, Signature would also be required to incur the risks of underpinning the existing walls with drilled piers or a similar system to allow for the new basement excavation. This required sequence caused by efforts to save the facades will extend the site preparation time and increase costs.

3. *Rehabilitation of Existing Façade and Foundation:* For long-term use, the existing walls and foundation would require extensive repair to bring it to a minimum level of structural integrity. The foundation would require investigation prior to construction in order to design the proper system with respect to the new subterranean garage just behind the façades. For the walls, rehabilitation would require scraping and testing the mortar and bricks, replacing them in necessary spots and then finally strengthening the walls with an 8-inch thick reinforced concrete layer on the inside of the wall. Once this is complete, the facades can then be tied into the new concrete structure (at the first and second levels) which can support the seismic loads. The walls will also require a sealer or waterproof coating to provide adequate weather protection. The most durable selection would be a plaster coating which would cover the bricks and mortar altogether. Alternatively, a clear coating system can be applied, however, these types of coatings have a limited period of effectiveness. All of these efforts are expensive. When combined with the

other cost and time burdens imposed by the retention of the facades, these costs are unreasonable for this structure.

4. ***Long Term Maintenance:*** A Homeowners Association (HOA) will ultimately be responsible for the long-term maintenance and liability associated with the rehabilitated façades. The unusual maintenance requirements for future homeowners include maintaining additional exterior surfaces (4,000 SF), frequent tuck pointing of the mortar joints, and the need to hire specialized crews. The HOA would also pay higher insurance premiums and have greater reserve requirements, given the additional risks of a masonry structure as part of the project. The façades would be rehabilitated to provide for a "Life Safety" level of performance, however, it is likely that a major earthquake in Oakland would cause significant and possibly irreparable damage to the facades. Together, the maintenance, liability, and reserve requirements would drive up homeowner dues and directly undermine Signature's goal of providing affordable market-rate condominiums.

CONCLUSION

The structure at 440-48 23rd Street is a one-story masonry building. By demolishing the majority of the building (roof, foundation and walls), the remaining two walls proposed for retention would be seismically inadequate. Incorporating the existing two facades into the approved project would require Signature to build the new residential structure as a Type I concrete structure in order to provide adequate structural support and seismic performance. The change to Type I would cost significantly more and take longer to build. There are other challenges as well imposed by façade retention, including temporary construction impacts, the effort and expense of rehabilitating of the deteriorating structure, and the burdens imposed on future homeowners for long-term maintenance.

Given these substantial increased construction costs, the lengthened time of construction, the increased construction risks, the impact on the building, the long-term consequences for the future homeowners, and the increased unit sales price, Signature believes that the benefit of keeping the facades would not outweigh these significant burdens. We note that the facade does not qualify as a historical resource. Instead, it is a remnant of a resource that has been approved for demolition. Based on these facts, we respectfully request approval of the alternative design that we have proposed for the Broadway-West Grand (Parcel B) Mixed-Use Project.

Please call me at (925) 463-1122 if you have any questions.

Sincerely,

Doug Park
Project Manager

enclosures

NISHKIAN
CONSULTING AND STRUCTURAL ENGINEERS SINCE 1919

December 10, 2007

Mr. Doug Park
SIGNATURE PROPERTIES
4670 Willow Road
Pleasanton, CA 94588

Re: Building Façade
440-48 23rd Street (at Valley)
Oakland, CA
Structural Review and Construction Review
NM Job No. 7198.01

Dear Doug:

It is our understanding that Signature Properties plans to build a new multi-family residential project within the city-block bounded by Valley Street, 23rd Street, 24th Street and Broadway in downtown Oakland. Within the site, there is an existing one-story un-reinforced masonry structure at 440-48 23rd Street and the approved design considers incorporation of two of these facades (west and south walls).

Signature has requested Nishkian Menninger to prepare this memorandum to assess the impacts of retaining these facades into the new building which involves (a) assessing the existing physical features of the building and its structural integrity; and (b) describing the construction types and related structural issues. Our professional opinion is based upon our review of the approved plans for the new residential building as well as a visual walk through of the subject property on October 17, 2007.

PROJECT DESCRIPTION

The proposed new structure at this location will be a residential project consisting of four levels of living units over one level of a partially below-grade garage. The construction type for this project will be Type V wood frame for the four levels of residential above a Type I concrete structure for the parking garage. The proposed new building will be approximately 45 feet in height. The exterior wall system will be wood studs with plywood sheathing and a light-weight finish system of cement plaster, cementious wall-board or similar system.

1200 Folsom Street, San Francisco, CA 94103
Tel: (415) 541-9477 Fax: (415) 543-5071

The existing building at 440-48 23rd Street is a one-story structure with no basement. The plan is in the shape of rectangle with the north and south walls approximately 105 feet long and the east and west walls approximately 115 feet long. The walls are approximately 20 feet in height. The roof structure consists of sheathing over wood joists spanning to built-up wood trusses. The building appears to have been marginally maintained. Much of the exterior brick has severely deteriorated mortar joints and will require tuck pointing (see attached photos). The owner apparently has done some minimal seismic retrofit work consisting of anchors from the roof framing and parapet bracing of the exterior un-reinforced masonry walls.

STRUCTURAL REVIEW

The proposed new building will be a load-bearing, wood-frame wall structure utilizing structural wood panels (plywood) for shear walls to form the lateral load resisting system. This is the most cost effective, efficient and best performing structural system for this type of residential building.

It is our understanding that there is consideration to include the two existing un-reinforced masonry wall façades along Valley Street and 23rd Street into the subject structure. The existing wall is approximately 17 inches thick and is considered a load bearing structural wall. It is currently not permitted to construct a new structure with un-reinforced masonry walls. It is also currently not permitted to have the lateral loads from a masonry or concrete wall resisted by wood shear panels in a four-story structure. The vertical elements of the lateral load resisting system required to support this masonry wall must either be reinforced concrete, reinforced masonry or structural steel. Therefore the proposed new structure for this site would need to be revised to a cast-in-place reinforced concrete or structural steel structure at least up to the 2nd residential level. This change in the type of structure will significantly increase the cost of the project as well as impact the design of the floor plans for the residential units on these levels.

CONCLUSIONS

Retention of the URM facades into the new residential structure will create (a) a significant impact/change to the construction type (from Type V to I), structural system and design; and (b) substantially increase time and costs for the proposed new residential structure. The existing structure has been identified as an un-reinforced

masonry building, which has been designated by the State of California and the City of Oakland as a hazardous building type. The inherent poor performance of the UMB wall will require additional strengthening for a building that will not provide a level of seismic performance equivalent to new construction.

Please contact our office at your earliest convenience with any comments or questions.

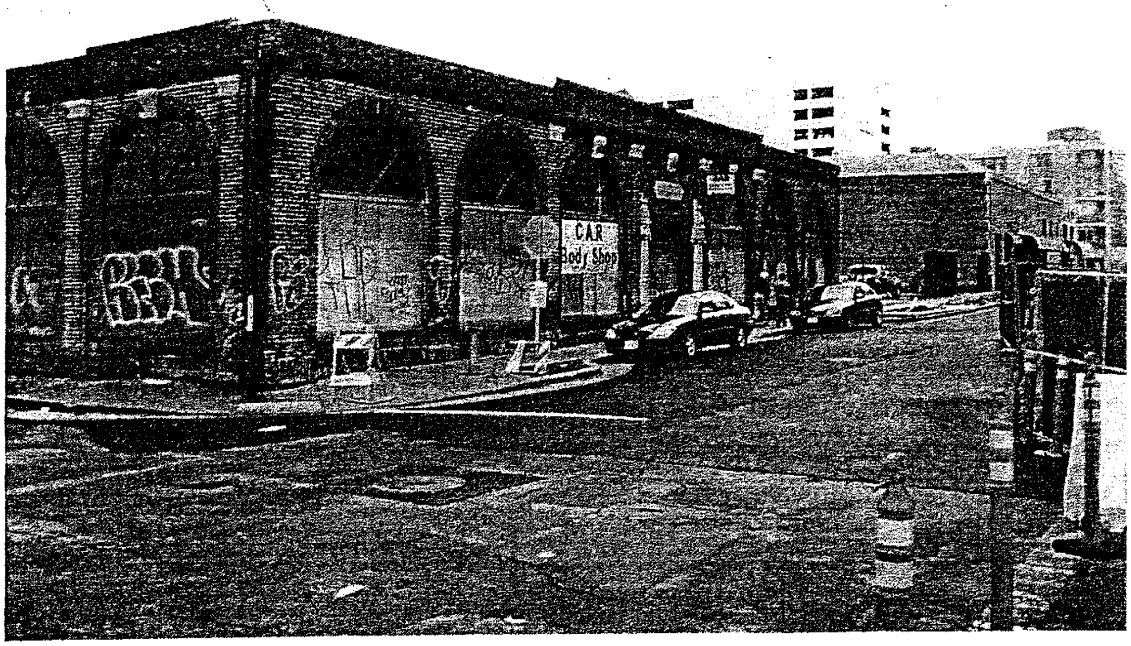
Very truly yours,

NISHKIAN MENNINGER

Kevin L. Menninger, S.E.
Vice President

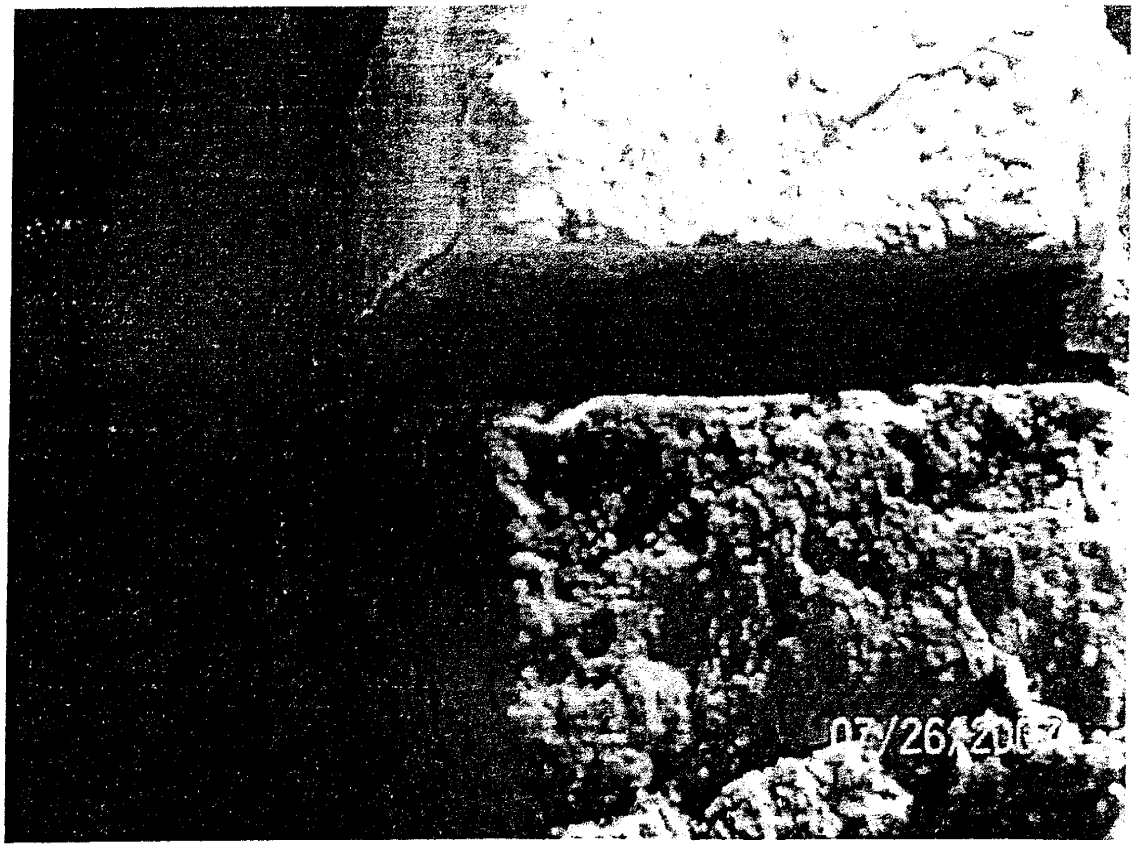
KLM:cp

KLM121007.ltr

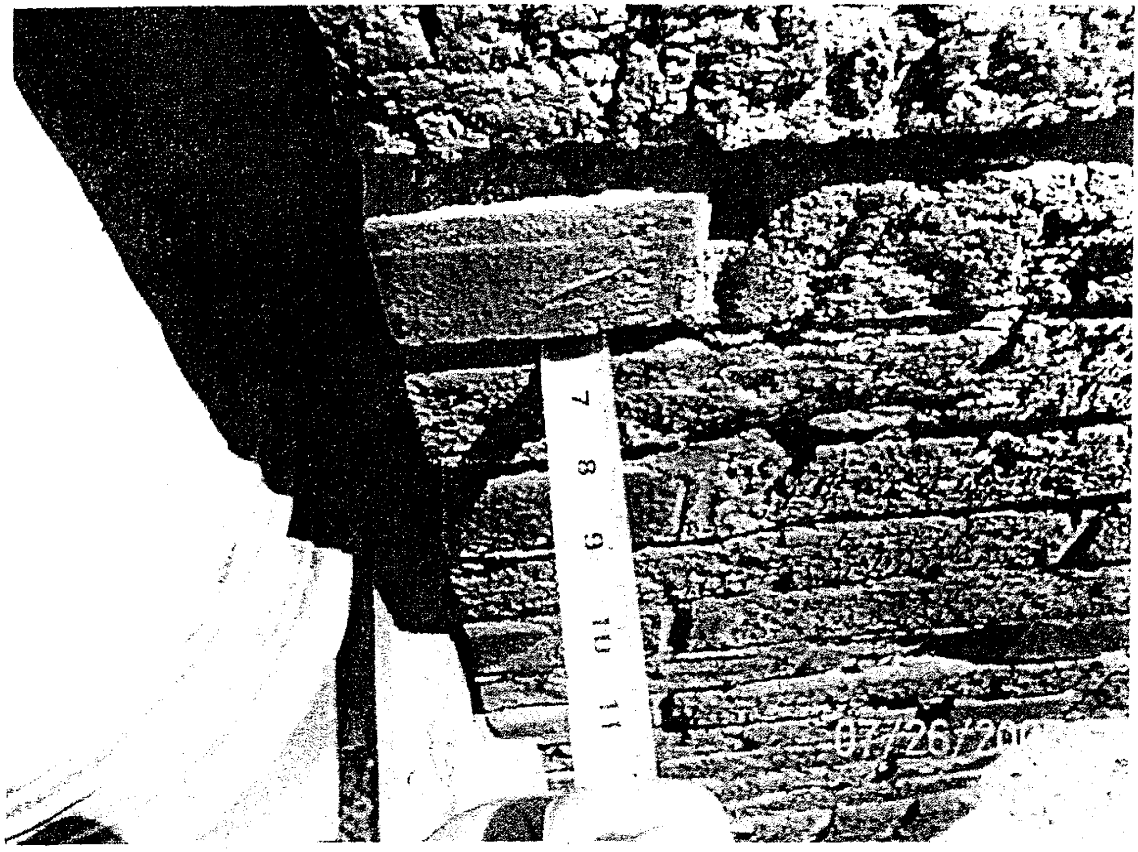


EXISTING EAST WALL

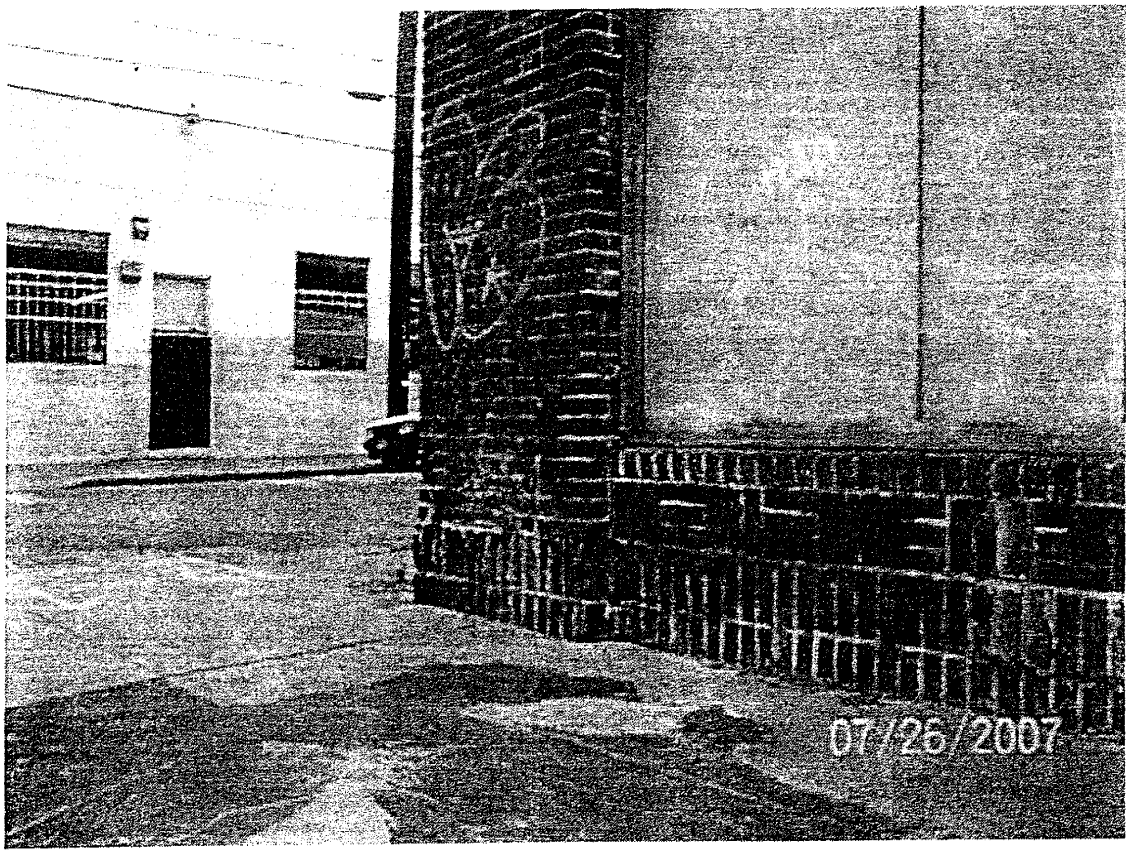
EXISTING WEST WALL



DETAIL - POOR QUALITY MORTAR JOINTS



DETAIL - POOR QUALITY MORTAR JOINTS



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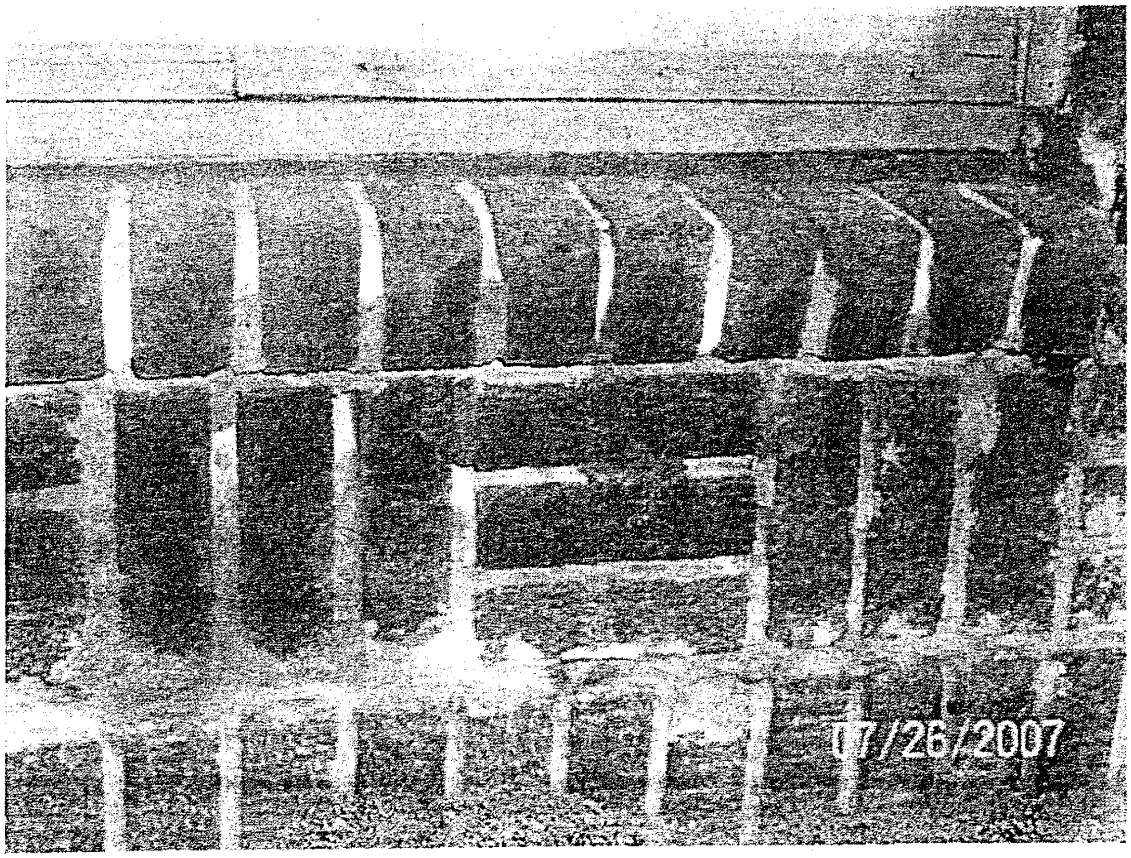
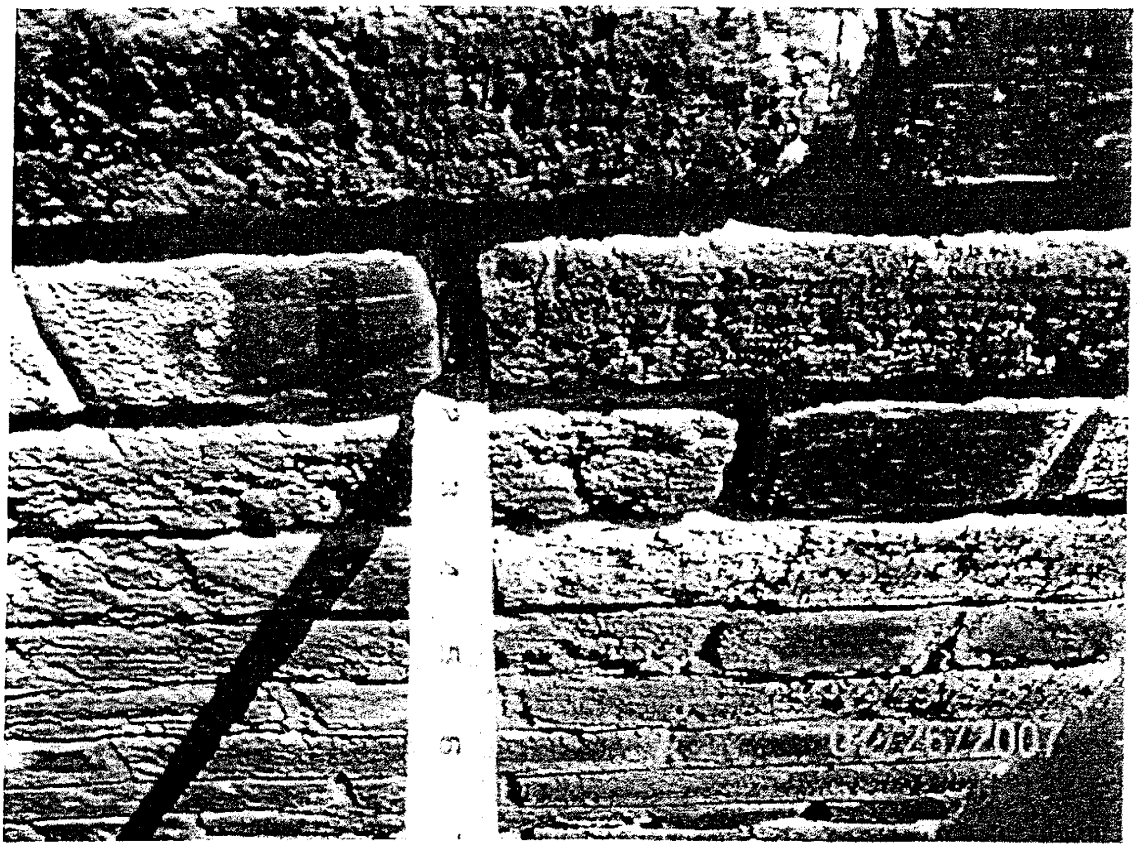


DETAIL - POOR QUALITY MOTAR JOINTS



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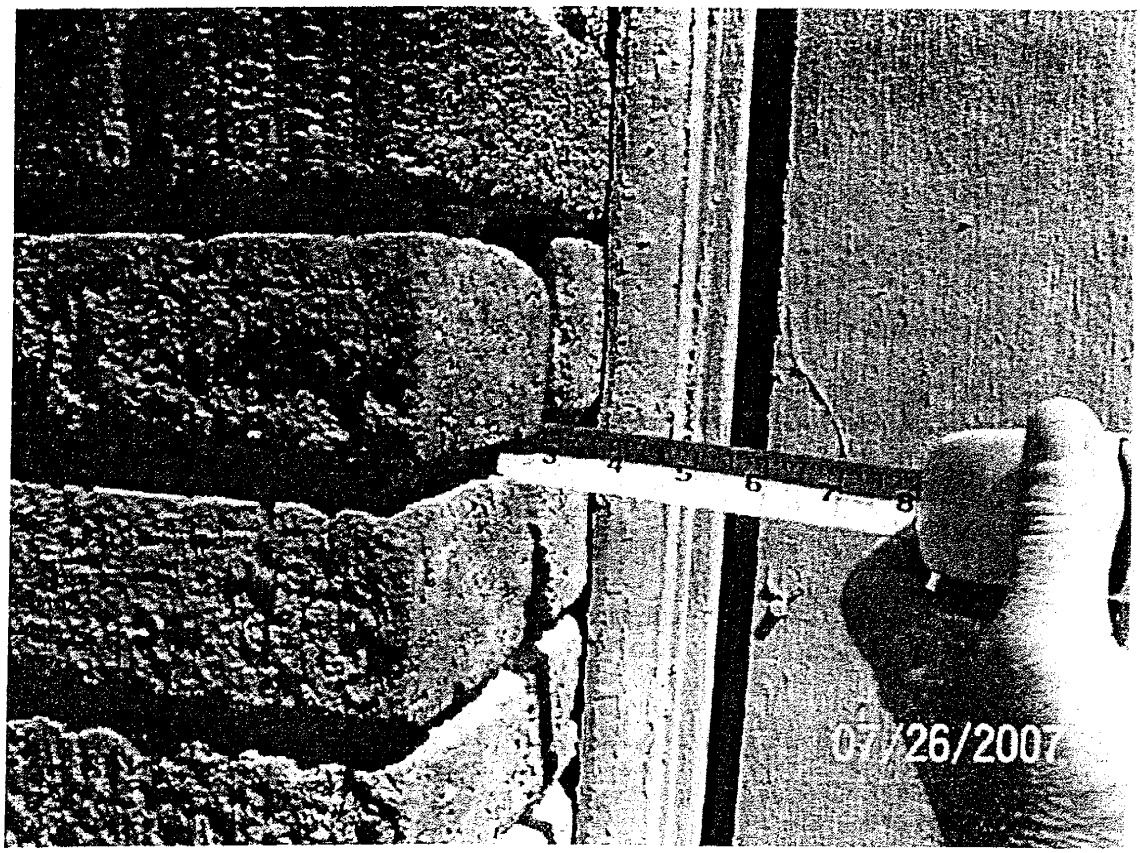

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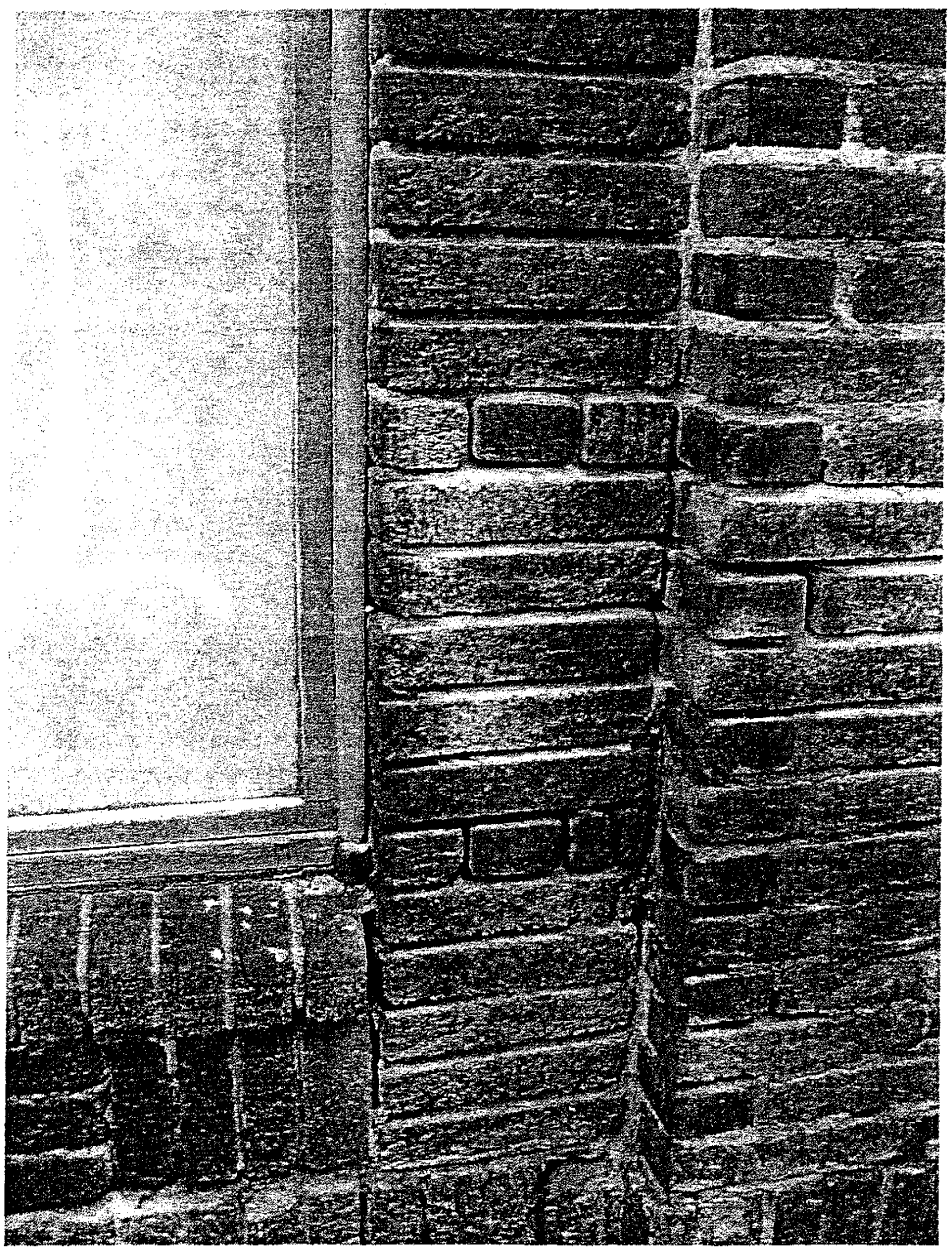

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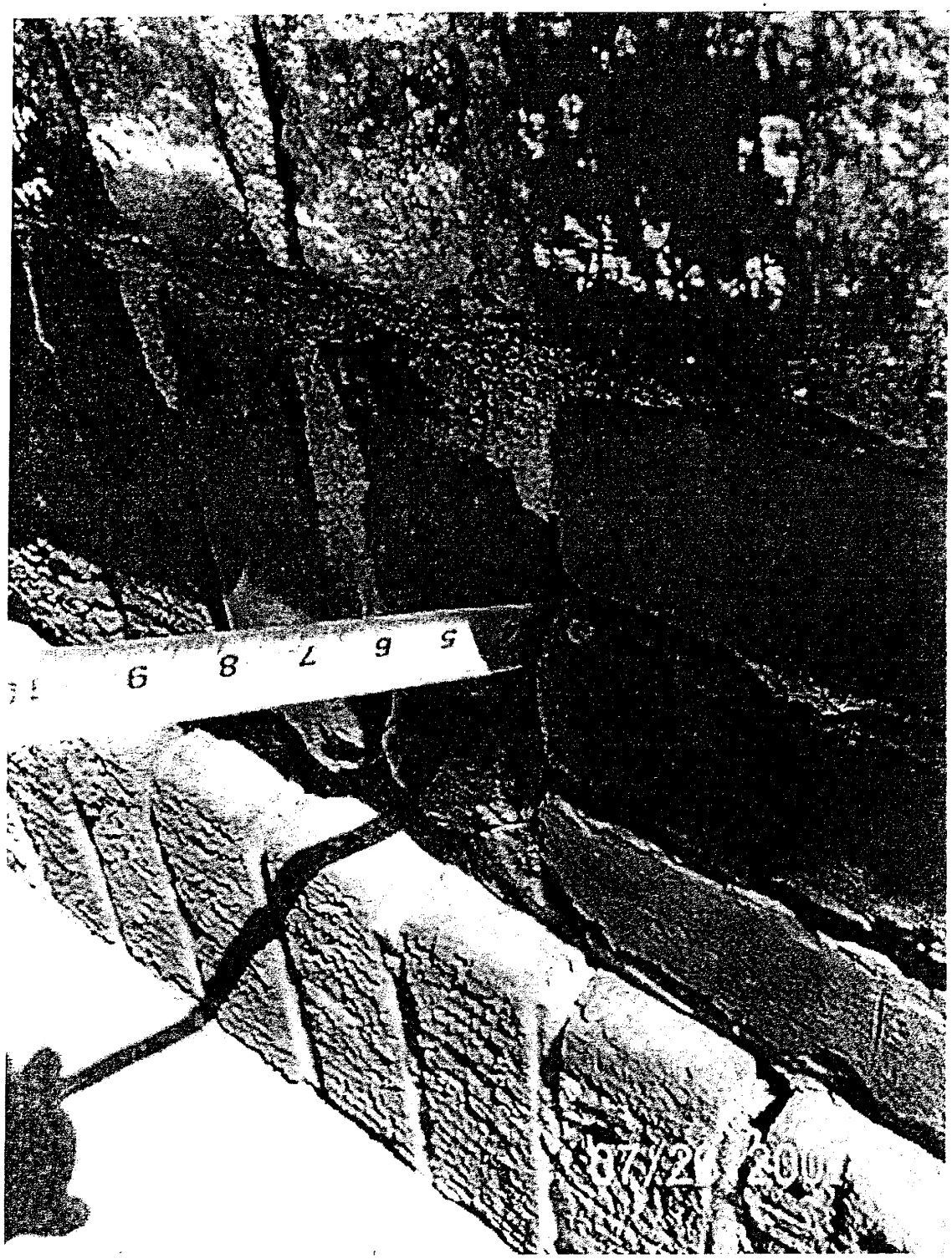
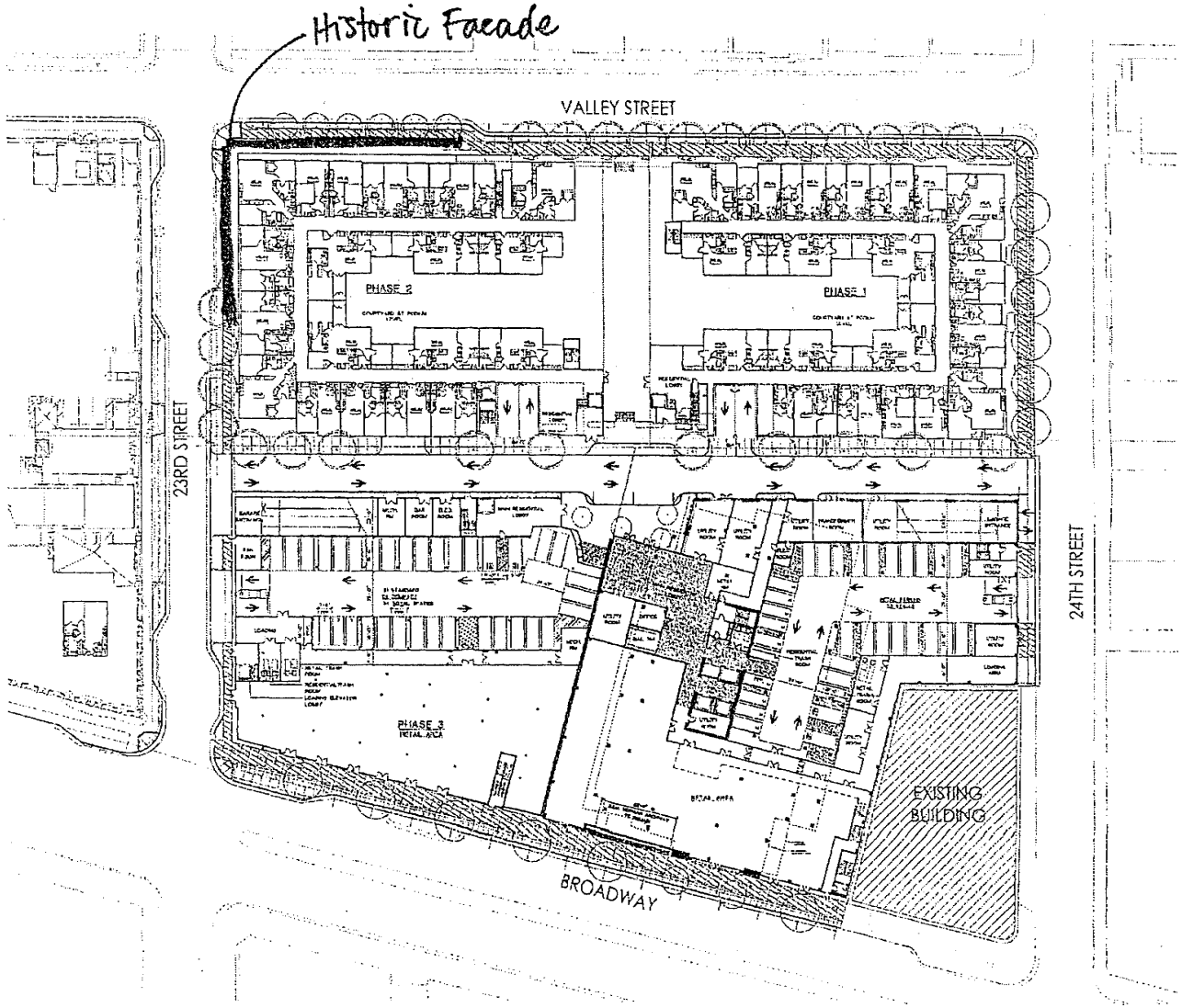


DETAIL - EXISTING DAMAGE



BROADWAY & WEST GRAND
PARCEL B
OAKLAND, CALIFORNIA

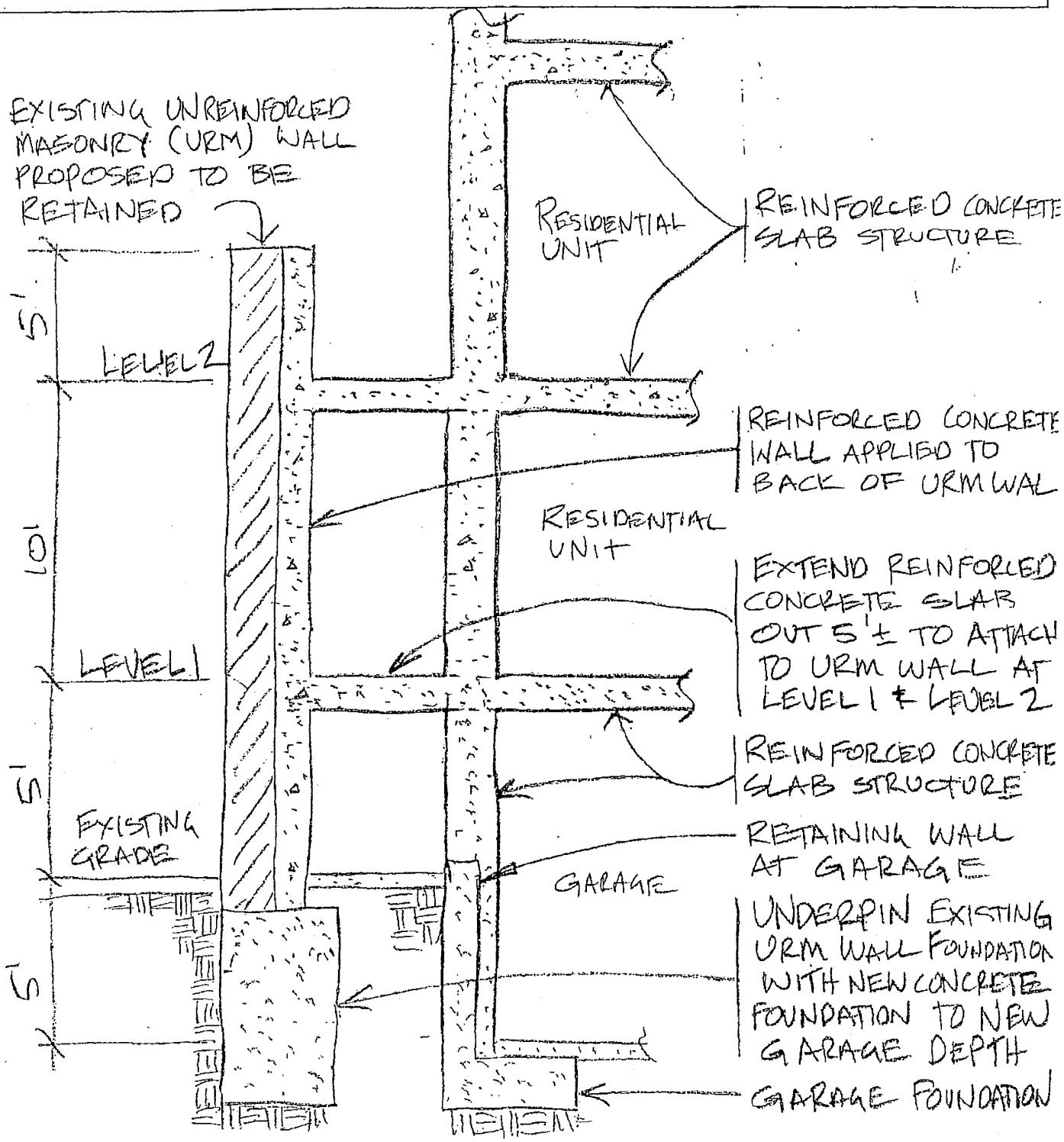
DATE:
PROJECT #:
SCALE:
NORTH
SHEET #:

LEVEL 1
STREET LEVEL SITE PLAN

MVE STUDIO

NISHKIAN MENNINGER
CONSULTING AND STRUCTURAL ENGINEERS
1200 Folsom Street, San Francisco, CA 94103
Tel: (415) 541-9477 Fax: (415) 543-5071

JOB BROADWAY/CWEST GRAND 2 NO.
SHEET NO. OF
CALCULATED BY KA DATE 12/07
CHECKED BY DATE
SCALE



SECTION AT URM WALL

LEVON H. NISHKIAN - PRINCIPAL-IN-CHARGE

Levon Nishkian is a principle with over 30 years of experience in structural engineering. He holds professional licenses throughout the West and belongs to several professional engineering organizations throughout the state. Some of his recent seismic rehabilitation projects include:

EDUCATION

University of Arizona
1974, Bachelor of Science

ENGINEERING LICENSES

California
Idaho
Montana
Oregon
Colorado
Louisiana
New York
Wyoming

PROFESSIONAL ORGANIZATIONS

International Association for Bridge and Structural Engineering

Structural Engineers Association of Northern California

American Concrete Institute

Society of American Military Engineers

[illegible]

CONCORDIA/ARGONAUT CLUB, SAN FRANCISCO, CA
Seismic upgrade of existing 4-story, with basement, unreinforced masonry structure, which included gymnasium, natatorium and racquetball courts. Lateral load-resisting system included strengthening of existing walls with shotcrete and installation of steel braced frames.

MASONIC HALL, SAN FRANCISCO, CA
This project consisted of a seismic upgrade of an existing 4-story, with basement, unreinforced masonry structure, which included two large meeting halls above existing retail space. Lateral load-resisting system included strengthening of existing walls with shotcrete and installation of steel braced frames.

OLYMPIC CLUB, SAN FRANCISCO, CA
This was a complete renovation and restoration of the Natatorium Building. Extensive remodeling necessitated the re-framing of the majority of the floor system. In addition to this most recent project, we have worked on the facility at both the Downtown and Lakeside locations for over ten years.

IRWIN MEMORIAL BLOOD BANK, SAN FRANCISCO, CA
Seismic rehabilitation of a two-story, reinforced concrete structure, built in two phases during the 1950's and 1960's. In addition to installing new concrete shear walls, additional second floor space was created over part of the project and the Auditorium was converted into two floors of laboratory space. Total area: 45,000 square feet.

500 HOWARD STREET, SAN FRANCISCO, CA
Seismic upgrade of existing 5-story, with basement, 85,000 square foot concrete frame building. New lateral system included reinforcing existing concrete walls and installation of concrete braced frames.

661 HOWARD STREET, SAN FRANCISCO, CA
Seismic upgrade of existing 2-story, with basement, 18,000 square foot unreinforced masonry wood frame structure.

HILTON HOTEL, SAN FRANCISCO, CA
This project in its entirety encompasses a city block. There are four distinct buildings ranging in height from 42 stories to six stories. Our most recent task was to design a new 22-story guest room tower and a new 30,000 sq ft. ballroom. This required clear spans in excess of 120 feet. The ballroom spanned two separate structures, which demanded a complete rehabilitation of an existing structure to support loads in excess of 350 pounds per sq. ft. The cost of the project exceeded 230 million dollars and is the largest hotel in California.

FONTANA EAST CORPORATION, SAN FRANCISCO, CA
This project was a detailed seismic analysis for upgrade of 18-story reinforced concrete building.

1020 UNION STREET, SAN FRANCISCO, CA
Seismic upgrade; installed footings and posts, post anchors, holddown bolts, plywood shear walls; patched cracked stucco and concrete slabs.

GOLDEN GATE PRODUCE TERMINAL, SOUTH SAN FRANCISCO, CA
Repair of structure following October 17, 1989 earthquake; installed ties, beams to concrete walls; installed new wood posts to supplement cracked concrete pilasters.

KEVIN MENNINGER - CHIEF ENGINEER

Kevin Menninger has over 20 years of experience in structural engineering. He holds professional licenses throughout the West and belongs to several professional engineering organizations throughout the state. Some of his recent seismic rehabilitation projects include:

EDUCATION

California Polytechnic University, 1981
Bachelor of Science, Architectural Engineering

ENGINEERING LICENSES

California
Arizona
Hawaii
Illinois
Montana
Nevada
Washington

PROFESSIONAL ORGANIZATIONS

Structural Engineers Association of Northern California

532 SUTTER STREET, SAN FRANCISCO, CA
Complete renovation of two existing stories (with basement) of an un-reinforced masonry and wood frame building. The renovation will include new lateral load-resisting elements, removal of portions of the existing second floor and roof and new mezzanine areas above the ground floor and second floor. The total square footage of the completed project was an increase to 15,240 square feet from the existing 5,400.

101 Harrison Street, San Francisco, CA
Complete renovation and seismic upgrade of existing three-story, 66,000 square foot un-reinforced masonry structure, including addition of 10,000 square foot of new steel frame construction to create an integral structure.

OLYMPIC CLUB, LAKESIDE, SAN FRANCISCO, CA
Complete renovation and seismic upgrade of existing four-story, wood frame over cast-in-place concrete structure. Project included removal of existing columns and installation of new lateral load-resisting elements, as well as strengthening of existing structure.

ON LOK/LARKIN HOUSE, SAN FRANCISCO, CA
Seismic rehabilitation and renovation of four-story, 67,000 square foot, concrete and steel-frame structure. Added area totaled 6000 square feet. Installed new concrete shear walls for lateral load-resisting system, as well as rehabilitating existing terra cotta veneer system.

753-777 DAVIS STREET, SAN FRANCISCO, CA
Complete seismic rehabilitation of existing two-story, un-reinforced masonry building, utilizing scheme that allowed tenants to remain in building.

546 HOWARD STREET, SAN FRANCISCO, CA
Seismic upgrade of existing one-story, with basement, 7,000 square foot un-reinforced masonry structure.

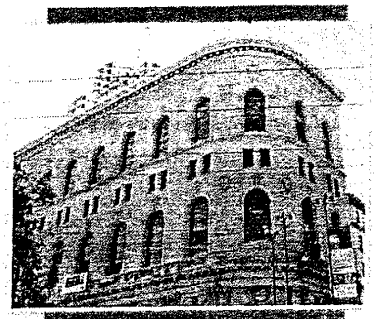
BECTON-DICKINSON, SAN JOSE, CA
Renovation and addition to a facility for new laboratory manufacturing and office use. Addition totaled 60,000 square feet, including new mezzanine, in seismically upgraded warehouse space for laboratory use. Steel frame structure with concrete fill over metal deck at the elevated floor level.

IRWIN MEMORIAL BLOOD BANK, SAN FRANCISCO, CA
Seismic rehabilitation of a two-story reinforced structure built in the 1950's and 1960's in two phases; additional second floor and conversion of auditorium into two levels of laboratory space.

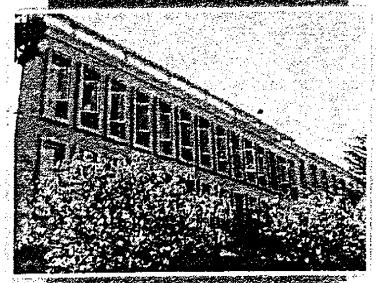
345 FOURTH STREET, SAN FRANCISCO, CA
Seismic upgrade, un-reinforced masonry building, installed steel braced frames.

HOTEL CAMELOT, SAN FRANCISCO, CA
Seismic rehabilitation of six-story un-reinforced masonry building; installed new lateral system using steel braced frames.

SEISMIC REHABILITATION



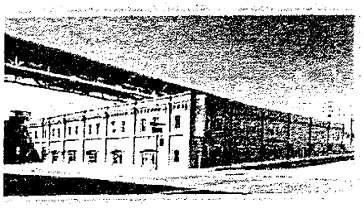
ONE POWELL STREET San Francisco, Ca
Project Scope: A historical renovation and seismic upgrade of an existing seven-story structure. Horizontal and vertical additions were made to the structure, as well as the expansion of the existing mezzanine, new escalators and stairs and major modifications at the basement level.



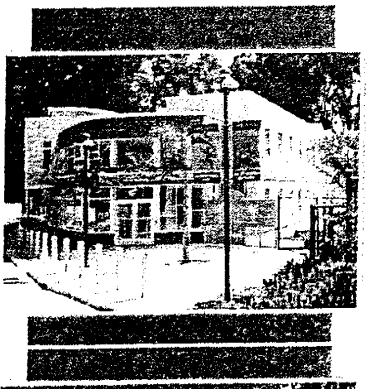
COWELL HALL University of San Francisco, Ca
Project Scope: The addition to and renovation of this existing four-story academic building includes enclosing approximately 5000 square feet of an existing fourth level terrace and renovation of various components.

CONCORDIA/ARGONAUT CLUB San Francisco, Ca
Project Scope: Seismic upgrade of existing 4-story, with basement, unreinforced masonry structure, which included gymnasium, natatorium, and racquetball courts. Lateral load-resisting system included strengthening of existing walls with shotcrete and installation of steel braced frames.

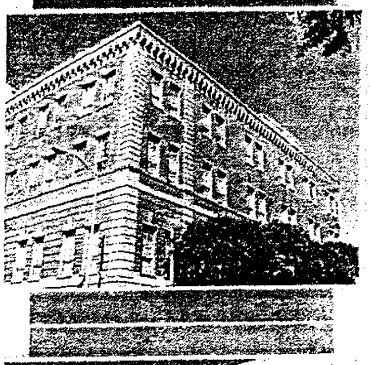
753 - 777 DAVIS STREET San Francisco, Ca
Project Scope: Complete seismic rehabilitation of an existing two-story, un-reinforced masonry building, utilizing scheme, which allowed tenants to remain in the building. Area: 27,000 S.F.



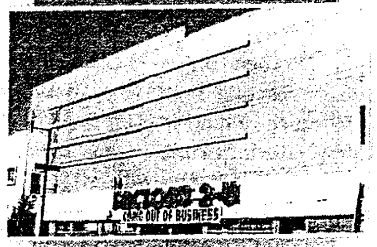
101 HARRISON STREET San Francisco, CA
Complete renovation and seismic upgrade of existing three-story, 66,000 square foot, un-reinforced masonry structure, including addition of 10,000 square foot of new steel frame construction to create an integral structure.



BRANDEIS HILLEL DAY SCHOOL San Francisco, CA
This phased project consists of a new two-story Library Wing, Arcade reconstruction, retaining walls, ramps and stairs, as well as changes in the existing classroom building.

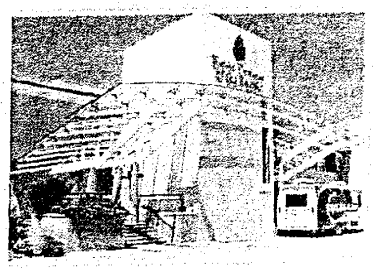


ON LOK / LARKIN HOUSE San Francisco, Ca
Seismic rehabilitation and renovation of a four-story, 67,000 square foot, concrete and steel-frame structure. Added area totaled 6,000 square feet. Installed new concrete shear walls for lateral load-resisting system, as well as rehabilitating existing terra cotta veneer system. Total area: 67,000 square feet.



MASONIC HALL San Francisco, Ca
Seismic upgrade of existing four-story, with basement, unreinforced masonry structure, which included two large meeting halls above existing retail space. Lateral load-resisting system included strengthening of exiting walls with shotcrete and installation of steel braced frames.

532 SUTTER STREET San Francisco, Ca
Complete renovation of two existing stories (with basement) of an un-reinforced masonry and wood frame building. The renovation included new lateral load-resisting elements, removal of portions of the existing second floor and roof and new mezzanine areas above the ground floor and second floor. The total square footage of the completed project will be an increase of 15,240 square feet from the existing 5,400.



IRWIN MEMORIAL BLOOD BANK San Francisco, Ca
Seismic rehabilitation of a two-story, reinforce concrete structure, built in two places during the 1950's and 1960's. In addition to installing new concrete shear walls, additional second floor space was created over part of the project and the auditorium was converted into two floors of laboratory space. Total area: 45,000 square feet.

1020 UNION STREET San Francisco, Ca
Seismic upgrade; installed footings and posts, post anchors, hold-down bolts, plywood shear walls; patched cracked stucco and concrete slabs. Area: 36,000 S.F.

661 HOWARD STREET San Francisco, Ca
Seismic upgrade of existing 2-story, with basement, 18,000 square foot unreinforced masonry wood frame structure.

FONTANA EAST CORPORATION San Francisco, Ca
This project was detailed seismic analysis for upgrade of 18-story reinforced concrete building

HOTEL CAMELOT San Francisco, Ca
Seismic rehabilitation of six-story un-reinforced building; installed new lateral system using steel braced frames.

PACIFIC UNION CLUB San Francisco, CA
This private men's club is one of the oldest in San Francisco. Work done has included landscaping and various interior alterations and upgrading.

COLUMBIA PARK BOYS & GIRLS CLUB, CLUB ONE FITNESS CLUBS, CITICORP CENTER, EMBARCADERO CENTER
San Francisco, CA
These projects included remodel and renovation of existing facilities for new fitness clubs, including aerobics areas, exercise equipment and full service locker rooms.

24-HOUR NAUTILUS San Francisco, CA
This project consisted of seismic upgrade of existing structure; removal and installation of a new automobile ramp to the roof; revision of Lobby, modification to retaining walls and additional new floor space - complete interior redesign for spa and other Nautilus equipment. Total space is 40,000 square feet.

ORINDA COUNTRY CLUB Orinda, CA
This project was a complete renovation of the existing 27,000 square foot Club House, including new roof structures, decks and basement areas, new elevators, new stairs and a seismic upgrade of the entire building.

Case File Number PUD03552, PUDF03553 and ER30022

LPAB August 12, 2013

Attachment H: 6/4/08 Planning Commission Report with Findings

Location:	**Portion of site (Parcel B) bounded by Broadway, 23rd Street, Valley Street, and 24th Street (Parcel A is under construction).**
Proposal:	Amendment #2 to PUDF03553 to redesign building located on Valley Street, including new site planning, decreased building height and design changes, as well as demolition of historic façade. No change to land use densities/intensities, quantity of parking, access/egress points; Minor variance to allow reduction of open space consistent with S-17 zoning regulations
Applicant:	Signature Properties, Inc. (925) 463-1122 (Doug Park)
Owner:	Signature at Broadway Grand LLC.
Planning Permits Required:	2nd Amendment to Final Development Plan, Minor Variance and Design Review.
General Plan:	Community Commercial
Zoning:	C-60 City Service Commercial Zone/ S-19 Broadway Auto Row Interim Study Combining Zone
Environmental Determination:	Addendum #2 to EIR. Addendum #1 adopted on September 27, 2006; Final EIR certified on December 1, 2004.
Historic Status:	Site includes five buildings considered historic resources under CEQA.
Service Delivery District:	II – North Oakland/North Hills
City Council District:	3 – Nadel
Finality of Decision	Appealable to City Council
For further information:	Contact case planner **Catherine Payne** at **510-238-6168** or by e-mail at **cpayne@oaklandnet.com**

SUMMARY

The purpose of this report is to request Planning Commission approval of a proposed second amendment to the final development permit (FDP) for the Broadway-West Grand project (PUDF03553). The applicant proposes an amendment that would change the building design for Phases One and Two on Parcel B of this project from the design previously approved by the Planning Commission in December 2004 and amended in October 2006. The proposed amendment would also allow demolition of a historic façade that is currently planned to be retained onsite. The first phase of this project (Parcel A) is complete and occupied. The proposed changes would affect development of the first and second phases of development of Parcel B (a four-phase development project).

Include site map here.

PROJECT SITE AND SURROUNDING AREA

The approximately 4.3-acre site is Parcel B of the approved "Broadway-West Grand" project, and is located on the block bounded by West Grand Avenue, Valley Street, 24th Street, and Broadway. The project site is comprised of the Negherbon Auto Center, surface vehicle lots, and a few older warehouse buildings. The site is located at the southern end of Broadway Auto Row and is surrounded by a mix of commercial and residential uses.

BACKGROUND

Signature Properties has obtained land use entitlements (or project approvals) for a phased redevelopment of both Parcel A and Parcel B sites with up to 475 residential units, 40,000 square feet of ground-floor commercial space on West Grand Avenue and Broadway, and 675 structured parking spaces (545 residential and 130 commercial). Project approvals include a Planned Unit Development permit (PUD) approved by the Planning Commission in December 2004, and an amendment to Parcel B of the PUD in 2006. The project site consists of almost two entire blocks, which are designated Parcel A and Parcel B. Parcel A is the block bounded by West Grand Avenue, Broadway, Valley and 23rd Streets, and is built and occupied. Parcel B is the block bounded by West Grand Avenue, Broadway, Valley, 23rd and 24th Streets. The Parcel B block is planned for development and not yet under construction. Up to 13 existing buildings on the entire site would be demolished, but the facades of the two buildings at the corners of 23rd/Valley Streets and are currently planned to be retained and incorporated into the project development. Five historic resources are planned for demolition and two would have the facades preserved; none of the historic resources would be preserved in their entirety.

At this time, the applicant proposes a second revision to the PUD that would affect Parcel B. Specifically, the applicant proposes a redesign of a portion of Parcel B that would involve demolition of a historic façade at 440-448 23rd Street that, under the current approvals, is planned for retention.

Please see "Design and Related Issues" section below for review and comments by the public, the LPAB and the DRC.

PROJECT DESCRIPTION

Signature Properties is proposing changes to the previously approved and amended FDP for Parcel B of the Broadway-West Grand project (the block bounded by West Grand Avenue, Valley Street, 24th Street, and Broadway). Development of Parcel A is completed and occupied. At this time, proposed changes include new site planning and architectural design and massing, as well as increased intensity of development on Parcel B. The evolution of land use entitlements for the project can be summarized as follows:

- *FDP*: The previously approved FDP for Parcel B includes 289 residential units, 8,500 square feet of ground-floor commercial space, and 474 parking spaces (409 residential

spaces, 65 commercial spaces); The maximum building height is 84 feet (seven stories). Many ground-floor units have entrances from the street. Vehicle access and loading berths are provided on 23rd and 24th Streets. The certified EIR analyzed a Parcel B project including up to 343 residential units, 18,700 square feet of commercial space, and 475 parking spaces;

- *Approved Amendment to FDP*: A previously approved amendment to the Parcel B project allows development of 367 residential units (including replacement of 16 existing apartments currently located on the site), 27,700 square feet of commercial space (including replacement of 9,000 square feet of existing commercial space currently located on the site), and 489 parking spaces. The maximum building height is 193 feet (16 stories), although the majority of the site would be occupied by four- to seven-story buildings. An addendum to the EIR was filed and approved by the Planning Commission that addressed the substantive changes to the project.
- *Proposed Second Amendment to FDP*: The currently proposed amendment to the Parcel B FDP includes redesign of Phases One and Two. This proposed amendment would not affect the two parcels located on Broadway. The redesign of Phases I and II includes a redesign of the building(s), as well as demolition of a historic façade that is currently planned for retention onsite. The building redesign generally maintains the site planning, massing, land use density and intensity, and style of the approved project. However, the proposed building type and layout are entirely different from the approved plan, as is the proposed demolition of a historic façade. The following is a list of the proposed project revisions:
    - *Building Type*: The current Phases I and II proposal is for two buildings to be developed as a single product: The site plan includes a five-level concrete parking garage located in the interior of the parcel (adjacent to the alley that connects 23rd to 24th Street) surrounded (or wrapped) on three sides by a four-story wood construction residential complex.
    - *Building Layout*: The proposed building layout would perform as a single building with an entry lobby on Valley Street and centralized group usable open space in three locations. Although there would be no change in the unit count, the proposed units are of different sizes and types than the approved project. The primary difference between the approved and proposed project is that the approved garage occupies a partially below-grade podium covering the site, and the proposed change consolidates the garage at the interior of the site and includes at-grade residential units located facing the three public streets (23rd, Valley and 24th Streets).
    - *Massing*: The approved and proposed project massing are similar to one another. However, the approved project includes two distinctly separate four-story buildings, whereas the proposed amendment appears as a single building with a distinct lobby on Valley Street separating two wings.
    - *Building Height*: The approved and proposed plans both include four story buildings although the height is decreased by approximately one foot across the site in the proposed amendment.
    - *Facades*: The proposed façades are stylistically similar to the approved façade design. The proposed amendment is a variation on the approved plan in terms of

style, windows, materials, recesses and projections. The primary façade change, discussed in detail below, is the proposed demolition of the historic façade at 440-448 23rd Street.

- *Points of Entry (access and egress)*: The project points of entry are the same between the approved project and the proposed amendment.
- *Historic Façade*: The approved project includes demolition of an historic building located at 440-448 23rd Street and retention of the façade of said building. At this time, the applicant proposes removal of the façade located at 440-448 23rd Street. 440-448 23rd Street is a historic resource with a local rating of Cb+2+ and was approved for demolition in the land use entitlements (although the façade was to remain). Demolition of this building was considered a significant and unavoidable impact at the time of EIR certification in December 2004.

GENERAL PLAN ANALYSIS

The project site is located within the Community Commercial land use classification of the General Plan. This designation is intended to "identify, create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers" (LUTE, p. 150). The Community Commercial land use classification allows a maximum floor area ratio (FAR) of 5.0, and a maximum residential density of 166.67 units per net acre. The proposed residential density is 108 units per acre, well within the allowable General Plan residential density. The proposed FAR is 0.18, well within the allowable General Plan intensity for commercial development.

ZONING ANALYSIS

The project is located in the C-40 Community Thoroughfare Commercial Zone and C-60 City Service Commercial Zone. However, it was previously determined that the C-40 zone is the best fit zone for the entire site, under the General Plan conformity guidelines (see December 1, 2004 Planning Commission report, attached), and the approved Planned Unit Development (PUD), including the Preliminary Development Permit (PDP) and the Final Development Permit (FDP), is subject to an Interim Use Permit to allow development consistent with the C-40 zone regulations across the entire Parcel B site. The proposed 0.18 FAR is within the allowable 3.3 FAR for the C-40 zone. The approved residential density of 1 unit per 415 square feet of lot area does exceed the C-40 zone allowable density of one unit per 450 square feet of lot area. The applicant received a Minor Conditional Use Permit (CUP) in conjunction with the first amendment to the FDP to allow this residential density, consistent with the provisions of the Oakland Municipal Code (OMC) section 17.106.040, allowing for increased density in high-rise development. In addition, the applicant previously received a minor variance from the driveway design standards to facilitate site access and egress.

Zoning Regulation Comparison Table

Criteria		Requirement Per PUD	Approved/ Proposed (Max)	Comment
Yard – Front*		None required	0'	Meets reg's.
Yard – Interior Lot Line Setback for Residential Facilities		12% lot width when opposite legally required living room windows/none	0' (and not opposite required living room windows)	Meets reg's.
Height		No maximum	193' to the parapet	Meets reg's.
Usable Open Space		75 sf. private/unit; 150 sf. group/unit	75 sf/unit (private and group)	Minor variance to allow reduced quantity of open space consistent with Parcel A.
Parking	Commercial	1 space per 400 sf./over 3k sf.: 60 spaces; 1 loading per PUD	122 spaces; 1 loading	Meets pkg. reg's. Meets PUD loading req's.
	Residential	1 space / unit 1 loading per PUD	367 spaces 1 loading	Meets pkg. reg's. Meets PUD loading req's.
Residential Density		1 unit / 450 sq. ft	1 unit / 415 sq. ft (367 units)	Minor CUP to exceed zoning for highrise development (within General Plan) (OMC 17.106.040) (granted on 11/1/06)
FAR		3.3 (corner lot) 3.0 (interior lot)	.18	Meets reg's.

ENVIRONMENTAL REVIEW

The Planning Commission certified an EIR for the existing PUD on December 1, 2004. Significant impacts identified in the Final EIR are discussed in detail below. Under the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, an addendum can be prepared if changes or additions to a previously certified EIR are necessary but the project has not changed substantially, the circumstances under which the project would occur have not changed substantially, and no new information demonstrates that any potential environmental impacts would be substantially more severe than previously demonstrated. The EIR considered an envelope of development that included up to 343 residential units, 18,700 square feet of commercial space, and 475 parking spaces. The first approved amendment to the FDP included a net increase of eight (8) residential units and 14 parking spaces over the development envelope

considered in the EIR. Accordingly, an addendum to the EIR was prepared and filed that provided analysis of whether or not the change in the project description would result in any new or increased significant environmental impacts. In summary, the addendum to the EIR did not identify any new or increased environmental impacts related to the proposed changes to the project description.

Staff has determined that a second addendum shall be considered by the Planning Commission in association with the currently proposed amendment to the FDP. As noted above, under CEQA Guidelines Sections 15162 and 15164, an addendum can be prepared if changes or additions to a previously certified EIR are necessary but the project has not changed substantially, the circumstances under which the project would occur have not changed substantially, and no new information demonstrates that any potential environmental impacts would be substantially more severe than previously demonstrated. The proposed amendment does not substantially change the land use intensity, massing or site planning of the project in a way that would potentially result in new or increased environmental impacts beyond those analyzed in the certified EIR. The previously certified EIR considered the complete demolition of the historic resource, including the façade, and found it to be a significant unavoidable impact. Preservation of the façade was not mandated under the EIR. Removal of the façade would not increase the severity of the already identified significant unavoidable impact (see attached Addendum).

DESIGN AND RELATED ISSUES

Review by LPAB and DRC

On January 14, 2008, the Landmarks Preservation Advisory Committee (LPAB) considered a proposed amendment to the approved project that would include demolition of the façade at 440-448 23rd Street. The façade is part of a building rated Cb+2+ on the Oakland Cultural Heritage Survey (OCHS) ("C" for secondary importance, "b+" for major importance contingency, "2+" for contributes to area of secondary importance or API). The building (but not the façade) is approved for demolition under the existing entitlements, and demolition is considered a significant and unavoidable environmental impact in the certified Environmental Impact Report (EIR). Staff recommended a condition of approval requiring payment of $68,750 into the City of Oakland Façade Improvement Program in exchange for demolition of the façade. At that time, the LPAB passed a motion "that the proposed demolition of the façade in exchange for the donation be denied. Additional study, including actual cost and schedule of the demolition, impacts, and what other mitigations exist on site as well as within the City shall be undertaken."

During discussion of the agenda item on January 14, 2008, LPAB members made additional requests beyond the direction provided in their motion. Specifically, members of the LPAB felt that the proposed compensation of $68,750 was not commensurate with respect to the estimated five million dollars that would be saved the developer by demolishing the façade at 440-448 23rd Street. LPAB members requested more analysis regarding the five million dollar figure than what was provided by the project proponent. In addition, members asked the project proponent to consider alternative engineering solutions to preserve the façade. Finally, LPAB members

requested that the project proponent consider preservation of other historic structures on site that are currently planned for demolition (there are seven historic resources on site, and five are planned for demolition. The project proponent has not responded to these discussion items.

In response to the LPAB's motion, however, the applicant has met with members of the Oakland Heritage Alliance (OHA) twice and with the City of Oakland Redevelopment Agency (ORA). Although the meetings with OHA did not result in agreement regarding acceptable compensation for loss of the facade at 440-448 23rd Street, both parties report meeting in good faith. The ORA however, has expressed an immediate need for funding of the Fox Theater project (located on Telegraph Avenue between 18th and 19th Streets). The Fox Theater project, sponsored by the ORA, includes preservation and renovation of the historic theater. Staff believes that providing the ORA with funding for the Fox Theater historic preservation project constitutes possible compensation consistent with the request of the LPAB.

Based on these discussions, staff floated the following draft condition of approval for consideration by the Design Review Committee (DRC) at their meeting on April 23, 2008:

> Prior to issuance of demolition permit for the historic façade located at 440-448 23rd Street, the applicant must provide [*dollar amount to be determined*] to the Oakland Redevelopment Agency to be spent specifically on historic preservation of the Fox Theater; At the discretion of the ORA, the amount may be discounted by up to 33% if the applicant agrees to provide full payment within two months of the date of this approval.

The proposed condition of approval provides incentive to provide needed funds to the Fox Theater historic preservation project in a timely manner. The incentive is based on an interest rate of 10% per year, and assumes that demolition permits would not be issued for up to three years. In addition, the proposed condition of approval provides clarity as to where funding would be directed.

The DRC declined to comment on or provide direction regarding the draft condition of approval at their meeting on April 23, 2008.

The LPAB considered the proposed project revision again at their meeting on May 12, 2008. At that time, the LPAB recommended denial of the proposed amendment and stated the following:

> The Landmarks Preservation Advisory Board prefers to see the facade retained (as originally approved); therefore they do not accept the proposed amendment (to demolish the façade at 440-448 23rd Street). Should the Planning Commission not take the Board's advice to retain the façade at 440-448 23rd Street, the Board makes the following recommendations and findings:
>
> 1) The amount of the financial contribution for the Historic Preservation of the Fox Theater should be $216,000. The method used to arrive at this number is explained below.

The original amount that project staff proposed for the financial contribution is $68,000, calculated using a City of Oakland Façade Grant formula based on a façade's linear footage. The linear footage of the façade proposed for demolition, 440-448 23rd Street, is approximately 243 feet. This indicates the formula used was approximately $280/linear foot.
The applicant has stated that to retain this historic façade, the cost of the entire project would increase by $5,000,000. Since the applicant is saving $5,000,000 on the entire project, the linear footage for the financial contribution should be based on the entire linear footage of the project, approximately 772 feet.
Based on the entire project or 772 linear feet x $280/foot, the amount is approximately $216,000.

2) The proposed demolition of the façade at 440-448 23rd Street shall be subject to the following condition of approval: *A demolition permit for the historic façade located at 440-448 23rd Street shall not be issued until issuance of a building permit for the core and shell of the approved project.*

3) The Board finds that the proposed façade demolition does not require further environmental review with respect to historic resources and that reliance on the addendum is appropriate.

4) Based on the mitigation of a minimum contribution of $216,000 to the Fox Theater rehabilitation project, the Board finds that the project meets the criteria of Planning Code Section 136.050.C2, in that the public benefits of the proposed project outweigh the benefit of retaining the original structure.

Staff has received the following comments throughout consideration of the proposed revision to the PUD (staff response is indicated in indented, italicized bullets below each comment):

Community Comments:

- The City should uphold and enforce existing conditions of approval.
  - *To date, the applicant has complied with the conditions of approval that apply to the land use entitlements for the planned project. The applicant is requesting a revision to project approvals via the appropriate process, request for consideration of a revision to the PUD and consideration by the Planning Commission.*
- The "Garage District" is distinct and desirable. Loss of this façade would constitute a considerable loss to a unique district and to the thriving "Art Murmur" community there.
  - *Staff concurs and therefore recommends a condition of approval requiring compensation for the loss of the resource.*
- Any compensation should be to the Façade Improvement Program and not directly to a private developer.

  - *Staff proposes a condition of approval that would compensate the City for the loss of the resource: either to a City-sponsored project such as the Fox Theatre or to the Façade Improvement Program.*
- The existing historic façade is attractive and contributes to the aesthetic ambiance of the area.
  - *Staff concurs and therefore recommends a condition of approval requiring compensation for the loss of the resource.*
- This neighborhood should not be torn down.
  - *Staff proposes a condition of approval that would compensate the City for the loss of the resource. However, if the Planning Commission agrees that the façade at 440-448 23rd Street should remain, they may vote to deny the proposed amendment.*
- Building should be retained until any planned development is imminent.
  - *Staff proposed a condition of approval that would restrict issuance of a demolition permit for the historic façade located at 440-448 23rd Street until issuance of a building permit for the core and shell of the approved project.*
- Compensation should be for $216,000.
  - Staff can only recommend a condition of approval be applied to a project for which there is a nexus. Staff proposes compensation in the amount of $68,750, based on the most recently used formula for calculating a similar fee for the Courthouse Condominium project. However, any condition of approval can be applied to a project to which the project proponent agrees.

DRC comments:

- Project should include stoops from sidewalk to ground-floor units.
  - *The applicant previously revised the project design to exclude stoops. Based on the unit plans, stoops would not provide primary access to units and would not be subject to extensive use. The stoops would potentially provide opportunities for illicit activity and littering. The current proposal brings the first level of units closer to the sidewalk elevation and includes windows facing the public right-of-way. This provides actual transparency between the public and private realms, while not increasing the risk of crime for the neighborhood.*
- Project should retain east-west building separation. Valley Street façade is too long.
  - *The applicant has redesigned the main building entry from Valley Street and put more emphasis on the secondary building entries on Valley Street to reduce the apparent length of this elevation. The project is designed to internalize the project parking and provide maximum connectivity between the private and public realms (with the first level of units close to the sidewalk elevation); this scheme does not allow for an east-west building separation.*
- Garage should be wrapped on Private Access Easement as well as on street sides.
  - *The applicant has redesigned the façade of the garage fronting the private access easement to integrate the appearance with the surrounding residential building design and to reduce the stark appearance of the garage use. The private access easement functions as a visual corridor for the public but is only physically*

accessible to the project (for private access). The redesigned garage façade is adequate for a back-of-property location adjacent to the Private Access Easement, where it will only be seen internally to the project.

- Private access easement should appear and perform like a public street.
    - *The Private Access Easement was approved in 2006 as internal project access and a visual corridor from the public right-of-way. The applicant is not proposing any changes to this easement at this time.*
- Open space is well designed.
- Smaller units are desirable for singles and seniors.
- Access to units from garage is convenient.
- Valley Street façade at southern end is very formal and needs to be softened to provide more residential appearance.
    - *The applicant has redesigned the southern façade along Valley Street to include arched windows and smaller openings. This softens the appearance of the façade and provides a smaller, more residential scale appropriate to the land use.*
- Tower on Broadway should be redesigned to have 20' setback from street and be more slender.
    - *The tower on Broadway was approved in 2006. The applicant is not proposing any changes to the tower at this time.*
- DRC comments should be addressed prior to Planning Commission consideration.
    - *The applicant has elected to revise the project design in response to some of the comments provided by the DRC. The project application is complete and the applicant seeks a decision by the Planning Commission.*

Design

The design of Parcel B successfully breaks up the buildings and elevations by incorporating different materials and styles to make the different portions of the buildings appear as if they were constructed separately over a period of time. The proposed architectural styles include a combination of traditional and modern design elements, which is compatible with the mix of styles in the surrounding area. The proposed exterior building materials include stucco, brick veneer, balconies and shading devices, and a variety of window types. Proposed colors include a range of earth tones as well as muted red, orange, and yellow tones.

Staff generally believes that the proposed design is attractive, well modulated, and compatible with the surrounding area. In addition, staff believes that the adopted conditions of approval adequately address outstanding design issues such as refinement of exterior colors and materials, design of usable open space, window selection and details, and ground floor design and details.

The applicant also requests approval of a minor variance to allow less open space than is required in the underlying zoning district. The proposed open space is well-designed an modulated, complies with the S-17 zoning regulations that apply to the adjacent Parcel A development and Central Business District.

Historic Façade

The existing façade located at 440-448 23rd Street is a feature of a historic building. The EIR identified the demolition of the building, even whilst retaining the façade, as a significant impact that could not be mitigated to a less-than-significant level. The current proposal to remove the façade, when considered under the CEQA could not result in any worse impact than that previously analyzed. Therefore, this change to the project would not result in any need for supplemental environmental review under CEQA. However, staff does find that the change would constitute the loss of a historic feature beyond that which was previously approved. Therefore, staff believes that, should this change be approved, a condition of approval should be applied to the amendment requiring compensation for the irrevocable loss of the historic façade.

Staff previously recommended to the LPAB consideration of compensation in the amount of $68,750 for demolition of the historic façade, based on the most recently used formula for calculating a similar fee for the Courthouse Condominium project. Conditions of approval can only be applied to a project for which there is a nexus, or connection. Therefore, staff is not able at this time to provide any further guidance regarding the specific amount of compensation that a decision-making body may seek. However, any condition of approval can be applied to a project to which the project proponent agrees.

RECOMMENDATION

Staff recommends that the Planning Commission:

1) Approve the Broadway-West Grand Mixed-Use Project EIR Addendum #2 (SCH No. 2004032052) subject to the attached finding.
2) Approve a minor variance to allow a reduced quantity of open space subject to the attached findings.
3) Approve the proposed second amendment to PUDF03553 subject to the attached findings and adopted conditions of approval, and adopt the following additional conditions of approval:
   a. *Condition 30*: Prior to issuance of demolition permit for the historic façade located at 440-448 23rd Street, the applicant shall provide a financial contribution of $68,750 *[or an amount to be determined by the Planning Commission and agreed upon by the applicant]* to the Oakland Redevelopment Agency to be spent specifically on historic preservation of the Fox Theater; Should the ORA elect not to accept this contribution, the contribution would be directed to the Façade Improvement Program.
   b. *Condition 31*: A demolition permit for the historic façade located at 440-448 23rd Street shall not be issued until issuance of a building permit for the core and shell of the approved project.

Prepared by:

Catherine Payne
Planner IV

Approved by:

GARY V. PATTON
Deputy Director, Planning & Zoning

ATTACHMENTS:

A. PROJECT PLANS

B. **STAFF REPORT DATED NOVEMBER 1, 2006**

C. **STAFF REPORT DATED DECEMBER 1, 2004 (INCLUDING EIR FOR PLANNING COMMISSIONERS; EIR AVAILABLE TO PUBLIC AT 250 FRANK OGAWA PLAZA, SUITE 3315 OR ONLINE HTTP://WWW.OAKLANDNET.COM/GOVERNMENT/CEDA/REVISED/PLANNINGZONING/MAJORPROJECTSSECTION/ENVIRONMENTALDOCUMENTS.HTML)**

D. **ADDENDUM #2**

E. **DESIGN REVIEW COMMITTEE REPORT, DATED APRIL 23, 2008**

F. **LPAB REPORTS, DATED MAY 12, 2008 AND JANUARY 14, 2008**

ATTACHMENT A: PROJECT PLANS

ATTACHMENT B: STAFF REPORT DATED NOVEMBER 1, 2006

ATTACHMENT C: STAFF REPORT DATED DECEMBER 1, 2004

(INCLUDING EIR FOR PLANNING COMMISSIONERS; EIR AVAILABLE TO PUBLIC AT 250 FRANK OGAWA PLAZA, SUITE 3315 OR ONLINE HTTP://WWW.OAKLANDNET.COM/GOVERNMENT/CEDA/REVISED/PLANNINGZONING/MAJORPROJECTSSECTION/ENVIRONMENTALDOCUMENTS.HTML)

ATTACHMENT D: EIR ADDENDUM #2

ATTACHMENT E:
DESIGN REVIEW COMMITTEE REPORT,
DATED APRIL 23, 2008

ATTACHMENT F:
LPAB REPORTS,
DATED MAY 12, 2008 AND JANUARY 14, 2008

CONDITIONS OF APPROVAL

Project conditions of approval:
The amended Final Development Permit PUDF03553 is subject to these Conditions of Approval as directed by the City Planning Commission at the November 1, 2006 and [redacted] meeting[redacted]:

1. **Approved Use**
   a. ***Ongoing***
   This action by the City Planning Commission ("this Approval") includes the approvals set forth below. This Approval includes:

   1. Amendment to Final Development Permit PUDF03553; and
   2. A Conditional Use Permit for increased density in a highrise development consistent with the provisions of OMC Section 17.106.040; and
   3. Design Review Approval; and
   4. Variance for non-standard driveway width and separation.

   b. Ongoing.
   The project shall be constructed and operated in accordance with the authorized use as described in this staff report and the plans dated October 18, 2006 and as amended by the following conditions of approval. Any additional uses other than those approved with this permit, as described in the project description, will require a separate application and approval.

2. **Effective Date, Expiration, and Extensions**
   a. Ongoing through project completion.
   These approvals shall become effective upon satisfactory compliance with these conditions. These approvals for the project site shall expire on November 1, 2008 unless actual construction of the Phase I of the project has begun under necessary permits by this date. Upon initiation of construction of prior phases, Phase II building permits shall be obtained by November 1, 2010, Phase III building permits shall be obtained by November 1, 2012, Phase IV building permits shall be obtained by November 1, 2014. Upon written request and payment of appropriate fees prior to the expiration of the approvals, the Zoning Administrator may grant a one-year extension of these dates for each phase, with additional extensions subject to approval by the Planning Commission.

   b. Prior to issuance of building permit
   The project sponsor shall submit a Construction Phasing and Management Plan, incorporating all applicable conditions of approval. The plan shall also include the following additional measures and standards:

i. A site security and safety plan to assure that grading and construction activities are adequately secured during off-work hours.
ii. A fire safety management plan for all phases of work, including provisions for access, water, and other protection measures during grading and construction activities.
iii. A construction period litter/debris control plan to ensure the site and surrounding area is kept free of litter and debris.

c. Prior to issuance of certificate of occupancy.

Final inspection and a certificate of occupancy for any unit or other structure within a phase, as set forth above, shall not be issued until (a) all landscaping and on and off-site improvements for that phase are completed in accordance with this Approval, or (b) until cash, an acceptably rated bond, a certificate of deposit, an irrevocable standby letter of credit or other form of security (collectively "security"), acceptable to the City Attorney, has been posted to cover all costs of any unfinished work related to landscaping and public improvements plus 25 percent within that phase, unless already secured by a subdivision improvement agreement approved by the City. For purposes of these Conditions of Approval, a certificate of occupancy shall mean a final certificate of occupancy, not temporary or conditional, except as the City determines may be necessary to test utilities and services prior to issuance of the final certificate of occupancy.

3. Scope of This Approval

a. Ongoing.

The project is approved pursuant to the Planning Code only and shall comply with all other applicable codes and requirements imposed by other affected departments, including but not limited to the Building Services Division and the Fire Marshal. Minor changes to the approvals may be approved administratively by the Planning Director; major changes to the approvals, shall be subject to review and approval by the City Planning Commission.

4. Mitigation Monitoring and Reporting Program

a. Ongoing.

The following mitigation measures shall be incorporated into the project. The measures are taken directly from the Environmental Impact Report (EIR), approved in December 2004, for the Broadway-West Grand Mixed-Use Project and modified per the EIR Addendum approved on October 4, 2006. For each measure, this Mitigation Monitoring and Reporting Program (MMRP) indicates the entity (generally, an agency or department within the City of Oakland) that is responsible for carrying out the measure ("Responsible Implementing Entity"); the actions necessary to ensure compliance with the applicable measure ("Monitoring Action(s)") and the entity responsible for

monitoring this compliance ("Monitoring Responsibility"); and the time frame during which monitoring must occur ("Monitoring Timeframe").

B. Transportation, Circulation, and Parking

Impact B.2: Traffic generated by the project would affect traffic levels of service at local intersections under future (2010) conditions.

Mitigation Measure B.2: The project sponsor shall contribute its fair share to alteration of the traffic signal cycle length and optimization of the traffic signal timing at the signalized intersection of West Grand Avenue / Telegraph Avenue. Optimization of traffic signal timing shall include determination of allocation of green time for each intersection approach in tune with the relative traffic volumes on those approaches, and coordination with signal phasing and timing of adjacent intersections that are part of signal systems on West Grand Avenue and Telegraph Avenue.

The project sponsor shall contribute its fair share toward the cost of optimization of all traffic signals on West Grand Avenue between San Pablo Avenue and Broadway, and on Telegraph Avenue between Broadway and West Grand Avenue. The project volumes would comprise about 0.6 percent of the total intersection a.m. peak-hour traffic volumes, and about 2.3 percent of the increase in traffic volume during the a.m. peak hour between existing conditions and 2010 volumes.

Given that the project sponsor is responsible for only a portion of this mitigation measure, implementation of this set of improvements will be funded fully by one or a combination of the following means:

a. Prior to project completion the project sponsor shall contribute to the City its fair share of the cost of signalization improvements to address cumulative impacts of the project. Prior to payment of the contributions the City will create a mechanism to receive the fair share contributions from the project sponsor. The City Public Works Agency shall implement the measures as necessary to address cumulative impacts of the project.

b. Prior to project completion the project sponsor shall fully fund the costs of the signalization improvements and shall be reimbursed through other fair-share contributions as future projects that exceed the City's thresholds of significance occur. Prior to the time the project sponsor provides these funds, the City and the project sponsor will create a mechanism for this reimbursement.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to determine cost of signal optimization; Oakland Community and Economic Development Agency (CEDA), Planning Division to determine fair-share contribution to this cost and ensure that project sponsor funds this share.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of certificate of occupancy for Parcel B (north of Grand Avenue).

Impact B.3: Traffic generated by the project would affect traffic levels of service at local intersections under cumulative (2025) conditions.

Mitigation Measure B.3a: The project sponsor shall contribute its fair share to alteration of the traffic signal cycle length and optimization of the traffic signal timing at the signalized intersection of West Grand Avenue / Telegraph Avenue. Optimization of traffic signal timing shall include determination of allocation of green time for each intersection approach in tune with the relative traffic volumes on those approaches, and coordination with signal phasing and timing of adjacent intersections that are part of signal systems on West Grand Avenue and Telegraph Avenue.

The project sponsor shall contribute its fair share toward the cost of optimization of all traffic signals on West Grand Avenue between San Pablo Avenue and Broadway, and on Telegraph Avenue between Broadway and West Grand Avenue. The project would comprise about 0.5 percent of the a.m. peak hour volume and 1.2 percent of the p.m. peak hour volume at the West Grand Avenue / Telegraph Avenue intersection in the Year 2025 cumulative conditions. The proposed project would contribute about 1.4 percent in the a.m. peak hour and 3.4 percent in the p.m. peak hour to the traffic volume increase between the existing and Year 2025 cumulative conditions.

Given that the project sponsor is responsible for only a portion of this mitigation measure, implementation of this set of improvements will be funded fully by one or a combination of the following means:

a. Prior to project completion the project sponsor shall contribute to the City its fair share of the cost of signalization improvements to address cumulative impacts of the project. Prior to payment of the contributions the City will create a mechanism to receive the fair share contributions from the project sponsor. The City Public Works Agency shall implement the measures as necessary to address cumulative impacts of the project.

b. Prior to project completion the project sponsor shall fully fund the costs of the signalization improvements and shall be reimbursed through other fair-share contributions as future projects that exceed the City's thresholds of significance occur. Prior to the time the project sponsor provides these funds, the City and the project sponsor will create a mechanism for this reimbursement.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to determine cost of signal optimization; Oakland Community and Economic Development Agency (CEDA), Planning Division to determine fair-share contribution to this cost and ensure that project sponsor funds this share.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of certificate of occupancy for Parcel B (north of Grand Avenue).

Mitigation Measure B.3b: The project sponsor shall contribute its fair share to alteration of the traffic signal cycle length, optimization of the traffic signal timing, and provision of protected left turn phases on the northbound and southbound approaches, at the signalized intersection of Broadway / West Grand Avenue. Optimization of traffic signal timing shall include determination of allocation of green time for each intersection approach in tune with the relative traffic volumes on those approaches, and coordination with signal phasing and timing of adjacent intersections that are part of signal system on West Grand Avenue.

The project sponsor shall contribute its fair share toward the cost of optimization of all traffic signals on West Grand Avenue between San Pablo Avenue and Broadway, and on Telegraph Avenue between Broadway and West Grand Avenue. The project volume would comprise about 1.1 percent of the p.m. peak hour intersection volume at the Broadway / West Grand Avenue intersection in the Year 2025 cumulative conditions. The proposed project would contribute about 4.2 percent of the cumulative traffic volume increase between the existing and Year 2025 cumulative conditions.

Given that the project sponsor is responsible for only a portion of this mitigation measure, implementation of this set of improvements will be funded fully by one or a combination of the following means:

a. Prior to project completion the project sponsor shall contribute to the City its fair share of the cost of signalization improvements to address cumulative impacts of the project. Prior to payment of the contributions the City will create a

mechanism to receive the fair share contributions from the project sponsor. The City Public Works Agency shall implement the measures as necessary to address cumulative impacts of the project.

b. Prior to project completion the project sponsor shall fully fund the costs of the signalization improvements and shall be reimbursed through other fair-share contributions as future projects that exceed the City's thresholds of significance occur. Prior to the time the project sponsor provides these funds, the City and the project sponsor will create a mechanism for this reimbursement.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to determine cost of signal optimization; Oakland Community and Economic Development Agency (CEDA), Planning Division to determine fair-share contribution to this cost and ensure that project sponsor funds this share.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of certificate of occupancy for Parcel B (north of Grand Avenue).

Mitigation Measure B.3c: The project sponsor shall contribute its fair share to installation of traffic signals at the unsignalized intersection of 24th Street / Telegraph Avenue. Installation of traffic signals shall include optimizing signal phasing and timing (i.e., allocation of green time for each intersection approach) in tune with the relative traffic volumes on those approaches, and coordination with signal phasing and timing of adjacent intersections.

The project sponsor shall contribute its fair share toward the cost of installation of the traffic signal. The project volume would comprise about 1.6 percent of the p.m. peak hour intersection volume at the 24th Street (westbound) / Telegraph Avenue intersection in the Year 2025 cumulative conditions. The proposed project would contribute about 4.8 percent of the cumulative traffic volume increase between the existing and Year 2025 cumulative conditions.

Given that the project sponsor is responsible for only a portion of this mitigation measure, implementation of this set of improvements will be funded fully by one or a combination of the following means:

a. Prior to project completion the project sponsor shall contribute to the City its fair share of the cost of signalization improvements to address cumulative impacts of

the project. Prior to payment of the contributions the City will create a mechanism to receive the fair share contributions from the project sponsor. The City Public Works Agency shall implement the measures as necessary to address cumulative impacts of the project.

b. Prior to project completion the project sponsor shall fully fund the costs of the signalization improvements and shall be reimbursed through other fair-share contributions as future projects that exceed the City's thresholds of significance occur. Prior to the time the project sponsor provides these funds, the City and the project sponsor will create a mechanism for this reimbursement.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to determine cost of traffic signal installation; Oakland Community and Economic Development Agency (CEDA), Planning Division to determine fair-share contribution to this cost and ensure that project sponsor funds this share.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of certificate of occupancy for Parcel B (north of Grand Avenue).

Impact B.11: Project construction would affect traffic flow and circulation, parking, and pedestrian safety.

Mitigation Measure B.11: The project sponsor and construction contractor shall meet with the Traffic Engineering Division of the Oakland Public Works Agency and other appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. The project sponsor shall develop a construction management plan for review and approval by the City Traffic Engineering Division. The plan shall include at least the following items and requirements (a) a set of comprehensive traffic control measures, including truck scheduling to avoid peak traffic hours, detour signs and other warning devices as needed, lane closure procedures, and designated construction routes; (b) identification of any transit stop relocations, if necessary; (c) provisions for construction worker parking management to ensure no impacts to on-street parking; (d) identification of parking eliminations and any relocation of parking for employees and public parking during construction; (e) notification procedures for adjacent property owners and public safety personnel regarding deliveries, detours, and lane closures; (f) provisions for

accommodation of pedestrian flow; (g) location of construction staging areas for materials, equipment and vehicles; (h) identification of haul routes for movement of construction vehicles that would minimize impacts on vehicular and pedestrian traffic, circulation and safety; and provision for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project sponsor ; and (i) a process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager.

Responsible Implementing Entity: Oakland Public Works Agency, Traffic Engineering Division

Monitoring Action(s): Public Works Agency, Traffic Engineering Division to meet with project sponsor to discuss construction-period traffic management and shall review and approve construction management plan submitted by project sponsor. Traffic Engineering Division shall notify Oakland Community and Economic Development Agency (CEDA), Planning Division, of acceptance of construction management plan when plan is determined adequate.

Monitoring Responsibility: CEDA, Planning Division; Public Works Agency, Traffic Engineering Division

Monitoring Timeframe: Prior to issuance of each demolition, grading, or building permit.

C. Air Quality

Impact C.1: Activities associated with demolition, site preparation and construction would generate short-term emissions of criteria pollutants, including suspended and inhalable particulate matter and equipment exhaust emissions.

Mitigation Measure C.1a: During construction, the project sponsor shall require the construction contractor to implement the following measures required as part of BAAQMD's basic dust control procedures required for sites of less than four acres. These include (a) water all active construction areas at least twice daily; (b) cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard; (c) pave , apply water three times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites; (d) sweep daily (with water sweepers) of all paved access roads, parking areas and staging area at construction sites if visible soil material is observed; and (e) sweep daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

Responsible Implementing Entity: Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): CEDA, Building Services Division shall conduct spot-checks as deemed necessary throughout construction period.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Throughout the construction period.

Mitigation Measure C.1b: In accordance with standard City practices, to minimize water quality impacts, the project sponsor shall be required to comply with applicable standards and regulations of the City of Oakland. In addition, the following standard measures shall be implemented to avoid impacts related to stormwater or water quality: grading of unpaved areas shall be done in such a manner as to control surface drainage and redirect surface water away from areas of activity during excavation and construction, and the project shall be required to comply with provisions of the Clean Water Act, if applicable, with regard to preparing a storm water discharge plan.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Environmental Services Division shall review final grading, excavation, and building plans to ensure compliance with applicable standards and regulations. Environmental Services Division shall conduct spot-checks as deemed necessary throughout construction period.

Monitoring Responsibility: Public Works Agency, Environmental Services Division

Monitoring Timeframe: Environmental Services Division shall review plans for compliance prior to issuance of any grading, excavation, or building permits. Environmental Services Division shall verify compliance with applicable rules and regulations throughout construction period.

Standard Conditions of Approval currently require equal or more stringent protections related to water quality than those identified above, as follows:

Condition 1: Prior to and during project demolition, grading and construction activities, the project shall comply with all City of Oakland Grading Permit requirements and all NPDES Permit requirements as follows:

Grading Plan, Erosion and Sedimentation Control Plan, and Drainage Plan

City of Oakland Municipal Code Chapter 13.16 and Section 15.04.780 require that the project applicant prepare a grading plan for the proposed project. Because during project construction the volume of the excavated fill material would exceed 50 cubic yards and involve depths of excavation that exceed five feet, the project sponsor must prepare a grading plan, erosion and sedimentation control plan, and drainage plan.

- The required grading plan shall include drainage, erosion, and sediment control measures and incorporate construction BMPs to prevent pollutants from entering the storm sewer to the maximum extent practicable.
- The grading plan shall discuss existing, temporary, and final drainage facilities. Erosion and sediment control must combine interim and permanent measures to minimize erosion, stormwater runoff, and sedimentation. Such measures, at a minimum, shall include provision of filter materials at the catch basin to prevent debris or dirt from flowing into the storm drain system. According to the City Public Works Agency, such filter materials shall be applied to batch basins within private areas. As proposed by the project, filter protection at catch basins and inlets will include filter fabric covering the grates, straw bales or wattles circling the inlet, or some combination of these and/or other measures.
- The plan shall specify that, after construction is complete, the sponsor shall ensure that the storm drain system shall be inspected and that the sponsor shall clear the system of any debris or sediment.
- Preparation and implementation of the grading plan would include preparation of the construction stormwater pollution prevention plan (SWPPP) (discussed below).

NPDES Permit and Construction Stormwater Pollution Prevention Plan (SWPPP)

The project sponsor shall apply for and comply with all requirements of the ACCWP NPDES General Construction Permit. As required by the permit:

- The sponsor shall prepare a SWPPP in coordination with a project's grading plan. The SWPPP shall describe erosion and sedimentation control measures as recommended in the California Stormwater Best Management Practice Handbook (Stormwater Quality Task Force, 2003).
- The project sponsor shall prepare the SWPPP and submit a notice of intent to the RWQCB prior to construction activities, as required by the RWQCB. Implementation of the SWPPP shall start with the commencement of construction and continue though the completion of the project.
- At a minimum, the SWPPP shall include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; best management practices (BMPs), and inspection and monitoring program.
- After construction is completed, the project sponsor shall submit a notice of termination to the RWQCB.

Condition 2: The project sponsor shall implement site design/landscape characteristics as feasible, which maximize infiltration (where appropriate), provide retention or detention, slow runoff, and minimize impervious land coverage, so that post-development pollutant loads from the site have been reduced to maximum extent possible. Where feasible, the project shall introduce measures to help reduce the rate and volume of stormwater runoff.

Condition 3: For projects which will discharge directly to water bodies listed as impaired (under section 303(d) of CWA), ensure that post-project runoff does not exceed pre-project levels for such pollutants through implementation of the control measures addressed in the NPDES C.3 provision, to the maximum extent practicable.**D. Noise**

Impact D.1: Construction activities would intermittently and temporarily generate noise levels above existing ambient levels in the project vicinity.

Mitigation Measure D.1a: The project sponsor shall require construction contractors to limit standard construction activities as required by the City Building Department. Such activities are generally limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, with pile driving and/or other extreme noise generating activities greater than 90 dBA limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday, with no extreme noise generating activity permitted between 12:30 and 1:30 p.m. No construction activities shall be allowed on weekends until after the building is enclosed, without prior authorization of the Building Services Division, and no extreme noise generating activities shall be allowed on weekends and holidays.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): Project sponsor shall prepare and submit for review and approval a site-specific construction noise control plan.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Review and approve noise control plan prior to the issuance of demolition, grading, excavation, or building permits. Monitor and respond to noise complaints throughout construction period.

Mitigation Measure D.1b: To reduce daytime noise impacts due to construction, the project sponsor shall require construction contractors to implement the following measures (a) Equipment and trucks used for project construction shall employ the best available noise control techniques (*e.g.,* improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible); (b) impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible and this can lower noise levels from the exhaust by up to about 10 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible; (c) stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): Project sponsor shall prepare and submit for review and approval a site-specific construction noise control plan.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Review and approve noise control plan prior to the issuance of demolition, grading, excavation, or building permits. Monitor and respond to noise complaints throughout construction period.

> **Mitigation Measure D.1c:** To further mitigate potential other extreme noise generating construction impacts, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted for review and approval by the City to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible: (a) Erect temporary plywood noise barriers around the construction site, particularly along the western boundary along Valley Street to shield the adjacent multi-family residential buildings; (b) implement "quiet" pile-driving technology (such as pre-drilling of piles, the use of more than one pile-driver to shorten the total pile-driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; (c) use noise control blankets on the building structure as the building is erected to reduce noise emission from the site; (d) evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings; and (e) monitor the effectiveness of noise attenuation measures by taking noise measurements.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): Project sponsor shall prepare and submit for review and approval a site-specific construction noise control plan.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Review and approve noise control plan prior to the issuance of demolition, grading, excavation, or building permits. Monitor and respond to noise complaints throughout construction period.

> **Mitigation Measure D.1d:** Along with the submission of construction documents, the project sponsor shall submit to the City Building Department a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: (a) a procedure for notifying the City Building Division staff and Oakland Police Department; (b) a plan for posting signs on-site pertaining to permitted construction days

and hours and complaint procedures and who to notify in the event of a problem; (c) a listing of telephone numbers (during regular construction hours and off-hours); (d) the designation of an on-site construction complaint manager for the project; (e) notification of neighbors within 300 feet of the project construction area at least 30 days in advance of pile-driving or other extreme noise-generating activities about the estimated duration of the activity; and (f) a preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Building Services Division

Monitoring Action(s): Project sponsor shall prepare and submit for review and approval a site-specific construction noise control plan.

Monitoring Responsibility: CEDA, Building Services Division

Monitoring Timeframe: Review and approve noise control plan prior to the issuance of demolition, grading, excavation, or building permits. Monitor and respond to noise complaints throughout construction period.

E. Cultural Resources

Impact E.1: Construction of the proposed project could cause substantial adverse changes to the significance of currently unknown cultural resources at the site, potentially including an archaeological resource pursuant to CEQA Guidelines Section 15064.5 or CEQA Section 21083.2(g), or the disturbance of any human remains, including those interred outside of formal cemeteries.

Mitigation Measure E.1a: An archival cultural resource evaluation shall be implemented prior to the start of construction or other ground-disturbing activities to identify whether historic or unique archaeological resources exist within the project site. The archival cultural resource evaluation, or "sensitivity study," shall be conducted by a cultural resource professional approved by the City who meets the Secretary of the Interior's Professional Qualifications Standards for Prehistoric and Historical Archaeology.

The purpose of the archival cultural resource evaluation is to: (1) identify documentation and studies to determine the presence and location of potentially significant archaeological deposits; (2) determine if such deposits meet the definition of a historical resource under CEQA Guidelines Section 15064.5 or a unique archaeological resource under CEQA Section 21083.2(g); (3) guide additional archaeological work, if warranted, to recover the information potential of such deposits; and (4) define an archaeological monitoring plan, potentially including pre-construction subsurface archaeological investigation if warranted.

If excavation is the only feasible means of data recovery, such excavation shall be in accord with the provisions of CEQA Guidelines Section 15126.4(b)(3)(C). Any additional archaeological work and or monitoring shall be pursuant to a plan approved by the City. If a pre-constructing testing program is deemed necessary by the qualified professional as a result of the archival study, it shall be guided by the archival study and shall use a combination of subsurface investigation methods (including backhoe trenching, auguring, and archaeological excavation units, as appropriate).

Representatives of established local Chinese-American organizations (including the Chinese Historical Society of America and the Oakland Asian Cultural Center) shall be invited to participate in a focused community review of the archival cultural resource evaluation prior to any subsequent recovery of potential resources or prior to the start of construction, whichever is earlier. The City shall consider the community comments in its review and approval of any plan for additional archaeological work or monitoring.

Should an archaeological artifact be discovered on-site during project construction, all activities within a 50-foot radius would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project sponsor and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation, subject to approval by the City of Oakland, which shall assure implementation of appropriate mitigation measures recommended by the archaeologist. Should archaeologically significant materials be recovered, the qualified archaeologist would recommend appropriate analysis and treatment, and would prepare a report on the findings for submittal to the Northwest Information Center.

If historic or unique archaeological resources associated with the Chinese community are identified within the project site and are further determined to be unique, the City shall consult with representatives of an established local Chinese-American organization(s) regarding the potential use of the archaeological findings for interpretive purposes.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): Project sponsor shall prepare and submit to Planning Division for review and approval an archival cultural resource evaluation. Project sponsor shall contact qualified archaeologist in the event that artifacts are discovered during construction. Archaeologist shall consult with Planning Division and with representatives of local Chinese-American community regarding any such discovery and shall undertake data recovery as warranted based on the nature of the discovery.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Review and accept archival cultural resource evaluation prior to the start of any ground-disturbing activities. Direct data recovery, as applicable, in the event that artifacts are discovered during the construction period.

Mitigation Measure E.1b: In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work would immediately halt and the Alameda County Coroner would be contacted to evaluate the remains, and follow the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City will contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities will cease within a 50-foot radius until appropriate arrangements are made.

If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Alameda County Coroner; Native American Heritage Commission

Monitoring Action(s): Project sponsor shall contact coroner in the event that human remains are encountered. Agencies shall respond to any such discovery as applicable.

Monitoring Responsibility: CEDA, Planning Division; Alameda County Coroner; Native American Heritage Commission

Monitoring Timeframe: Throughout construction period.

Impact E.2: The proposed project may adversely affect unidentified paleontological resources at the site.

Mitigation Measure E.2: The project sponsor shall notify a qualified paleontologist of unanticipated discoveries, who shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in Section 15064.5 of the CEQA Guidelines. In the event of an unanticipated discovery of a breas, true, and/or trace fossil during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation

plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): Project sponsor shall contact qualified paleontologist in the event that fossils are discovered during construction. Paleontologist shall direct data recovery, as warranted based on the discovery.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Direct data recovery, as applicable, in the event that fossils are discovered during the construction period.

Impact E.3: The project would result in demolition or substantial alteration of seven buildings that qualify as historic resources, as defined in Section 15064.5. These buildings include: 1) 2335 Broadway, 2) 2343 Broadway; 3) 2345 Broadway, 4) 2366-2398 Valley Street, 5) 439 23rd Street, 6) 440-448 23rd Street, and 7) 441-449 23rd Street.

Mitigation Measure E.3a: Record each of the seven affected historic resources in accordance with procedures of the Historic American Building Survey (HABS) through measured drawings, large-format photographs and written histories in a combined document, to be archived locally at the Oakland History Room (OHR) of the Oakland Public Library with copies to OCHS and the Northwest Information Center (NWIC). Portions of the metal facades on 2335-2345 Broadway shall be selectively demolished to determine if any original fabric from the 1920s exists behind them, as visual evidence suggests. If the selective demolition reveals sufficient evidence of historic fabric, all metal facades shall be carefully removed and all original facades photographed for the HABS documentation effort. If no original fabric exists, these buildings shall be photographed as they currently appear.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Oakland Cultural Heritage Survey

Monitoring Action(s): Project sponsor shall contract with qualified architectural historian or preservation architect to prepare historical documentation and shall submit the documentation as specified in the mitigation measure.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate documentation has been prepared prior to the issuance of demolition permit(s).

Mitigation Measure E.3b: Prepare a history of the development of automobile sales and repair in Oakland, and the role played by the buildings on the project site in that history, that incorporates oral history, documentary research, and architectural information; this history could utilize non-written media and production techniques, including video photography. The resulting report, in brochure or other form, shall be made available at local libraries and museums.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Oakland Cultural Heritage Survey

Monitoring Action(s): Project sponsor shall contract with qualified architectural historian or preservation architect to prepare historical documentation and shall submit the documentation as specified in the mitigation measure.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate documentation has been prepared prior to the issuance of demolition permit(s).

Mitigation Measure E.3c: Incorporate interpretive elements <u>including real historic material from the site where feasible</u>, such as signs and placards that describe the history of the area and the historic buildings to be demolished, into public areas and street frontages proposed as part of the project.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Oakland Cultural Heritage Survey

Monitoring Action(s): Review building plans for evidence of incorporation of interpretative elements in the project design.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Prior to the issuance of building permit(s).

Mitigation Measure E.3d: Salvage architectural elements from the historic buildings to be demolished, including hardware, doors, paneling, fixtures, and equipment, and incorporate these elements into new construction <u>on the project site</u> where feasible.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division; Oakland Cultural Heritage Survey

Monitoring Action(s): Project sponsor shall contract with qualified architectural historian or preservation architect to conduct appropriate salvage of architectural elements and shall prepare report documenting same and addressing how elements will be incorporated for submittal to Planning Division.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate documentation has been prepared prior to the issuance of demolition permit(s).

> **Mitigation Measure E.3e:** Curate all materials, notes, and reports at the Oakland History Room, and submit copies to the NWIC.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): Project sponsor shall contract with qualified architectural historian or preservation architect to prepare historical documentation and shall submit the documentation as specified in the mitigation measure.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate documentation has been submitted to the Oakland History Room and the NWIC prior to the issuance of first occupancy permit(s).

> **Mitigation Measure E.3f:** Make any or all of the historic buildings proposed for demolition available at no cost to a qualified individual or organization that may wish to relocate one or more of the buildings to a nearby site consistent with the early automotive history of Oakland.

Responsible Implementing Entity: Project Sponsor; Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): Project sponsor shall contact Oakland Heritage Alliance regarding the availability for relocation of the historical resources on the project site. Sponsor shall also publish advertisement(s) or notice(s) regarding the availability at no cost (with new owner to pay relocation costs) for relocation of the buildings identified as historical resources that are proposed for demolition. Options for noticing include, but are not limited to, placement of at least one display ad in a newspaper of general circulation; placement of at least one display ad in at least three East Bay real estate publications; and/or placement of at least one display ad in a local historic preservation newsletter.

Monitoring Responsibility: CEDA, Planning Division

Monitoring Timeframe: Verify that appropriate contact and advertising has been prepared prior to the issuance of demolition permit(s).

> **Impact E.5:** The proposed project, in combination with cumulative development including new construction and other alterations to historic resources in the project vicinity, would result in cumulative impacts to historic resources.
>
> **Mitigation Measure E.5:** The project sponsor would contribute $125,000 to the City's Facade Improvement Fund for cumulative impacts on historic resources in downtown

Oakland and the vicinity. The amount of the contribution was determined by the Planning Director based on the average amount of façade improvement grant awarded ($25,000) by the Fund and the number of buildings that will be demolished by the project (5). Although the Facade Improvement Fund is not limited to historic buildings, the project's contribution would be earmarked especially for improving facades of buildings in the downtown area identified as historic resources according to the General Plan Historic Preservation Element or the Oakland Cultural Heritage Survey.

Responsible Implementing Entity: Oakland Community and Economic Development Agency (CEDA), Planning Division

Monitoring Action(s): CEDA, Planning Division to determine fair-share contribution and ensure that project sponsor funds this amount.

Monitoring Responsibility: CEDA, Planning Division; Oakland Cultural Heritage Survey

Monitoring Timeframe: Verify that agreed-upon fee has been paid prior to the issuance of demolition permit(s).

F. Hazardous Materials

Impact F.1: Disturbance and release of contaminated soil, groundwater, or building materials during demolition and construction phases of the project could expose construction workers, the public, or the environment to adverse conditions related to hazardous substance handling.

Mitigation Measure F.1a: A pre-demolition survey for asbestos-containing materials (ACMs) shall be performed prior to demolition of all structures to be demolished. The survey shall include sampling and analysis of suspected ACMs identified in the 1997 and 2000 Phase I investigations and areas that were previously not surveyed (439 23rd Street, 449 23rd Street, and 461 24th Street).

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to prepare ACM survey(s) and shall submit same to Public Works Agency, Environmental Services Division for review and acceptance. Environmental Services Division shall notify CEDA Planning Division and Building Services Division of its acceptance of the survey(s).

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

Mitigation Measure F.1b: An asbestos abatement plan developed by a state-certified asbestos consultant shall be prepared. All asbestos-containing materials (ACMs) shall be

removed and appropriately disposed of in accordance with the asbestos abatement plan prior to demolition of the existing buildings in accordance with federal and State construction worker health and safety regulations, the regulations and notification requirements of the Bay Area Air Quality Management District (BAAQMD).

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to prepare an asbestos abatement plan, if deemed necessary by the consultant and by the Public Works Agency, Environmental Services Division. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the plan(s).

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

Mitigation Measure F.1c: The applicant shall submit for review and approval written documentation that any asbestos-containing materials (ACMs) have been removed from the project site prior to the start of any demolition activities. A licensed asbestos firm shall conduct the removal of ACMs in accordance with BAAQMD's Regulation 11 Rule 2.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall submit documentation specified in mitigation measure to Public Works Agency, Environmental Services Division. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

Mitigation Measure F.1d: The project sponsor shall implement a lead-based paint abatement plan, which shall include the following components: development of an abatement specification approved by a Certified Project Designer; a site Health and Safety Plan, as needed; containment of all work areas to prohibit off-site migration of paint chip debris; removal of all peeling and stratified lead-based paint on building surfaces and on non-building surfaces to the degree necessary to safely and properly complete demolition activities per the recommendations of the survey. The demolition contractor shall be identified as responsible for properly containing and disposing of intact lead-based paint on all equipment to be cut and/or removed during the demolition; appropriate removal of paint chips by vacuum or other approved method; collection,

segregation, and profiling waste for disposal determination; and appropriate disposal of all hazardous and non-hazardous waste.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to prepare a lead-paint abatement plan, if deemed necessary by the consultant and by the Public Works Agency, Environmental Services Division. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the plan(s).

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

Mitigation Measure F.1e: The applicant shall demonstrate to the satisfaction of the Fire Department, Office of Emergency Services, that the site has been investigated for the presence of lead and does not contain hazardous levels of lead.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall submit documentation specified in mitigation measure to Public Works Agency, Environmental Services Division, and to the Oakland Fire Department. Environmental Services Division and Fire Department shall review the plan and shall notify CEDA Planning Division and Building Services Division of their acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

Mitigation Measure F.1f: In the event that electrical equipment or other PCB-containing materials are identified prior to demolition activities they shall be removed and disposed of by a licensed transportation and disposal facility in a Class I hazardous waste landfill.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to assess the project site for the presence of PCBs and, if warranted by the assessment, to prepare an abatement plan for PCBs. This plan shall be submitted for review and acceptance by the Public Works Agency, Environmental Services Division. Environmental

Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the plans.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition permit(s).

> **Mitigation Measure F.1g:** The underground storage tank present along the west side of Broadway shall be removed prior to construction activities in the immediate area. The Alameda County Local Oversight Program (LOP) shall be contacted to oversee removal and determine appropriate remediation measures. Removal of the UST shall require, as deemed necessary by the LOP, over-excavation and disposal of any impacted soil that may be associated with such tanks to a degree sufficient to the oversight agency. In the event that additional USTs are encountered the same procedures described above shall apply.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to remove the underground storage tank. The qualified environmental professional shall submit to the Public Works Agency, Environmental Services Division, a removal plan prior to the start of work, and shall submit documentation of the tank removal upon completion. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

> **Mitigation Measure F.1h:** The project applicant shall develop and implement a project-specific worker Health and Safety Plan that contains, at a minimum, a description of contamination; decontamination procedures, the nearest hospital, and emergency notification procedures.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to prepare site-specific worker Health and Safety Plan. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the plan.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

> **Mitigation Measure F.1i:** The applicant shall provide written verification that the appropriate State, Federal, or County authorities have granted all required clearances and confirmed compliance with all applicable conditions imposed by said authorities, for all previous contamination at the site, if applicable.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall submit documentation specified in mitigation measure to Public Works Agency, Environmental Services Division. Environmental Services Division shall review the plan and shall notify CEDA Planning Division and Building Services Division of its acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

> **Impact F.2:** Improper disposal of contaminated soil components from the demolition and excavation phases of the project could expose construction workers, the public, or the environment to adverse conditions.
>
> **Mitigation Measure F.2a:** The sponsor shall perform additional soluble lead analyses of soil prior to on-site reuse or off-site disposal to confirm the acceptability for reuse and/or classification of the soils as a California hazardous waste material. If the soils are classified as a California hazardous waste, the project sponsor shall dispose of the soils at a Class I disposal facility in California or an out of state non-RCRA facility permitted to accept wastes at concentrations of the excavated soils.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to conduct sampling of soils excavated from the project site. The qualified environmental professional shall prepare recommendations for disposal of excavated soils as deemed necessary based on the results of sampling. The project sponsor shall submit to the Public Works Agency, Environmental Services Division, documentation regarding the handling of excavated soils. The Environmental Services Division shall notify the Community and Economic Development Agency, Planning Division, of its receipt and acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

> **Mitigation Measure F.2.b:** Soil generated by construction activities shall be stockpiled onsite in a safe and secure manner, and sampled prior to reuse or disposal at an appropriate facility. Specific sample procedures (i.e. frequency, etc.) for reuse and disposal shall be determined within a Soil Management Plan.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to conduct sampling of soils excavated from the project site. The qualified environmental professional shall prepare recommendations for disposal of excavated soils as deemed necessary based on the results of sampling. The project sponsor shall submit to the Public Works Agency, Environmental Services Division, documentation regarding the handling of excavated soils. The Environmental Services Division shall notify the Community and Economic Development Agency, Planning Division, of its receipt and acceptance of the documentation.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

> **Mitigation Measure F.2c:** Per the regulatory standards of the City Environmental Services Division of the Public Works Agency, the project sponsor shall sample the soil on the site to determine whether any further remediation is required. Based on the test results, the project sponsor shall submit any and all applicable documentation and plans required by the Regional Water Quality Control Board, the Alameda County Public Health Department, and the City's Fire Department, Office of Emergency Services, regarding remediation of any remaining contaminated soil and/or groundwater that may be identified on the site. These documents and plans shall be submitted to the Environmental Services Division, and shall demonstrate to the satisfaction of each agency with jurisdiction that all applicable standards and regulations have been met for the construction and site work to be undertaken pursuant to the permit. If warranted, the project sponsor must develop and submit for review by the Environmental Services Division a Soil and Groundwater Management Plan for construction and development activities at the site. The plan shall include, as required, any special health and safety precautions to mitigate worker exposure to contaminated soils, dust control measures to prevent the generation of dust that could migrate off-site, stormwater runoff controls to minimize migration of soils to storm drains, measures to ensure the proper treatment and disposal of groundwater during dewatering activities, steps for ensuring compliance with applicable state and federal regulations governing the transportation and disposal of

hazardous wastes, and general protocol for addressing any unexpected hazardous materials conditions in the subsurface encountered during construction.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division; Regional Water Quality Control Board; Alameda County Public Health Department; and Oakland Fire Department.

Monitoring Action(s): Project sponsor shall contract with a qualified environmental professional to conduct sampling of soil and, if deemed necessary, groundwater on the project site. The qualified environmental professional shall prepare recommendations for disposal of excavated soils as deemed necessary based on the results of sampling. The project sponsor shall submit to the Public Works Agency, Environmental Services Division, and to other applicable agencies as described in the mitigation measure, documentation regarding the testing results. If deemed necessary by the Environmental Services Division, the project sponsor shall contract with a qualified environmental professional to prepare a Soil and Groundwater Management Plan. The Environmental Services Division shall notify the Community and Economic Development Agency, Planning Division, of its receipt and acceptance of the documentation, including, if required, the Soil and Groundwater Management Plan.

Monitoring Responsibility: Public Works Agency, Environmental Services Division.

Monitoring Timeframe: Prior to the issuance of demolition, grading, excavation, and/or building permit(s), as applicable.

Impact F.3: Hazardous materials used on-site during construction activities (i.e. solvents) could be released to the environment through improper handling or storage.

Mitigation Measure F.3: The use of construction best management practices shall be implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following: follow manufacturer's recommendations on use, storage and disposal of chemical products used in construction; avoid overtopping construction equipment fuel gas tanks; during routine maintenance of construction equipment, properly contain and remove grease and oils; and properly dispose of discarded containers of fuels and other chemicals.

Responsible Implementing Entity: Project Sponsor; Oakland Public Works Agency, Environmental Services Division

Monitoring Action(s): Environmental Services Division shall conduct spot-checks as deemed necessary throughout construction period.

Monitoring Responsibility: Public Works Agency, Environmental Services Division

Monitoring Timeframe: Environmental Services Division shall verify compliance with applicable rules and regulations throughout construction period.

5. **Design Review Requirements**
   a. Prior to issuance of building permit
   The final design elements listed below shall be submitted for review and approval by the Planning Director prior to issuance of the building permit. The Planning Director may exercise his/her standard authority to refer the final design to the Design Review Committee or to the Planning Commission.

   (i) Windows shall be articulated to provide a two-inch minimum recess from the building façade in order to create a sufficient shadow line and articulation. The final window schedules and details shall be submitted for review and approval. Windows shall be of high quality fiberglass, wood or metal exterior finish
   (ii) The materials and installation methods shall be detailed to provide a high-quality, durable, and attractive building façade, particularly at the base of the buildings. Upon request, full-size material mock-ups shall be provided for all ground-floor finish materials, demonstrating three-dimensional trim wrap at corners. Final material selections and installation details for all exterior design elements including canopies, grilles, balconies, gates, etc. shall be submitted for review and approval.
   (iii) The final colors must be submitted for review and approval.
   (iv) Submission of final onsite landscape and streetscape plans.

6. **Modification of Conditions or Revocation**
   a. Ongoing.
   The City reserves the right, after notice and public hearing, to alter Conditions of Approval or revoke this conditional use permit if it is found that the approved facility is violating any of the Conditions of Approval or the provisions of the Zoning Regulations, or operates as or causes a public nuisance.

7. **Recording of Conditions of Approval and Mitigation Monitoring Plan**
   a. Prior to issuance of building permit or commencement of activity.
   The project sponsor shall execute and record with the Alameda County Recorder's Office a copy of these conditions of approval and the mitigation monitoring plan on a form approved by the Zoning Administrator. Proof of recordation shall be provided to the Zoning Administrator.

8. **Reproduction of Conditions and Mitigations on Building Plans**
   a. Prior to issuance of a grading or building permit.
   These conditions of approval, including the Mitigation Monitoring Plan, shall be reproduced on page one of all plans submitted for a grading or building permit for this project.

9. **Indemnification**
   a. Ongoing.

The project sponsor shall defend, indemnify, and hold harmless the City of Oakland, its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents, officers or employees to attack, set aside, void or annul, an approval by the City of Oakland, the Office of Planning and Building, Planning Commission, or City Council. The City shall promptly notify the project sponsor of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

10. Recycling Space Allocation Requirements

a. Prior to issuance of building permit

The design, location and maintenance of recycling collection and storage areas shall comply with the provision of the Oakland City Planning Commission "Guidelines for the Development and Evaluation of Recycling Collection and Storage Areas", Policy 100-28 and with the recycling space requirements of the Planning Code. The recycling location and area shall be clearly delineated on the building permit plans.

11. Lighting Plan

a. Prior to issuance of building permit

A lighting plan for the exterior of the project shall be submitted for review and approval by the Planning Director. The lighting plan shall include the appearance and location of all exterior and lighting fixtures or standards, and said lighting shall be installed such that it is adequately shielded and does not cast glare onto adjacent properties.

12. Landscape and Streetscape Plans

a. Prior to issuance of building permit.

The project sponsor shall submit a detailed landscaping plan to the Planning Director for review and approval prior to the issuance of any building permits. This plan shall include:

a. Details and specifications for landscaping features such as street furniture, rocks, and any water features.

b. Detailed irrigation plans, planting details such as species, location, number and sizes of the plant materials, and the specifications for planting.

c. Street tree planting specifications. Consistent street tree species must be provided on the street frontages with the species to be approved by the Office of Parks and Recreation.

13. Meter Shielding. ***Prior to issuance of building permits.***

The applicant shall submit for review and approval by the Planning and Zoning Division, plans showing to the extent feasible the location of any and all utility meters, transformers, and the like located within a box set within the building, located on a non-street facing elevation, or screened from view from any public right of way.

14. Rooftop Utilities.
Prior to issuance of building permits.
The applicant shall submit plans to the Planning and Zoning Division that adequately demonstrate that rooftop utilities will be adequately concealed and/or consolidated.

15. Signage Plan and Signage Lighting

a. Prior to issuance of building permit

The project sponsor shall submit a conceptual signage plan for the project for review and approval by the Planning Director.

16. Water, Wastewater and Storm Sewer Service

a. Prior to issuance of building permit

The project sponsor shall provide the necessary information to the Public Works Agency, Design and Construction Services Division to confirm the existing capacity of the water, wastewater and storm service systems that serve the project site and the projected project demand. The project sponsor shall be responsible for payment of the required installation or hookup fees to the affected service providers. The project sponsor shall also be responsible for payment of sewer and/or storm water improvement fees as required by the Public Works Agency.

17. Special Inspector

a. Throughout construction

The project sponsor may be required to pay for on-call special inspector(s) as needed during the times of most intense construction or as directed by the Building Official. Prior to issuance of the demolition permit, the project sponsor shall establish a deposit with the Building Services Division to fund a special inspector who shall be available as needed, as determined by the Building Official or the Planning Director.

18. Litter Control

a. Prior to issuance of building permit

A litter control plan that ensures that the premises and surrounding area are kept free of litter shall be submitted to and approved by the Zoning Administrator. The Plan shall include, but not be limited to:

- Distribution of proposed locations of litter receptacles on site and in the public right-of-way; and

- A management schedule for keeping the premises and surrounding area in a one-block radius free from litter originating from the operation of the future commercial activities; and
- Sweeping and trash collection of the premises, the public sidewalk, and the gutter area of the public street immediately adjacent to the project, as needed to keep the area free of litter.

19. Exterior Pay Phones

a. On-going

There shall be no exterior pay telephones located on the project site without obtaining a pay phone permit.

20. Master Improvement Plan and Improvements in the Public Right-of-Way

a. Prior to Finalization of P-Job for First Phase of Project

The project sponsor shall submit a detailed improvement plan prepared by a licensed Civil Engineer and streetscape plans prepared by a licensed Landscape Architect, with all conditions and requirements as set forth in these Conditions of Approval for the private property and the public rights of way, including but not limited to curbs, gutters, pedestrian ways, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility structures, the design, specifications and locations of the water pumping facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements required to comply with all applicable City standards, including the approved landscape plans, the design of the pedestrian paths, and the street tree locations and planting specifications. This plan shall be reviewed and approved by the City Engineer and used as the confirmation of compliance with all phases of the project.

b. Prior to receiving first occupancy permit.

The applicant shall pay for and install public improvements which directly serve the project and pay for its pro-rata share of improvements required by mitigation measures.

21. Electrical Facilities

a. Prior to installation

All electrical and telephone facilities, fire alarm conduits, street light wiring, and similar facilities shall be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the servicing utilities. Street lighting and

fire alarm facilities shall be installed in accordance with the standard specifications of the Building Services Division.

22. Waste Reduction and Recycling Plan

a. Prior to issuance of building permit

The project sponsor shall submit a "Waste Reduction and Recycling Plan," and a plan to divert 50 percent of the solid waste generated by the construction and operation of the project, to the Public Works Agency for review and approval, pursuant to City of Oakland Ordinance No. 12253.

23. Car Share Parking

a. Prior to issuance of certificate of occupancy

The project sponsor shall allocate a number of parking spaces in the project parking garage(s) to be determined by the Planning Director to be available for the City Carshare parking program.

24. Parking Study and Management Plan

a. Prior to issuance of a building permit, the project sponsor shall have a parking study prepared by an independent traffic engineer to demonstrate that the proposed layout and dimensions of the parking garage are functional and meet generally accepted standards, or what revisions are needed to meet such standards. This parking study shall be submitted for the review and approval by the Planning Director.

b. In light of the loss of on-street parking, the project applicant shall provide public parking within the two ground-floor garages to be located on the project site, as follows: The two garages (within Phases 3 & 4) would each contain approximately 30 spaces (for a total of 60 spaces at a minimum) available to the general public. The public parking management plan is as follows: (a) the garages shall be available to the public on a fee basis; (b) hours of operation shall minimally be from 7:00 am until 10:00 pm on weekdays, and 9:00 am until 12:00 am on weekends; (c) cars left in the garage after the hours of operation would either call an attendant to open the gate for a fee or pay the 24-hour rate when the garage opens the next day.

25. Tree Removal Permit

Prior to issuance of the demolition or grading permit

The project sponsor must obtain a tree removal permit for the three protected trees on-site from the Office of Parks and Recreation, and abide by the conditions of that permit, prior to construction.

26. Pile driving and other extreme noise generators:

a. If pile-driving and/or other extreme noise generating activities greater than 90 dba occur, they shall be limited to between 8:00 AM and 4:00 PM, Monday through Friday, with no extreme noise-generating activity permitted between 12:30 PM and 1:30 PM. No extreme noise-generating construction activities shall be allowed on Saturdays, Sundays, or holidays.

b. To further mitigate other extreme noise generating construction impacts, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. This noise reduction plan shall be submitted for review and approval by the City to ensure that maximum feasible noise attenuation is achieved. A third-party peer review, paid for by the applicant, shall be required to assist the City in evaluating the feasibility and effectiveness of the noise reduction plan submitted by the applicant. A community meeting shall be held after the peer review but prior to approval of a noise reduction plan by the City. As special inspection deposit shall be determined by the Building Official, and the deposit shall be submitted by the project sponsor concurrent with submittal of the noise reduction plan. These attenuation measures shall include as many of the following control strategies as feasible and shall be implemented prior to any required pile-driving activities:

i. Erect temporary plywood noise barriers around the construction site, to shield adjacent uses;

ii. Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;

iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;

iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings; and

v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

vi. A process with the following components shall be established for responding to and tracking complaints pertaining to pile-driving construction noise:

A. A procedure for notifying City Building Division staff and Oakland Police Department;

B. A list of telephone numbers (during regular construction hours and off-hours);

C. A plan for posting signs on-site pertaining to complaint procedures and who to notify in the event of a problem;

D. Designation of a construction complaint manager for the project; and

E. Notification of neighbors within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities.

i) The project sponsor shall research additional noise attenuating measures that can be reasonably implemented to reduce noise impacts to neighbors. The project sponsor shall prepare a plan for approval by the Planning Director prior to issuance of the demolition permit and shall be required to implement the approved plan. Pile driving for construction of the project is not allowed without application and approval to modify this use permit.

27. Construction Site Project Manager.
Ongoing.
The applicant shall ensure that a Project Manager is designated who will be responsible for responding to any complaints from the neighborhood about excessive noise or construction issues during construction periods, The Manager's telephone number (available on a 24-hour per day, on-call basis) and identification photograph shall be conspicuously posted at the construction site. The Manager shall determine the cause of complaints and shall take prompt action to correct the problem. The Planning and Zoning Division shall be informed who the Manager is prior to the issuance of the grading permit.

28. Site Maintenance.
During all construction activities.
The applicant shall ensure that debris and garbage is collected and removed from the site and surrounding area daily.

29. Approved Plans on Site.
During all construction activities.
At least one (1) copy of the approved above referenced plans that include the Approval Letter and Conditions of Approval for this project, shall be available for review at the job site at all times.

30. Prior to issuance of demolition permit for the historic façade located at 440-448 23rd Street.
The applicant shall provide a financial contribution of $68,750 *[or an amount to be determined by the Planning Commission and agreed upon by the applicant]* to the Oakland Redevelopment Agency to be spent specifically on historic preservation of the Fox Theater; Should the ORA elect not to accept this contribution, it would be directed to the Façade Improvement Program.

31. Prior to issuance of demolition permit for the historic façade located at 440-448 23rd Street.
A demolition permit for the historic façade located at 440-448 23rd Street shall not be issued until issuance of a building permit for the foundation and submittal of the core and shell building permit application and all applicable foundation and core and shell building permit application fees have been paid for the approved project.

32. Prior to issuance of first building permit.
The applicant shall consider application of brick veneer to building base at location of historic façade for 440-448 23rd Street. Proposed base materials for this location shall be considered for administrative approval.

APPROVED BY:
City Planning Commission:_____(date) _____ayes, noes, abstention (vote)
City Council:_____(date)_____(vote

CONDITIONS OF APPROVAL

FINDINGS

Section 17.148.050 (Variance for Open Space Deficit):

1. **That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

   The minor variance will allow an effective design solution which meets the intent of the zoning regulations by ensuring the appropriate amount and design of open space in the more densely developed areas immediately adjacent to the downtown.

2. **That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

   Strict compliance with the regulations would preclude an effective design solution as adequate provisions have been made to ensure that the intent of open space requirements will be met, even if the specific code requirements are not, especially in this densely developed area adjacent to the Central Business District.

3. **That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

   Granting the variances will not adversely affect the character, livability, or appropriate development of the abutting properties or the surrounding area. The intent of the zoning regulations will be met through the provision of adequate open space to serve the development.

4. **That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

   Although the project does not fully comply with the open space requirements, the intent of these requirements will be met. A minimum of 75 square feet of open space will be provided per dwelling unit, consistent with the S-17 zoning regulations that apply to adjacent properties.

Section 17.136.050 (Design Review Criteria):

1. **That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.**

   The proposed project will include several buildings that will be well related to the surrounding area in their setting, scale, bulk, height, materials, and textures. The surrounding area contains a mix of residential and commercial uses in buildings ranging in height from one to ten stories. The project's building heights, ranging from six to seven stories, will fit within the scale of the surrounding area. In addition, the architectural design, massing, and materials of the project will relate to the variety of styles in the surrounding area.

2. **That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics.**

   The proposed project will enhance the character of this area of Oakland by redeveloping an underutilized site with attractively designed buildings that provide a mix of residential and neighborhood-serving commercial uses for the surrounding neighborhood.

3. **That the proposed design will be sensitive to the topography and landscape of the area.**

   The project will not affect the topography or landscape of the area. The site is a flat, infill site.

4. **That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill.**

   The proposed project will be located on a flat infill site and will not be situated on a hill.

5. **That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable district plan or development control map which has been adopted by the City Council.**

   The proposed project is consistent with the General Plan land use designations for the site as discussed above and elsewhere in this staff report. The project is consistent with the design goals and policies of the General Plan by providing infill mixed-use development in close proximity to mass transit. The project is also consistent with the existing and "best fit" zoning classifications for the site as previously discussed.

17.136.050.C.2. That for demolition or removal: a. The affected structure or portion thereof is not considered irreplaceable in terms of its visual, cultural, or educational value to the area or community; or b. The structure or portion thereof is in such condition that it is not architecturally feasible to preserve or restore it, or c. Considering the economic feasibility of preserving or restoring the structure or portion thereof, and balancing the interest of the public in such preservation or restoration and the interest of the owner of the property in the utilization thereof, approval is required by considerations of equity.

The proposed project would provide attractive, increased high-density housing near downtown and mass transit. The public benefit of attractive, environmentally sound and reasonably priced residential development near downtown Oakland can be considered to outweigh the benefit of retaining the historic façade should the costs of retention be passed on to the residents of the project.

Section 17.140.060 (Planning Commission Action for Final Planned Unit Development):

The proposal conforms to all applicable criteria and standards and conforms in all substantial respects to the preliminary development plan, or, in the case of the design and arrangement of those portions of the plan shown in generalized, schematic fashion, it conforms to applicable design review criteria.

The proposed amendment to the Final Development Plan conforms to all applicable criteria and standards and is consistent with the Preliminary Development Plan for the project. The design is attractive and appropriate for the location.

California Environmental Quality Act

The City hereby finds and determines on the basis of substantial evidence in the record that the EIR combined with Addendums #1 and #2 fully analyze the potential environmental effects of the project and incorporates mitigation measures to substantially lessen or avoid any potentially significant impacts in accordance with CEQA. Addendums were prepared to analyze changes and additions to the previously certified EIR and consider new information and changed circumstances. However, in compliance with CEQA and the CEQA Guidelines, including without limitation Public Resource Code Section 21166 and CEQA Guideline Sections 15162 and 15164, the City has determined that there are no substantial changes proposed in the project, or the circumstances under which the project is undertaken, and there is no "new information of substantial importance" that would require major revisions of the EIR due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects. Thus, no further environmental review is required.

Case File Number PUD03552, PUDF03553 and ER30022

LPAB August 12, 2013

Attachment I: Findings Required for the Demolition of Historic Properties – Category III

City of Oakland

Finding 1
Demolition Findings for Category III Historic Properties

440-448 23rd Street
The Hive - Valley Street Flats
Oakland, California

The proposed project known as The Hive proposes to demolish a building located at 440-448 23rd Street. This property is considered a historic resource by the City of Oakland and, as such, is subject to the city's Findings Required for the Demolition of Historic Properties; more specifically the Demolition Findings for Category III Historic Properties. Under this category, the proposal to demolish 440-448 23rd Street, a Cb+2+ rated building, must meet one of three findings. In consultation with city staff, Finding 1 will be addressed for the proposed project.

***Finding 1*: The design quality of the proposed replacement project is at least equal to that of the original structure and the proposed replacement project is compatible with the character of the neighborhood.**

1. A discussion of design quality in terms of: visual or design value; quality of surface materials; quality of detailing; composition; construction detail; and architectural integrity.

The Hive is a mixed-use real estate development adjacent to Oakland's Uptown Arts District. It is a city block of offices, retail, restaurants, outdoor event space and residential flats. The plan saves the most structurally sound existing 1920's era brick retail and warehouse buildings on Broadway and at the corner of Valley and 24th Streets. These buildings will be adapted for new uses. Ninety years of multiple remodels is being removed from their street facades. New buildings will connect between the salvaged old buildings and help re-establish an urban street edge. One of these new buildings will front on Valley Street.

On Valley Street, there will be a new three-story building that spans three quarters of Valley Street between 23rd and 24th Streets. The Valley Street façade is divided into two distinct parts. The southern two-thirds of the building is clad in painted cement plaster on all floors. The northern portion is clad in thin brick veneer at the lower two floors and painted cement plaster on the third floor. This cladding carries around the corner to the 23rd Street elevation. At the corner of Valley and 23rd Streets the brick cladding extends to the third level, thereby placing an emphasis on this corner, a desirable feature of the design. The overall composition of the brick-clad portion follows that of the rest of the building and is consistent in its pattern of wide and narrow bays, recessed entries, porches at the

ground level, balconies at the upper two floors, and the use of industrial-looking aluminum windows. Thus, the two parts of the building maintain the overall integrity of the design approach.

The new brick cladding reflects the exterior material of the existing 440-448 23rd Street, a historic resource. Although taller by several stories, both the Valley and 23rd Street elevations are divided into distinct bays divided by protruding pilasters that reflect, but do not mimic the existing historic resource. The elevations are further detailed in brick at the headers (8") and sills (4") of the windows and at the openings for the porches and balconies. Corner brick pieces will be used to wrap pilasters and columns with the look of full brick. An 8" cornice brings the elevations to visual closure at the roof.

2. For proposals in an ASI, the analysis should compare the integrity of the ASI with the proposal to the integrity of the ASI with the structure proposed for demolition. This analysis should include a discussion of consistency with street frontage patterns, fenestration patterns, contribution to the visual quality of the district, and cohesiveness of the district.

440-448 23rd Street was included as a contributing building to the 23rd Street Group, an Area of Secondary Importance (ASI) through its rating of Cb+2+ in the Oakland Cultural Heritage Survey (OCHS). This was confirmed in a note in a preliminary Draft EIR for the Broadway & West Grand project (ER 03-0022) dated June 16, 2004. The note read: "REVIEWERS: In her comments on the ADEIR, Betty Marvin confirmed that this building [440-448 23rd Street] is within the ASI (23rd Street Group) that includes the buildings across 23rd Street" (page IV.E-17).

Since that time, all the buildings across 23rd Street have been demolished and replaced with a seven-story mixed-use development. Effectively this new development has removed the majority of the 23rd Street Group ASI leaving 440-448 23rd Street the sole remaining property in that group. Because of the loss of the ASI, an analysis of consistency cannot be made.

3. A discussion of the historic significance of the structure proposed for demolition.

440-448 23rd Street is rated Cb+2+ in the OCHS. This indicates that the property is of secondary importance (C), possibly of major importance (b) and a contributor (+) to an Area of Secondary Importance (the Valley Street Group), which no longer exists as noted above. In 2004, Carey & Co. confirmed this rating through an onsite survey and additional research into the historic significance of the property. For the current project, Carey & Co. made a site visit to view the exterior of the building and confirmed that it continues to retain its integrity. See recent photographs.

4. A discussion of whether incorporation of the historic structure into the proposal will result in a project that has a design quality that is at least equal or better than the original structure.

The existing historic structure is a single story building, which would not be able to provide the residential density necessary for the overall project. The proposed density would have to be accommodated in a three story structure with two new floors above the existing one-story building. Even if the upper two floors were setback, the historic structure would be overwhelmed and it would lose its integrity of design, feeling, and association. Since the existing building has also lost its setting due to the loss of the Area of Secondary Importance, the design quality with incorporation of the building into the project would be less than the original structure.

However, consideration was given to the possibility of retaining the facades and building additional floors behind. This was deemed to be infeasible structurally and architecturally. Structurally, since there are little structural properties in the existing walls, a new building would essentially have to be constructed behind the existing wall with a structural system to support and brace the historic facades. Architecturally, the height of the historic building is approximately 19 feet to the top of the parapet. The underside of the arches at each bay is about 15 feet above the ground. A new building constructed behind would have 11 feet floor-to-floor. These are common residential heights. The result would be a ground floor unit with its ceiling below the arch and a second floor unit with its windows and balcony mostly hidden by the parapet. Both of these conditions are undesirable from a livability standpoint.

Another consideration was given to incorporating the existing building into the overall project by using the ground floor for commercial uses, which could take advantage of the existing ceiling heights. However, the city's land use policies deemed commercial uses to be more desirable along Broadway, where commercial uses are placed in existing buildings as part of the larger project.

Category III

FINDINGS REQUIRED FOR THE DEMOLITION OF HISTORIC PROPERTIES

This handout contains the findings required to be met to approve a Regular Design Review application to demolish a historic structure in the City of Oakland. These findings are required by Section 17.136.075 of the Planning Code. All other regulations, including analysis required under the California Environmental Quality Act, apply.

The handout also describes the items required to be submitted with the design review application. The goal of the required submittals is to assist staff in evaluating whether a project meets the findings required to demolish a building. The submittals may consist of economic and financial analyses, informational reports, and/or "discussion points" required to be addressed within a design or historic analysis of a project. The submittals are not criteria for whether a demolition can or cannot occur; they are only the information required by the City to make a determination as to whether an application meets the required findings for demolition. Further, the required submittals are not meant to discourage either contemporary or historicist architecture in new construction. The Planning Director can, from time to time, make modifications to the required submittals if they are consistent with the intent of the proposed requirements.

All reports required for the demolition findings must be prepared by independent third party consultants or be peer reviewed. Reports will be paid for by the applicant and consultant shall be approved by, and report to, the City. All applicable discussion points shall be taken into account when making a finding. If a point is not applicable, the analysis shall state why. Any submittal may also include attributes that support the demolition proposal and/or the replacement project.

A complete application for demolition of historic property includes following:

- A completed application for Regular Design Review.
- A description of how a project meets the findings described in this form.
- The required submittals described in this form.
- A complete application for the replacement project, including plans designed by a licensed architect.

Different findings are required for the demolition of three categories of historic structures::

- **Category I** includes any Landmark; Heritage Property; property rated "A" or "B" by the Oakland Cultural Heritage Survey; or Preservation Study List Property. This category excludes any property that falls into Category II.
- **Category II** includes properties in an S-7 or S-20 zone or an Area of Primary Importance. Any building, including those that do not contribute to the historic quality of the district, fall into this category.
- **Category III** includes properties rated "C" by the Oakland Cultural Heritage Survey or contributors to an Area of Secondary Importance. This category excludes any property that falls into Category II.

Please call the Oakland Cultural Heritage Survey at (510)238-6879 to determine if a property falls into any of the three categories described above.

CITY OF OAKLAND
DEMOLITION FINDINGS FOR CATEGORY III HISTORIC PROPERTIES

The following findings are required to be met to demolish a Category III Historic Structure. This category includes properties rated "C" or that are contributors to an Area of Secondary Importance as defined by the Oakland Cultural Heritage Survey. This category excludes any properties contained in Category II, such as buildings that contribute to an Area of Primary Importance, S-7 zone, or S-20 zone.

A proposal to demolish a Category III historic resource must meet one of the three of the findings described below. Please indicate how the proposed demolition meets the required finding(s) and include all the applicable corresponding submittal materials.

The submittals and discussion points for Category III are for guidance to the applicant and staff. These submittal requirements may be modified on a case-by-case basis by the Planning Director depending on the content of a particular proposal.

Finding 1: The design quality of the proposed replacement project is at least equal to that of the original structure and the proposed replacement project is compatible with the character of the neighborhood.

Finding 1 submittal requirements:
Analysis of 'equal quality' and compatibility prepared by historic architect, or professional with equivalent experience. This analysis should include:

1. A discussion of design quality in terms of: visual or design value; quality of surface materials; quality of detailing; composition; construction detail; and architectural integrity.
2. For proposals in an ASI, the analysis should compare the integrity of the ASI with the proposal to the integrity of the ASI with the structure proposed for demolition. This analysis should include a discussion of consistency with street frontage patterns, fenestration patterns, contribution to the visual quality of the district, and cohesiveness of the district.
3. A discussion of the historic significance of structure proposed for demolition.
4. A discussion of whether incorporation of the historic structure into the proposal will result in a project that has a design quality that is least equal or better than the original structure.

Finding 2: The public benefits of the proposed replacement project outweigh the benefit of retaining the original structure.

Finding 2 submittal requirements:
The analysis should include a discussion of the benefits of the replacement structure and the existing historic structure, prepared by appropriate qualified consultants such an economist, realtor with experience in evaluating both new and historic structures. The analysis should include a discussion of the following topics, as applicable:

1. Civic, community, and neighborhood identity;

2. The economy, including the City's tourism industry and the local commercial district. This includes the number of post construction jobs provided.
3. The services provided to the community, including social services;
4. Fulfilling the intent of (1) the Land Use and Transportation Element of the General Plan for the area and (2) other General Plan policies, as applicable.
5. Housing opportunities;
6. Cultural heritage and the image of the City and local neighborhood; and
7. Educational opportunities and cultural resources regarding architectural and local history.

Finding 3: The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

Finding 3 submittal requirements:

1. The submittal shall include an analysis, to be reviewed by the Oakland Cultural Heritage Survey, to determine if the building is "of no particular interest" as defined by the Historic Preservation Element survey evaluation methods and criteria. If the applicant submits a claim that the structure proposed for demolition is of "no particular interest", then the applicant may provide material such as photos, written analysis or expert opinion that provides evidence that the building should be so rated.
2. Analysis of 'compatibility with the neighborhood' prepared by historic architect (see discussion point 2. for Finding 1, above).

Landmarks Preservation Advisory Board STAFF REPORT

Case File Number ER12-0013 **August 12, 2013**

Location:	**Children's Hospital and Research Center Oakland (CHRCO) & Children's Hospital Oakland Research Institute (CHORI)** **CHRCO campus** is located at 747 52nd Street and is generally bounded by 53rd Street to the north, State Route 24 (SR-24) to the east, and Martin Luther King Jr. Way and the elevated BART tracks to the south and west. APNs: Multiple **CHORI campus** is located at 5700 Martin Luther King Jr. Way and is generally bounded by 58th Street to the north, Dover Street Park to the east, Aileen Street to the south, and Martin Luther King Jr. Way to the west. APN: 015-1281-028-00
Proposal:	**1)** Conduct a Scoping Session for an Environmental Impact Report (EIR) to receive public and Landmarks Preservation Advisory Board comments on what information and analysis to include in the EIR relating to Cultural Resources. for the redevelopment of the CHRCO campus and renovation of the gymnasium on the CHORI campus. The Project would occur in two phases. **Phase I** would (a) demolish four single-family residences; (b) construct a 92,700 sq. ft., 6-story Out Patient Center (OPC2) with a new heli-stop and a 4,450 sq. ft. Central Plant Building; (c) construct a new entrance to the existing parking garage; and (d) renovate 86,403 sq. ft. **Phase II** would (a) demolish six residential structures, the B/C Wing, the existing heli-stop, the Bruce Lyons Memorial Building and several trailers; (b) construct a 3-story 14,500 sq. ft. Family Residence Building with 12 to 16 residential units, a 5-story 31,300 sq. ft. Administration Building, a 3-story 19,020 sq. ft. Link Building, a 5-story 125,403 sq. ft. Acute Care Patient Pavilion with a new heli-stop, a 3,780 sq. ft. Central Plant Building, and a 4-story 114,901 sq. ft. parking structure with 334 stalls; (c) realign Dover Street and perform roadway improvements to 52nd Street; and (d) renovate 62,342 sq. ft. including the CHORI gymnasium. The redevelopment would result in approximately 210 beds (increase of 20) and 2,291 patients, visitors and staff (increase of 205). **2)** The LPAB is also requested to make a determination regarding the historic significance and CEQA historic status of all the hospital buildings 45 years or older and the fourteen additional properties as well as the Children's Hospital complex as a potentially significant historic district.
Applicant:	Children's Hospital and Research Center Oakland, Doug Nelson
Phone Number:	(510)428-3066
Owner:	Children's Hospital and Research Center Oakland
Case File Number:	**ER12-0013**
Planning Permits Required:	General Plan Amendment, Rezoning, Conditional Use Permit to change from Residential uses to Health Care Civic uses, Tentative Parcel Map, and possible other discretionary planning permits.
General Plan:	Institutional, Mixed Housing Type, Neighborhood Center
Zoning:	S-1, Medical Center Zone; RM-2, Mixed Housing Type Residential Zone-2; CN-3, Neighborhood Commercial Zone – 3
Environmental Determination:	An Environmental Impact Report (EIR) is being prepared under the California Environmental Quality Act (CEQA).
Historic Status:	The A/B Wing (Baby Hospital) on the CHRCO campus is considered a Potentially Designated Historic Property (PDHP) with a preliminary (based upon a Reconnaissance or "windshield survey) rating of Cb+3 by the Oakland Cultural Heritage Survey (OCHS). The preliminary rating has been reevaluated in the Historic Resource Evaluation Report, which has result in a proposed change to the rating to B3, which is a Potentially Designated Historic Property and a CEQA historic resource. The proposal includes several properties within the 55th and Dover Residential District Area of Secondary Importance that are considered PDHPs, but are not CEQA historic resources. Old Merritt College (including the Gymnasium) is on the CHORI campus and is on the National Register of Historic Places. The CHORI Campus is a Designated Historic Property per OCHS with a rating of B+1+ and a CEQA historic resource.

Service Delivery District:	II – North Oakland/North Hills
City Council District:	1 – Kalb
Status:	A Notice of Preparation for an EIR was published and distributed on July 26, 2013, with written public comments due no later than August 28, 2013. A Historic Resource Evaluation Report for Oakland Children's Hospital was prepared and was distributed on August 6, 2013 with this staff report.
Actions to be Taken:	1) Receive public and Landmarks Preservation Advisory Board comments on what information and analysis to include in the EIR relating to Cultural Resources. 2) Make a determination regarding the historic significance and CEQA historic status of all the hospital buildings 45 years or older and the fourteen additional properties as well as the Children's Hospital complex as a potentially significant historic district
For Further Information:	Contact project planner **Heather Klein** at (510) 238-3659 or hklein@oaklandnet.com

SUMMARY

Children's Hospital has filed an environmental review application to begin review and consideration of a proposal to create new seismically compliant acute care facilities that meet the seismic safety requirements of SB 1953 at the Children's Hospital and Research Center Oakland campus (CHRCO). This would include demolition of existing buildings, renovating existing structures, constructing new and replacement hospital facilities and associated infrastructure, and redesigning the campus's access points and internal street layout. In addition, the proposed project would renovate the historic former University High gymnasium on the Children's Hospital Oakland Research Institute campus (CHORI) to expand research and development, office and storage uses.

The purpose of this scoping session is to solicit public and Landmarks Preservation Advisory Board (LPAB) comments on what information and analysis should be contained in the EIR specifically related to cultural resources of the Project. In addition to these oral comments, written comments will be accepted up until August 28, 2013. Written comments are encouraged in order to provide an accurate record of public comments. Furthermore, staff is also recommending that the LPAB confirm the Oakland Cultural Heritage Survey's determination that, based on the information in the Historic Resource Evaluation Report for Oakland Children's Hospital, that the:

- A/B Wing (Baby Hospital) has an updated OCHS rating of B3 and a Landmark Eligibility rating of B3, therefore, is a Potentially Designated Historic Property and **is** a CEQA historic resource.
- B/C Wing has an updated OCHS rating of C3 and a Landmark Eligibility rating of C3, and therefore, is a Potentially Designated Historic Property, but is **not** a CEQA historic resource.
- A/B Wing (Baby Hospital) and the B/C Wing together has an updated rating of C3 and a Landmark Eligibility rating of C3, and therefore, is a Potentially Designated Historic Property, but is **not** a CEQA historic resource.
- Bruce Lyon Memorial Research Center has an updated Landmark Eligibility rating of C3, is a Potentially Designated Historic Property, but is **not** a CEQA historic resource.
- Ford Diagnostic and Research Center has an updated Landmark Eligibility rating of C3, is a Potentially Designated Historic Property, but is **not** a CEQA historic resource.
- Children's Hospital building complex is ineligible as a historic district and is **not** a CEQA historic resource.
- 55th and Dover Historic District ASI was not eligible for the California Register of Historic Places and does not appear to be a CEQA historic resource.

- Properties located at 682 52nd Street, 688 52nd Street, 720 52nd Street, 665 53rd Street, 671 53rd Street, 675 53rd Street, 677-679 53rd Street, 685-689 53rd Street, 707 53rd Street, 715 53rd Street, 5203 Dover Street, 5212-5214 Dover Street, 5225 Dover Street, and 5204 Martin Luther King Jr. Way have updated Landmark Eligibility ratings, are a Potentially Designated Historic Properties, but are **not** CEQA historic resources.

BACKGROUND

Existing Conditions

The approximately 11-acre CHRCO campus is located at 747 52nd Street and is generally bounded by 53rd Street to the north, State Route 24 (SR-24) to the east, and Martin Luther King Jr. Way and the elevated BART tracks to the south and west. The campus is an existing, approximately 459,850 sq. ft. medical campus with 190 beds, 170 of which are located at the main campus and 20 of which are located off-site at Alta Bates Summit Medical Center. Buildings and structures located in the northern area (north of 52nd Street) of the CHRCO campus include the Outpatient Center, parking garage structure, ten CHRCO-owned residential buildings and two private residences. Buildings and structures located in the southern area (south of 52nd Street) include the main hospital facilities, comprised of the 1982 Patient Tower (1982 Tower), Ford Diagnostic and Treatment Center (D&T Building), Cardiac Catherization Lab (Cath Lab), B/C Wing, A/B Wing (Baby Hospital), Cafeteria, the Western Addition, and the Central Utility Plant. Other buildings and structures in the southern area include the heli-stop structure, Bruce Lyon Memorial Research Center, Hematology Oncology (HemOnc) Administrative Building, and five temporary trailers that house office and administrative uses.

The approximately 6.5-acre CHORI campus is located at 5700 Martin Luther King Jr. Way, 0.4 mile north of the CHRCO campus. The CHORI campus is generally bounded by 58th Street to the north, Dover Street Park to the east, Aileen Street to the south, and Martin Luther King Jr. Way to the west. The CHORI campus includes three buildings which total approximately 126,015 square feet: the former University High School main building; the former University High gymnasium; and the Hedco Building, north of and adjacent to the other two buildings. The CHORI campus currently functions as a medical research facility and contains laboratory facilities and associated equipment, as well as surface parking lots. The gymnasium is currently vacant. The former University High School campus including the main building, landscaped areas, courtyards, and the gymnasium were included on the National Register of Historic Places in 1992. However, only the former University High School main building, front landscaped area and courtyards and not the gymnasium, are considered City of Oakland Landmarks.

Surrounding Area

The CHROC campus is surrounded by residential uses with some neighborhood serving commercial uses to the north, residential uses and the elevated BART tracks to the south and west, and State Route 24 off-ramp, right-of-way and freeway to the south and east. The one and two story residential buildings to the north are located within the 55th and Dover Street historic district. This district is designated an Area of Secondary Importance per the Oakland's Cultural Heritage Survey, but is **not** considered to be a CEQA historic resource. In addition, to the residential uses to the west, Children's Hospital also owns one parking lot (west-lot) across Martin Luther King Jr. Way.

The CHORI campus is surrounded by residential uses on all sides with Dover Street Park behind the campus.

General Plan and Zoning Analysis

CHRCO Campus

The main hospital area which includes the 1982 Tower and the D&T Building is designated Institutional in the General Plan. The Institutional classification is intended to "create, maintain and enhance areas appropriate for educational facilities, cultural and institutional uses, health services and medical uses as well as other uses of similar character." The maximum allowable Floor Area Ratio is 8.0. The zoning of the site is S-1 Medical Center.

The areas across Dover Street and across 53rd Street are in the Mixed Housing Type General Plan designation. The Mixed Housing Type classification is intended to "create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhomes, small multi-unit buildings, and neighborhood businesses where appropriate." The Mixed Housing Type classification does not have a Floor Area Ratio requirement. The zoning of the site is RM-2 Mixed Housing Type Residential Zone -2.

CHORI Campus

The former University High School main building which now houses Children's medical research facility and laboratories is designated Neighborhood Center in the General Plan. The Neighborhood Center classification is intended to "identify, create, maintain and enhance mixed use neighborhood commercial centers." The maximum allowable Floor Area Ratio is 4.0. The zoning of this area is Neighborhood Commercial Zone-3.

The historic gymnasium is located in the Mixed Housing Type General Plan designation. This classification is described above. The zoning of the site is also RM-2 Mixed Housing Type Residential Zone -2.

PROJECT DESCRIPTION

The proposed project would be constructed in two phases (See Phasing Diagrams in Attachment A).

CHRCO Campus (Phases 1 and 2)

Phase 1

Phase 1 would include the demolition of four (approximately 6,494 sq. ft.) residential buildings (currently owned by the hospital) south of 53rd Street to accommodate the construction of the six-story, 92,700 sq. ft. Outpatient Center Building 2 (OPC2) with a heli-stop on the roof adjacent to and with a direct connection to the existing Outpatient Center Building and parking garage. The OPC2 building would provide space for outpatient clinical visits or treatment that does not require an overnight stay in the hospital. The first floor of the OPC2 building would include 23 parking spaces for the emergency department only such as ambulances, etc. The floors above would include exam rooms, treatment rooms, procedure rooms, occupational therapy rooms, physician offices, cubicles, clinical lab and associated space including waiting rooms, reception areas, conference rooms, and break rooms. The heli-stop on the roof would consist of an approximately 9,700 square foot raised pad, marked with an "x". The heli-stop would be used for trauma patients or transfers from other hospitals via helicopter.

Phase 1 would also include a new entrance to the existing parking garage from Dover Street, and approximately 86,403 sq. ft. of internal renovations to the 1982 Tower, the D&T Building, and the Cath Lab

building, as well as construction of a 4,450 sq. ft. central utility plant near the southwest boundary of the campus to serve utilities to the renovated areas. Landscaping and utility improvements are also proposed.

Phase 1 would reduce the on-site hospital beds from 170 to 140 (loss of 30 beds) as a result of interior renovations. The hospital would increase the number of off-site beds at Alta Bates Medical Campus to 40 beds. The net loss in parking spaces during Phase 1 is 140, which includes the loss of three parking spaces (to accommodate the new garage entrance), the loss of 160 leased spaces at the corner of 51st and Clarke Streets and 31 the addition of 23 new spaces (at the new Emergency Parking area on the ground floor of the new OPC2). Total Phase 1 project construction is anticipated to take approximately 42 months.

Phase 2

Phase 2 would include the demolition of 70,435 sq. ft. in the following structures: six residential buildings south of 53rd Street (currently owned by the hospital), the B/C Wing, Bruce Lyon Memorial Research Center, HemOnc Administrative Building, heli-stop structure and trailers.

Phase 2 would include construction of an Administrative Building, Family Residence Building, Link Building, Acute Care Patient Pavilion with an additional heli-stop on the roof, expansion to the Central Utility Plant, and a 334-stall parking structure. The five-story Administrative Building would be approximately 31,300 sq. ft. and would house administrative functions. The 14,500 sq. ft. Family Residence Building would provide 12 to 16 residential units to be used by families with a child in the hospital on a weekly or monthly basis. It would include ground floor parking and two stories of residential use above. The three-story, 19,020 sq. ft. Link Building would be constructed between and connected to the existing 1982 Tower and the proposed Patient Pavilion, providing space for material managements, facility planning, family resources, and other departments currently in other areas. The five-story approximately 125,403 sq. ft. Acute Care Pavilion with a heli-stop on the roof would provide space for acute care, including medical/surgical (med/surg) and associated family and patient amenities. The Central Plant Building constructed in Phase 1 would be expanded an additional 3,780 sq. ft., providing chilled water service and heating water services to the proposed Link Building and Patient Pavilion. An approximately 114,901-square-foot, four-story, 334-stall parking structure would be developed at the southeast edge of the campus. The Hospital is currently in negotiations with the California Department of Transportation (Caltrans) to acquire a portion of the unused right-of-way to the west of the State Route 24 freeway. This additional space would be used to accommodate the Administrative Building and the parking garage.

Phase 2 includes the realignment of Dover Street between 52nd and 53rd Streets and Dover Street will either remain a through-street or be changed to a cul-de-sac. The intersection of Dover Street and 52nd Street would be realigned to create a 4-legged intersection. Improvements are proposed along 52nd Street to facilitate vehicular, pedestrian, and bicycle safety. The PG&E duct bank that extends east-west across the campus would be rerouted around the southern tip of the campus. Extensive landscaping is also proposed.

Phase 2 would include approximately 40,342 sq. ft. of interior renovations to the Emergency Department, Radiology/Imaging, the new IMRI and the semi-private patient rooms on the fifth floor would be converted to single-bed patient rooms.

Phase 2 would also include an increase of 70 main campus hospital beds. The net increase in overall beds at the end of the project would be 20 beds (for a total of 210 beds from the pre-Phase 1 condition). The hospital would not retain any off-site beds at the end of Phase 2 construction and renovation. In addition, an increase of 158 parking spaces is proposed on the CHRCO campus with the construction of the parking garage. It is expected that a total of 205 new patients, visitors and staff would visit the hospital at the end of Phase 2. This would increase the hospital population to 2,291. Total project construction is expected to take approximately 36 months.

CHORI Campus (Phase 2 only)

In addition to the proposed redevelopment of the CHRCO campus, Phase 2 also includes the renovation of the 24,150 square-foot historic gymnasium on the CHORI campus (See Attachment B). The ground floor would be rehabilitated to accommodate office use and storage (for the second story lab use). The second story would be rehabilitated to accommodate lab use and office use. Window and door alterations to the gym are proposed to accommodate the proposed lab and associated office space. The footprint of the gymnasium would not be modified. However, a new service yard would be constructed southwest of the building, similar to the existing service yard. The service yard would include a new cooling tower and electrical transformer. The enclosure would be fully grouted concrete block with painted stucco finish. Renovations to the gymnasium are expected to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation.*

Project Review Process and Entitlements

At this time, the project applicant is still in the Pre-Application phase. However, it is anticipated that the project will need a General Plan Amendment to change both campuses to one General Plan designation, a Rezoning to change both campuses to one Zoning District, a Conditional Use Permit to change some uses from Residential to Health Care Civic uses, and a Tentative Parcel Map to combine parcels. Currently the project applicant is considering either requesting a Planned Unit Development Permit or creating a special zoning district, similar to Kaiser Center Medical.

ENVIRONMENTAL REVIEW PROCESS & PURPOSE OF THIS SCOPING SESSION

Staff determined that an EIR was required and the NOP was published on July 26, 2013. Staff expects the Draft EIR will be available in the early part of 2014. Once the Draft EIR is published, there will be hearings on the Draft EIR before the LPAB, the Bike and Pedestrian Advisory Board, and the City Planning Commission. In addition, staff will continue to work with the project applicant to refine their project, respond to the information and analysis contained in the Draft EIR, and move ahead toward the final consideration of the project once the Final EIR is completed. As with previous projects, and as permitted by CEQA (Section 15004), the EIR process and project review, to the maximum extent feasible, should be coordinated to run concurrently. The EIR will address potential environmental impacts associated with construction and operation of the project including construction of the proposed project and obtainment of all necessary zoning, grading and building permits, and any other discretionary actions required by the City of Oakland and other governmental agencies. The City will respond to all comments received on the Draft EIR in a Final EIR/Response to Comments Document.

Historic Resource Evaluation of the CHRCO campus

In order to determine what level of analysis should be included in the EIR for the CHRCO campus related to historic resources, City staff requested that the environmental consultant prepare a Historic Resource Evaluation (HRE). The purpose of the HRE for Oakland Children's Hospital (See Attachment C), was to evaluate the historic significance and CEQA historic status of all the hospital buildings 45 years or older and fourteen additional properties outside the main hospital campus, as well as to evaluate the Children's Hospital complex as a potentially significant historic district.

In addition, the HRE was prepared specifically in response to the May 2002 LPAB decision not to act on a request from the Oakland Heritage Alliance to place the A/B wing (Baby Hospital) on the Preservation Study List until an Intensive Survey was conducted to determine the historic status of the A/B wing.

Previously only a Reconnaissance or "windshield survey" was completed in which the OCHS preliminarily rated the A/B Wing as a Cb+3. As noted by the Historic Preservation Element Policy 1.1, these ratings are later confirmed or modified by the Oakland Cultural Heritage Survey with an Intensive Survey.

The HRE conducted a thorough analysis of all the hospital buildings 45 years or older and fourteen additional properties outside the main hospital campus. The HRE evaluated whether these properties were 1) eligible for the California Register of Historic Places, 2) eligible as City of Oakland Designated Historic Properties using the Evaluation Sheet for Landmark Eligibility, and 3) considered CEQA resources per the City's Thresholds of Significance. In addition, the HRE analyzed whether the Children's Hospital Complex was eligible as a City of Oakland local historic district and the 55th and Dover Street Residential District was eligible for the California Register. The HRE concluded that the:

- A/B Wing (Baby Hospital) has an updated Landmark Eligibility rating of B3, therefore, is a Potentially Designated Historic Property and **is** a CEQA historic resource.
- B/C Wing has an updated Landmark Eligibility rating of C3, and therefore, is a Potentially Designated Historic Property, but is **not** a CEQA historic resource.
- A/B Wing (Baby Hospital) and the B/C Wing together has a Landmark Eligibility rating of C3, and therefore, is a Potentially Designated Historic Property, but is **not** a CEQA historic resource.
- Bruce Lyon Memorial Research Center has an updated Landmark Eligibility rating of C3, is a Potentially Designated Historic Property, but is **not** a CEQA historic resource.
- Ford Diagnostic and Research Center has an updated Landmark Eligibility rating of C3, is a Potentially Designated Historic Property, but is **not** a CEQA historic resource.
- Children's Hospital building complex is ineligible as a historic district due mainly to the age of 2/3rds of the buildings being less than 45 years old and, therefore the complex is **not** a CEQA historic resource.
- 55th and Dover Historic District ASI was not eligible for the California Register of Historic Places and does not appear to be a CEQA historic resource.
- Properties located at 682 52nd Street, 688 52nd Street, 720 52nd Street, 665 53rd Street, 671 53rd Street, 675 53rd Street, 677-679 53rd Street, 685-689 53rd Street, 707 53rd Street, 715 53rd Street, 5203 Dover Street, 5212-5214 Dover Street, 5225 Dover Street, and 5204 Martin Luther King Jr. Way have updated Landmark Eligibility ratings, are a Potentially Designated Historic Properties, but are **not** CEQA historic resources.

The Oakland Cultural Heritage Survey (OCHS) used the detailed information in the HRE and the guidance found in Appendix C of Oakland's Historic Preservation Element to complete the OCHS Evaluation Sheet and Evaluation Tally Sheets. The OCHS determined that the:

- A/B Wing (Baby Hospital) has an updated OCHS rating of B3 and, therefore, is a Potentially Designated Historic Property and a CEQA historic resource,
- B/C Wing has an updated OCSH rating of C3 and, therefore, is a Potentially Designated Historic Property but is not a CEQA historic resource,
- A/B Wing (Baby Hospital) and the B/C Wing together has an updated rating of C3 and, therefore, is a Potentially Designated Historic Property but is not a CEQA historic resource,

Purpose of the Scoping Session

The other purpose of this Scoping Session is to solicit comments from both the LPAB and the public on what types of information and analysis specifically related to cultural resources should be considered in the EIR. Comments about the cultural resources that should be considered, the types of information that

should be included and the range of alternatives to the project that promote Oakland's historic preservation policies are all appropriate comments. This Scoping Session is not a review or consideration of the merits of the project. Public hearings will be scheduled in the future to discuss the merits of the project.

Issues to be Addressed in the EIR

Staff has identified the following preliminary list of environmental and project issues associated with cultural resources that will be included in the EIR and during the review of the project.

Cultural Resources

- Impacts to the A/B Wing (Baby Hospital) as a result of construction
- Impacts to the historic gymnasium as a result of the renovation and exterior improvements

As required by CEQA, the Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects

STAFF RECOMMENDATION

Staff recommends that the LPAB:

1) Take public testimony and provide City staff with Board comments on what information and analysis to include in the EIR relating to Cultural Resources, and

2) Confirm the OCHS's determination that, based on the information in the Historic Resource Evaluation Report for Oakland Children's Hospital, that the:
   - A/B Wing (Baby Hospital) has an updated OCHS rating of B3 and a Landmark Eligibility rating of B3, therefore, is a Potentially Designated Historic Property and **is** a CEQA historic resource.
   - B/C Wing has an updated OCHS rating of C3 and a Landmark Eligibility rating of C3, and therefore, is a Potentially Designated Historic Property, but is **not** a CEQA historic resource.
   - A/B Wing (Baby Hospital) and the B/C Wing together has an updated rating of C3 and a Landmark Eligibility rating of C3, and therefore, is a Potentially Designated Historic Property, but is **not** a CEQA historic resource.
   - Bruce Lyon Memorial Research Center has an updated Landmark Eligibility rating of C3, is a Potentially Designated Historic Property, but is **not** a CEQA historic resource.
   - Ford Diagnostic and Research Center has an updated Landmark Eligibility rating of C3, is a Potentially Designated Historic Property, but is **not** a CEQA historic resource.
   - Children's Hospital building complex is ineligible as a historic district and is **not** a CEQA historic resource.
   - 55th and Dover Historic District ASI was not eligible for the California Register of Historic Places and does not appear to be a CEQA historic resource.

- Properties located at 682 52nd Street, 688 52nd Street, 720 52nd Street, 665 53rd Street, 671 53rd Street, 675 53rd Street, 677-679 53rd Street, 685-689 53rd Street, 707 53rd Street, 715 53rd Street, 5203 Dover Street, 5212-5214 Dover Street, 5225 Dover Street, and 5204 Martin Luther King Jr. Way have updated Landmark Eligibility ratings, are a Potentially Designated Historic Properties, but are **not** CEQA historic resources.

Prepared by:

Heather Klein
Planner III

Approved by

for

Scott Miller
Zoning Manager
Department of Planning and Building

Approved for forwarding to the
Landmarks Preservation Advisory Board:

Rachel Flynn, AIA
Director
Department of Planning and Building

ATTACHMENTS:

A. Notice of Preparation and Figures
B. Photos, Existing Site Plan, and Proposed Site Plan for the former University High gymnasium on the CHORI campus
C. Historic Resource Evaluation Report for Oakland Children's Hospital, dated August 5, 2013
D. OCHS Evaluation Forms for the A/B Wing (Baby Hospital), B/C Wing, and A/B (Baby Hospital)and B/C Wing together
E. Photos of the A/B Wing (Baby Hospital) and B/C Wing and Aerial Photo of the CHRCO campus

CITY OF OAKLAND

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Department of Planning and Building
Planning & Zoning Division

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NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
CHILDREN'S HOSPITAL AND RESEARCH CENTER OAKLAND
MASTER PLAN PROJECT

The Department of Planning and Building, Planning and Zoning Division, is preparing a Draft Environmental Impact Report (EIR) for the Children's Hospital and Research Center Oakland (CHRCO) Master Plan Project (project) as described below, and is requesting comments on the scope and content of the EIR. The Draft EIR will address the potential environmental effects for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City has **not** prepared an Initial Study.

The City of Oakland is the Lead Agency for the project and is the public agency with the greatest responsibility for considering approval of the project and/or carrying it out. This notice is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Oakland, that also have a role in considering approval and/or carrying out the project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy.

Responses to this NOP and any questions or comments should be directed in writing to: Heather Klein, Planner III, City of Oakland Department of Planning and Building, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; 510-238-3659 (phone); (510) 238-6538 (fax); or e-mail hklein@oaklandnet.com. Comments on the NOP must be received at the above mailing or e-mail address **by 5:00 p.m. on August 28, 2013**. Please reference **Case File Number ER12-0013** in all correspondence. In addition, comments may be provided at the EIR Scoping Meetings to be held before the City Landmarks Preservation Advisory Board, the Bicycle and Pedestrian Advisory Committee and City Planning Commission. Comments should focus on potential impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors.

EIR SCOPING MEETINGS:

At **4:00 p.m. on August 12th, 2013**, members of the **City of Oakland Landmarks Preservation Advisory Board (LPAB)** and the public are invited on a special tour of the exterior of the CHRCO A/B and B/C Wings. **The tour will meet at the main hospital entrance at 747 52nd Street.** The **LPAB** will also conduct a public scoping meeting focusing on the Cultural Resource aspects of the Draft EIR for the project on **August 12, 2013 at 6:00 p.m. in Sgnt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza.**

The **City of Oakland Bicycle and Pedestrian Advisory Committee** will conduct a public scoping meeting focusing on bicycle and pedestrian aspects of the Draft EIR for the project on **August 15, 2013 at 5:30 p.m. in Hearing Room 4, City Hall, 1 Frank H. Ogawa Plaza.**

The **City of Oakland Planning Commission** will conduct a public scoping meeting on the Draft EIR for the project on **August 28, 2013 at 6:00 p.m. in Sgnt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza.**

ATTACHMENT A

PROJECT TITLE: Children's Hospital and Research Center Oakland Master Plan Project

PROJECT LOCATION: The project site includes two locations. The CHRCO main campus is located at 747 52nd Street and is generally bounded by 53rd Street to the north, State Route 24 (SR-24) to the east, and Martin Luther King Jr. Way and the elevated BART tracks to the south and west. The CHRCO campus consists of the following parcels, by Assessor's Parcel Numbers (APNs): 14-1205-19-1, 14-1204-14-5, 14-1206-26-1, 14-1206-14-2, 14-1206-27, 14-1206-28, 14-1206-3, 14-1215-25, 14-1215-26, 14-1215-27-2, 14-1215-21-2, 14-1215-20, 14-1215-19, 14-1215-23-1, 14-1215-28-3, 14-1214-020-00, 14-1207-036, 14-1206-4, 14-1215-24. The CHRCO Annex Parking Lot APN is 013-1163-005-4. The Children's Hospital Oakland Research Institute (CHORI) campus is located at 5700 Martin Luther King Jr. Way and is generally bounded by 58th Street to the north, Dover Street Park to the east, Aileen Street to the south, and Martin Luther King Jr. Way and the elevated BART tracks to the west (see attached Figure 1). The CHORI campus consists of APN 15-1281-02-8.

PROJECT SPONSOR: Children's Hospital and Research Center Oakland

EXISTING CONDITIONS: The approximately 11-acre CHRCO campus is located at 747 52nd Street in the northern portion of Oakland. The campus is an existing, approximately 699,846 square-foot medical campus with 190 beds, 170 of which are located at the main campus and 20 of which are located off-site at Alta Bates Summit Medical Center. Buildings and structures located in the northern area (north of 52nd Street) of the CHRCO campus include the Outpatient Center, parking garage structure, 14 CHRCO-owned properties (11 of which are residential buildings) and 2 private residences. Buildings and structures located in the southern area (south of 52nd Street) include the main hospital facilities, comprised of the 1982 Patient Tower (1982 Tower), Ford Diagnostic and Treatment Center (D&T Building), Cardiac Catheterization Lab (Cath Lab), B/C Wing, A/B Wing (Baby Hospital), Cafeteria, the Western Addition, and the Central Utility Plant. Other buildings and structures in the southern area include the helistop structure, Bruce Lyon Memorial Research Center, Hematology Oncology (HemOnc) Administrative Building, and five temporary trailers that house office and administrative uses. The majority of the existing CHRCO campus is designated Institutional per the City's Land Use and Transportation Element of the City's General Plan; the northeastern corner of the CHRCO campus is designated Mixed Housing Type Residential. The majority of the campus is zoned Medical Center (S-1) per the City's zoning map; the northeastern corner of the CHRCO campus is zoned Mixed Housing Type Residential (RM-2). The CHRCO campus does not include any Cortese list sites; however, the CHRCO annex employee parking lot west of Martin Luther King Jr. Way is on the Cortese list.

The approximately 6.5-acre CHORI campus is located at 5700 Martin Luther King Jr. Way, 0.4 mile north of the CHRCO campus. The CHORI campus includes three buildings which total approximately 126,015 square feet: the former University High School main building; the former University High gymnasium; and the Hedco Building, north of and adjacent to the other two buildings. The CHORI campus currently functions as a medical research facility and contains laboratory facilities and associated equipment, as well as surface parking lots. The gymnasium is currently vacant. The property that includes the CHORI building is designated Neighborhood Center Mixed Use per the City's Land Use and Transportation Element of the City's General Plan and is zoned Neighborhood Commercial (CN-3). The property that includes the CHORI gymnasium is designated Mixed Housing Type Residential in the City's General Plan and is zoned Mixed Housing Type Residential (RM-2).

PROJECT PURPOSE: The main purpose of the proposed project is to create new seismically compliant acute care facilities that meet the seismic safety requirements of SB 1953. Other project goals include renovating existing structures, constructing new and replacement hospital facilities and associated infrastructure, and redesigning the campus' access points and internal street layout to improve site access, intermodal circulation, and pedestrian safety within the CHRCO campus and adjacent City streets.

PROJECT DESCRIPTION: The proposed project would be constructed in two phases; the sequencing for Phase 1 is provided in Figure 2 and the sequencing for Phase 2 is provided in Figure 3, attached. Table 1 provides a summary of the existing building area, hospital beds, parking spaces and employees as well as changes that would result from implementation of Phase 1 and Phase 2.

Phase 1 would include the demolition of four residential buildings (currently owned by the hospital) south of 53rd Street to accommodate the construction of the six-story Outpatient Center Building 2 (OPC2) with a helistop on the roof, and a new entrance to the existing parking garage from Dover Street (see Figure 2). Phase 1 would also include construction of internal hospital renovations in the 1982 Tower, the D&T Building, and the Cath Lab building, as well as construction of a central utility plant near the southwest boundary of the campus to serve utilities to the renovated areas. Phase 1 would include the loss of thirty on-site hospital beds (as a result of interior renovations). The net loss in parking spaces during Phase 1 is 137; 23 new spaces would be constructed at the new Emergency Parking area on the ground floor of the new OPC2 and 160 spaces would be lost when CHRCO's lease expires on a lot at 51st Street and Clarke Street. As part of Phase 1, approximately 8,602 square feet of use would be demolished, 97,150 square feet would be constructed, and 86,403 square feet would be renovated. Total Phase 1 project construction is anticipated to take 42 months.

Phase 2 would include the demolition of the following structures: six residential buildings south of 53rd Street (currently owned by the hospital), the B/C Wing, Bruce Lyon Memorial Research Center, HemOnc Administrative Building, helistop structure and trailers. Phase 2 would include construction of an Administrative Building, Family Residence Building (containing 12-16 units), Link Building Acute Care Patient Pavilion with an additional helistop on the roof, expansion to the Central Utility Plant, and a 334-stall parking structure (see Figure 3). New buildings would be two- to five- stories. Phase 2 would also include interior renovations to the 1982 Tower. In addition, site and circulation improvements would be constructed. Dover Street between 52nd and 53rd Streets would be realigned and either remain a through-street or be changed to a cul-de-sac. The intersection of Dover Street and 52nd Street would be realigned to create a 4-legged intersection. The PG&E duct bank that extends east-west across the campus would be rerouted around the southern tip of the campus. Phase 2 includes the acquisition and improvement of a portion of the SR-24 right-of-way currently owned by the California Department of Transportation (Caltrans). Phase 2 would include an increase of 40 main campus hospital beds (for a total of 210 beds from an existing baseline of 170 main campus beds) and an increase of 295 parking spaces on the CHRCO campus.

Phase 2 also includes the renovation of the 24,150 square-foot gymnasium (currently vacant) on the CHORI campus to accommodate research and development, office and storage uses. The gymnasium is on the National Register of Historic Places as a contributor to the CHORI (University High School) campus which was listed in 1992. Renovations to the gymnasium would be undertaken in conformance with the *Secretary of the Interior's Standards for Rehabilitation.* As part of Phase 2, approximately 70,435 square feet of use would be demolished, approximately 308,904 square feet would be constructed, and approximately 42,342 square feet would be renovated. Phase 2 project construction is expected to take approximately 36 months.

The project sponsor is proposing to request a General Plan Amendment for the northeastern corner of the CHRCO site and the CHORI site to redesignate those areas to Institutional, and a rezoning of the CHRCO site and the CHORI site to S-1. A Planned Unit Development (PUD) permit would also be requested, in addition to other land use entitlements. Instead of rezoning to S-1 and applying for a PUD permit and these other entitlements, the project sponsor may request creation of a special zoning district for the project.

PROBABLE ENVIRONMENTAL EFFECTS: It is anticipated that the proposed project may have environmental impacts on land use and planning; aesthetics and shadow; cultural and historical resources; transportation and circulation; air quality; greenhouse gas emissions; noise; geology, seismicity and soils; hydrology and water quality; hazards and hazardous materials; and utilities. It is anticipated that the project would have no impact or less-than-significant environmental impacts on agricultural and forestry resources;

biological resources; mineral resources; population and housing; public services; and recreation. Nevertheless, these environmental factors will be analyzed in the Draft EIR.

The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

Scott Miller

July 26, 2013
Case File Number 12-0013

Scott Miller
Zoning Manager and Environmental Review Officer

Attachments: Table 1: Proposed Development By Phase and Total Buildout
Figure 1: Project Location Map
Figure 2: Phase 1 Proposed Site Plan
Figure 3: Phase 2 Proposed Site Plan

Table 1: Proposed Development by Phase and Total Buildout

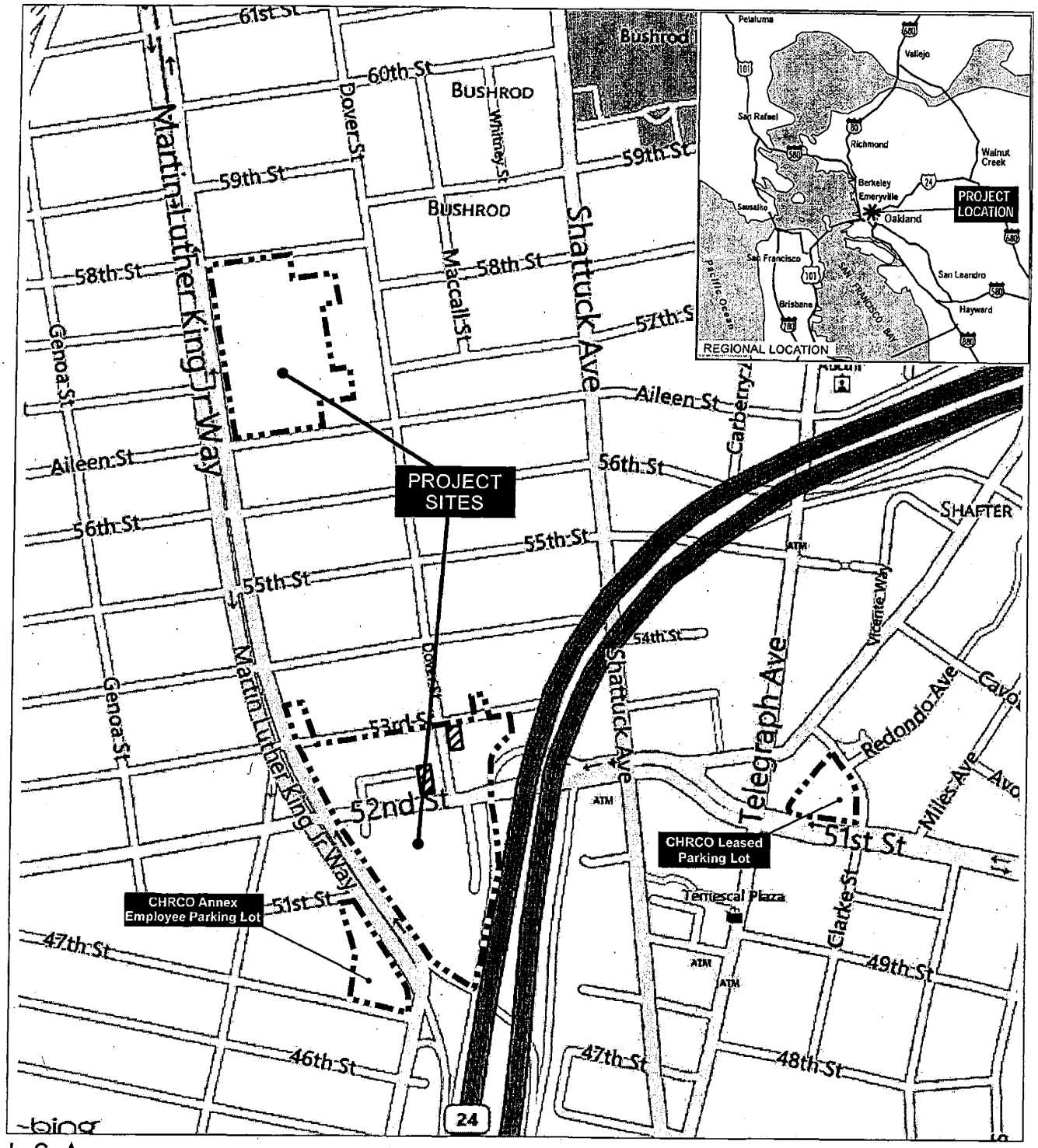
	CHRCO Campus	CHORI Campus	Total	Change[a]
Existing				
Site Acres	11	6.5	17.5	
Building Area (sq. ft.)	699,846	126,015	825,861	
Parking Spaces	1,246	183	1,429	
On-Site Hospital Beds (#)	170	0	170	
Off-Site Hospital Beds (#)	20	0	20	
Patients[b] (daily)	852	0	852	
Visitors (daily)	604	0	604	
Total Employees (FTE[c]) (daily)	2,086	246	2,332	
Phase 1: Completed in 42 months				
Site Acres	11	6.5	17.5	0
Demolished Building Area	(8,602)	0		(8,602)
New Building Area	97,150	0		97,150
Net Building Area	788,394	126,015	914,409	88,548
Removed Parking Spaces	(160)	0		(160)
New Parking Spaces	23	0		23
Net Parking Spaces	1,109	183	1,292	(137)
On-Site Hospital Beds (#)	140	0		(30)
Off-Site Hospital Beds (#)	40	0		20
Patients[b] (daily)	853	0		1
Visitors (daily)	604	0		0
Total Employees (FTE[c]) (daily)	2,111	246		25
Phase 2: Anticipated to begin in 2020, completed in 36 months				
Site Acres	14.4	6.5	20.9	2.4
Demolished Building Area	(70,435)	0		(70,435)
New Building Area	308,904	0[d]		308,904
Net Building Area	1,026,863	126,015	1,152,878	238,469
Removed Parking Spaces	(48)	0		(48)
New Parking Spaces	343	0		343
Net Parking Spaces	1,404	183	1,587	295
On-Site Hospital Beds (#)	210	0		70
Off-site Hospital Beds (#)	0			(40)
Patients[b] (daily)	923	0		70
Visitors (daily)	761	0		157
Total Employees (FTE[c]) (daily)	2,291	271		205
Total Buildout				
Site Acres	14.4	6.5	20.9	2.4
Total Building Area	1,026,863	126,015	1,152,878	327,017
Parking Spaces	1,404	183	1,587	158
On-Site Hospital Beds (#)	210	0	210	40
Off-Site Hospital Beds (#)	0	0	0	(20)
Patients[b] (daily)	923	0	923	71
Visitors (daily)	761	0	761	157
Total Employees (FTE[b])	2,291	271	2,562	205

[a] The change column under Phase 1 represents change from existing conditions to implementation of Phase 1. The change column under Phase 2 represents change from Phase 1 to implementation of Phase 2. The change column under Total Buildout represents change from existing conditions to Total Buildout. The EIR will analyze the change associated with Phase 1 and the change at total buildout.

[b] Patients include census, emergency department and outpatients

[c] FTE = full time equivalents

[d] While not the construction of new square footage, Phase 2 will include the redevelopment and activation of the 24,150 square-foot CHORI Gymnasium.



LSA

FIGURE 1

Project Sites

Private Residence, Parcel Not Owned by CHRCO

0 300 600
FEET

CHRCO Master Plan NOP

Project Vicinity and Regional Location

SOURCES: BING MAPS; LSA ASSOCIATES, INC., 2013.

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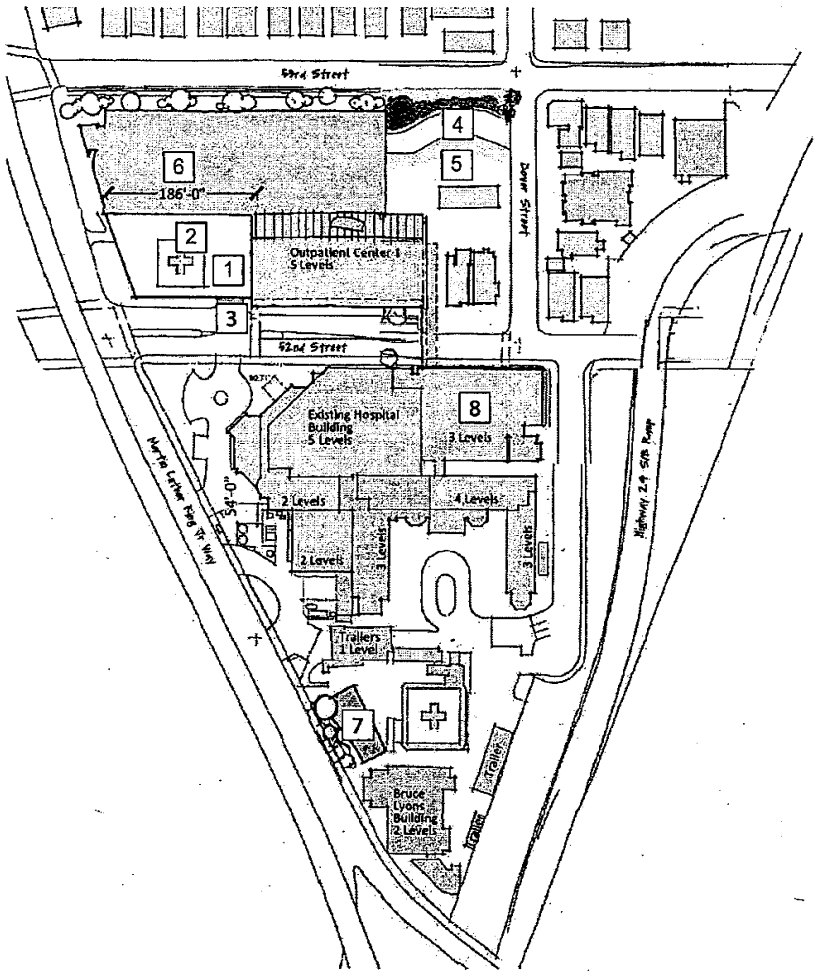

MASTER PLAN PHASE 1 SEQUENCING

SEQUENCE 1A:

Bulk Oxygen Tank Replacement - completed under HAZUS Project.

Engage in the EIR process and initiate dialogue with the community and neighbors.

Remodel the Second Floor MPOE.

SEQUENCE 1B:

Remove 4 hospital-owned structures between 52nd and 53rd Streets to prepare site for construction.

Build a 6-story; 92,700 square foot Outpatient Building 2 (OPC2) with a helistop on the roof. Emergency Room parking at grade on Level 1. Many non-acute care services will be relocated from the hospital to this building.

Provide new entrance driveway to the existing Parking Garage from Dover Street.

SEQUENCE 1C:

Remove temporary trailer.

Build a 4,450 sf Central Utility Plant to support Inpatient Remodels and capable of future expansion in a later phase.

SB 90/Interior Hospital Reonvations: The space vacated by non-acute care services from the existing Hospital to the new OPC2 will allow for interior renovations of the inpatient floors of the existing hospital. The Morgue, CSPD, Pharmacy, EVS, PBX, Main Entry, PICU, NICU, Surgery/PACU, Inpatient Rehab, Admit Holding, Medical Surgical Overflow, and Child Life department will be renovated and will undergo technological upgrades.

LSA

NOT TO SCALE

N

PHASE 1 SCOPE OF WORK

1 NEW 6 STORY OUTPATIENT CENTER (OPC 2)

2 NEW HELISTOP AT ROOF LEVEL OF OPC2

3 EMERGENCY DEPARTMENT PARKING ENTRANCE & EXIT

4 NEW PERMANENT ENTRANCE/EXIT DRIVE TO EXISTING PARKING GARAGE

5 NEW SERVICE YARD & DELIVERY PARKING

6 BICYCLE PARKING LOCATION

7 NEW "MINI" CENTRAL PLANT

8 INPATIENT HOSPITAL INTERIOR RENOVATIONS

FIGURE 2

CHRCO Master Plan NOP

Phase 1

Proposed Site Plan

SOURCE: HDR/TAYLOR, 2013. [G0.02]

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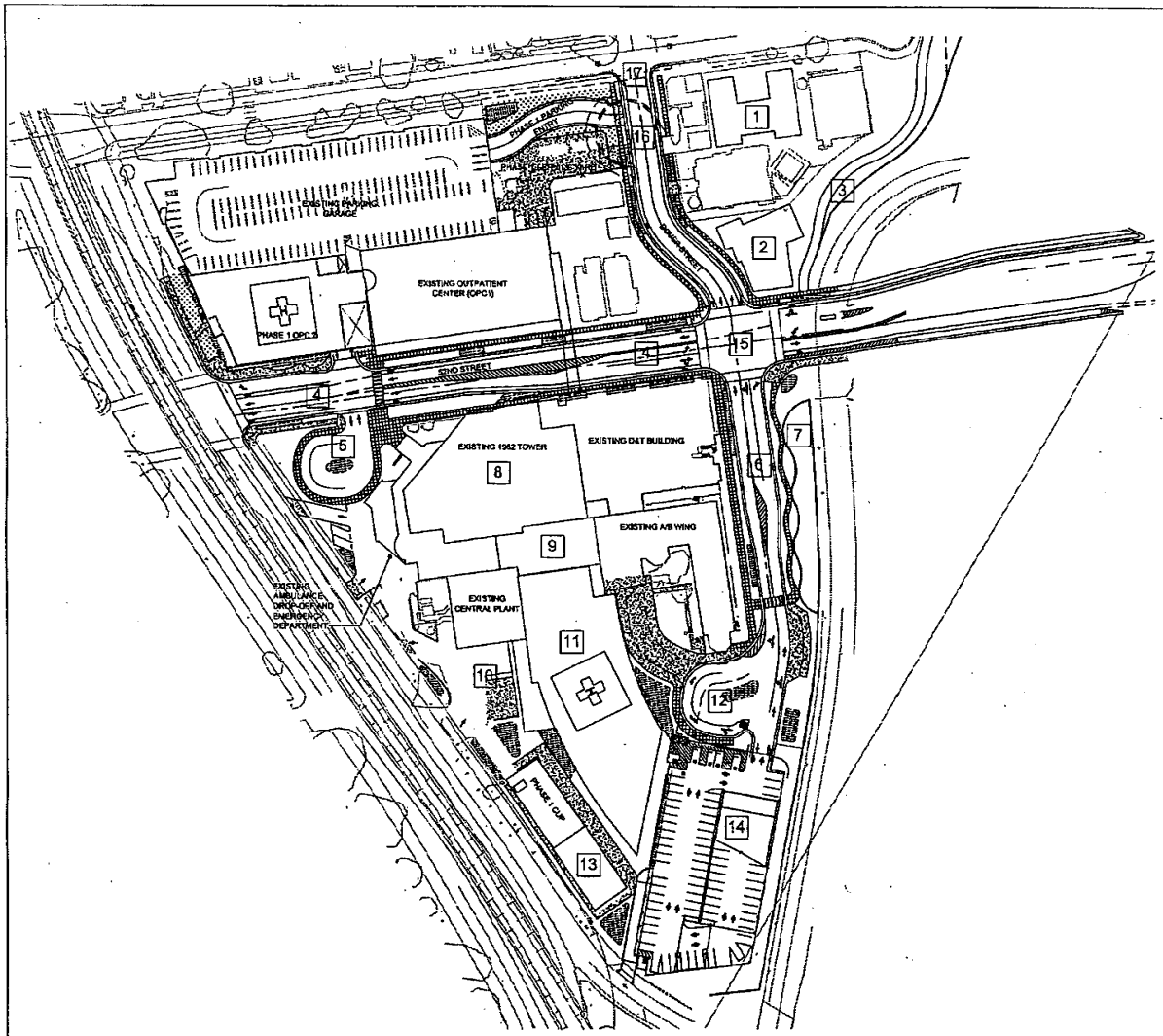

MASTER PLAN PHASE 2 SEQUENCING

SEQUENCE 2A:

SB90/Interior Hospital Renovations will continue in Phase 2 to include the Emergency Department, Radiology/Imaging, and the new IMRI.

SEQUENCE 2B:

Acquire CalTrans Right of Way land adjacent to the western edge of SR 24. Land is for incorporation of future campus building elements.

Remove 6 hospital-owned structures between 52nd and 53rd Streets, 3 east of Dover Street to prepare site for construction.

Build a two-story 14,500 sf Family Residence Building over parking on the south side of 53rd Street, east of Dover.

Build a five-story, 31,300 sf Administration Building at the Northeast corner of Dover and 52nd Street. An optional cul-de-sac at Dover and 53rd discourages hospital parking in the neighborhood to the north.

Reconfigure Dover Street between 52nd Street and 53rd Streets to align with Dover's southern terminus. Dover becomes the primary entry to the South Campus, and helps to organize the campus into distinct Outpatient and Inpatient zones (south and north of 52nd Street).

SEQUENCE 2C:

The existing BC Wing will be demolished. All departments housed within this building will be relocated to the existing hospital, OPC2, or other hospital owned properties renovated in Phase 1.

Build a three-story, 19,020 sf Link Building, connecting the services of the existing hospital's east and west areas.

SEQUENCE 2D:

The existing Trailers, Bruce Lyon Memorial Research Center, HemOnc Administration Building, and Heli Stop structure are demolished.

SEQUENCE 2E:

Re-route PG&E Utility Easement which currently runs east-west across southern portion of campus to around the southern tip of hospital property.

Build a 4-level, 114,901 sf, 334-stall parking structure. This structure will provide parking to support the inpatient population of the campus.

Build a 3,870 sf Central Utility Plant expansion to the Phase 1 Central Utility Plant. This expansion will provide service to the new Patient Pavilion.

Site improvements south of 52nd Street along with the existing drop-off area.

Convert existing semi-private patient rooms on the fifth floor to single-bed patient rooms.

LSA

N

NOT TO SCALE

PHASE 2 SCOPE OF WORK

1. NEW FAMILY RESIDENCE BLDG. 2 STORIES
2. NEW ADMINISTRATION BUILDING 5 STORIES
3. NEW PEDESTRIAN GREEN BELT TO 53RD STREET
4. SITE IMPROVEMENTS TO 52ND STREET STREET WIDENED IMPROVED TRAFFIC FLOW
5. SITE IMPROVEMENTS TO EXISTING HOSPITAL DROP OFF SHUTTLE PARKING AMBULANCE DROP-OFF
6. SITE IMPROVEMENTS TO DOVER STREET SOUTH OF 52ND STREET
7. NEW LANDSCAPING AND RETAINING WALLS AT CALTRANS IF ROW ACQUIRED
8. INPATIENT RENOVATIONS: LEVEL 1 - EMERGENCY DEPARTMENT LEVEL 2 - RADIOLOGY DEPARTMENT LEVEL 3 - IMRI
9. NEW "LINK" BUILDING 3 STORIES
10. NEW LOADING DOCK
11. NEW PATIENT PAVILION 5 STORIES HELISTOP ON ROOF
12. NEW MAIN HOSPITAL ENTRANCE DRIVE & DROP-OFF
13. NEW EXPANDED CENTRAL UTILITY PLANT
14. NEW PARKING GARAGE 4 STORIES 334 PARKING STALLS
15. NEW REALIGNED DOVER STREET
16. NEW DOVER STREET OPTIONAL CUL-DE-SAC
17. NEW DOVER STREET OPTIONAL THROUGH-STREET

FIGURE 3

CHRCO Master Plan EIR

Phase 2

Proposed Site Plan

SOURCE: HDR/TAYLOR, 2013[B1.10]

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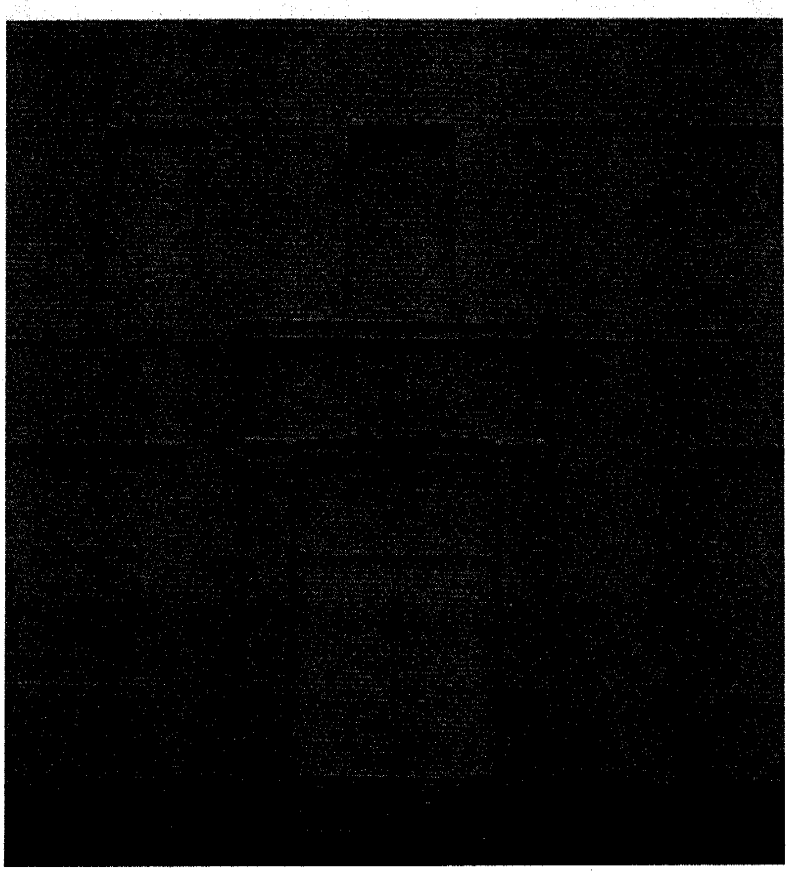
Appendix B: Existing Conditions Photographs of Project Site

Gymnasium, west façade *(Architectural Resources Group, February 24, 2010).*



Gymnasium, west façade, detail of girls' entrance *(Architectural Resources Group, February 24, 2010).*

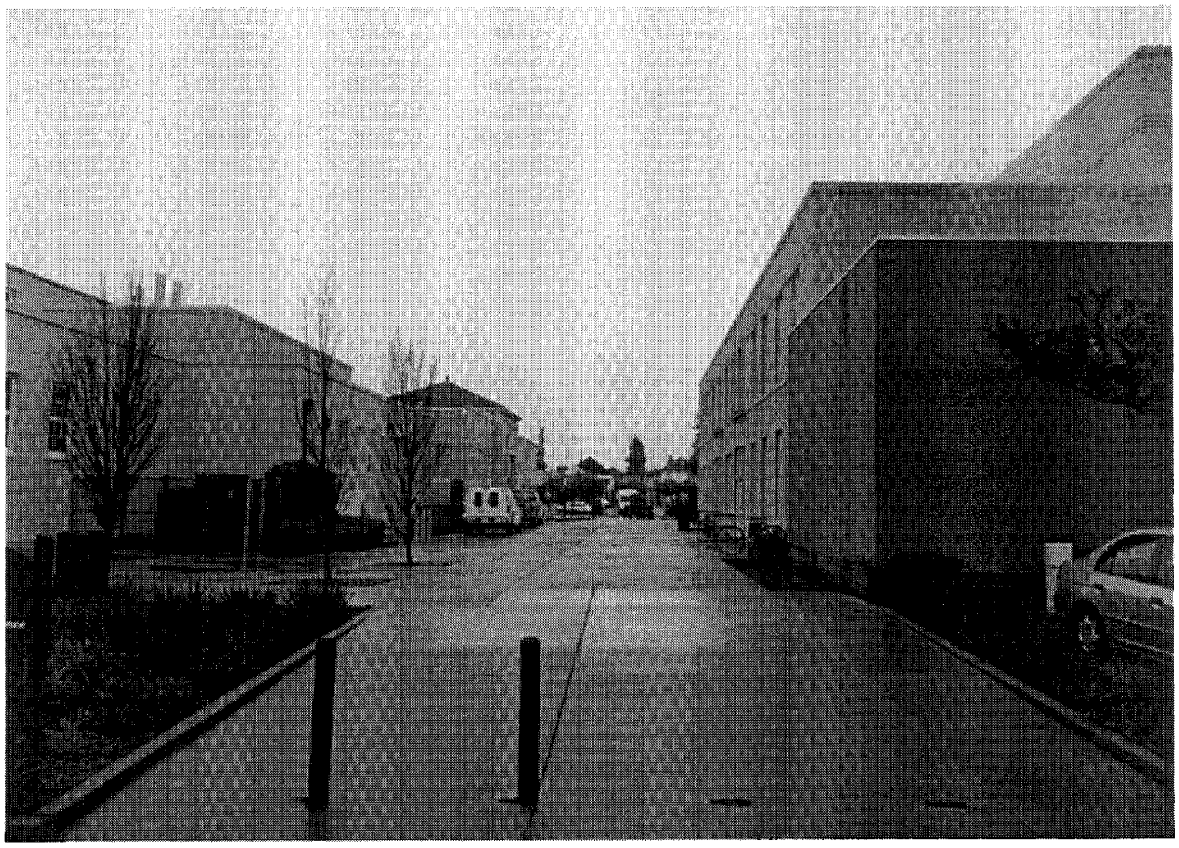
ATTACHMENT B

Appendix B: Existing Conditions Photographs of Project Site

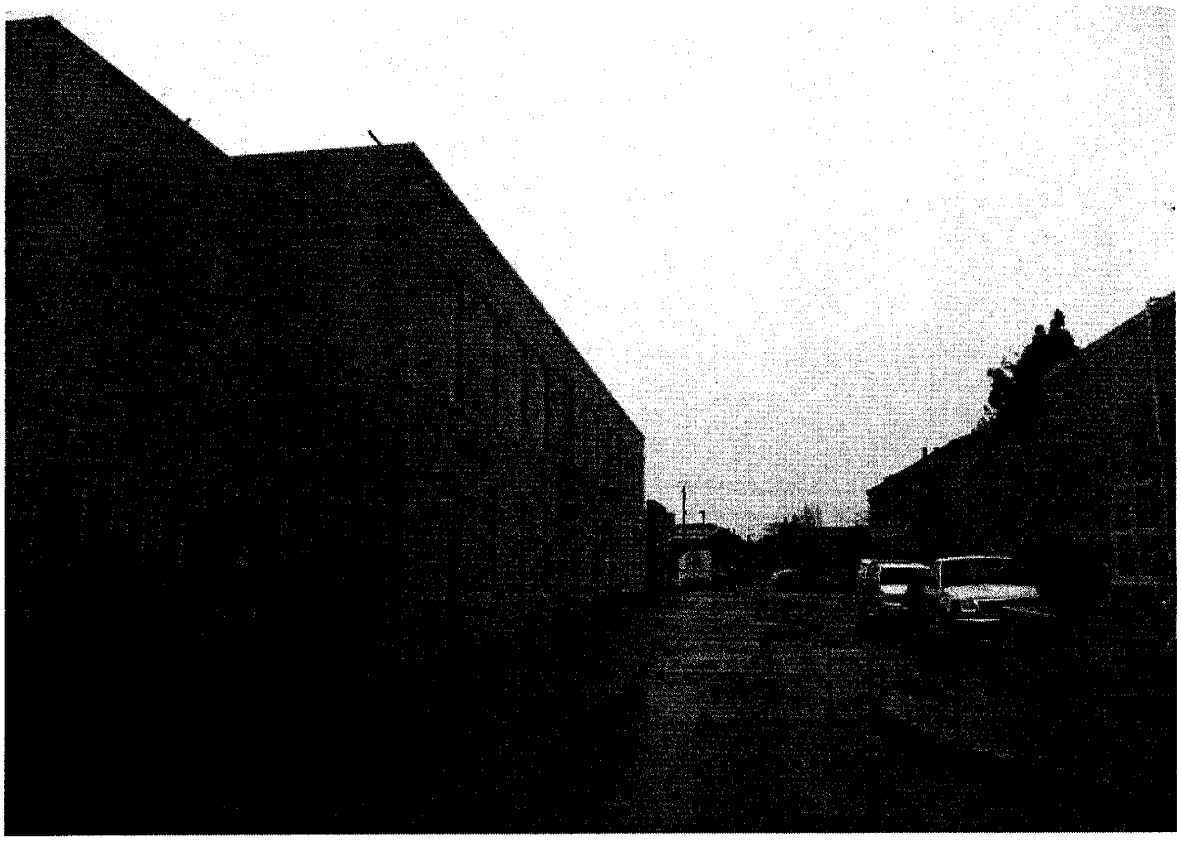
Gymnasium, south façade with mechanical enclosure *(Architectural Resources Group, February 24, 2010).*

Gymnasium, south façade *(Architectural Resources Group, February 24, 2010).*

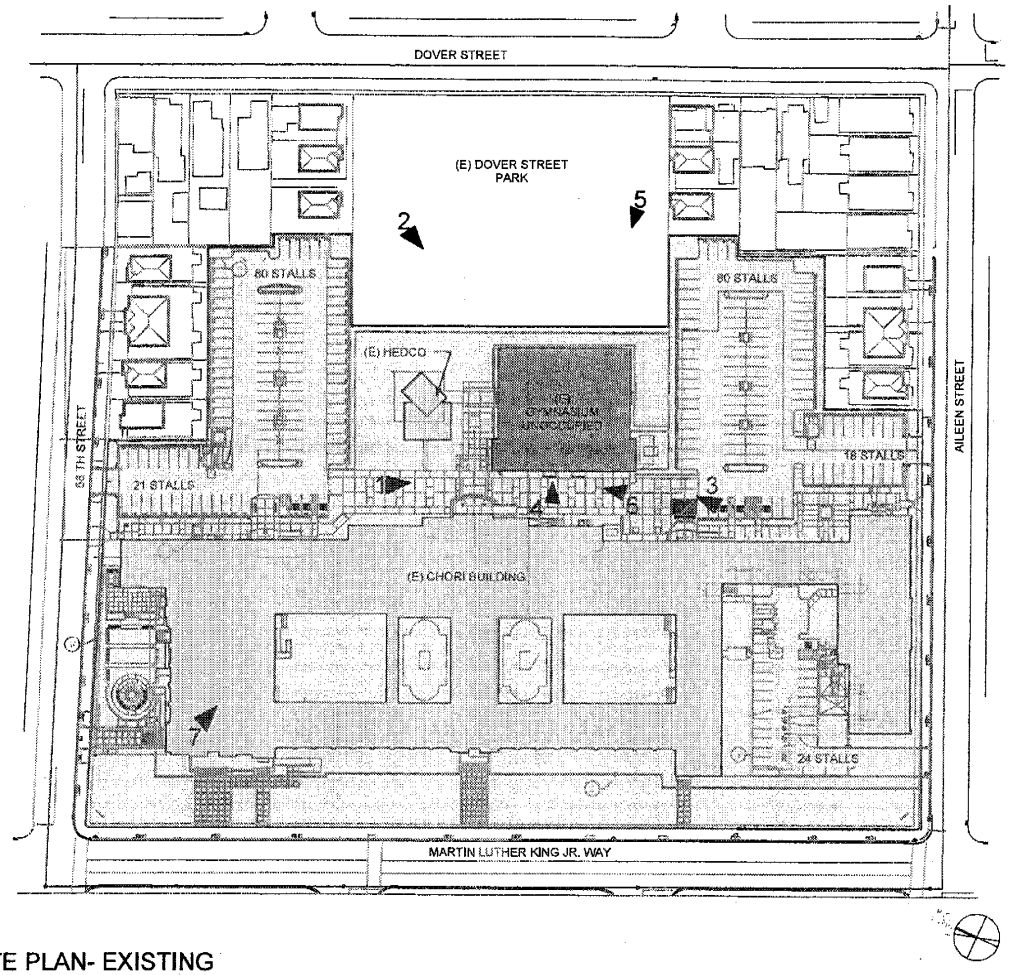
Appendix B: Existing Conditions Photographs of Project Site



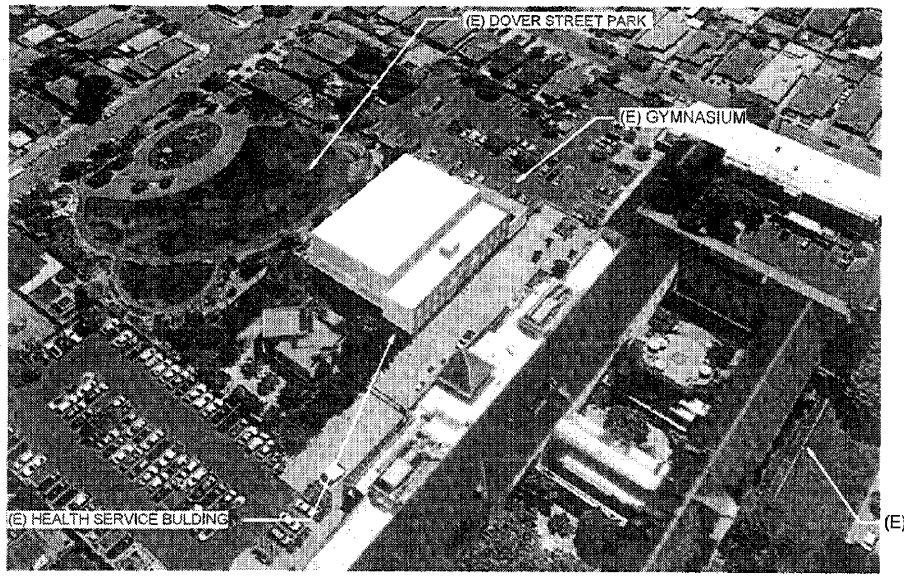
View north: gymnasium is on right, former main building of University High School is on left
(Architectural Resources Group, February 24, 2010).



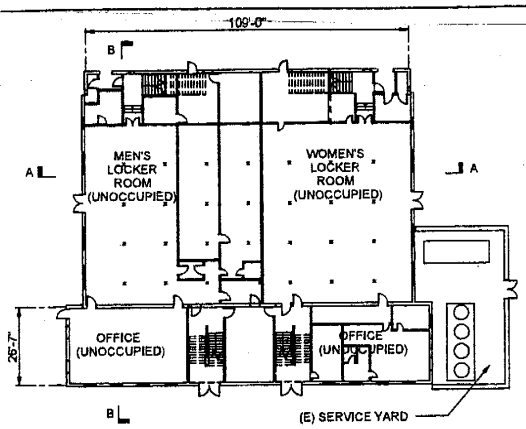
View south: gymnasium is on left, former main building of University High School is on right
(Architectural Resources Group, February 24, 2010).



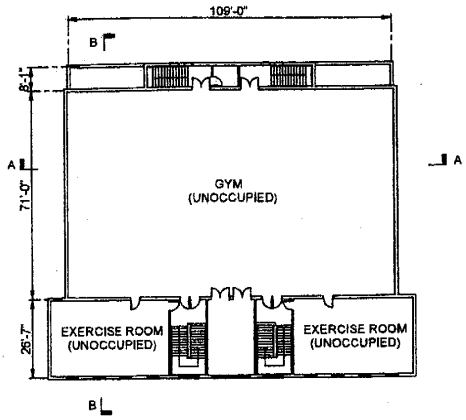
SITE PLAN- EXISTING



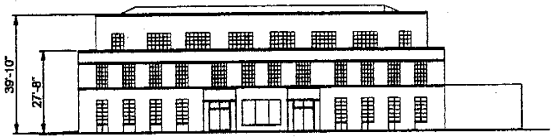
7. EXISTING MASSING - VIEW FROM NORTH WEST



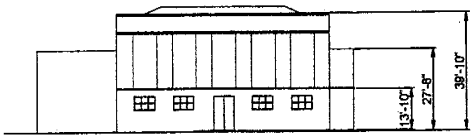
GYMNASIUM LEVEL 1 FLOOR PLAN



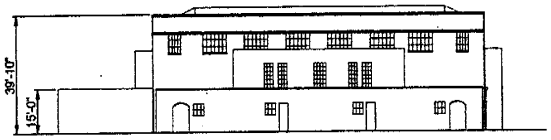
GYMNASIUM LEVEL 2 FLOOR PLAN



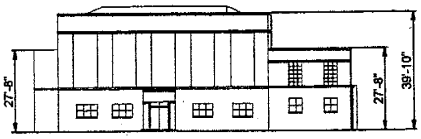
GYMNASIUM ELEVATION WEST



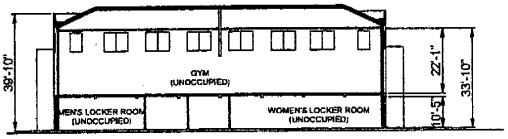
GYMNASIUM ELEVATION SOUTH



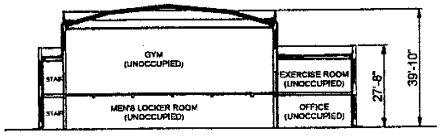
GYMNASIUM ELEVATION EAST



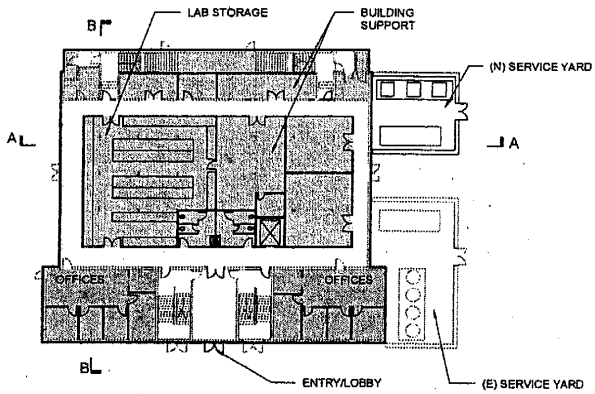
GYMNASIUM ELEVATION NORTH



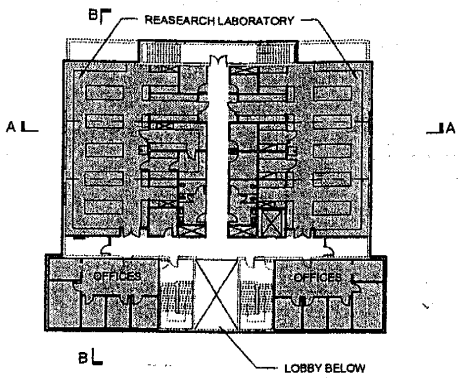
GYMNASIUM SECTION A - A



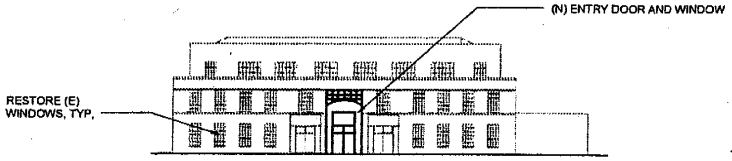
GYMNASIUM SECTION B - B



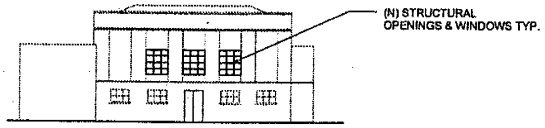
GYMNASIUM LEVEL 1 FLOOR PLAN NEW



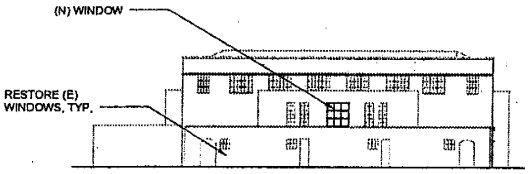
GYMNASIUM LEVEL 2 FLOOR PLAN NEW



GYMNASIUM ELEVATION WEST NEW



GYMNASIUM ELEVATION SOUTH NEW



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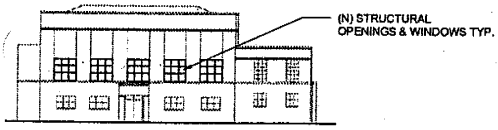

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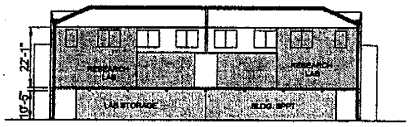

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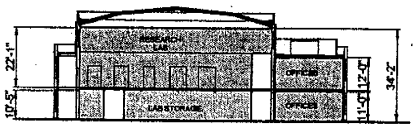

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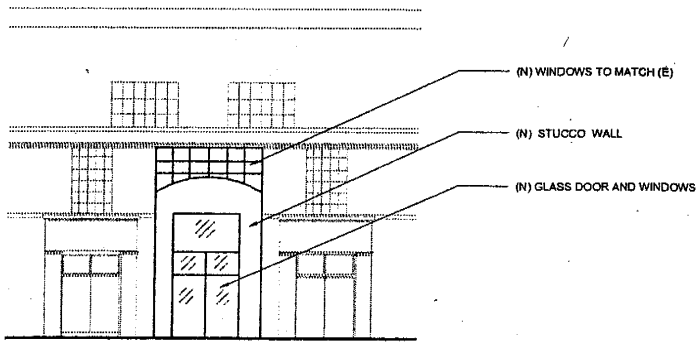

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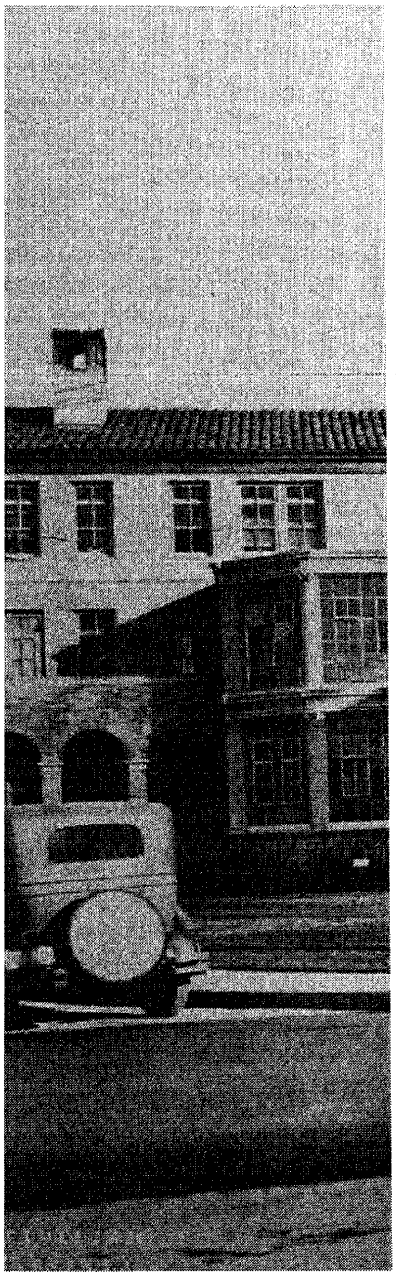

OAKLAND CHILDREN'S HOSPITAL AND RESEARCH CENTER

HISTORIC RESOURCE EVALUATION PART I

OAKLAND, CALIFORNIA
[13019]

Prepared for
LSA ASSOCIATES, INC.

PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

AUGUST 5, 2013

ATTACHMENT C

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of LSA Associates, Inc. (LSA) for the Children's Hospital and Research Center Oakland (Children's Hospital) located at 747 52nd Street. The report also evaluates fourteen residential properties located in proximity to the hospital: 682, 688, and 720 52nd Street; 665, 671, 675, 677-679, 685-689, 707, and 715 53rd Street; 5203, 5212-5214, and 5225 Dover Street; and 5204 Martin Luther King Jr. Way **(Figure 1)**. The report does not study the Children's Hospital Oakland Research Institute (CHORI) campus at 5700 Martin Luther King Jr. Way.

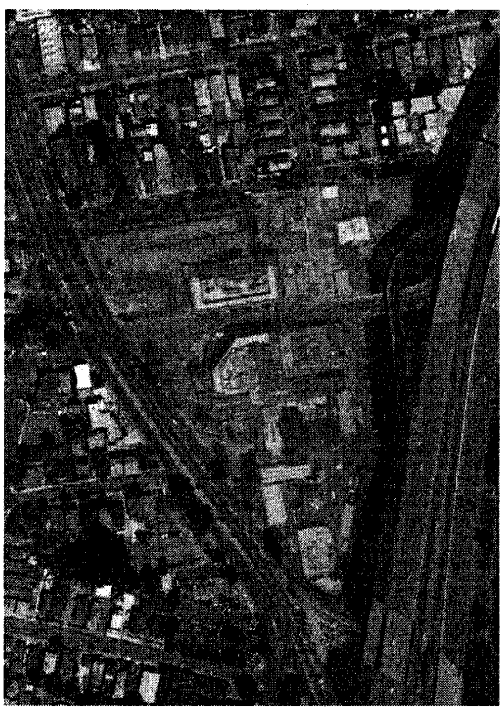

Figure 1. Aerial photograph of study site with hospital highlighted in red and nearby residences, mixed-use, and office buildings are highlighted in green.
Source: Google Maps, altered by Page & Turnbull

The Children's Hospital and Research Center Oakland is a complex of medical-use buildings located on a roughly triangular site in the Temescal neighborhood of Oakland. The site is bounded by 53rd Street to the north, the Grove Shafter Freeway (State Route 24) to the east and south, and Martin Luther King Jr. Way to the west. The complex spans several Alameda County Assessor's parcels (14-1206-26-1, 14-1205-19-1, and 14-1204-14-5) and is comprised of three two- to five-story agglomerative buildings as well as several portable buildings and ancillary structures. The oldest building in the hospital complex, historically known as the Baby Hospital and now commonly referred to as the A/B Wing, was designed by Edward W. Cannon and constructed in 1926.[1] The first addition to the A/B Wing (Baby Hospital) was constructed in 1946, and since then the hospital

[1] For consistency, this HRE refers to this building by both names throughout the document.

has continued to expand through demolition, reconstruction, additions and new construction. The multi-structure complex covers nearly the entire site, and serves as the main treatment facility for Children's Hospital.

The additional fourteen properties outside the Hospital complex that are included in this evaluation are also located in the City of Oakland's Temescal neighborhood, proximate to the north and east of the Children's Hospital complex. The properties are located along 52nd Street, 53rd Street, Dover Street, and Martin Luther King Jr. Way, and include the following Alameda County Assessor's parcels:

- 682 52nd Street: APN 14-1215-19
- 688 52nd Street: APN 14-1215-20
- 720 52nd Street: APN 14-1206-04
- 665 53rd Street: APN 14-1215-28-03
- 671 53rd Street: APN 14-1215-27-02
- 675 53rd Street: APN 14-1215-26
- 677-679 53rd Street: APN 14-1215-25
- 685-689 53rd Street: APN 14-1215-24
- 707 53rd Street: APN 14-1206-28
- 715 53rd Street: APN 14-1206-27
- 5203 Dover Street: APN 14-1206-03
- 5212-5214 Dover Street: APN 14-1215-21-01
- 5225 Dover Street: APN 14-1206-26-01
- 5204 Martin Luther King Jr. Way: APN 14-1206-25

These properties include twelve one- to two-story residential buildings built from 1905 to 1922 for independent owners by various architects and builders, one mixed use residential and commercial building (685-689 53rd Street), and one one-story office building built by the Children's Hospital for their marketing department after 1985 (665 53rd Street). Some of the residential buildings included in the evaluation continue their historic function as residences, and some are currently used as hospital-related offices. Thirteen of the fourteen adjacent properties are located within the 55th and Dover Residential District, a City of Oakland Local Historic District (Area of Secondary Importance).

This HRE provides a historic context statement and architectural descriptions for all Children's Hospital buildings and the fourteen additional proximate properties. It includes information about the existing historical status of each building and provides, for each building found to be 45 years old or older, evaluation for historic significance and inclusion in the California Register of Historical Resources (California Register) and as a City of Oakland Designated Historic Property. It also evaluates the Children's Hospital complex, including a mature magnolia tree located at the site, as a potentially significant historic district for the California Register and as a City of Oakland Local Historic District. The residential and commercial properties in the adjacent Temescal neighborhood are evaluated for their eligibility for individual listing in the California Register and as Oakland Designated Historic Properties.

A. METHODOLOGY

This HRE was completed to inform the potential redevelopment of the Children's Hospital complex and the area in the vicinity of Dover and 52nd streets. To prepare this HRE, Page & Turnbull conducted an intensive-level architectural survey, extensive historical research, and an evaluation of the historic significance of each building found to be 45 years old or older. In greater detail, the following methods were used:

- Page & Turnbull surveyed and photographed the exterior of all Children's Hospital buildings and the fourteen adjacent properties in May 2013. Interior access was gained only for the Children's Hospital main building complex at 747 52nd Street. For the additional properties, interior features were not examined or evaluated.

- Research was conducted at select local repositories, including the Oakland Cultural Heritage Survey, Oakland History Room at the Oakland Public Library, the San Francisco Public Library, and the Bancroft Library at the University of California, Berkeley. Additional information was gathered from Children's Hospital records, census records, voter registrations, and Page & Turnbull's in-house archive. Census records and Sanborn Fire Insurance Maps were used to their most recent availability. Page & Turnbull also consulted with Betty Marvin, Planner with the City of Oakland's Cultural Heritage Survey.

- Page & Turnbull documented and evaluated all buildings that are at least 45 years old. The National Park Service recognizes the threshold of 50 years for a property to become potentially historically significant, and 45 years is a common threshold used by cultural resource management practitioners for lengthening the useful shelf life of a survey report. For each building 45 years old or older, evaluation of eligibility for listing in the California Register and as a City of Oakland Designated Historic Property was completed. The latter was completed using City of Oakland Evaluation Sheets for Landmark Eligibility All evaluations were performed by professional staff that meet or exceed the Secretary of the Interior's Professional Qualification Standards in Architectural History.

B. EVALUATION CRITERIA

The California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed in the California Register by local governments, private organizations, or citizens. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

> *Criterion 1 (Event):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
>
> *Criterion 2 (Person):* Resources that are associated with the lives of persons important to local, California, or national history.
>
> *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
>
> *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

Integrity

The concept of integrity is essential to identifying the important physical characteristics of historic resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables, or aspects, that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.

- *Association* is the direct link between an important historic event or person and a historic property.

According to *California Office of Historic Preservation Technical Assistance Series #6, "California Register and National Register: A Comparison:"*

> It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.

Thus, the California Register may include properties that have suffered a greater degree of damage to their integrity than would be acceptable for listing in the National Register, provided they are eligible for listing under Criterion 4 (Information Potential).

Evaluation Criteria for Eligibility as a City of Oakland Designated Historic Property

In order to determine whether a property is eligible for inclusion on the local register as a designated historic property, the property is rated on an Evaluation Sheet for each of fourteen evaluation criteria.[2] These criteria are grouped into four categories: architecture, history, context, and integrity. The ratings are then converted to numerical scores and added together for a total score, which is then converted into an overall rating—A, B, C, D, or E. An A property is of highest importance, a B property is of major importance, a C property is of secondary importance, and a D property is of minor importance. E properties are "of no particular interest."

A property that has been altered or that is less than fifty years old may also have a contingency rating shown by a lowercase letter, indicating that the property may be eligible for a higher rating if alterations are removed or as the property becomes age-eligible in the future.

Buildings also receive a numerical rating indicating their association with a district: 1 indicates the building is in an Area of Primary Importance (API), 2 indicates that the building is in an Area of Secondary Importance (ASI), and 3 indicates that the building is not associated with a district. A "+" indicates that a building is a contributor to the district, a "-" indicates that it is not a contributor, and a "*" indicates that it is a potential contributor. (See next section for additional information about districts).

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

The City of Oakland considers properties with A, B, C, and contingency ratings of C and above to "warrant consideration for possible preservation."[3] These properties, if not already Designated Historic Properties, are classified as Potential Designated Historic Properties (PDHPs).

Evaluation for Designation as a City of Oakland Local Historic District

The Historic Preservation Element of the City of Oakland General Plan describes two levels of Preservation Districts: Class 1 Preservation Districts are all Areas of Primary Importance (API) identified by the intensive survey plus other areas that meet the "Guidelines for Determination of Preservation District Eligibility," and Class 2 Preservation Districts are all Areas of Secondary Importance (ASI) identified by the intensive survey plus other areas that meet the "Guidelines for Determination of Preservation District Eligibility."[4]

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

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

C. STATUS OF A BUILDING AS A HISTORICAL RESOURCE FOR CEQA

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

1) A resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources;

2) A resource included in Oakland's Local Register of historical resources, unless the preponderance of evidence demonstrates that it is not historically or culturally significant;

3) A resource identified as significant (e.g., rated 1-5) in a historical resource survey recorded on Department of Parks and Recreation Form 523, unless the preponderance of evidence demonstrates that it is not historically or culturally significant;

---

[3] "Summary of the Historic Preservation Element of the Oakland General Plan," City of Oakland (adopted 1994, http://www2.oaklandnet.com/oakca1/groups/ceda/documents/webcontent/oak035242.pdf, accessed 22 July 2013).
[4] Oakland General Plan, Historic Preservation Element, Chapter 4: Preservation Incentives and Regulations, Policy 2.2: Landmark and Preservation District Eligibility Criteria.

4) Any object, building, structure, site, area, place, record, or manuscript which the Oakland City Council determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the determination is supported by substantial evidence in light of the whole record. Generally, a resource is considered "historically significant" if it meets the criteria for listing on the California Register of Historical Resources (CEQA Guidelines section 15064.5); or

5) A resource that is determined by the City Council to be historically or culturally significant even though it does not meet the other four criteria listed here.

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

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

> For purposes of environmental review under the California Environmental Quality Act, the following properties will constitute the City of Oakland's Local Register of Historical Resources:
>
> 1. All Designated Historic Properties (Landmarks, Heritage Properties, Study List Properties, Preservation Districts, and S-7 and S-20 Preservation Combining Zone Properties); and
>
> 2. Those Potential Designated Historic Properties that have an existing rating of "A" or "B" or are located within an Area of Primary Importance.

The Local Register also includes properties within Areas of Primary Importance (API). An API is a district that appears eligible for the National Register of Historic Places.

Residential properties adjacent to the Children's Hospital are listed as contributors to the 55th and Dover Residential District, but since the district is an Area of Secondary Importance (ASI), they are not considered historic resources for the purposes of CEQA based on inclusion in the ASI.

Summary of Process of Historic Resource Evaluation for CEQA Purposes

The Children's Hospital buildings and adjacent residential and commercial buildings are evaluated in this report to arrive at two findings, which will determine whether they are considered historic resources for the purposes of CEQA:

1. Individual rating of A or B under the Oakland Designated Historic Property Criteria for Eligibility (Category 2);[5] and
2. Eligibility for listing as an individual resource or historic district (hospital complex only) in the California Register (Category 3).

II. SUMMARY OF DETERMINATION

The A/B Wing (Baby Hospital) of the Children's Hospital appears to be significant for its role in providing medical care and services to children and as a teaching hospital (California Register Criterion 1) as well as for its architectural merit (California Register Criterion 3). The A/B Wing was one of the earliest purpose-built hospitals for children in the East Bay, and is a building that embodies the distinctive characteristics of an early 20th-century hospital. Designed in 1926 by Edward W. Cannon, the reinforced concrete building is designed in a Northern Italian Renaissance style that features rich architectural detailing. The A/B Wing (Baby Hospital) retains integrity of location, workmanship, and association. However, integrity of design and materials is moderate and it lacks integrity of setting and feeling. Due to insufficient integrity, the A/B Wing (Baby Hospital) is not eligible for listing in the California Register of Historical Resources. Nevertheless, based on a detailed Oakland Cultural Heritage Survey (Intensive Survey) Evaluation and an evaluation for Landmark Eligibility, the A/B Wing (Baby Hospital) is eligible as an Oakland Designated Historic Property, which means that it qualifies as a historic resource under CEQA.

The B/C Wing, Bruce Lyon Memorial Research Center, and the Ford Diagnostic and Treatment Center at the Children's Hospital do not appear to possess sufficient significance or retain integrity to be eligible for listing in either the California Register or as Oakland Designated Historic Properties. These properties do not qualify as historic resources under CEQA.

The A/B Wing and B/C Wing, when considered together as one building, are not eligible for listing in the California Register due to insufficient integrity. Based on a detailed evaluation for Landmark Eligibility, the A/B Wing and B/C Wing together are also not eligible as an Oakland Designated Historic Property. This means that they do not qualify as a historic resource under CEQA.

The magnolia tree to the east of the B/C Wing does not qualify as a historic resource under CEQA.

The other properties in the hospital complex are less than forty-five years old and do not qualify as historic resources under CEQA. These buildings include the Cardiac Catheterization Lab, Central Plant/West Site Plant, Patient Tower, Cafeteria, Helistop, Outpatient Center, and parking garage. The hospital complex as a whole does not qualify as a historic district.

None of the adjacent fourteen residential and commercial properties that were evaluated appear to be significant as individual historical resources under the criteria for eligibility to the California Register of Historical Resources. Thirteen of the properties are listed as contributors to the City of Oakland's 55th and Dover Residential District (see Current Historic Status section below). Page & Turnbull was

[5] Properties which may be eligible as Designated Historic Properties because they receive an A.B. or C rating from a Reconnaissance or Intensive survey are considered Potentially Designated Historic Properties.

not tasked with evaluating the district for California Register eligibility; however, based on its current status as an ASI and reconnaissance surveys and research on fourteen properties, this district does not appear to possess sufficiently significant historical context or visual themes to qualify for listing in the California Register. None of these properties appear to qualify as historic resources under CEQA.

Tables 1 and 2 below summarize Page & Turnbull's findings for each hospital building and adjacent residential and office property. The Oakland Cultural Heritage Survey (OCHS) designations are also listed for the adjacent properties.

Table 1. Children's Hospital Buildings within Hospital Complex

Building	California Register Eligibility	Existing OCHS Rating	Page & Turnbull ODHP Rating	CEQA Historic Resource
A/B Wing (Baby Hospital) (1926, 1962)[6]	No	Cb+3	B3	Yes
B/C Wing (1946, 1958, 1987)	No	N/A	C3	No
A/B Wing and B/C Wing Together	No	N/A	C3	No
Ford Diagnostic and Treatment Center (1962, 1974)	No	N/A	N/A	No
Central Plant/West Site Plant (1979)	N/A	N/A	N/A	No
Patient Tower (1982)	N/A	N/A	N/A	No
Cafeteria (1987)	N/A	N/A	N/A	No
Helistop (2000)	N/A	N/A	N/A	No
Bruce Lyon Memorial Research Center (1958, 1972)	No	N/A	C3	No
Portable Buildings (Various dates)	N/A	N/A	N/A	No
Outpatient Center (1993)	N/A	N/A	N/A	No
Parking Garage (1993)	N/A	N/A	N/A	No
Bruce Lyon Memorial Research Center Addition (1992)	N/A	N/A	N/A	No
Cardiac Catheterization Lab (1993)	N/A	N/A	N/A	No
Children's Hospital Complex as a potential historic district	No	N/A	N/A	No

[6] Dates of original construction and renovation.

Table 2. Adjacent Residential/Commercial Properties

Address	California Register Eligibility	Existing OCHS Rating (1996)	Page & Turnbull ODHP Rating	Contributor to 55th & Dover Residential District (ASI)	CEQA Historic Resource
682 52nd Street	No	D2+(PDHP)	C2+	Yes	No
688 52nd Street	No	D2+(PDHP)	C2+	Yes	No
720 52nd Street	No	D2+ (PDHP)	C2+	Yes	No
665 53rd Street	N/A	N/A	N/A	No	No
671 53rd Street	No	C2+ (PDHP)	C2+	Yes	No
675 53rd Street	No	Dc2+ (PDHP)	D2+	Yes	No
677-79 53rd Street	No	D2+ (PDHP)	C2+	Yes	No
685-89 53rd Street	No	Fd2* (PDHP)	D2+	Yes	No
707 53rd Street	No	C2+ (PDHP)	C2+	Yes	No
715 53rd Street	No	Dc2+ (PDHP)	C2+	Yes	No
5203 Dover Street	No	D2+ (PDHP)	C2+	Yes	No
5212-14 Dover Street	No	Dc2 (PDHP)	D2+	Yes	No
5225 Dover Street	No	Dc2+ (PDHP)	D2+	Yes	No
5204 MLK Way	No	D2+ (PDHP)	C2+	Yes	No

III. CURRENT HISTORIC STATUS

This section provides an overview of the national, state, and local historical ratings currently assigned to the Children's Hospital buildings and adjacent residential and commercial properties.

A. NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

Children's Hospital Buildings

None of the buildings at the study site are currently listed in the National Register. The Landmarks Preservation Advisory Board Staff Report dated May 13, 2002, indicates that the A/B Wing (Baby Hospital) in its present state is not eligible for the National Register, but notes that further research and analysis of the resource is necessary as part of the environmental review process for future proposals submitted by the Children's Hospital and Research Center.[7]

Adjacent Residential/Commercial Properties

None of the twelve residences, one mixed-use building, and one office building adjacent to the hospital are currently individually listed in the National Register. The 55th and Dover Residential District is not listed in the National Register.

B. CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources is an inventory of significant architectural, archaeological, and historical resources in the State of California. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register.

Children's Hospital Buildings

None of the buildings at the Children's Hospital site are currently listed in the California Register.

Adjacent Residential/Commercial Properties

None of the twelve residences, one mixed-use building, and one office building adjacent to the hospital are currently individually listed in the California Register. The 55th and Dover Residential District is not listed in the California Register.

[7] Landmarks Preservation Advisory Board Staff Report regarding the discussion of procedures for nominating properties to the Preservation Study List (pursuant to request from Oakland Heritage Alliance to add the Children's Hospital Baby Hospital Building, 747 52nd Street, to the Preservation List Study). 5/13/2002.

C. CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation (OHP) are assigned California Historical Resource Status Codes (CHRSCs) of "1" to "7" in order to establish a baseline record of their historical significance. Properties with a Status Code of "1" are listed in the National or California Registers. Properties with a Status Code of "2" have been formally determined eligible for listing in the National or California Registers. Properties with a Status Code of "3" or "4" appear to be eligible for listing in either Register through survey evaluation. Properties with a Status Code of "5" are typically locally significant or of contextual importance. A rating of "6" indicates that the property has been found ineligible for listing in any Register and a rating of "7" indicates that the property has not yet been evaluated or needs to be reevaluated.

Children's Hospital Buildings

According to the California Historic Resource Inventory System, the A/B Wing (Baby Hospital) received a CHRSC of "7R," which means that the property was identified in a reconnaissance-level survey, but has not been evaluated for listing in the National or California Registers.

None of the other buildings in the complex are listed in the California Historic Resources Information System (CHRIS) database with a California Historical Resource Status Code, which means that the buildings have not been formally evaluated using the status codes.

Adjacent Residential/Office Properties

None of the twelve residences, one mixed-use building, and one office building have been individually assigned CHRSCs. The 55th and Dover Residential District received a CHRSC of "7R," which means that the property was identified in a reconnaissance-level survey, but has not been evaluated for listing in the National or California registers.

D. OAKLAND CULTURAL HERITAGE SURVEY

The Oakland Cultural Heritage Survey (OCHS) was established in 1981. Since that time, the OCHS has been evaluating resources according to a system adapted from both the San Francisco Downtown Inventory and Harold Kalman's *The Evaluation of Historic Buildings* (Parks Canada, 1980). The categories, ratings, and guidelines for interpretation that are used by the OCHS closely parallel those presented in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, Section IV, "How to Identify the Type of Significance of a Property;" and Section V, "How to Determine if a Property has Integrity."

Children's Hospital Buildings

The OCHS assigned the A/B Wing (Baby Hospital) a preliminary rating of Cb3 based on a Reconnaissance Survey and minimal research done in 1996. The preliminary dual rating reflects uncertainty about the degree of historical and architectural integrity of the building affected by additions and alterations. The rating means that the building has secondary importance but with more information could be elevated to a rating of "B," which would signify that the building is of major importance. The "3" rating indicates that the A/B Wing (Baby Hospital) is not located within a historic district.

None of the other buildings at the Children's Hospital were evaluated in a Reconnaissance or Intensive Survey.

Adjacent Residential/Commercial Properties

Of the fourteen other properties within the study area, thirteen were rated in a Reconnaissance Survey in 1996. Eight are preliminarily considered contributing properties to an Area of Secondary Importance (ASI).

671 53rd Street and 707 53nd Street were each assigned an OCHS rating of C2+ in the reconnaissance survey, which means they are preliminarily considered contributing properties of Secondary Importance within Areas of Secondary Importance (ASI) or districts of local interest.[8] These properties are considered Potentially Designated Historic Properties (PDHPs) by the City of Oakland.

5212-5214 Dover Street was assigned an OCHS rating of Dc2, and 675 53rd Street, 5225 Dover Street, and 715 53nd Street were each assigned an OCHS rating of Dc2+ in the reconnaissance survey, indicating that they are preliminarily considered contributing properties of Minor Importance within an ASI.[9] The "c" is a contingency rating indicating that the building may be eligible for a C rating in the future if inappropriate alterations are reversed. These properties are considered PDHPs by the City of Oakland.

720 52nd Street, 5203 Dover Street, 682 52nd Street, 688 52nd Street, 677-679 53nd Street, and 5204 Martin Luther King Jr. Way were each assigned an OCHS rating of D2+ in the reconnaissance survey, which means they are preliminarily considered contributing properties of minor importance within an ASI.[10] These properties are considered PDHPs by the City of Oakland.

685-689 53rd Street has an OCHS rating of Fd2*, indicating that the building has been modernized. It lies within an ASI, but is not a contributor. The "d" is a contingency rating indicating that the building may be eligible for a D rating in the future if inappropriate alterations are reversed. This property is considered a PDHP by the City of Oakland.[11]

665 53rd Street is new construction and has not been assigned an OCHS rating.

55th and Dover Residential District

The 55th and Dover Residential District was designated an Area of Secondary Importance (ASI), or district of local interest, by the OCHS in 1996. The district boundaries encompass eight blocks with 139 contributing buildings out of a total of 146 buildings **(Figure 2)**.

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[8] "City of Oakland Historic Preservation Programs."
[9] Ibid.
[10] Ibid.
[11] Ibid.

55th and Dover Residential District

with OCHS Preliminary Building Ratings, 1996

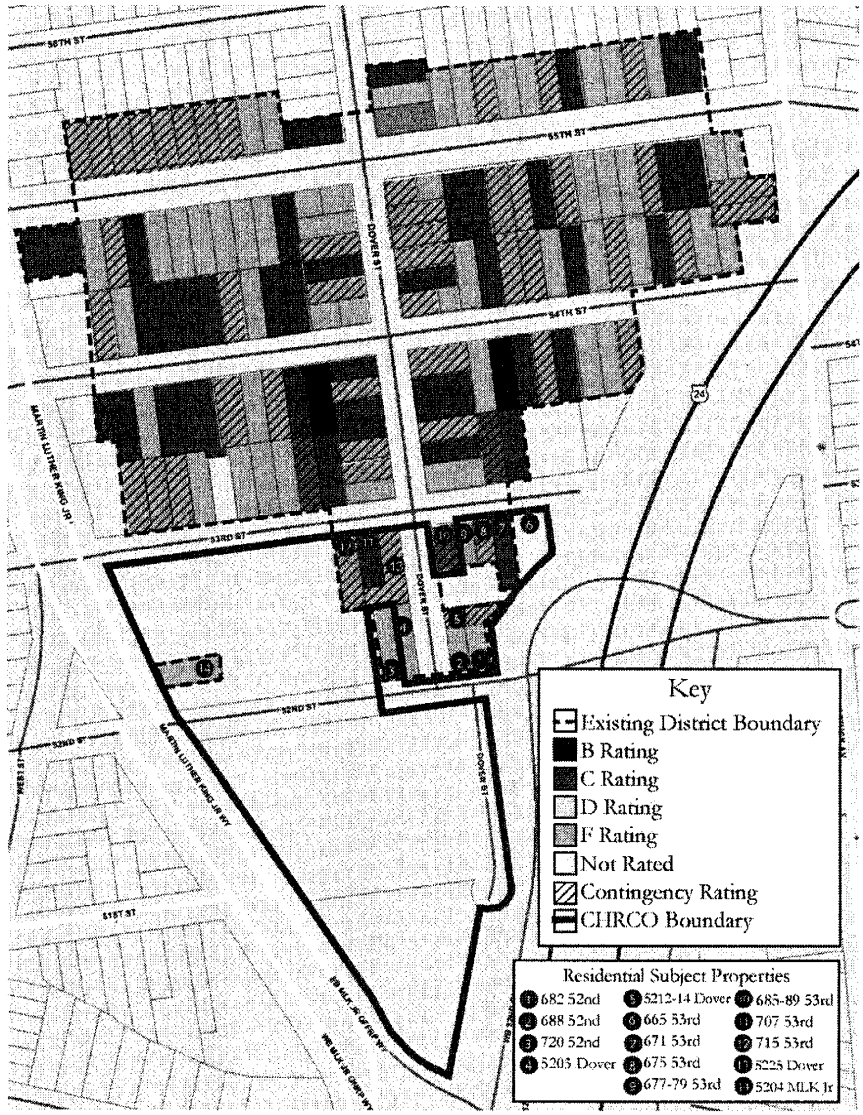

Figure 2. 55th and Dover Residential District with OCHS Preliminary Building Ratings, 1996. Source: Page & Turnbull, 2008, revised July 2013.

Two properties in the district (657 54th Street and 711 – 713 54th Street) have been assigned an architectural rating of B, which signifies that they are of major importance and automatically qualifies them for individual listing in the City of Oakland's Local Register of Historic Resources.[12] These

[12] "Summary of the Historic Preservation Element of the Oakland General Plan." Under certain circumstances, demolition or incompatible alteration of these properties on the Local Register of Historic Resources cannot be carried out unless an Environmental Impact Report demonstrates that there are no feasible preservation alternatives and identifies mitigations to make up for loss of a historic resource.

properties are not included in the Children's Hospital Master Plan and will not be affected by implementation of the Master Plan. Because a District Record (California Department of Parks and Recreation 523 D form) has not been submitted to the California Office of Historic Preservation for official review, the properties within the district have not been assigned California Historic Resource Status Codes.

The Preliminary Property List for the 55th and Dover Residential District, which was included in the Department of Parks and Recreation Primary Record Form (DPR 523A) for the district in 1996, includes thirteen of the fourteen subject properties: 682 52nd Street, 688 52nd Street, 720 52nd Street, 5203 Dover Street, 5212-14 Dover Street, 5225 Dover Street, 671 53rd Street, 675 53rd Street, 677-679 53rd Street, 685-689 53rd Street, 707 53rd Street, 715 53rd Street, and 5204 Martin Luther King Jr. Way. 665 53rd Street is evaluated in this report but was not included in the district.

E. CITY OF OAKLAND'S PROTECTED TREE ORDINANCE

A mature magnolia tree located east of the hospital's B/C Wing is not listed in the National Register of Historic Places or the California Register of Historical Resources. It is not listed on the National or California Big Tree Registries, but is eligible for protection under the City of Oakland's Protected Tree Ordinance. The magnolia tree meets the required diameter measurements and qualifies as a protected tree under the ordinance.

IV. HISTORIC CONTEXT

A. HISTORY OF OAKLAND

The first Native Americans that inhabited the Oakland area were known as the Ohlone. Because the Oakland area was isolated on the opposite side of the bay from the Mission San Francisco de Asis (commonly known as Mission Dolores) and the San Francisco Presidio, the Ohlone did not have regular contact with the Spanish until the construction of the Mission de San Jose in present-day Fremont in 1797.[14]

A Spanish expedition from Monterey explored the area around Oakland in 1772.[15] Thereafter, the Spanish virtually ignored the East Bay region until 1820, when the government granted a large tract of land to Luis Maria Peralta upon his retirement from the Spanish military.[16] Peralta's grant extended from the shore of the bay, up to the crest of the Oakland hills, and from San Leandro Creek to "El Cerrito," or the little hill (most likely Albany Hill). The grant included the area that became Oakland, which was then known as Encinal (meaning Oak Grove in Spanish). It also included the future towns of Piedmont, Berkeley, Emeryville, Alameda, Albany, and part of San Leandro.[17] Peralta used the land as a cattle ranch, which he sub-divided and bequeathed to his four sons in 1842.[18]

The 1849 Gold Rush that dramatically influenced San Francisco's development also brought fortune-seekers to Oakland.[19] Miners, lumbermen, businessmen, bankers, speculators, and opportunists settled across the bay in what was then known as Contra Costa, or "the other coast."[20] Small towns like Clinton and San Antonio (areas today located east of Lake Merritt) began developing around the businesses established by these entrepreneurs.[21]

In 1850, three men arrived in Contra Costa: Horace W. Carpentier, a 26 year-old graduate of the law school at Columbia University; Edson Adams, a 26 year-old Connecticut native; and Andrew J. Moon, a 50 year-old New Yorker.[22] Each man leased 160 acres of land from Vicente Peralta and opened the area to squatters.[23] Swiss engineer Julius Kellersberger was hired to plat the land in a grid pattern starting at the shoreline. The lots were then sold, even though Carpentier, Adams, and Moon had no legal claim to the land.[24]

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[14] Beth Bagwell, *Oakland: the Story of a City* (Novato, CA: Presidio, 1982), 5.
[15] Lois Rather, *Oakland's Image: A History of Oakland, California* (Oakland, CA: The Rather Press, 1972), 20, 22.
[16] Bagwell, 5.
[17] *Ibid.*, 10.
[18] Rather, 26.
[19] Historic Preservation Element, Oakland General Plan (Oakland: Oakland City Council, 1993), 1-4.
[20] Bagwell, 25.
[21] Historic Preservation Element, 1-4.
[22] Bagwell, 25.
[23] Rather, 35.
[24] Bagwell, 27.

Two years later, on March 25, 1852, the town of Oakland was incorporated.[25] Named for an oak grove that stretched from Lake Merritt to the bay, the city encompassed the present-day downtown area and West Oakland to 22nd Street.[26] The town's citizens, who number less than 100, elected Carpentier as the city's first mayor.[27]

Oakland saw rapid growth and improvement after transportation connections were established with other communities.[28] Ferry service to San Francisco began in 1854, and San Antonio and Clinton were connected with Oakland by a bridge built in 1856. Commercial and industrial businesses were established near the wharves, and the Central Pacific Railroad ran through downtown Oakland by 1863.[29]

In 1868, Oakland was chosen as the western terminus for the Transcontinental Railroad. Beginning in 1869, the train, a "great 'Iron Horse' with tireless lungs," brought tourists and workers to California and made Oakland a major port city and manufacturing center.[30] West Oakland became a shipping hub for western U.S. factories and a processing and manufacturing center for raw commodities such as agricultural products and lumber. As Oakland became an increasingly popular industrial core, residential and commercial communities expanded within the city limits. In 1873, Oakland became the county seat of Alameda County.[31] By 1880, the city's population rose to 34,555, more than twenty times what it had been in 1860.[32] Many of the new residents were San Francisco commuters drawn by Oakland's relatively low density and the ferry service across the bay. A large demographic consisted of railroad workers, many of whom were African American.[33]

Promotional materials advertised Oakland's "world-renowned" climate, the prosperity of its citizens, its paved streets and extensive streetcar lines, and the culture found in "the Athens of America."[34] It was home to several colleges, including the College of California (the precursor of the University of California, Berkeley), Mills Seminary (later Mills College), and St. Mary's College. By 1895, the city hosted four daily newspapers, 50 churches, 14 schools, and four theaters or opera houses. Literary societies and a public library rounded out Oakland's cultural offerings. The health of the city was served at this time by a variety of personal physicians, small benevolent institutions and medical associations, and one hospital, the Oakland Hospital and Home for Invalids, located on 12th Street between Jackson and Madison Streets.[35]

The city expanded by annexing existing settlements and developing new districts.[36] Clinton, San Antonio, and the small town of Lynn (or Brooklyn) were annexed in 1872, pushing Oakland's eastern

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[25] *Ibid.*, 27.
[26] Historic Preservation Element, 1-4.
[27] Bagwell, 27.
[28] Historic Preservation Element, 1-4.
[29] Ibid., 1-5.
[30] Rather, 53-54.
[31] Historic Preservation Element, 1-5.
[32] Bagwell, 59.
[33] Historic Preservation Element, 1-5.
[34] Rather, 63.
[35] Husted's Alameda, Berkeley, and Oakland City Directory, 1895.
[36] Bagwell, 59.

city limits out to 36th Street.[37] Fruit Vale (later Fruitvale) and Jingletown grew around fruit orchards on the east side of the city, and Melrose, Fitchburg, and Elmhurst developed around streetcar stations in what would later be East Oakland.[38] The small Temescal community, located in north Oakland, expanded in the 1860s with the installation of a telegraph line down present-day Telegraph Avenue and the establishment of a streetcar line to the University of California Berkeley. Klinknerville, later Golden Gate, developed around Stanford and San Pablo avenues in North Oakland. Recreational facilities like the Tubbs Hotel and Idora Park spurred expansion into areas such as East Oakland and North Oakland. Neighborhoods north of Lake Merritt were annexed in 1891, and Temescal, Golden Gate, and other north Oakland neighborhoods were annexed in 1897.[39] By 1900, Oakland's population numbered almost 67,000.

The 1906 Earthquake and Fire displaced thousands of San Francisco residents to the East Bay for temporary and permanent housing. Oakland continued to grow geographically, increasing to nearly its present size by 1909, with the annexation of the hills area, Fruitvale, Melrose, Elmhurst, and the area south to San Leandro.[40] With those additions, the city's area increased from 22.9 to 60.25 square miles. Meanwhile, private developers saw an opportunity to plan communities for both the affluent and working classes in the North Oakland, West Oakland, and East Oakland neighborhoods, and parts of these areas became thoroughly family-friendly residential enclaves.

Post-earthquake development reinforced the city center at 14th Street and Broadway. The First National Bank of Oakland (now the Broadway Building), the Oakland Bank of Savings, the Security Bank Building, the Oakland Hotel, and the Federal Realty Building (now the Cathedral Building) were constructed in this area between 1907 and 1914. Oakland's City Hall was the first city hall in the United States designed as a skyscraper.[41] Other civic projects included the Civic Auditorium, new fire stations, and parks throughout the city.[42]

In 1910, the City of Oakland assumed control of its waterfront, which previously had been held by private entities. The change of ownership prompted the expansion of the Port of Oakland. The increased presence of the port, combined with the rail network and its geographic position, boosted the city to a leading industrial and warehousing center.[43] During World War I, Oakland's shipyards provided a "fleet of steel and concrete ships that…within the short space of a year put the Oakland estuary in the national limelight."[44] By 1918, at least 50,000 people were employed by the shipyards.

The 1920s saw continuing prosperity in Oakland.[45] Civic works abounded, including the installation of a new lighting system and procurement of land for an airport. Several automobile manufacturers

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[37] Historic Preservation Element, 1-5.
[38] Ibid., 1-6.
[39] Ibid., 1-7.
[40] Ibid., 1-7.
[41] Ibid., 1-7.
[42] Ibid., 1-8.
[43] Ibid.
[44] Florence B. Crocker, *Who Made Oakland?* (Oakland: Clyde Dalton, 1925), quoted in Rather, 87.
[45] Rather, 89.

established assembly plants in East Oakland, making Oakland "the Detroit of the West."[46] The city was proclaimed "One of the Nation's Richest, Greatest Communities" in 1929.

Development slowed during the Great Depression, but Oakland grew into a major shipbuilding center during World War II.[47] The city's population expanded with wartime workers, including many African Americans who migrated from the South. The Bay Bridge, which opened in 1936, eased the commute between Oakland and San Francisco and probably attracted more residents to Oakland. In 1945, the city's population was 405,301.

After the war, the Port of Oakland continued to grow, largely because of its ability to capitalize on the rise of containerized shipping. This shipping method was compatible with the Port's large landholdings, spacious waterfront, and access to rail and truck transportation routes, which the older, more crowded Port of San Francisco could not offer.[48] By the late 1960s, Oakland had the second largest container port in the world.[49]

Transportation also directly impacted Oakland's physical development. The postwar emphasis on the automobile led to increased development in the suburbs and new freeways to reach these outlying areas.[50] While freeway construction and redevelopment enticed some businesses and residents away from the city center, in many cases businesses and residents were forced into relocation as historic commercial and residential fabric in downtown and West Oakland disappeared. Increased economic and racial segregation were byproducts of this freeway and redevelopment orientation, and through the 1960s and 1970s Oakland experienced infrastructure decline associated with entrenched poverty, deindustrialization, and a weak urban tax base.[51]

A tight real estate market in San Francisco in the early 1980s sparked new development and preservation projects in Oakland, especially downtown.[52] Homebuyers began seriously considering Oakland neighborhoods, many of which retained strong local character.[53] The 1989 Loma Prieta earthquake damaged many of Oakland's older stock, but the city's population has remained steady throughout the 1990s and 2000s and was recorded as 395,817 in 2011.[54]

B. TEMESCAL NEIGHBORHOOD HISTORY

Oakland's Temescal neighborhood is bounded roughly by 40th Street on the south, 55th Street on the north, Broadway on the east, and Martin Luther King Jr. Way (formerly Grove Street) on the west.[55] The Temescal commercial district ranges along Telegraph Avenue with the intersection of Telegraph

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[46] Historic Preservation Element, 1-8.
[47] Ibid., 1-9.
[48] Michael Corbett with Marjorie Dobkin, William Kostura. "National Register of Historic Places Registration Form: Port of San Francisco Embarcadero Historic District," January 2006, 21.
[49] Corbett, 43.
[50] Historic Preservation Element, 1-9.
[51] Robert O. Self, *American Babylon: Race and the Struggle for Postwar Oakland* (Princeton, NJ: Princeton University Press, 2003)
[52] Bagwell, 260-262.
[53] Ibid., 263.
[54] United States Census.
[55] Historic boundaries have shifted as a result of freeway construction.

Avenue and 51st Street serving as the hub of the neighborhood. State Route 24, constructed in 1968-69, is accessed from several on-ramps around 51st Street and Shattuck Avenue. These on-ramps create some geographic divisions within the Temescal neighborhood, but also connect the neighborhood with the rest of the city and areas beyond.

Native Americans of the Ohlone tribe were Temescal's earliest residents. An Ohlone village probably existed near the present-day intersection of 51st Street and Telegraph Avenue, by the banks of Temescal Creek.[56] The neighborhood's name comes from this period and refers to the *temescals*, or sweat houses, that the Ohlone built along the creek.

As described previously, Luis Maria Peralta's Mexican land grant, which encompassed the Oakland area, was divided among his four sons. The present-day areas of Central and North Oakland, Emeryville, and Piedmont were bequeathed to Vicente Peralta.[57] In 1836, Vicente built an adobe house on a parcel now bounded by Telegraph Avenue, 55th Street, Vicente Way, and State Route 24.[58] The Gold Rush brought opportunistic settlers to the East Bay, and Peralta sold or surrendered most of his land to squatters by 1853.[59]

Solomon Ellsworth Alden, a Connecticut native who owned a successful San Francisco restaurant, settled west of present-day Telegraph Avenue in 1852.[60] Alden acquired land along the road, eventually holding 600 acres between 44th and 60th streets.[61] He began subdividing the land along Telegraph around 1868, perhaps in anticipation of the streetcar line that was built the following year.

Alden's subdivision developed into a commercial district along Telegraph Avenue, supported by the horse-drawn streetcar that ran from downtown Oakland to Berkeley by 1873 and the Oakland-Sacramento telegraph line, which was strung down Telegraph Avenue and gave the street its name.[62] By 1873, the population of the village of Temescal numbered 1,000 and the village featured stores, restaurants, dairies, and banks.[63]

Early Temescal was a blue-collar community of carpenters, farmers, and laborers.[64] The local Lusk Canning Company, which opened in 1868, was one of the largest canning factories in the world by 1885. It employed 800 people, both adults and children, during the height of the canning season.[65] In its heyday, the factory was located on Claremont Avenue just north of the intersection of Claremont and Telegraph Avenue.[66] Many Temescal residents also worked in the streetcar barn at 51st Street and

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[56] Historic Preservation Element, Oakland General Plan (Oakland City Council, 1993), 1-3.
[57] Diane Reinbolt Judd, "Early Days in Temescal" (Term paper at Laney College, June 1980), 2.
[58] *Temescal Album*, 9.
[59] Judd, 3.
[60] Theodore Grover Wurm, "Our Northern Suburb of Temescal" (Oakland: s. n., 1991), 4; Judd, 4.
[61] *Temescal Album*, 11.
[62] *Temescal Album*, 12; Jeff Norman, *Temescal Legacies: Narratives of Change from a North Oakland Neighborhood* (Shared Ground, 2006), 1.
[63] *Temescal Album*, 16.
[64] Judd, 7.
[65] Ibid., 5; *Temescal Album*, 18.
[66] Wade Fox, "Traces of the Past in Temescal" (http://loadofcrock.blogspot.com/2005/12/traces-of-past-in-temescal.html, accessed 12 May 2008).

Telegraph Avenue, and it was common for women to work in cigar factories and laundries.[67] A number of garbage collectors operated in the area and in 1907, they consolidated into the Oakland Scavenger Company.[68]

The 1880s and 1890s saw an influx of Italian immigrants to the neighborhood.[69] The Bilger Quarry just east of Temescal was known to have employed newly arrived Italian immigrants, many of whom resided in Temescal.[70] Many immigrants bought their first homes in the area, and a strong Italian community developed. Longstanding institutions from this heritage include Sacred Heart Church at 40th Street and Martin Luther King Jr. Way, the Genova Delicatessen and Ravioli Factory at Telegraph Avenue and 51st Street, and the Colombo Club on Claremont Avenue.[71] The Colombo Club was established as a social club by Bilger Quarry workers.[72]

In 1897, just after residents voted to change the town's name to Alden in honor of its founder, Temescal was annexed by the growing city of Oakland.[73] At the turn of the 20th century, Temescal was still a relatively self-contained community, with several small dairies, four movie houses, a post office, and a store.[74] Idora Park, an amusement park that boasted the largest roller-skating rink on the West Coast, was established in 1903 between Shattuck and Telegraph avenues and 56th and 58th streets.[75]

For a long time, the area's commerce focused on the streetcars and trains that ran down Telegraph and Shattuck avenues, and Grove, 40th, and 55th streets, in keeping with the area's genesis as a streetcar corridor **(Figure 3)**.[76] The residential streetcar suburb continued to develop through the 1910s and 1920s, largely with bungalows and Craftsman style single family residences. The postwar emphasis on automobiles and increasing community frustration with noisy, dirty railways led to the closure or relocation of streetcar and railway lines in the late 1940s and 1950s.[77]

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[67] Wurm, 5; *Temescal Album*, 23.
[68] Wurm, 6.
[69] Judd 2.
[70] Ibid., 20.
[71] Bagwell, 90.
[72] Fox.
[73] Wurm, 19; Norman, 1.
[74] Wurm, 6.
[75] Bagwell, 148; Fox.
[76] Norman, 38.
[77] Wurm, 8.

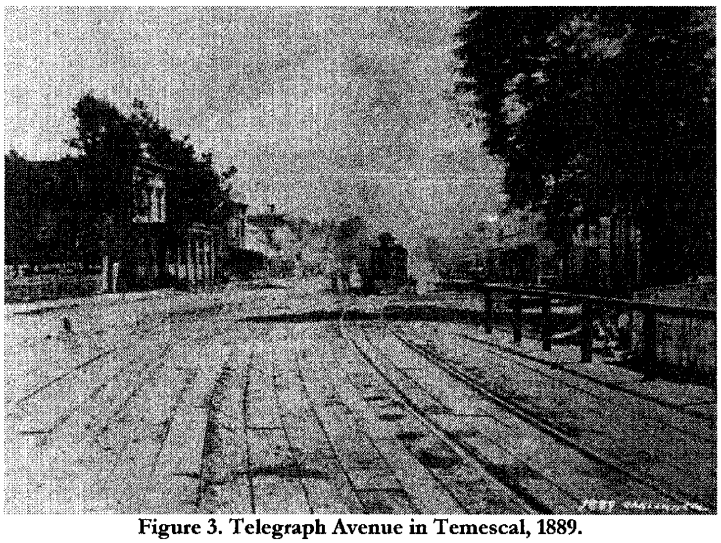

Figure 3. Telegraph Avenue in Temescal, 1889.
Source: Oakland Public Library

In 1958, transportation authorities approved plans for a freeway intended to connect Contra Costa County with I-880.[78] The community fought against the plans, which required the demolition of many residential blocks in Temescal and disrupted commercial districts on Grove Street, Telegraph Avenue, and College Avenue. Despite opposition, however, the first stretch of the Grove-Shafter Freeway (State Route 24) opened in 1969.[79] The freeway divided the commercial stretch on Telegraph from the residential areas to the west, such as the neighborhood around the Children's Hospital **(Figure 4)**.The transportation corridor of Grove Street (Martin Luther King Jr. Way) also changed significantly during this era. Prior to the 1960s, Line 3 of the Key Streetcar System ran along Grove Street at street level, connecting downtown Oakland to North Berkeley. Construction of the Bay Area Rapid Transit (BART) system in the 1960s saw this thoroughfare cast into the shadow of elevated tracks, visually and permanently changing the scale of traffic in the neighborhood.

[78] Mellana, quoted. in Norman, 76.
[79] Norman, 68.

Figure 4. Grove-Shafter Freeway under construction in 1968, also showing elevated BART tracks to the upper right. The Children's Hospital site is at center right. Source: Oakland Museum Collection.

The new freeway depressed property values in Temescal. Many children of long-time residents moved out of the neighborhood and many homes were sold. Those that remained in Temescal were often elderly residents, a demographic whose eventual attrition contributed to the neighborhood's steady decline.[80] African Americans, who were no longer tied to West Oakland's war industries and government-sponsored housing, were able to afford homes in Temescal and supplanted the neighborhood's predominantly Italian community.[81] In more recent years, young professionals attracted to the affordability, character, and diversity of Temescal have purchased homes in the neighborhood.

C. CHILDREN'S HOSPITAL

Administrative History

In 1911, Bertha Wright, a visiting nurse for the Collegiate Alumnae Association of Alameda County, formed a group called the Baby Hospital Association with the mission to explore the establishment of a hospital specifically designed for infants and children under the age of five.[82] Although the city of San Francisco had a children's hospital, there was no such organization in the East Bay. The high death rates for young children at the turn of the 20th century, which stood at over ten percent for newborns and children younger than two, catalyzed the formation of the association.[83]

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[80] Glinternick, quoted. in Norman, 92; Raymond Mellana, quoted. in Norman, 77.
[81] Norman, 98-99.
[82] Meeting Minutes 1913. [Children's Hospital Medical Center Collection, Carton 1: Records 1912-1978, Folder 1. Available at the Bancroft Library.]
[83] I. Louden, *Death in Childbirth: An International Study of Maternal Care and Childbirth 1800-1950* (Oxford, Oxford University Press, 1992) 46.

The Baby Hospital Association held its first meeting at the First Congregational Church in Oakland on September 11, 1912. By April 1913, the Association was officially established, with a board of female officers including prominent Oakland resident Mrs. Allen Babcock as president and Oakland resident and social worker Miss Mabel Weed as first vice president.[84] The mission of the Baby Hospital of Alameda County, said to be the first and only of its kind in the state of California, was to care for sick babies regardless of creed, nationality or race. The association was affiliated with the Certified Milk and Baby Hygiene Committee, the Association of Collegiate Alumnae, and was endorsed by the Commission of Public Charities of Berkeley. The organization's thirty founding members acted as the female board of managers, while a male board of directors and building committee were formed to select a site for a hospital building. The Oakland Children's Hospital organizational bylaws were based on those established by the Hospital for Babies in Waltham, MA, the Children's Hospital in San Francisco, and the Orthopedic Hospital of Seattle.[85]

In 1912, the Baby Hospital Association purchased a large Queen Anne-style building known as the McElrath mansion, located on 51st Street between Grove Street (now Martin Luther King Jr. Way) and Telegraph Avenue, to house their new hospital. The residential building immediately underwent renovations for use as a hospital facility, and a clinic was established in the carriage house on the property where patients were treated while these renovations were taking place. Beginning in 1913, the clinic held a baby hygiene class twice a month and clinics for sick babies were offered on Monday, Wednesday, and Friday mornings as well as in the afternoons of the first and third Mondays of the month.[86] That year, the clinic treated a total of 450 children and conducted 1,100 office visits and 2,425 home visits. The program was funded by the Baby Hospital Association and cost $2,000. On September 16, 1914, the Baby Hospital in the McElrath mansion was dedicated. Hospital staff initially consisted of head nurse and hospital superintendent Therese A. Von Heygendorff, a day nurse, a night nurse, a secretary, a cook, and a Japanese houseboy **(Figure 5)**.

[84] "Baby Hospital is Organized", *The Berkeley Daily Gazette*, September 11, 1912.
[85] Murray Morgan, *The Hospital Women Built for Children* (Oakland, CA: Children's Hospital Medical Center, 1967).
[86] Ibid., 18.

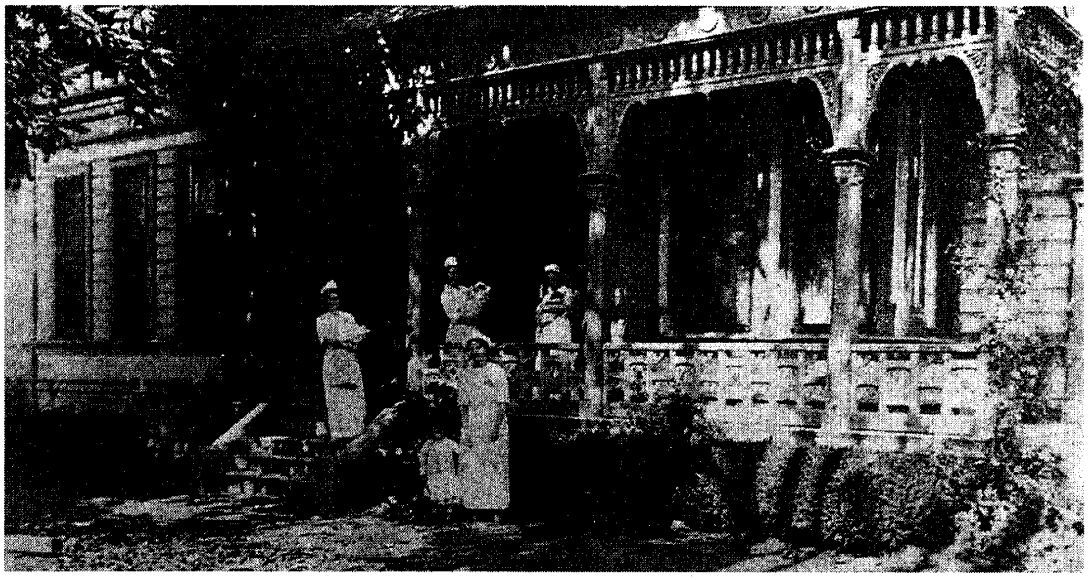

Figure 5. Nurses and patients in front of the newly dedicated Baby Hospital, 1914. Source: *The Oakland Tribune* photograph archives, accessed online at http://photos.mercurynews.com/.

By 1914, the number of children treated at the Baby Hospital had increased from 450 to 611 and the death rate at the facility, which was quite good for the time, was 7.1 percent. The clinic, which continued to operate out of the carriage house on the McElrath property, had 6,093 patient visits and began prenatal classes that year. Baby Hospital Association founder Bertha Wright and an assistant, Emma Roberts, ran the clinic. The hospital costs that year were nearly $2,000 a month and patients, of whom fewer than ten percent paid in full, made up only about $400 of that fee. Alameda County and the City of Oakland pledged to give a total of $400 a month, if the hospital in turn provided pediatrician training services. Resident physicians were introduced to the hospital as early as the 1920s.[87]

Despite the assistance from the local government, there remained a $1,200 operational gap. Women's clubs called "Branches" raised the difference by hosting lunches, fashion shows, and sales. In 1922, 972 patients were treated and the average hospital stay was 22 days. Of these visits, 58% were free and approximately 30% were partially paid, bringing operational expenses that year to $46,124, with hospital and clinic income totaling $11,587. Alameda County and the City of Oakland contributed $12,000. The Branches were tasked with raising the remaining $22,537. At this time, the Baby Hospital Association learned that they would need to build a new masonry hospital building to meet building codes.[88] The President of the Board of Managers, Anita Jensen, appealed to the Community Chest of Oakland, which did not generally administer funding for member groups, to finance the new hospital. Financial strain increased when Alameda County Supervisors informed the Baby Hospital Association that after construction of the new Highland County Hospital was complete, it would no longer provide financing for the Baby Hospital.

[87] Ibid., 95.
[88] Ibid., 53.

Despite financial struggles, the Association was able to secure loans to build a new hospital building in 1926.[89] The Association selected Oakland architect Edward W. Cannon, who designed a state-of-the-art steel frame and reinforced concrete hospital.[90] The L-shaped building was designed in a "Northern Italian Romanesque" style and reflected the latest social and hygiene theory in hospital design. In 1928, the hospital (now known as the A/B Wing) was dedicated. Shortly thereafter, the first male President of the Board, William Harold Oliver, re-organized the hospital administratively under a single board.[91] With these administrative changes, Oliver eliminated those who had previously been elected to the Hospital Board as figureheads rather than as active participants. In 1930, the Baby Hospital's name was changed to the Children's Hospital of the East Bay to reflect the hospital's broader clientele, which now included children as old as fourteen years of age.

The County Board of Supervisors continued to contribute to the financing of the Children's Hospital of the East Bay because the hospital agreed to offer pediatric training that was unavailable at the new County Hospital. Area hospitals assigned three-month pediatric courses for student nurses at the Children's Hospital and the County Hospital requested that their interns serve for a period of six weeks. The Children's Hospital of the East Bay provided room and board for its medical interns in residential cottages that abutted the hospital site.[92] County financing continued until 1932, when the County was forced to cut their funding in half because of the Depression; however, in 1934, funding was again stabilized.

Throughout the hospital's history, the Branches, or women's fundraising organizations, have largely provided financial support. The Branches were so called in honorific reference to the branches of the stately magnolia tree located on the Hospital grounds, adjacent to the McElrath mansion. In 1933, during the Depression, the Children's Hospital of the East Bay had eighteen Branches with a total of approximately 500 members. Branches typically began the year with ten dollars in petty cash and competed with one another to raise money to transfer to the Baby Hospital Association at the end of the year. An Executive Committee ensured that Branches did not have events that were too similar to one another and provided organizational support. Minnie Culver Oliver, the wife of Board President William Oliver, was president of the branches from 1933 until 1958.

In 1940, under the leadership of William Oliver, the Hospital paid off its $123,000 mortgage.[93] As Oakland's population grew during World War II, the patient demand on the Children's Hospital of the East Bay likewise increased. In 1946, a new wing (now known as the B/C Wing) was constructed to replace the outmoded and undersized McElrath mansion. In the 1950s, under the presidency of Thad McCarty, the Stanford Research Institute was commissioned to study the hospital and make recommendations regarding its program and location. The resulting studies recommended a continuing emphasis on the hospital's teaching role and increased specialization through research.

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[89] Deed of Trust between the Baby Hospital Association and the Bank of Oakland on October 5, 1926 for real property improvements, $75,000. #W84857. A second Deed of Trust was issued for $125,000. [Children's Hospital Medical Center Collection, Box 4: Deeds & Legal Documents, Folder 1. Available at the Bancroft Library.]
[90] Morgan, 54.
[91] Articles of Incorporation and Bylaws: As Amended 1930/46. [Children's Hospital Medical Center Collection, Box 1: Records 1912-1978, Folder 5. Available at the Bancroft Library.]
[92] Morgan, 49.
[93] "Children's Hospital of the East Bay Mortgage Paid Off" (*San Francisco Chronicle* 23 January 1941), 8.

Consequently, several areas of specialty were developed at this time, including a cleft palate team, seizure clinic, polio clinic, and orthopedic clinic. In 1958, the Bruce Lyon Memorial Research Laboratory was built on the southern portion of the hospital site. Research began in 1959 with a staff of five people. In 1973, the Northern California Comprehensive Sickle Cell Center was established at the Bruce Lyon Memorial Research Center. In 1986, the Bruce Lyon Memorial Research Laboratory was incorporated as a nonprofit subsidiary of the hospital and took on a new identity as Children's Hospital Oakland Research Institute (CHORI).[94]About the same time that the Research Center was founded, a neurologic diagnostic clinic, phenylketonuria clinic, Cystic Fibrosis Research Foundation, birth defects center, and diagnostic and treatment center were developed.

The hospital continued to expand over the next twenty years. Buildings were expanded as stories were added to the labs and research facilities, and the hospital's name was changed to the Children's Medical Center of Northern California to reflect its regional medical expertise. Construction of a patient tower (1982) and an outpatient building (1993) significantly increased the size of the hospital complex. Today, the hospital is known as the Children's Hospital and Research Center Oakland; it remains a private medical facility.

Physical Development of Hospital Complex

In 1852, Solomon and Ann Ellsworth Alden purchased land and a small cottage from W. B. Gould, located between 44th and 60th streets in Oakland.[95] Solomon Alden was a wealthy restaurateur and is credited with the original settlement of the Temescal area, which bore his name prior the turn of the 20th century.[96] An 1877 illustration shows the Alden property, which had been expanded to include a two story Italianate structure surrounded by mature plantings and a large barn, constructed ca. 1855 **(Figure 6).** In 1860, women in the Alden family planted a magnolia tree next to their house which still stands on Children's Hospital grounds.[97] Alden began subdividing his land in 1868, but the subject property remained in Alden's ownership until much later, likely due to the fact that the Alden residence was located on the property. Solomon Alden died in 1881, and the Alden property passed into ownership of his daughter Elsie Alden.

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[94] Ibid.
[95] "The Knave", *The Oakland Tribune*, September 30, 1962.
[96] "National Register of Historic Places in Alameda County", adapted from National Register of Historic Places nomination #96000105 (Alden Branch of the Oakland Free Library), 1996.Accessed online at http://www.nationalregisterofhistoricplaces.com/CA/alameda/state3.html
[97] Dedication plaque at the base of the magnolia tree.

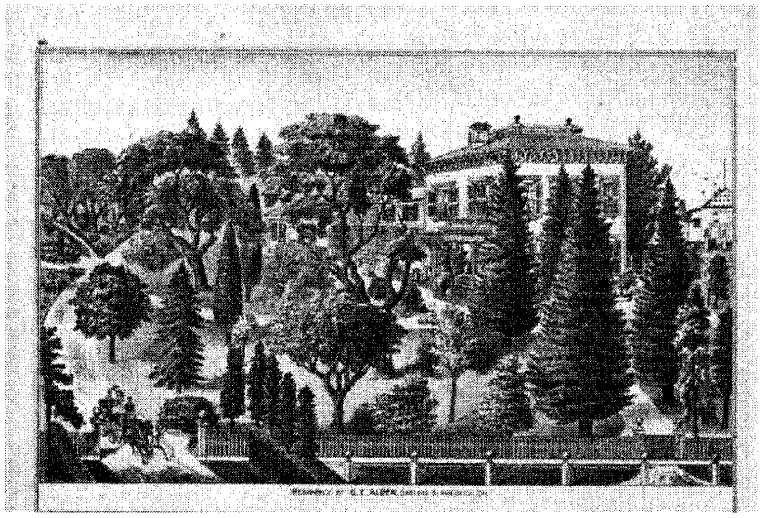

Figure 6. Residence of Solomon Alden, published in Thompson and West, Index Map of Oakland, 1878. Source: The David Rumsey Map Collection.

In 1875, Elsie Alden married Oakland attorney John McElrath, and the couple moved to the Alden family property in Temescal. Between 1878 and the turn of the 20th century, a large Queen Anne-style house was constructed on the property, which came to be known as the McElrath mansion and seems to have replaced the earlier Italianate structure. The sprawling two-and-one-half story home contained 20 rooms.[98] On the 1911-1912 Sanborn Fire Insurance Map, the house is shown at the center of the large lot at 52nd and Dover Streets with residential tracts to the north, west, and south; the building's primary façade faced south onto 51st Street. The magnolia tree that the Alden women planted in 1860 was preserved and can be seen in undated photographs located in front of the primary entrance to the new McElrath mansion **(Figure 7).** The McElraths had twelve children and resided at this house until John McElrath died in 1907.

Figure 7. McElrath mansion before it was purchased by the Baby Hospital Association in 1912, showing magnolia tree at right. Source: Murray Morgan, *The Hospital Women Built for Children* (Children's Hospital Medical Center: Oakland, 1967).

[98] *Temescal Album*, 11.

In 1912, the Baby Hospital Association formed to develop a clinic and hospital specifically for the treatment of infants and children under the age of five. To house the new hospital facility, the Association purchased the McElrath property in December 1912 with the required down payment of $6,500 towards the total $12,500 sale price.[99]

While the main house was being remodeled for hospital use in June 1913, the Baby Hospital Association opened a medical clinic in the McElrath carriage house. Renovations on the main house included: re-plastering and painting of the interior; the addition of utility rooms and plumbing improvements; the enlargement of the water system and improvement of the electrical wiring.[100] The Baby Hospital opened in 1914; however, it was not long before the hospital outgrew the McElrath mansion. The President of the Board of Managers, Anita Oliver Jensen, stated in a Baby Hospital Association Annual Report that the "old building is neither adequate to our needs nor suited to the intelligence of our work." To secure funding from the City of Oakland, the Baby Hospital agreed to provide room and board for medical interns from Alameda County to practice at the Baby Hospital for six-week periods.[101] Additional impetus for building improvements came in 1925, when Oakland City officials informed the Baby Hospital Association that their wood frame hospital building violated building code because it was not fireproof masonry. In response, Jensen toured hospitals in the East and Midwest collecting ideas for new hospital designs, and an additional property was purchased adjoining the original site on Grove Street.[102]

In 1926, a brick-clad steel frame and reinforced concrete building was constructed adjacent to the McElrath mansion to serve as the main hospital. The 1926 Baby Hospital Association Annual Report featured a description of the new hospital, an L-shaped building designed by architect Edward W. Cannon and constructed with a steel frame and reinforced concrete for fireproofing **(Figure 8)**. The building was designed in a "Northern Italian Romanesque" style and clad with light buff brick cladding and terra cotta ornaments. The report notes that, "an appropriate touch is to be found in the charming Della Robbia bambino, in colored terra-cotta, over the entrance arch; this was brought from Italy by a member of the Hospital Board."[103] The primary entrance was located at the south façade of the building, while an ambulance entrance was located at the north façade, necessitating the purchase of adjoining land and the construction of a driveway to access 52nd Street.[104]

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[99] Morgan.
[100] Morgan.
[101] Ibid., 49.
[102] Morgan, 54.
[103] Ibid., 55.
[104] Deed between William and Marion Battenhouse and the Baby Hospital Association. 10/13/1926. [Children's Hospital Medical Center Collection, Box 4: Deeds and Legal Documents, Folder 16. Available at the Bancroft Library.]

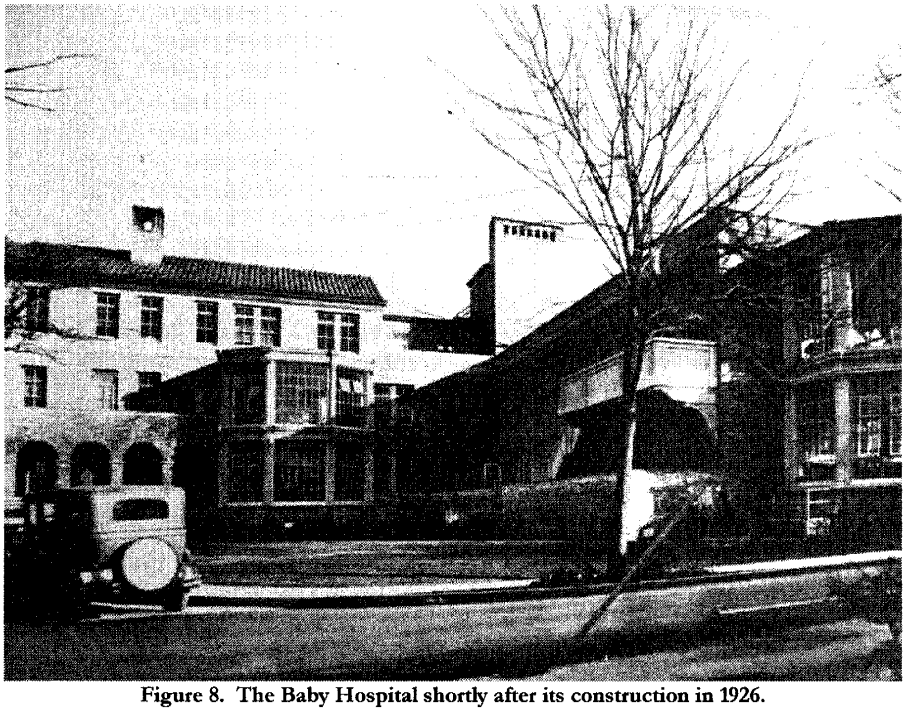

Figure 8. The Baby Hospital shortly after its construction in 1926.
Source: Oakland Children's Hospital Archives.

By 1930, the name of the Baby Hospital was officially changed to the Children's Hospital of the East Bay.[105] The name change reflected both a shift in the age of children treated at the facility, which now accepted children through the age of fourteen, and also expressed the prominence of the hospital within the greater geographic region. Starting in the 1930s, the Hospital leased a cottage located at 721 51st Street (no longer extant). From approximately 1933-1958, this building, which was rented from sisters Helen Julia Shafter and Mary Severence Shafter and known as the Shafter Cottage, served as the headquarters of the Children's Hospital Branches fundraising group and as living quarters for the superintendent of nurses.[106]

With the East Bay's population increase during World War II, the hospital's patient load also grew. Between 1941 and 1945, the patient load increased dramatically, from 10,000 to 245,000.[107] In response, between 1942 and 1957, the Children's Hospital's board aggressively pursued a program called "Operation Facelift," starting with the purchase from private owners of lots and houses surrounding the hospital complex on Grove Street (now Martin Luther King Jr. Way), 52nd Street, and Dover Street. Ownership of these lots and houses would enable the hospital complex to physically expand and meet growing patient demand.

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[105] Dorothy Larimer Boyd. "Women Build a Hospital for Children," Special Commemorative Issue Celebrating Yesterday and Today (*bambino: Children's Hospital Medical Center of Northern California*, September 1982).
[106] Ibid.
[107] Ibid.

In 1945, Children's Hospital hired the architecture firm of Stone and Mulloy to design a master plan for hospital expansion.[108] The firm specialized in hospital design, and the plan they developed reflected contemporary advances in the field of hospital design, including flexibility of construction schedule, and interior spaces that facilitated department cooperation. Work subsequently began on the first portion of the proposed master plan, which necessitated the demolition of the thoroughly outmoded McElrath mansion. The B/C Wing was added to the existing Baby Hospital building (which came to be called the A/B Wing at this point), changing the hospital's overall configuration from an L-shaped plan to a U- shaped plan **(Figure 9)**. Contractor Elmer J. Freethy signed an agreement with the hospital to "furnish all of the materials and perform all of the work shown on the drawings in the specifications entitled Alterations and Additions to the Children's Hospital of the East Bay at 51st and Dover Streets." The Alden family magnolia tree was preserved, and stood just east of the new B/C Wing. The new wing was dedicated on October 17, 1948.[109] It appears that a small third-story addition was also constructed at the northeast corner of the A/B Wing about this time.

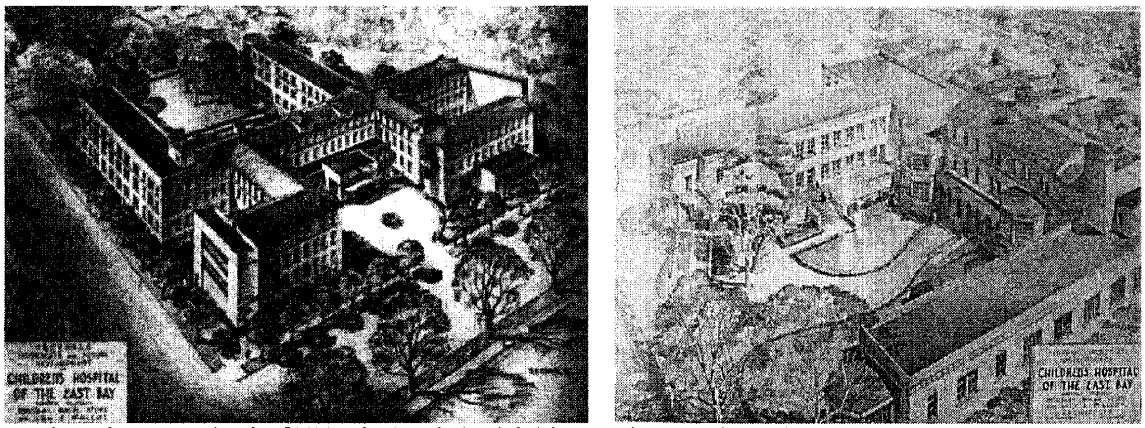

Figure 9. Master plan for Children's Hospital at left (view southwest with 52nd Street at lower right), and Hospital expansion (B/C Wing) as proposed (similar to but not exactly as constructed) at right. Designed by Stone and Mulloy.
Source: *Architect and Engineer*, December 1945.

Meanwhile, many of the houses on 52nd Street, north of the hospital property, were sold to a trust company which relocated the buildings. The residences on the portion of the block south of 51st Street and bounded by Grove and Dover streets were purchased by the hospital. These houses were demolished and the parcels were paved for surface parking. The 1951 Sanborn Fire Insurance Map identifies remaining houses located along Grove Street as student nurse residences.[110] Another cottage retained by the hospital was utilized for open heart surgery research in 1957—a research endeavor that led to the Hospital's first open heart surgery on April 15, 1959.[111]

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[108] "The Children's Hospital of the East Bay: Douglas Dacre Stone and Louis B. Mulloy, Architects" (*Architect and Engineer*, December 1945), 16-17.
[109] Agreement between Elmer J. Freethy and the Children's Hospital of the East Bay, August 6, 1946. [Children's Hospital Medical Center Collection, Box 4: Deeds & Legal Documents, Folder 4. Available at the Bancroft Library.]
[110] 1951 Sanborn Fire Insurance Map.
[111] Morgan.

In the 1950s and 1960s, new buildings were constructed on the land acquired by the hospital and the complex continued to expand. This expansion did not proceed according to the Stone and Mulloy master plan, perhaps reflecting advances in hospital design that outpaced what Stone and Mulloy had attempted to plan for. However, the hospital did retain the services of the Stone and Mulloy firm, called by this time Stone, Marraccini and Patterson, for the design of new buildings at the site. On September 10, 1959, the Bruce Lyon Memorial Research Laboratory, constructed on the southern portion of the hospital property, was dedicated.[112] On September 23, the William H. and Helen C. Ford Diagnostic and Treatment Center, which was made possible by a gift of almost $450,000 from the Fords, was dedicated.[113] The Ford Diagnostic and Treatment Center housed the outpatient departments, laboratory, x-ray, and other facilities.

The front entrance and lobby of the A/B Wing (Baby Hospital) was also expanded and remodeled in 1962, and third story additions were built at the A/B Wing and the B/C Wing.[114] A driveway from Grove Street was also paved at this time, providing a path between the hospital offices and nurses' housing along Grove Street. In 1963, a larger dormitory for housing nurses was constructed at the corner of 52nd and Grove streets.[115] The hospital's name was changed to the Children's Hospital Medical Center of Northern California in 1964.[116] The construction of the Grove-Shafter freeway in 1968-69 hemmed in any potential Hospital expansion to the east, and curtailed vehicular access to the A/B Wing (Baby Hospital).

In the 1970s, several additions were made to the hospital complex and approval for larger additions was granted. A large second floor, designed by Stone Marraccini and Patterson, was added to the Bruce Lyon Memorial Research Center in 1972. A third floor to the Ford Diagnostic and Treatment Center was added in 1974, and the West Site Plant was constructed adjacent to the west façade of the B/C Wing in 1979.[117] Both were designed by Kaplan/McLaughlin. At this time, city government approval was received for a new hospital building at the intersection of 52nd and Grove streets, which would adjoin the 1946 B/C Wing. Tax-free bonds from the City of Oakland provided twenty-three million dollars for construction funding.[118] The new five-story patient care facility, designed by KMD and known as the Patient Tower, opened in this location on September 12, 1982.[119] This addition reoriented the hospital complex so that it fronted north onto 52nd Street and further curtailed vehicular and visual access to the historic A/B Wing and the B/C Wing.

In 1987, a Cafeteria was designed by Ratcliff Architects and constructed between the Patient Tower and the West Site Plant. A one-story build-out, designed by Jim Jennings Architecture, was also added to the B/C Wing's east façade at this time, enclosing the building's original porch.[120] Trailers

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[112] Boyd.
[113] Ibid.
[114] Rutherford & Chekene. SB 1953 Seismic Evaluation: Children's Hospital of Oakland, Vol. 1 of 3. Prepared for Office of Statewide Health Planning and Development, December 2000.
[115] Boyd.
[116] Ibid.
[117] Rutherford & Chekene.
[118] Boyd.
[119] "Come Join Our Celebration," Special Commemorative Issue Celebrating Yesterday and Today (*bambino: Children's Hospital Medical Center of Northern California*, September 1982).
[120] Rutherford & Chekene.

that contain offices were most likely placed on the west side of the B/C Wing and south side of the West Site Plant sometime in the 1980s.[121]

A second addition to the Bruce Lyon Memorial research Center was designed by Paul O. Finwall & Associated and constructed at the southernmost tip of the Hospital site in 1992. The Cardiac Catheterization Laboratory, located at the southeast corner of the Ford Diagnostic and Treatment Center, was designed by James Davis Architects and completed in 1993.[122] In the same year, a new Outpatient Center and parking garage structure were built on the north side of 52nd Street.[123] The Outpatient Center was designed by Anshen + Allen, and the parking garage was designed by The Ratcliff Architects.

Hospital Site Construction Chronology

1850s

1852: Solomon and Ann Ellsworth Alden purchase the land between 44th and 60th streets. An existing wood frame dwelling on the property is expanded to a two-story Italianate residence. Beginning in 1868, Alden subdivides his land into residential tracts.[124]

1860s

1860: Women in the Alden family plant a magnolia tree next to their home.

1870s-1890s

1878-1899: Between 1878 and the turn of the 20th century, a two-and-one-half story Queen Anne-style house was constructed on the property and seems to have replaced the earlier Italianate structure. The house contained 20 rooms and was located at the center of the large lot at 52nd and Dover Street, with the primary façade facing south onto 51st Street. The magnolia tree that the Alden women planted in 1860 was preserved and the property came to be known as the McElrath mansion.

1910s

1912: The Baby Hospital Association purchases the McElrath mansion.[125] The 1911-12 Sanborn Fire Insurance Map shows the mansion located on a parcel with residential tracts to its north, west, and south.[126] **(Figure 10).**

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[121] Exact construction dates were not located; the suggested date range is based on site visits in April and May of 2008.
[122] Rutherford & Chekene.
[123] Environmental Science Associates, Inc. "Final Addendum to the Draft EIR: Children's Hospital Medical Center Environmental Impact Report," Prepared for the City of Oakland Planning Department. May 1990.
[124] *Temescal Album*, 11.
[125] Morgan.
[126] 1911-1912 Sanborn Fire Insurance Map.

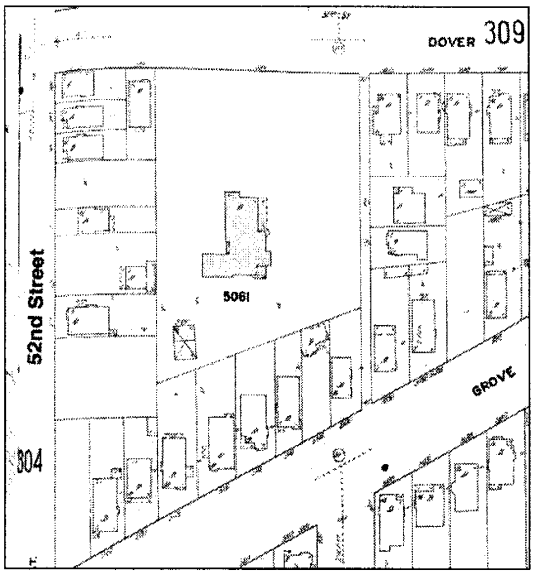

Figure 10. 1911-12 Sanborn Fire Insurance Map. The McElrath mansion that initially housed the Baby Hospital is highlighted in green. The carriage house located on the property contained the medical clinic until renovation of the mansion was complete in 1913.

1913: The Baby Hospital Association opens a medical clinic in the McElrath carriage house in June, during the renovation of the McElrath mansion.[127]

1920s

1922: The Baby Hospital agrees to provide room and board for medical interns in Alameda County to practice at the Baby Hospital for a period of six weeks in exchange for funding from the City of Oakland for a new hospital building.[128]

1925: Oakland City officials inform the Baby Hospital Association that the wood-frame mansion-turned-hospital violates building code, because it is not fireproof masonry. In response, additional property along Grove Street is purchased adjacent to the McElrath mansion.[129]

1926: New Baby Hospital building constructed. Designed by Berkeley architect E.W. Cannon, the L-shaped building had a steel frame and reinforced concrete for fireproofing. The building features a "Northern Italian Romanesque" style with light buff brick cladding and terra cotta ornamentation **(Figure 11)**.[130]

[127] Morgan.
[128] Ibid, 49.
[129] Morgan, 54.
[130] Ibid., 55.

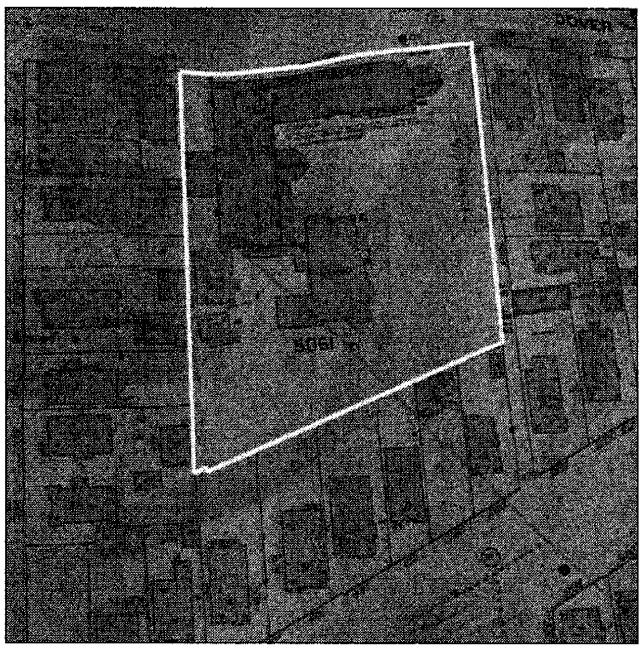

Figure 11. 1930 Sanborn Fire Insurance Map. Baby Hospital complex outlined, including the L-shaped building constructed in 1926. McElrath mansion remains and houses the hospital's clinic.

1930s

1930: The Baby Hospital is officially renamed the Children's Hospital of the East Bay.[131]

1933: The nearby Shafter cottage bungalow at 721 51st Street becomes the Children's Hospital Branches fundraising headquarters and remains so until 1958.[132] The cottage also housed the superintendent of nurses during this period.[133]

1940s

1940: The mortgage for the Baby Hospital building is paid off.[134]

1941-1945: In response to the development of the East Bay during World War II, the hospital's patient load grows from 10,000 in 1940 to 24,500 in 1945. The architecture firm of Stone and Mulloy, which specialized in hospital construction, develops a new master plan for the hospital.[135]

1946-1948: Contractor Elmer J. Freethy begins constructing a new hospital wing in 1946. Designed by architects Douglas Dacre Stone and Lou B. Mulloy, the two-story addition (now known as

[131] Boyd.
[132] Ibid.
[133] Letter dated October 15, 1936 from Helen and Mary Shafter.
[134] "Children's Hospital of the East Bay: Mortgage Paid Off."
[135] Ibid., 87.

the B/C Wing) is dedicated on October 17, 1948.[136] A small addition to northeast corner of the third story of the A/B Wing (Baby Hospital) also took place about this time.[137]

1950s

1951: Housing for student nurses, located along 52nd Street, is identified on the 1951 Sanborn Fire Insurance Map **(Figure 12)**.[138]

1957: Between 1942 and 1957, the hospital's board purchases the lots and houses surrounding the hospital complex on Grove, 51st, 52nd, and Dover streets. Many of the houses are sold to a trust company that relocates the buildings. The cleared land initially serves as a parking lot.[139]

1959: The hospital's first open heart surgery is performed on April 15.[140] In September, the Bruce Lyon Memorial Research Laboratory is constructed on the southern portion of the block.[141]

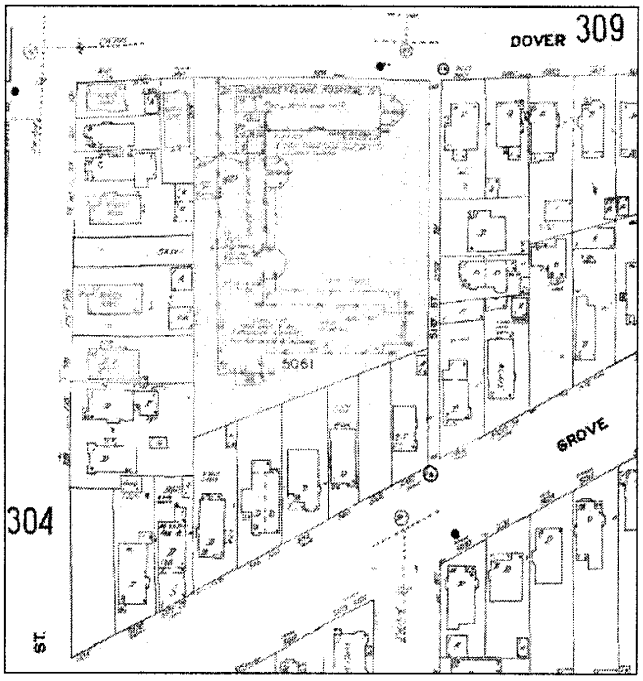

Figure 12. 1951 Sanborn Fire Insurance Map. The hospital property is highlighted in green. The McElrath mansion has been replaced by the B/C Wing, and several of the cottages in the surrounding neighborhood (highlighted) served as office space and housing for nurses.

136 "Agreement between Elmer J. Freethy and the Children's Hospital of the East Bay."
137 Stone and Mulloy Rendering, Children's Hospital, Oakland.
138 1951 Sanborn Fire Insurance Map.
139 Morgan.
140 Ibid.
141 Boyd.

1960s

1962: The William H. and Helen C. Ford Diagnostic and Treatment Center is dedicated in September.[142] The front entrance and lobby of the original Baby Hospital wing are remodeled.[143] Third story additions at the northeast corner of the third story of the A/B Wing (Baby Hospital) and the north portion of the B/C Wing also took place about this time.

At this time, a driveway from Grove Street is paved. By this time, all parcels bordering 52nd Street are hospital-owned **(Figure 13)**.[144]

1963: A T-shaped nurses' dormitory is constructed at the corner of 52nd and Grove streets.[145]

1964: The hospital's name is changed to the Children's Hospital Medical Center of Northern California.[146]

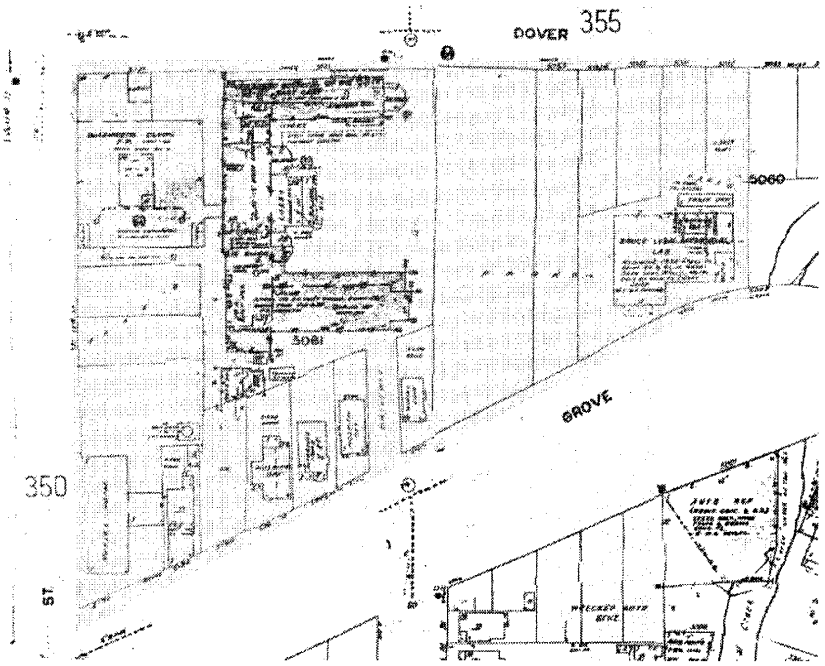

Figure 13. 1969 Sanborn Fire Insurance Map.
The Children's Hospital Complex is highlighted in green. The front entrance and lobby of the original hospital have been remodeled, the Bruce Lyon Memorial Research Laboratory and the Ford Diagnostic and Treatment Center have been constructed, and parking has been added to the north and south.

1970s

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142 Ibid.
143 Rutherford & Chekene.
144 1967 Sanborn Fire Insurance Map.
145 Boyd.
146 Boyd.

1972: Second story to the Bruce Lyon Memorial Research Center is completed.
1974: Construction of the third-floor addition to the Ford Diagnostic and Treatment Center is completed.[147]

1979: The West Site Plant (Central Plant) for the hospital is constructed adjacent to the west façade of the B/C Wing.[148] The city government approves a new hospital building at the intersection of 52nd and Grove streets, and $23 million for construction funding is secured through City of Oakland tax-free bonds.[149]

1980s

1980s: Trailers containing offices are most likely added west of the B/C Wing and south of the West Site Plant in the 1980s.[150]

1982: A new five-story patient care facility, the Patient Tower, opens on September 12. With this addition, the main entrance of the complex is reoriented north toward 52nd Street.[151]

1987: Several additions are made to the hospital complex, including a cafeteria constructed between the Patient Tower and the West Site Plant, and an addition to the West Site Plant. The porch on the east side of the B/C Wing is enclosed by a one-story addition.[152]

1990s

1992: Construction of the addition to the Bruce Lyon Memorial Research Center is completed.

1993: Construction of the reinforced masonry Cardiac Catheterization Laboratory, located between the A/B Wing (Baby Hospital) and the Ford Diagnostic Clinic and Treatment Center, is completed.[153] A new Outpatient Center and parking garage structure are built north of 52nd Street.[154]

Baby Hospital Expansion within the Temescal Neighborhood

As the Baby Hospital Association established itself within the community, it moved from its original location in the McElrath mansion to a purpose-built hospital building and continued to build additions and auxiliary buildings over the years. Because the hospital was initially located in a former residence and the property was surrounded by other residential properties, the hospital purchased the dwellings immediately surrounding it in order to expand. These cottages and bungalows, primarily constructed between 1900 and 1930, were adapted for hospital use, relocated, or demolished. The following section describes the effects of the hospital's expansion on the surrounding Temescal

147 Rutherford & Chekene.
148 Ibid.
149 Boyd.
150 Exact construction dates were not located; the suggested date range is based on site visits in April and May of 2008.
151 "Come Join Our Celebration."
152 Rutherford & Chekene.
153 Rutherford & Chekene.
154 Environmental Science Associates, Inc. "Final Addendum to the Draft EIR."

neighborhood, from the construction of the first hospital building in 1926 to the construction of a parking garage structure in the mid-1990s.

The 1911-12 Sanborn Fire Insurance Map shows the McElrath mansion and carriage house surrounded primarily by one and two-story frame dwellings. 51st Street, which was a mere alleyway at only ten feet in width, bordered the southern edge of the subject lot.

The Baby Hospital Association first expanded into the residential tracts immediately surrounding the hospital in 1926, when the Baby Hospital was constructed east of the McElrath mansion. The new hospital building was constructed within the boundaries of the McElrath parcel, but lacked connection to the street. Therefore, a residential parcel on 52nd Street was purchased from William and Marion Battenhouse and paved to serve as a driveway from 52nd Street to the new building.[155]

By the 1930s, the hospital rented some of the dwellings immediately surrounding the Baby Hospital. Letters between Clare Billet and William Oliver of the Children's Hospital and Helen and Mary Shafter indicate that the hospital leased the Shafter cottage at 721 51st Street, located directly south of the Baby Hospital building. The 1930 Sanborn Fire Insurance Map indicates that the carriage house that once contained the original clinic had been demolished by that time and that the McElrath mansion was connected to the Baby Hospital building. A storage facility and dwelling had also been constructed on the northern portion of the parcel by this time.

The 1951-52 Sanborn Fire Insurance Maps show that construction of the B/C Wing was complete. The McElrath mansion was no longer standing on the parcel and several dwellings on 52nd Street served as nurses' residences and hospital offices. The block bounded by 51st Street on the north, Dover Street on the east, Temescal Creek on the south, and Grove Street on the west contained seventeen single-family dwellings, a duplex, and a low-rise apartment building with three units.

Between 1942 and 1953, the hospital purchased additional residential lots so that it could continue to expand in response to its increased patient load. Properties purchased included: 5131 Dover Street, 5139 Grove Street, and residences at 707, 713, 715, 723, and 731 on 52nd Street.[156] The removal of these properties after 1951 gave the Hospital a greater street presence along 52nd Street.

In 1957 and 1958, the residential properties south of the hospital complex were purchased and the area was paved for surface parking. This change also increased the Hospital's street presence, as it was now visible from the southern approach on Grove Street. Eight properties on Grove Street and two on Dover Street were purchased, and the hospital also acquired one property on 52nd Street.[157]

The 1969 Sanborn Fire Insurance Map shows the Ford Diagnostic Clinic and Treatment Center located at the northeast corner of the hospital complex. With the exception of one residence at 5122

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[155] Deed between William and Marion Battenhouse and the Baby Hospital Association. 10/13/1926. [Children's Hospital Medical Center Collection, Box 4: Deeds and Legal Documents, Folder 16. Available at the Bancroft Library.]
[156] Title policies, deeds and other data relating to real property 1942 - 1953. [Children's Hospital Medical Center Collection, Box 4: Deeds and Legal Documents, Folder 3. Available at the Bancroft Library.]
[157] Parking Lot Properties. [Children's Hospital Medical Center Collection, Box 4: Deeds and Legal Documents, Folder 5. Available at the Bancroft Library.]

Grove Street, all residences surrounding the hospital were denoted as nurses' housing or hospital offices. A new T-shaped nurses' dormitory was located at the northwest corner of the hospital complex. 51st Street no longer bisected the subject block and the southern portion of the hospital complex had been paved for surface parking. The Bruce Lyon Memorial Laboratory appears on the southern portion of the site.

By 1982, all residential buildings along the south side of 52nd Street had been removed and the Patient Tower constructed at the southeast corner of 52nd and Grove streets. The Patient Tower included a diagonal setback, a circular drive, and an entry atrium, design cues which oriented the Hospital to the intersection of 52nd and Grove streets. In the mid-1980s, the Hospital expanded north by purchasing several properties on the block bounded by 52nd Street to the south, Dover Street to the east, 53rd Street to the north, and Grove Street (by this time renamed Martin Luther King Jr. Way) to the west. Trust companies purchased some of the properties, including 665 and 663 53rd Street, and the Children's Hospital of the East Bay purchased other properties, such as 671 53rd Street, directly from the property owners.[158] A parking garage structure and Outpatient Tower were constructed on the block north of the main hospital building in 1993.

Hospital Design

Prior to the turn of the 20th century, hospitals were not widely used. Generally, doctors made house calls to those who could afford them, and the poor and indigent were treated in almshouses run by religious organizations or philanthropic charities. Larger hospital campuses began to be constructed around the turn of the century in response to advances in epidemiology, and were often situated on large sites in rural areas to promote healing and to prevent the spread of disease. Urban public hospitals developed after the turn of the 20th century, in conjunction with the expansion of population, infrastructure, and commerce in American cities. As medical technology and education improved, more people started using public medical facilities, and hospitals needed more sophisticated facilities to perform operations, research diseases, and provide better patient care. Hospital campuses were often master-planned to expand in phases and stages, to accommodate the high cost of growth and changing medical practices.

The University of Virginia Hospital is an excellent example of hospital building evolution **(Figure 14)**. The University had a number of different medical buildings on its campus beginning in 1826, but it was not until the turn of the 20th century that the University called for the construction of a modern hospital. The main hospital building was constructed in 1901 by architect Paul Pelz, whose design scheme also provided a master plan for the future growth of the hospital. Based on this plan, wings flanking the main building were added in 1905 and 1907. The successful hospital soon became overcrowded, prompting the addition of a series of wings, including the Steele Wing in 1916, the McIntire Wing in 1924, and the Teachers' Prevention Wing in 1928—all connected by corridors.

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[158] Deeds between the American Savings and Loan and the Federal National Mortgage Association to the Children's Hospital Medical Center of Northern California, 11/7/1985 and 11/7/1985. Deed between James and Jewell Pierce to the Children's Hospital Medical Center of Northern California. 3/5/1986. [Children's Hospital Medical Center Collection, Box 4: Deeds and Legal Documents, Folder 8. Available at the Bancroft Library.]

Since then, the University of Virginia Hospital has been further expanded into a large modern medical campus with facilities for teaching and research.[159]

Figure 14. University of Virginia Hospital, circa 1929.
Source: University of Virginia, "UVA Hospital celebrating 100 years,"
www.healthsystem.virginia.edu/internet/library/historical/uva_hospital/centennial/ (accessed 4 May 2007)

The design plan for many early hospitals included a series of narrow ward buildings, based on sanitary and practical principles advocated during the 19th century by the influential nurse Florence Nightingale. Nightingale also believed that hospitals should be no more than two stories high because buildings taller than this interfered with sunlight and ventilation, elements understood to expedite the healing process.[160] A narrow, open layout of wards made them easy to clean and ideal for monitoring a maximum number of patients by a minimum number of nurses. This division of space also allowed for a separation of uses, and hospitals were able to dedicate each wing to a specific function. The "Nightingale ward" became a standard of hospital construction in the late 19th and early 20th centuries. As medical practice changed and the general public began to demand more privacy, these open-plan wards were converted into double-loaded corridors with single patient rooms. After 1940, hospital design began to incorporate these new interior spatial needs, and the modern "block plan" design began to emerge.[161]

On the West Coast, evidence of these trends can be seen at San Francisco General Hospital **(Figure 15)**, which was established on its current site in the city's Potrero District in 1872. The site was selected because of the availability of land and the temperate climate in the district; a two-story wood frame building replaced several earlier city hospital buildings scattered throughout the city. The hospital struggled with overcrowding as the city's population continued to expand, and in 1908 the hospital was condemned and demolished due to an outbreak of the plague. In 1915, a new hospital complex was constructed on the site by City Architect Newton J. Tharp. The main hospital plan consisted of ward buildings flanking each side of a central administration building; a receiving building, a nurses' home, emergency hospital, laundry building, and power plant were added along the perimeter of the landscaped site in subsequent years. The new hospital was clad in brick and terracotta to fireproof the structure and to curb the spread of contagious diseases like tuberculosis. The design incorporated the Nightingale wards, standard for hospitals of the time. The master plan

[159] University of Virginia, "UVA Hospital Celebrating 100 Years" (www.healthsystem.virginia.edu/internet/library/historical/uva_hospital/centennial/,accessed 4 May 2007).
[160] Gary A. Noskin and Lance R. Peterson. "Engineering Infection Control through Facility Design," *Emerging Infectious Diseases*. March – April 2001. Vol. 7, No. 2.
[161] John D. Thompson and Grace Goldin, *The Hospital: A Social and Architectural History* (New Haven: Yale University Press, 1975).

for the site was designed to allow progressive expansion and additions so that the Hospital could adapt to changing demographics and medical practices.[162]

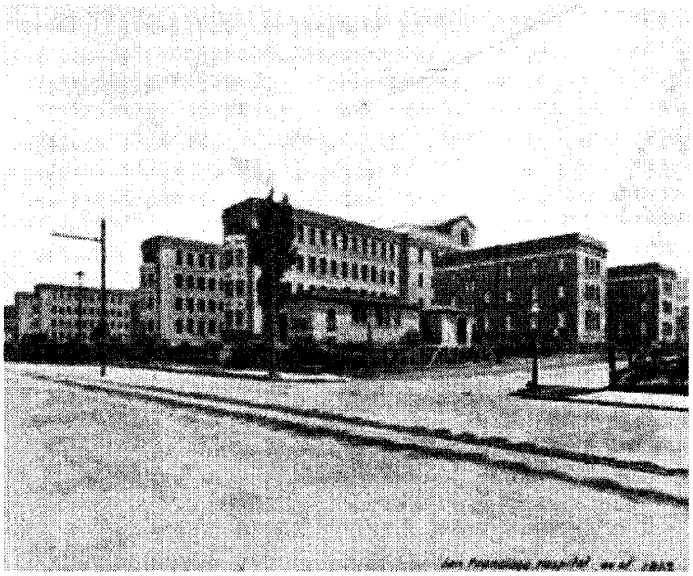

Figure 15. San Francisco General Hospital under construction, 1913.
Source: San Francisco Public Library Historical Photograph Collection.

The A/B Wing (Baby Hospital) at the Children's Hospital embodies early 20th-century hospital design trends. The two- and three-story building is narrow and linear in form and is clad in brick and terracotta to fireproof the structure and prevent the spread of contagious disease. Oriented to the south to maximize its exposure to sunlight, the building includes solariums and windows to ensure light and airflow. The floor plan also contains a large open-plan ward to allow nurses to maintain surveillance of the maximum number of patients at one time. Although constructed at a later time when linear hospital designs were beginning to be replaced by modern blocks, the B/C Wing mirrored the plan of the A/B Wing (Baby Hospital). Subsequently, the Ford Diagnostic and Treatment Center, constructed in 1962, is an example of the modern block hospital construction that broke away from the earlier 20th century designs. In this way, the main building complex of the Children's Hospital is represents both early and later hospital design in Alameda County and California.

Architects of the Children's Hospital

This section includes biographical information about the architects who designed the buildings at the Children's Hospital site that are more than 45 years old.

Edward W. Cannon (1884-1942)

Architect Edward W. Cannon was born in Oakland in 1884 and grew up in West Oakland. As a teen he worked as a machinist, and in 1909 married Wildridge Corinne Adams. By 1910 he was employed

[162] Page & Turnbull, Inc., "San Francisco General Hospital: Historic Resource Evaluation" (San Francisco: unpublished report, 2003).

as an architectural draftsman,[163] and in July 1911 was elected to membership of the San Francisco chapter of the American Institute of Architects.[164] During this time Cannon was a designer at the architectural firm of C. W. Dickey, a Bay Area and Honolulu-based architect whose work from this era includes three branches of the Oakland Public Library (including the Alden [Temescal] branch), the Homestead Loan Association Headquarters Building on University Avenue in Berkeley, and Kahn's Department Store (now the Rotunda Building) at 12th Street and Broadway in Oakland. Dickey's 1912 design for Kahn's Department Store was a four-story Y-shaped building with a dramatic glass dome crowning the Y-intersection. Edward Cannon later added a six story addition to this building in 1923 when he was practicing independently. The Kahn Department Store was listed in the National Register of Historic Places in February 1989.[165]

After 1915, C. W. Dickey moved his office to Honolulu, and Cannon began independent practice. His office was located in the Central Bank Building on 14th Street at Broadway. He is credited during this era with several single-family residential projects in Oakland and Piedmont; vacation cabins in outlying areas; medium-sized apartment buildings in Berkeley and Oakland, including 666 17th Street, 1705 Martin Luther King Way, and 1106 Madison; and a light industrial furniture factory at 221 Oak Street which has received Oakland Heritage Property Designation.[166] At the time of its construction in 1923, his design for the six-story addition to Kahn's Department Store appears to have been his largest contribution to Oakland's built environment, followed three years later by his largest stand-alone project, the design for the Baby Hospital.

Cannon continued to live and work in Oakland through the 1930s, and in 1937 was appointed one of several superintendents of construction at the Port of Oakland.[167] He died in Oakland on January 1, 1942, at the age of 58.[168]

Douglas Stone of Stone and Mulloy

Architect Douglas Dacre Stone (1897-1969) was born in Yokohama, Japan on March 10, 1897 and received his Master's degree in architecture from the University of California at Berkeley in 1922.[169] He began his career as a designer for the firm Hyman and Appleton Architects in San Francisco in 1924. Stone founded the firm of Stone and Mulloy Architects with Louis B. Mulloy (1910-1963) in 1927. The firm became known for their hospital designs, and designed approximately twenty hospitals and medical buildings in Northern California in the post-war era, including Peralta Hospital in Oakland (1950), Eden Hospital in Castro Valley (1954), and Pacific Presbyterian Medical Center in

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[163] United States Federal Census, 1910, accessed at www.ancestry.com.
[164] *Architecture and Building*, Volume 43, Number 15, November 1911, 20.
[165] "Kahn's Department Store, National Register of Historic Places Registration Form". Prepared by Mary Hardy and Alice Carey, June 8, 1988.
[166] Ibid., and *Western Architect*, May 1920, and *Architect and Engineer of California and the Pacific Coast*, Volume 44, 1916, and "Prevention Institute Receives Heritage Property Designation", http://www.preventioninstitute.org/about-us/our-building.html.
[167] "Regular Meeting of the Board of Port Commissioners of the Port of Oakland, January 4, 1937", accessed online, http://www.portofoakland.com/pdf/board/1937_minutes.pdf.
[168] "Edward W. Cannon Obituary"., *The Oakland Tribune*, January 2, 1942.
[169] "Designer of Hospitals Retires" (*San Francisco Chronicle* 12 September 1965), 12.

San Francisco (1960).[170] Douglas Stone was also involved in the design of the Federal Office Building in San Francisco, as well as the State Motor Vehicles Office Building in Sacramento.

Stone was appointed to the San Francisco Planning Commission in 1941 and also served as consultant to the State Hospital Advisory Council in 1943. A member of the California Chapter of the AIA, Stone was a member of various hospital associations including the International Hospital Federation. The firm of Stone and Mulloy was selected to design the master plan for Oakland Children's Hospital, and in 1946 they designed and oversaw construction of the Hospital's first major addition, the B/C Wing. Prior to his retirement in 1967, Stone spent five months traveling between Moscow, Kiev, and Leningrad displaying a model of the El Camino Hospital in Mountain View as part of the United States Information Agency's "Medicine USA" exhibit. Stone died on February 21, 1969.[171]

Stone, Marraccini and Patterson

In 1951, Silvio P. Marraccini (1918-1970) joined Stone and Mulloy, at which time the firm was renamed Stone, Mulloy and Marraccini Architects. Norman Patterson (1917-1990) joined the firm in 1955 and by 1956 the firm had been renamed Stone, Marraccini and Patterson.[172] Stone, Marraccini and Patterson are responsible for the design of both the Bruce Lyon Memorial Research Center (1958) and the Ford Diagnostic and Treatment Center (1962) at the Children's Hospital.

Stone Marraccini and Patterson continued to design hospital and medical buildings through the 1970s and 1980s, and in in 1997 merged with SGH Incorporated, one of the nation's largest architectural and engineering firms.[173]

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[170] California State Department of Parks and Recreation Primary Record, Sutter Medical Center, Castro Valley, prepared by ESA Consultants, January 2009.
[171] "Architect Douglas D. Stone Dies" (*San Francisco Chronicle* 22 February 1969), 30.
[172] "Stone, Douglas Dacre," ArchitectDB – Architect Record (https://digital.lib.washington.edu/php/architect/record.phtml, accessed 8 May 2008).
[173] "SHG Incorporated and Stone Marraccini Patterson Architects Announce Merger", PR Newswire, September 7, 1997.

V. CHILDREN'S HOSPITAL ARCHITECTURAL DESCRIPTIONS

This section provides an overview of the Children's Hospital study site and a description of all buildings at the site. More detailed architectural descriptions are provided for buildings that are more than 45 years old.

A. SITE DESCRIPTION

The Children's Hospital study site is roughly triangular and is bounded by 53nd Street to the north, the Grove Shafter Freeway (State Route 24) and Dover Street to the east, an exit ramp from the freeway to the south, and Martin Luther King Jr. Way to the west **(Figure 16).** The main façade and the primary entrance to the Hospital complex faces northwest onto 52nd Street and is part of the Patient Tower. The Ford Diagnostic and Treatment Center sits to the east of the Patient Tower, at the southwest corner of 52nd and Dover streets; its primary façade faces east. A pedestrian overpass links the Patient Tower to the Outpatient Center, which is located north of 52nd Street and adjoined by the Parking Structure at the northern perimeter of the site. The Cafeteria and the Central Utility Plant are located to the south of the Patient Tower and are both oriented to the west. The A/B Wing (Baby Hospital) and the B/C Wing are conjoined in a south-facing U-plan, and together sit east of the Central Plant and south of the Patient Tower and the Ford Diagnostic and Treatment Center. The A/B Wing (Baby Hospital) and the B/C Wing form a courtyard with a circular drive. A large magnolia tree grows in the courtyard east of the B/C Wing. The Cardiac Catheterization Lab is located between the Ford Diagnostic and Treatment Center and the A/B Wing (Baby Hospital), at the east perimeter of the site. A Helistop sits to the south of the courtyard and the entrance to the A/B Wing (Baby Hospital). The Bruce Lyon Memorial Research Center is located south of the helistop, with the Research Center Addition at the southernmost triangular end of the hospital parcel. The site includes eight portable buildings south of the B/C Wing and east of the Bruce Lyon Memorial Research Center.

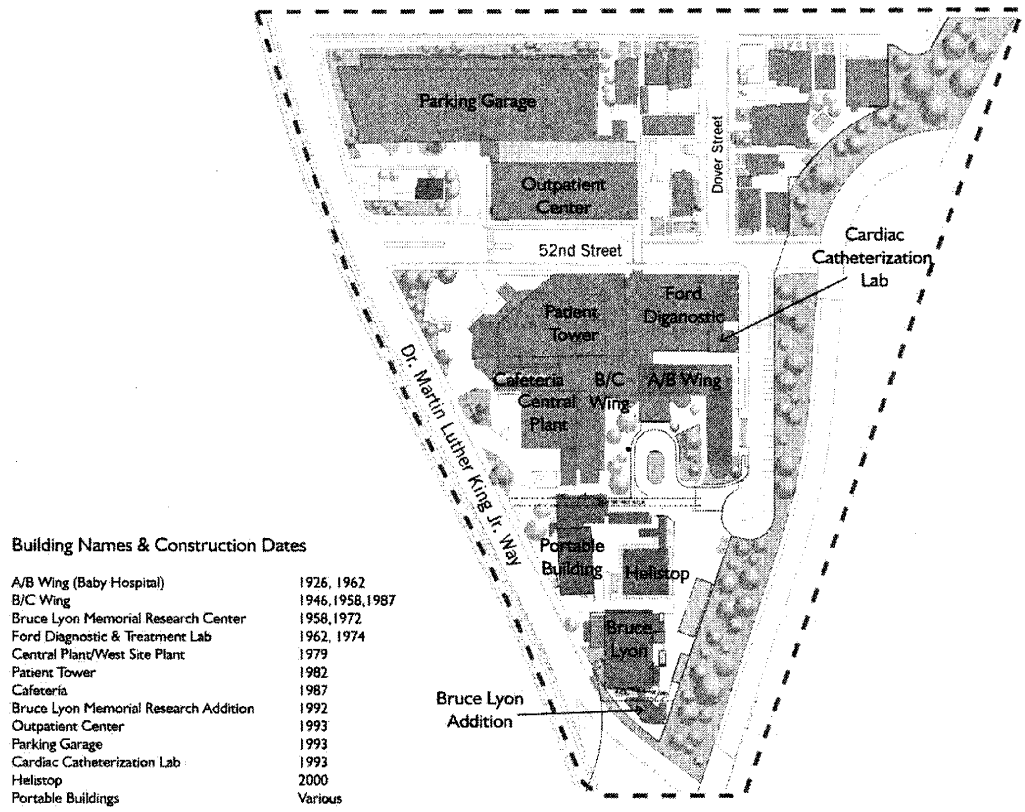


Figure 16. Site diagram of the Children's Hospital and Research Center.
Source: Children's Hospital Zoning Pre-Application Presentation, Taylor and HDR, edited by Page & Turnbull, 2013.

B. A/B WING (BABY HOSPITAL) (1926, ADDITIONS CA. 1948 AND 1962)

Exterior

In 1926, architect Edward W. Cannon designed a combination two- and three-story over exposed basement, brick-clad, reinforced concrete hospital building in the Northern Italian Renaissance style **(Figure 17)**. The building was purpose-built to house the Baby Hospital, which had previously been housed in a converted Victorian mansion on the site. The A/B Wing (Baby Hospital) has an L-shaped plan that frames the north and east sides of a courtyard located to the southwest of the building. The ell that is oriented on the east-west axis is three stories in height and capped by a gable roof, while the ell that is oriented on the north-south axis is two stories in height and capped by a flat roof. An elevator penthouse and wide brick chimneys surmounted by arcaded Romanesque caps protrude from the roof where the two ells meet. An additional chimney is located at the middle of the east-west ell. Typical fenestration on the building consists of paired two-over-two, double-hung, wood-sash windows with multi-light awning transoms and brick lintels. All facades are adorned with a terra-cotta frieze featuring a circle-and-sheaf motif. The foundation of the building is concrete.

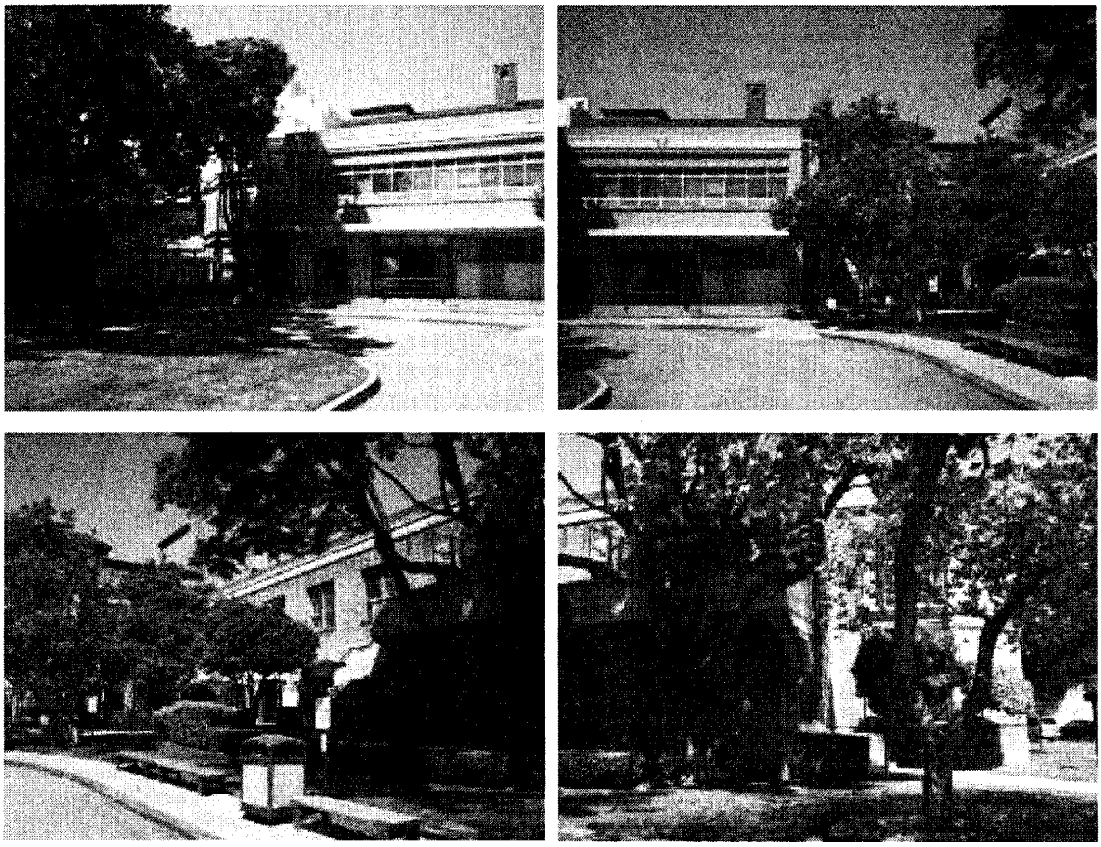


Figure 17. South and west façade of the A/B Wing (Baby Hospital), four-photograph montage. Source: Page & Turnbull, 2013.

The south façade of the A/B Wing (Baby Hospital)'s east-west ell served as the primary façade of the Hospital from 1926 until 1982 and faces onto a courtyard and circular driveway. The primary entrance is located at the center of the south façade, at the ground floor of a two-story brick addition that was constructed in 1962. The primary entrance is a pair of fully-glazed aluminum sliding doors flanked by fixed, plate-glass, aluminum-sash windows; the entrance is accessed by a short flight of concrete steps and overhung by a flat, projecting canopy **(Figure 18).** Fixed and awning aluminum-sash ribbon windows, defined by a continuous inset brick lintel, span the second story of the addition. A circle-and-sheaf frieze spans the width of the addition and continues onto the older portions of the building. A Bambino emblem is located within the frieze above where the primary entrance is located; the Bambino is often used as a symbol for pediatrics and is based on a sculpture by Italian Renaissance artist Andrea della Robbia.

To the east of the addition, near the interior angle of the L-shaped plan, is a two-story, five-sided solarium bay window with multi-light, steel-sash windows **(Figure 19).** The windows are separated by fluted columns with capitals that feature acanthus leaves, urns, fleur-de-lis, cherub's heads, and griffins. Each story is surmounted by a molded frieze depicting animal and bird motifs and topped by a simple metal cornice. The basement level to the east of the five-sided bay features multi-lite steel sash windows, some with metal grilles, which look out into a concrete light well enclosed a metal

railing. At the third story level of the south façade of the east-west ell are windows of the primary type (paired two-over-two, double-hung, wood-sash windows with multi-light awning transoms and brick lintels). One window at the first floor is infilled with brick. The façade terminates in a simple cornice below the slightly overhanging eaves of the gable roof.

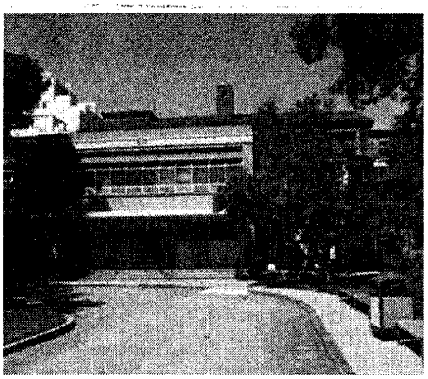


Figure 18. South facade, detail of 1962 addition and primary entrance, showing Bambino frieze detail. Source: Page & Turnbull, 2008.

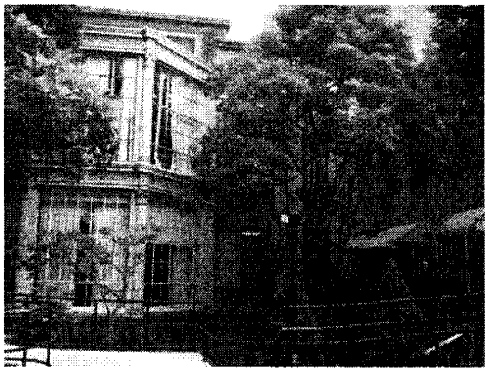


Figure 19. South facade, showing two-story bay window. Source: Page & Turnbull, 2013.

The west façade of the A/B Wing (Baby Hospital) faces onto the courtyard and is divided into nine structural bays **(Figure 20)**. An exposed basement level is visible at the south end of the facade and contains multi-lite industrial steel sash windows with textured wire glass. The below-grade light well features concrete walls, metal access stairs, and a metal railing. At the first story, the third northernmost bay features a fully-glazed aluminum door surmounted by a metal awning. Two metal awnings also cover windows north of the entrance. A concrete terrace with a brick wall is located beneath the balcony. A flight of concrete steps provides access from the terrace down to the basement. A concrete staircase that spans the fourth and fifth bays leads to a terracotta-clad balcony at the second story level **(Figure 21).** The four bays associated with the terrace contain entrances with paired, partially-glazed wood doors, multi-light glazed transoms, and multi-light sidelights. Some window transoms have been replaced by air-conditioning window units.

At the second story level, the balcony stretches across the sixth, seventh, and eighth bays above a terrace. It is supported by four sets of large, paired ornamental terracotta brackets with floral and acanthus leaf motifs. These brackets continue as paired pilasters dividing the paneled balcony railing. Access to the balcony is provided by paired, partially-glazed wood doors surrounded by multi-light glazed transoms and sidelights that are located in the eighth structural bay. One window immediately north of the second story entrance has been replaced with a flush wood door and brick infill. All other bays on the second story feature paired, two-over-two aluminum frame windows surmounted by two-light transoms. The west façade terminates in a flat roofline adorned with the terracotta frieze described earlier.

Figure 20. West facade of the A/B Wing. Source: Page & Turnbull, 2013.

Figure 21. West facade of the A/B Wing, detail of second story balcony. Source: Page & Turnbull, 2013.

The narrow southern façade of the north-south portion of the ell includes a two-story, five-sided bay window with multi-light, steel-sash windows **(Figure 22).** The windows are separated by fluted columns with capitals that feature acanthus leaves, urns, fleur-de-lis, cherub's heads, and griffins. Each story is surmounted by a molded frieze depicting animal and bird motifs and topped by a simple metal cornice.

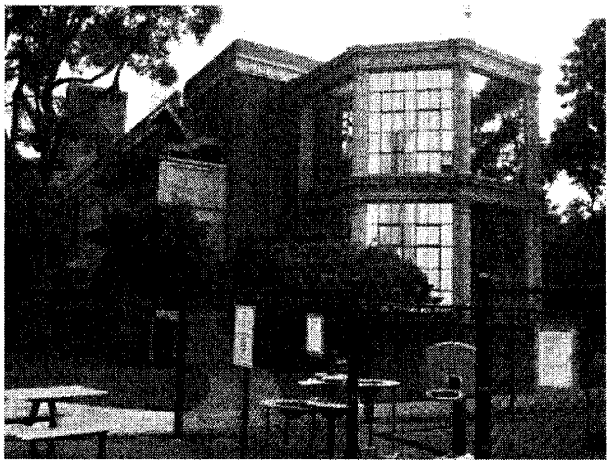


Figure 22. Southern facade of the north-south portion of the ell of the A/B Wing. Source: Page & Turnbull, 2013.

The east façade of the A/B Wing (Baby Hospital) faces a driveway and surface parking lot that was formerly Dover Street. The façade is divided into twelve structural bays **(Figure 23)**. Entrances at this façade are located at the exposed basement story, which is accessed via a concrete stair and includes several glazed wood entry doors and multi-lite steel sash industrial windows, all blinded by opaque paint or metal panels **(Figure 24)**. The first and second stories are fenestrated with windows of the primary type. As on the west façade, some transoms have been replaced by air-conditioning window units. A granite plaque reading "The Baby Hospital 1927" is located on the wall at the south end of the façade.

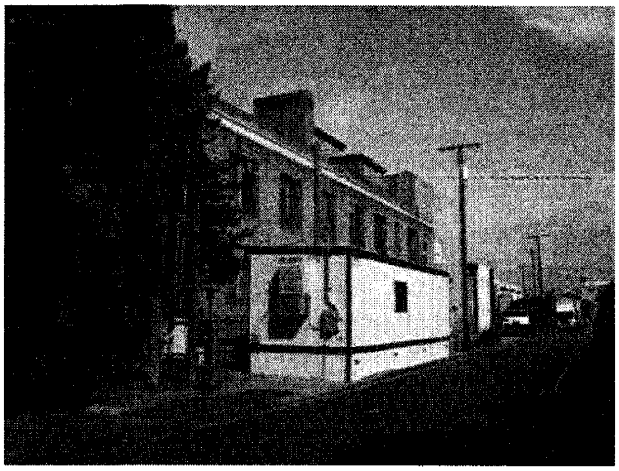


Figure 23. East facade of the A/B Wing. Source: Page & Turnbull, 2013.

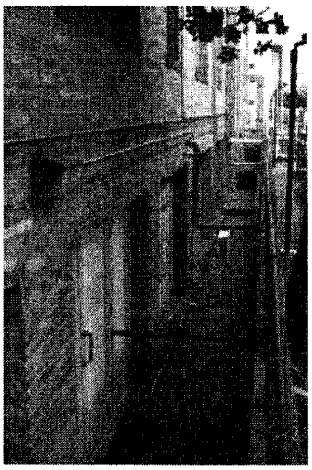


Figure 24. East facade of the A/B Wing, exposed basement story. Source: Page & Turnbull, 2013.

The north façade of the A/B Wing (Baby Hospital) faces an access driveway and the Cardiac Catheterization Lab and the Ford Diagnostic and Treatment Center **(Figure 25).** The façade is three stories over an exposed basement. The basement level includes several multi-lite steel sash window groups. A concrete stair leads to a glazed inset aluminum door at the first story. Fenestration at the first and second stories is of the primary type, while fenestration at the third story is single-lite fixed over awning with steel sash at the east, and alternating primary type and multi-lite steel sash at the east. Three windows are infilled with brick at the west end of the first story. The façade terminates with a simple flush cornice at the east and a molded metal cornice at the west.

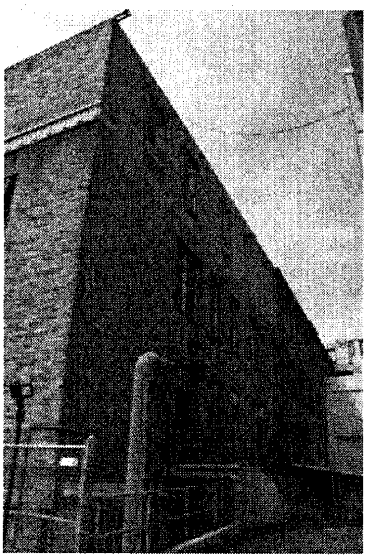


Figure 25. North facade of the A/B Wing. Source: Page & Turnbull, 2013.

A/B Wing (Baby Hospital) Interior

The A/B Wing (Baby Hospital) has an L-shaped plan that accommodates double-loaded corridors at the first and second stories, which terminate in formerly open-plan solarium rooms (now divided into office spaces) at the south end of its north-south axis **(Figure 26)**. Open-plan solariums are also located on the east-west axis at the first and second stories, currently used as a board room and a doctor's lounge, respectively. As is typical of hospitals, the configuration of interior spaces has been altered to change uses and accomodate equipment. Remodeled rooms are typically furnished with dropped acoustical tile ceilings, box fluorescent lighting, and pre-fabricated carpet tiles. Overall, the offices on the second story are less altered than those on the first story and contain gypsum board-clad walls with raised wiring strips and light switches. Notable features that remain in the A/B Wing (Baby Hospital) include a tile-clad operating room on the second story that features built-in metal cabinetry which is now used as a storage closet, push-button nurse call buttons that are located in the upper portion of the walls in some offices, and wood railings in the stairwells at the east-west axis of the building **(Figure 27)**.

Figure 26. Interior of the A/B Wing, typical office. Source: Page & Turnbull, 2013.

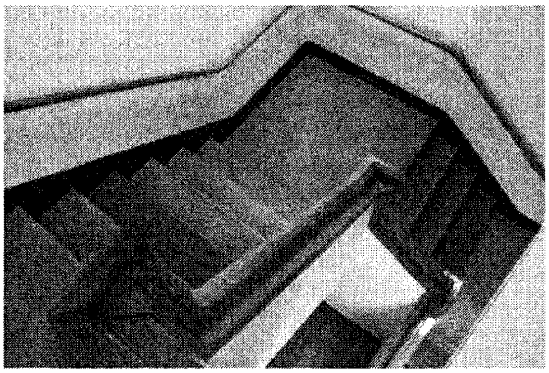


Figure 27. Interior of the A/B Wing, original stair railings. Source: Page & Turnbull, 2013.

C. B/C WING (1946, ADDITIONS 1958 AND 1987)

In 1946, architects Douglas D. Stone and Louis B. Mulloy designed the B/C Wing, an L-shaped, two-story over exposed basement addition that was added to the west side of the existing A/B Wing. This building was constructed to replace the McElrath mansion, which was located at this site and originally housed the Baby Hospital. The mature magnolia which was planted in 1860 was preserved in the demolition of the McElrath mansion and the construction of the B/C Wing. The B/C Wing closely mirrors the plan of the A/B Wing (Baby Hospital) and matches its exterior brick color, and when constructed roughly doubled the size of the facility. The B/C Wing abuts the west end of the east-west axis of the A/B Wing (Baby Hospital), creating a U-shaped complex that surrounds the courtyard and circular drive **(Figure 28)**. The two buildings have independent structural systems.

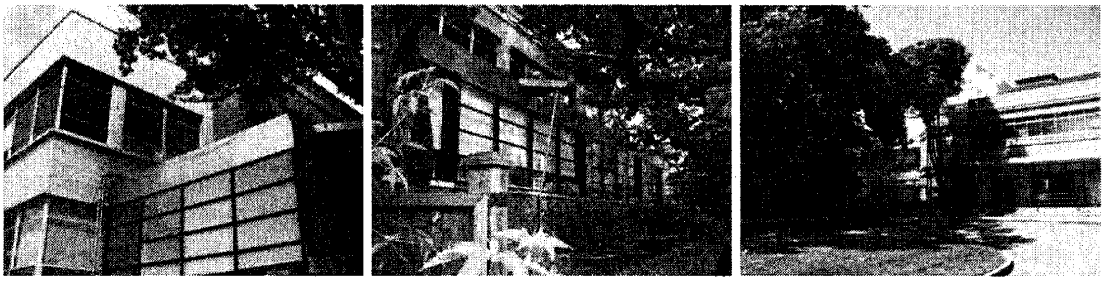


Figure 28. South and east façade of the B/C Wing, three-photograph montage. Source: Page & Turnbull, 2013.

The south façade of east-west axis of the B/C Wing features an exposed basement with multi-lite industrial steel sash windows and large metal doors. The facade is dominated by a two-story over exposed basement, five-sided, angled bay window similar to those at the A/B Wing (Baby Hospital). The basement level features metal vents. The upper two stories feature multi-light, steel-sash windows surrounded by composite colonettes and friezes. It is capped by a flat roof. The west portion of the south façade is fenestrated primarily with three-part aluminum sash windows, which are the primary window type on this wing. The south façade of the B/C Wing terminates in a flat roofline adorned with the terra-cotta frieze that is also found on the A/B Wing (Baby Hospital). In 1958, a third story was added to the east-west axis of the B/C Wing. This addition features fixed and awning aluminum-sash windows.

The exposed basement level of the east façade of the B/C Wing features multi-lite steel sash windows, some of which are infilled with metal plates or air conditioning units. The light well features a concrete retaining wall and metal railings. The first story of the east façade includes a brick porch mirroring that at the A/B Wing; this brick porch was enclosed in 1987 by a one story addition, which includes four-light, aluminum-sash ribbon windows with operable awning portions **(Figure 29).** Metal downspouts are attached to projecting triangular rain catchments. The roofline of the addition features sheet metal coping. The second story of the east facade is fenestrated with three-part aluminum sash windows and terminates in the terracotta frieze described earlier. At the south end of north-south ell of the B/C Wing, a two-story squared bay clad in scored concrete includes three-part steel-sash windows with fixed and awning portions at both stories **(Figure 30).** Two partially-glazed wood doors with glazed transoms are located on the west side of the bay at the first and second story levels. The second-story entrance is accessed by a metal exterior staircase.

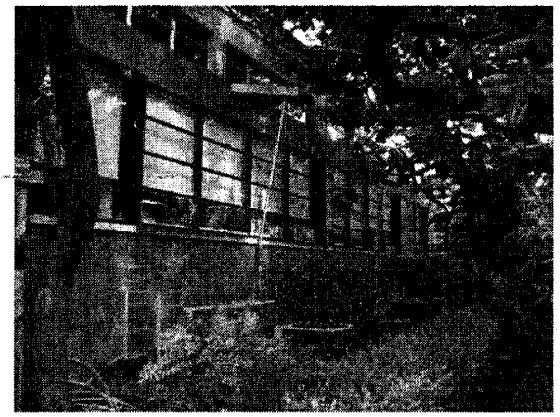


Figure 29. Detail of east facade of B/C Wing, showing first story addition. Source: Page & Turnbull, 2013.

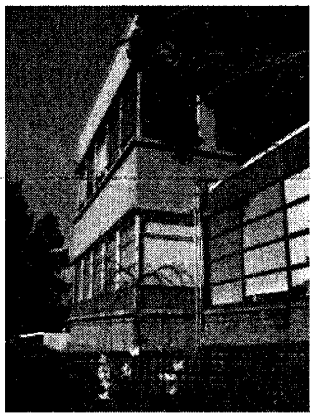


Figure 30. Detail of south part of B/C Wing showing addition. Source: Page & Turnbull, 2013.

The magnolia tree located directly east of the east façade of the B/C Wing was planted in 1860 by women of the Alden family. Solomon Alden was the original landowner of the site, and in 1875 his daughter Elsie married John McElrath The McElraths constructed the Victorian mansion that bore their name and housed the Baby Hospital at its founding in 1912 **(Figure 31).** The tree was preserved in the demolition of the first house on the property, an Italianate house which belonged to Solomon Alden. It was preserved again when the McElrath mansion was constructed, and again when it was demolished in advance of the construction of the B/C Wing.

Figure 31. Magnolia tree located east of the east facade of the B/C Wing, planted 1860 by women of the McElrath family. Source: Page & Turnbull, 2013.

The west façade of the B/C Wing is abutted at the north end of the first story by the Central Plant/West Site Plant; one 12-lite aluminum fixed and awning window group is visible at the southern portion **(Figure 32)**. At the second story, two 12-lite aluminum fixed and awning window groups are located at the south, and several smaller aluminum-sash windows are visible above the Central Plant. The west façade terminates with a flush roofline.

The north façade of the B/C Wing abuts the Patient Tower completely and has no visible façade.

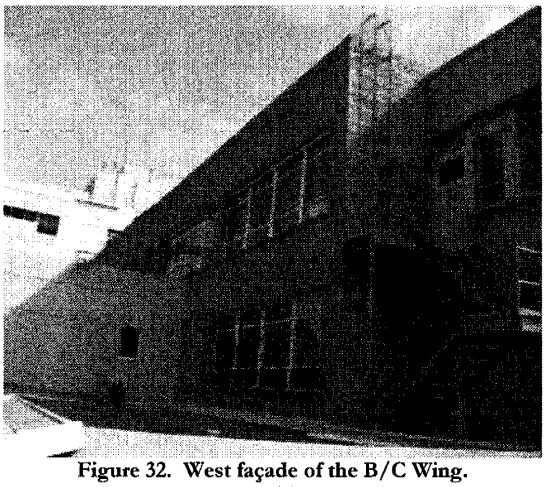


Figure 32. West façade of the B/C Wing.
Source: Page & Turnbull, 2013.

D. BRUCE LYON MEMORIAL RESEARCH CENTER (1958, ADDITION 1972)

In 1958, the firm Stone, Marraccini and Patterson designed the Bruce Lyon Memorial Research Center ("Research Center"), located south of the courtyard between the A/B Wing and the B/C Wing and now south of the helistop **(Figure 33)**. The Research Center was designed and built as a one-story International style building with stack-bond brick cladding and a flat roof. In 1972, a second story addition was added to the Research Center, which is clad in stucco and capped with a flat roof. The second story addition is supported by concrete posts, rests on top of the original building, and projects in volume at all facades beyond the footprint of the original building. The building's original primary entrance is set in an enclosed glazed portico located on the west side of the building. This entrance is no longer in use, and the contemporary primary entrance is located on the east façade at the northeast corner of the building **(Figure 34).**

Figure 33. Research Center, north and west façades, original primary entrance visible at right. Source. Page & Turnbull, 2008.

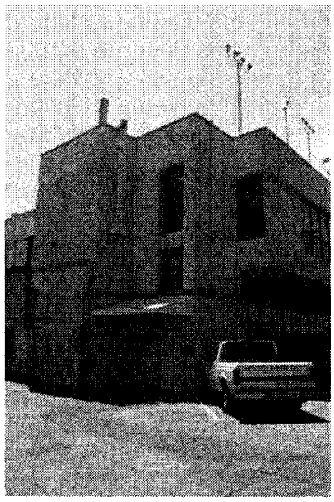


Figure 34. Research Center, detail of primary entrance at east facade. Source: Page & Turnbull, 2013.

The east façade, which faces several portable structures and an embankment to the Grove Shafter freeway beyond, is loosely organized into four bays. The primary entrance is a flush metal door located at the first story of the northernmost bay. At both stories this bay is clad in stucco and projects in mass from the main volume of the building; at the second story there are two two-lite fixed aluminum sash windows. The center two bays are clad in stack-bond brick at the first story and stucco at the second story; the first story is largely obscured by utility sheds and portable structures. The second story rests on two concrete piers and projects in mass several feet beyond the mass of the first story. It has four fixed aluminum-sash windows at the center two bays. The southern bay projects in mass from the main volume of the building, is clad in stucco at both stories, and has fixed aluminum-sash windows at both stories.

The north façade faces the helistop and a portable structure. The eastern part of the north façade is clad in stucco at both stories and has no windows or doors. The remainder of the first story includes a continuous band of fixed and awning steel-sash ribbon windows with metal spandrel panels above and below. A metal cornice runs the width of the first story, above which the second story addition projects approximately four feet beyond the mass of the first story. The second story is supported by

a concrete post at the west and is clad in scored stucco. The second story has two groups of eight fixed aluminum sash windows and terminates with a projecting band of stucco and a flush roof.

The west façade faces Martin Luther King Jr. Way and the elevated BART tracks. The first story features a projecting mass at the north, which includes fixed and awning metal-sash ribbon windows with metal spandrel panels above and below at the north and south facades, and stack bond brick cladding at the west façade **(Figure 35)**. There is a glass vestibule with a deep overhanging flat roof at center, which is no longer in use and is fronted by a decorative cinderblock wall. The remainder of the first story of the west façade includes fixed and awning metal-sash ribbon windows with metal spandrel panels above and below. The second story of the west façade is supported by concrete posts and clad in scored stucco **(Figure 36)**. It includes ten two-part fixed aluminum sash windows, above which the story terminates with a projecting band of stucco and a flush roof.

Figure 35. Research Center, west facade, detail of former primary entry vestibule. Source: Page & Turnbull, 2013.

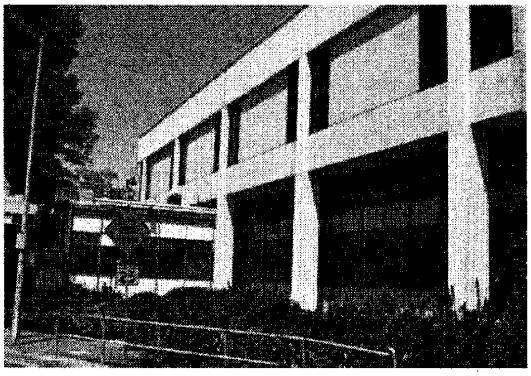


Figure 36. Research Center, west facade. Source: Page & Turnbull, 2013.

The south façade of the Research Center faces the Research Center Addition **(Figure 37)**. The first story is clad in stack bond brick and has no windows and one metal door. The first story projects beyond the second story, which is clad in score stucco and includes two groups of eight fixed aluminum sash windows. At the center of the second story there is a passageway to the Research Center Addition, which is clad in stucco. The south facade terminates with a projecting band of stucco, at which there is an affixed metal sign for the hospital, and a flush roof.

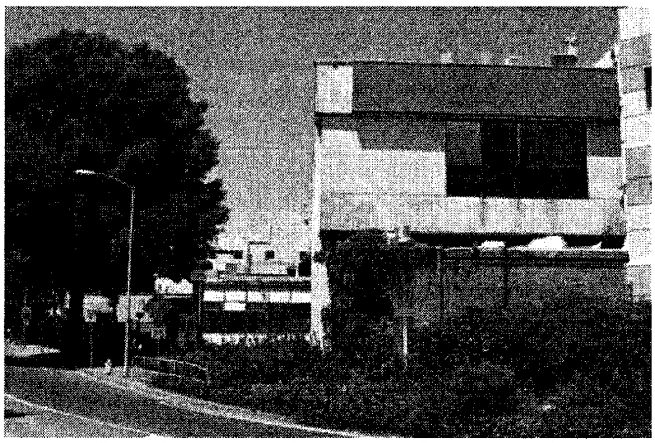


Figure 37. Research Center, south facade (partial).
Source: Page & Turnbull, 2013.

E. FORD DIAGNOSTIC AND TREATMENT CENTER (1962, ADDITION 1974)

In 1962, the firm Stone, Marraccini and Patterson designed the Ford Diagnostic and Treatment Center ("the Center") located north of the A/B Wing (Baby Hospital) at the southwest corner of 52nd and Dover streets **(Figure 38)**. The reinforced concrete building is roughly square in plan. It is connected to the A/B Wing by a small hyphen projecting from the south façade. The west façade of the Center abuts the east façade of the Patient Tower. The original design of this building was two stories in height; a third story was added in 1974. The building is clad in smooth stucco and capped with a flat roof. All windows are metal sash.

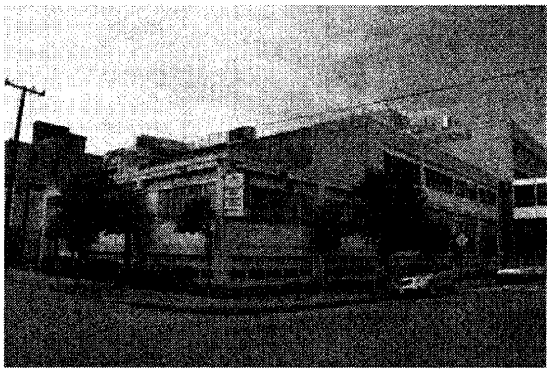


Figure 38. Ford Diagnostic and Treatment Center, 1964, addition 1974. Source: Page & Turnbull, April 2013.

Figure 39. Ford Diagnostic and Treatment Center, primary (east) facade and entrance detail. Source: Page & Turnbull, April 2013.

The primary facade faces east and consists of three structural bays. The primary entrance is located in the southernmost bay and includes paired, fully-glazed metal doors, set within a double-height eleven-pane window wall **(Figure 39).** The central and northern bays both have five awning windows at the (below grade) first story, and five fixed over awning windows at the second story. All three bays have areas of painted metal spandrel panels above and below the windows. The third story

of the building (1974 addition) is stepped back from the primary façade and includes a series of tinted atrium-style windows, with an enclosed area at the south.

The north façade faces 52nd Street and is organized into seven bays **(Figure 40)**. The easternmost bay is two stories in height due to the third story setback, and the remainder of the bays are three stories in height. The westernmost bay is clad with brick at all three stories, and includes the Pedestrian Bridge to the Outpatient Clinic at the third story. At all other bays, the first story (below grade) has five awning windows, and the second story has five fixed over awning windows. At the third story, the second bay is clad in stucco, while the remaining bays five fixed over awning windows. All bays have areas of painted metal spandrel panels above and below the windows, and the façade terminates flush, with a metal safety railing above.

The west façade fully abuts the Patient Tower to the east. The south façade is visible from the vantage of a supply driveway between the Center and the A/B Wing (Baby Hospital) **(Figure 41)**. The south façade includes three bays, which are blinded at the first and second stories and have contemporary 15-lite fixed windows at the third story.

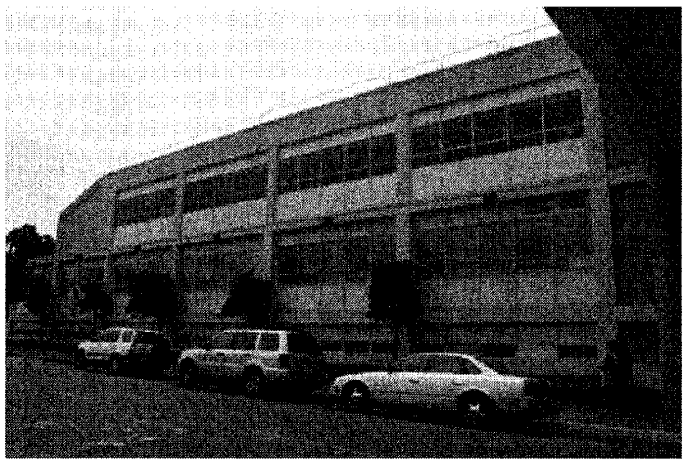


Figure 40. Ford Diagnostic and Research Center, north facade. Source: Page & Turnbull, 2013.

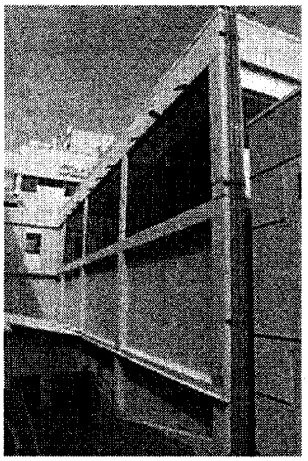


Figure 41. Ford Diagnostic and Research Center, south facade. Source: Page & Turnbull, 2013.

F. CENTRAL PLANT/WEST SITE PLANT (1979, ADDITION 1987)

In 1979, the one-story Central Plant/West Site Plant was constructed abutting the west side of the B/C Wing **(Figure 42)**. A second floor was added to the Plant in 1987. The Plant is clad in concrete panels and features small awning aluminum-sash windows on the second story.

Figure 42. Central Plant (at left) and the west facade of the B/C Wing. Source: Page & Turnbull, 2008.

G. PATIENT TOWER (1982)

In 1982, the five-story Patient Tower was constructed north of the B/C Wing and west of the Ford Diagnostic and Treatment Center. The concrete-panel-clad Patient Tower now serves as the hub of the hospital complex and as the main entrance to the hospital complex. A circular drive at the site's northwest corner provides access to the main entrance on the northwest façade and the emergency entrance on the west façade **(Figure 43)**. The main entrance is set in a two-story fully-glazed entry lobby and features fully-glazed aluminum sliding doors with glazed transoms and sidelights. The north and northwest façades of the Patient Tower feature large and small fixed aluminum-sash ribbon windows **(Figure 44)**.

Figure 43. Patient Tower, primary (northwest) facade, showing main entrance and emergency service entrance. Source: Page & Turnbull, 2013.

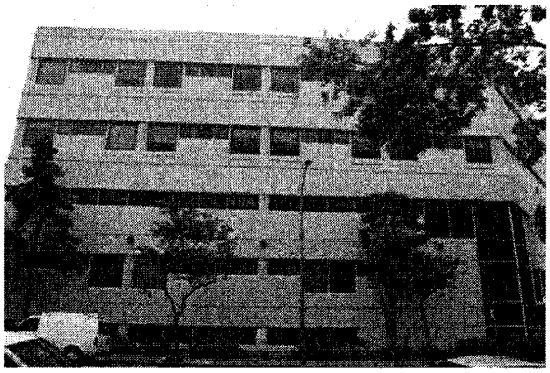


Figure 44. Patient Tower, north facade. Source: Page & Turnbull, 2013.

H. CAFETERIA (1987)

In 1987, a one-story Cafeteria was constructed, located in the space south of the Patient Tower, north of the West Site Plant/Central Plant building, and east of the B/C Wing. It is clad in smooth

stucco and features a wall of fixed aluminum-sash windows at the west façade **(Figure 45)**. A stained glass oculus references the bambino above the entrance of the A/B Wing (Baby Hospital) **(Figure 46).** The Cafeteria is accessed from within other Hospital areas and has no primary street-level entrance; the entrances are associated with emergency services and utilities.

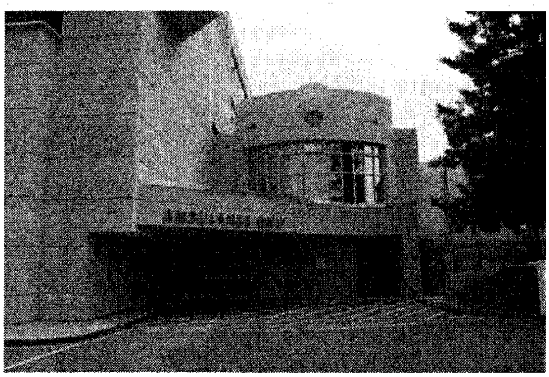


Figure 45. Cafeteria, west facade. Source: Page & Turnbull, 2013.

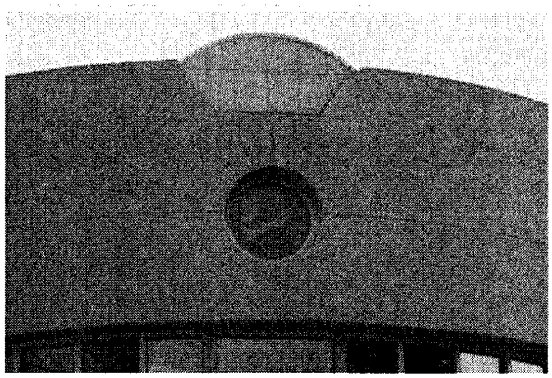


Figure 46. Cafeteria Oculus with bambino, west facade. Source: Page & Turnbull, 2013.

I. THE BRUCE LYON MEMORIAL RESEARCH CENTER ADDITION (1992)

The Bruce Lyon Memorial Research Center Addition was constructed in 1992 on the south side of the Research Center **(Figure 47)**. The three-story Addition is clad in bands of textured and colored stucco with horizontal scoring. The building features fixed, square, aluminum-frame windows and a stepped parapet with two crenellations. The primary entrance is located at the east façade and consists of an aluminum-frame door and window system with a fully glazed door **(Figure 48)**.

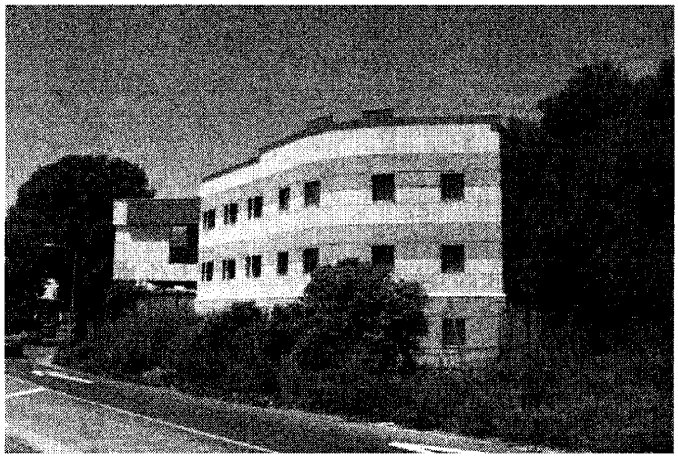


Figure 47. Research Center Addition, southwest facade. Source: Page & Turnbull, 2013.

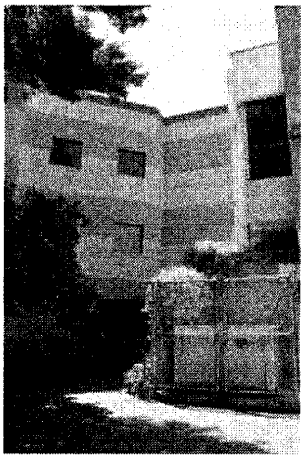


Figure 48. Research Center Addition, east facade with primary entrance. Source: Page & Turnbull, 2013.

J. OUTPATIENT CENTER (1993)

The Outpatient Center is a five-story steel-frame and concrete building located north of 52nd Street **(Figure 49)**. The primary entrance is located on the north end of the west façade. The building is clad in stucco, capped by a flat roof, and features fixed and sliding aluminum-sash windows and glass block windows. Plastered columns visually mark the first through third stories. A three-story attached atrium at the east portion of the north façade includes glazed walls and a barrel roof. A pedestrian bridge at the third-floor level connects the Outpatient Center to the Patient Tower **(Figure 50)**.

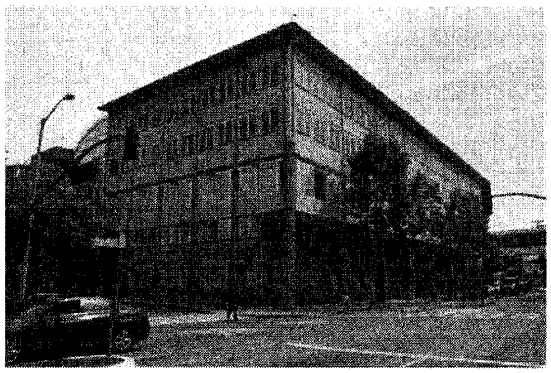


Figure 49. Outpatient Center, west and south facades. Source: Page & Turnbull, 2013.

Figure 50. Pedestrian Bridge between the Patient Tower (left) and the Outpatient Center (right). Source: Page & Turnbull, 2013.

K. PARKING GARAGE (1993)

A five-level parking garage is located northwest of the Outpatient Center **(Figure 51)**. It is clad in concrete panels and is set back from the street at the north and south facades **(Figure 52)**.

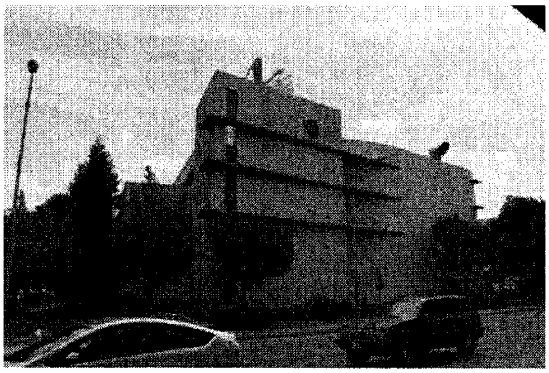


Figure 51. Parking Garage, west facade. Source: Page & Turnbull, 2013.

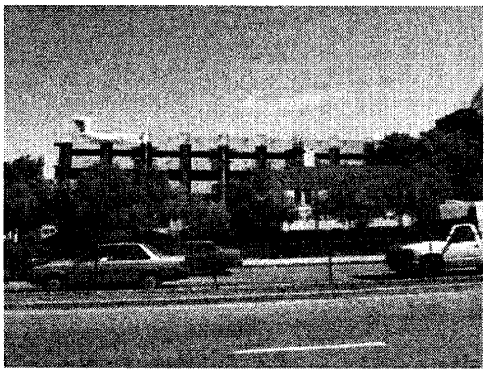


Figure 52. Parking Garage, south facade. Source: Page & Turnbull, 2008.

L. CARDIAC CATHETERIZATION LAB (1993)

In 1993, a one-story, flat-roofed Cardiac Catheterization Lab was constructed at the southeast corner of the Diagnostic and Treatment Center. The Lab is clad in concrete panels with areas of decorative

ceramic tile, and has no windows **(Figure 53)**. The building is accessed via a concrete stair located to the north, between the Catheterization Lab and the Ford Diagnostic and Treatment Center. The stair leads to a metal door and an egress tower which also includes a second-story stair and entrance.

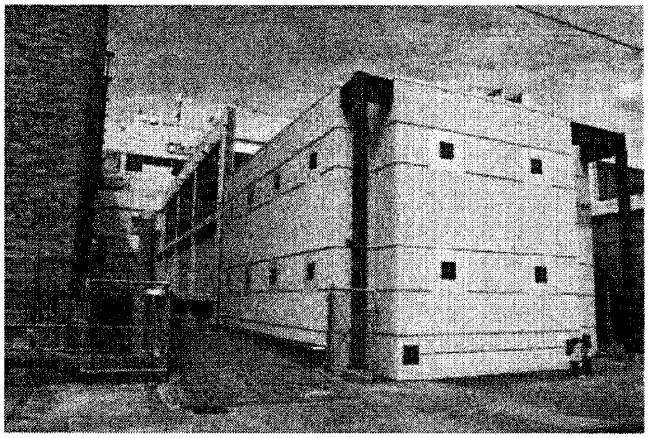


Figure 53. Cardiac Catheterization Lab, south and east facades.
Source: Page & Turnbull, 2013.

M. HELISTOP (2000)

The three-level helistop is located between the B/C Wing and the Bruce Lyon Research Center **(Figure 54)**. It is constructed of metal and is attached to a four-story elevator shaft.

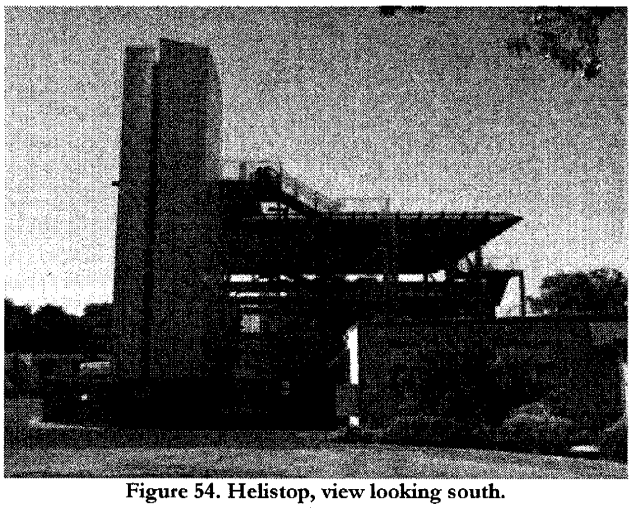


Figure 54. Helistop, view looking south.
Source: Page & Turnbull, June 2008.

N. PORTABLE BUILDINGS (VARIOUS DATES)

Eight portable buildings are located on the hospital site: two to the east of the A/B Wing (Baby Hospital), three south of the B/C Wing, and three east of the Bruce Lyon Memorial Research Center **(Figure 55)**. These buildings range in size. They generally have flat roofs and are clad in vertical wood siding, with sliding aluminum-sash windows.

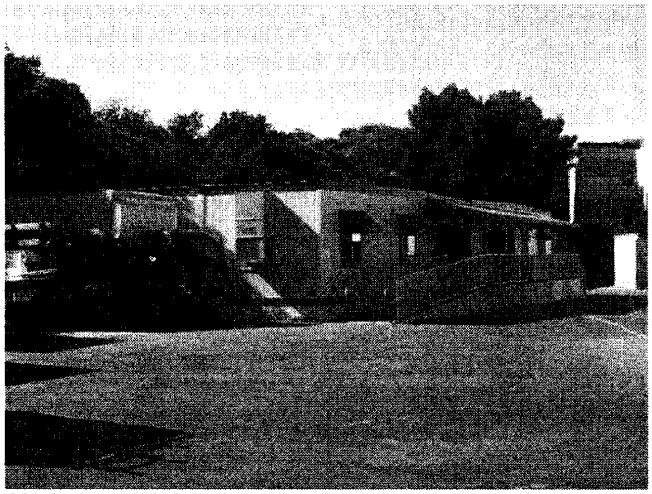


Figure 55. Typical portable building, east of the Bruce Lyon Memorial Research Center.
Source: Page & Turnbull, June 2008

VI. EVALUATION OF CHILDREN'S HOSPITAL BUILDINGS FOR CALIFORNIA REGISTER ELIGIBILITY

The following section evaluates the buildings on the Children's Hospital study site that are more than 45 years old for eligibility for listing in the California Register of Historical Resources. It also includes an evaluation of the Children's Hospital complex as a potential historic district.

A. A/B WING (BABY HOSPITAL) EVALUATION

This section evaluates the A/B Wing (Baby Hospital) for its eligibility for listing in the California Register of Historical Resources, including application of criteria of significance and evaluation of integrity (see pages 4-5 for evaluative criteria).

Criterion 1 (Events)

The A/B Wing (Baby Hospital) appears significant under California Register Criterion 1 as a building that reflects "events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States." Organized in 1912 and dedicated in 1914, the Baby Hospital was the first medical facility in the East Bay to provide services specifically for young children, during a time when death rates for children under two stood at over ten percent. The Hospital's Clinic offered pre-natal, child-rearing classes, and wellness workshops which served nearly 7,000 young patients in its first year of operation. The mission of the Baby Hospital, which was said to be the first and only of its kind in the state of California, was to care for sick babies regardless of creed, nationality, or race. In an era before health insurance, medical care at the Baby Hospital was provided regardless of ability to pay for services; in 1922, 58% of visits were free and 30% were partially paid. As early as the 1920s, the hospital also operated as a teaching facility, training pediatricians. The Hospital was a thriving institution in the 1920s, when in spite of budget shortfalls it was able to fund and oversee the construction of a modern purpose-built hospital building, the extant A/B Wing, which was completed in 1926. As the earliest purpose-built hospital for children in the East Bay, the A/B Wing (Baby Hospital) is significant for its unique role in providing medical care and services to children and as a teaching hospital. The period of significance for the hospital under this criterion is 1912-1926, which extends from the founding of the hospital to the year that the A/B Wing (Baby Hospital) was completed; thus, the period of significance for the A/B Wing (Baby Hospital) is essentially the year of its construction.

Criterion 2 (Persons)

The A/B Wing (Baby Hospital) does not appear to be eligible for the California Register under Criterion 2. Although prominent persons have been associated with the Baby Hospital over time, research has failed to reveal a significant association that would justify inclusion of the A/B Wing (Baby Hospital) in the California Register under this criterion.

Criterion 3 (Architecture)

The A/B Wing (Baby Hospital) appears significant under California Register Criterion 3 as a building that "embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values."

As a representative of a "type and period," the A/B Wing (Baby Hospital) is an early purpose-built hospital and embodies early 20th century hospital design trends. The building is narrow and linear in form and is clad in brick and terracotta to fireproof the structure and prevent the spread of contagious disease. Oriented to the south to maximize its exposure to sunlight, the building includes solariums and windows to ensure light and airflow. The original floor plan also contained a large open-plan ward to allow nurses to maintain surveillance of the maximum number of patients at one time.

Additionally, the A/B Wing (Baby Hospital) possesses high artistic values. Designed by architect Edward W. Cannon in a Northern Italian Renaissance style, the building's architectural detail is rich and includes fluted columns with capitals that feature acanthus leaves, urns, fleur-de-lis, cherub's heads, and griffins, molded frieze depicting animal and bird motifs, bambino medallion, and a terra cotta balcony supported by ornamented brackets with floral and acanthus-leaf motifs. The building displays a high level of façade detail in the brickwork and the window configuration, which have multi-lite transom windows and brick lintels.

Architect Edward W. Cannon was active in Oakland and the greater California Bay Area between 1911 and 1940. He practiced in the firm of C. W. Dickey during his early career and practiced independently afterwards. He designed the six-story addition to Kahn's Department Store at Broadway and 12th Street in Oakland, which is listed in the National Register. He also designed a handful of residences, apartment buildings, and one light industrial building in Oakland, a former furniture factory located at 221 Oak Street, which has received Oakland Heritage Property Designation. Although the A/B Wing (Baby Hospital) is a fine example of his work, Cannon's contributions to the built environment do not raise him to the level of master architect.

Nevertheless, the A/B Wing (Baby Hospital) is significant under Criterion 3 because it "embodies the distinctive characteristics of a type and period" and it does "possess high artistic values." The period of significance under this criterion is 1926, the year the building was constructed.

Criterion 4 (Information Potential)

The A/B Wing (Baby Hospital) was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report. The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion 4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, Criterion 4 is not applicable to the A/B Wing (Baby Hospital).

A/B Wing (Baby Hospital) Integrity

In addition to being determined eligible under at least one of the four California Register criteria, properties must also retain sufficient historical integrity in order to be deemed significant. The following section evaluates the integrity of the A/B Wing (Baby Hospital).

The A/B Wing (Baby Hospital) maintains integrity of location, workmanship, and association; a moderate degree of integrity of design and materials; and no longer retains integrity of setting or feeling from its period of significance (1926). Due to compromised integrity, the building does not qualify for listing in the California Register. A detailed evaluation of the A/B Wing (Baby Hospital)'s integrity according to each aspect follows.

Location

The location of the A/B Wing (Baby Hospital) has not changed. The hospital complex has expanded into the surrounding Temescal neighborhood, and the McElrath mansion that originally housed the Baby Hospital is no longer extant; however, the purpose-built A/B Wing (Baby Hospital) remains in its original location and has not been relocated.

Setting

Originally, the A/B Wing (Baby Hospital) was located at the center of a residential block and faced south onto 51st Street (no longer extant). A driveway from 52nd Street led to an ambulance entry at the building's northeast corner and the main entry was located to the west side of the building's south façade. This entrance was remodeled and continued to serve as the complex's primary entrance until the five-story Patient Tower was constructed northwest of the original Baby Hospital wing. The Patient Tower has an angled entrance, facing northwest onto Martin Luther King Jr. Way and 52nd Street, which supplanted the entrance on the A/B Wing (Baby Hospital) as the primary entrance. Several other additions to the complex, including the Patient Tower, have obscured the Baby Hospital and have separated it from 52nd Street, the road which replaced 51st Street as the main access route to the hospital. From 52nd Street, only portions of the east facade of the Baby Hospital may be seen from the public right of way (Dover Street being closed to public access along the east side of the hospital property). The relocation of the primary entrance has altered the way in which the building is approached, changed the courtyard from a private, secluded space into a public traffic path, and significantly changed the visibility and understanding of the Baby Hospital wing, which now reads as a secondary structure at the rear of the hospital complex.

When constructed in 1926, the A/B Wing (Baby Hospital) building was physically connected to the McElrath mansion, the oldest dwelling in Temescal and the building that had served as the first Baby Hospital. Despite being an institutional building constructed of steel, concrete, and brick, the two-story Baby Hospital building maintained a size and scale in keeping with the surrounding neighborhood, which consisted primarily of small, wood frame bungalows and cottages that were one to two stories tall.

The McElrath mansion was removed in 1946 and the present B/C Wing was constructed to the west of and directly adjacent to the Baby Hospital as part of architect Douglas Stone's plan to expand the

hospital as part of a comprehensive master plan. However, only the B/C Wing was constructed per the master plan and even this Wing, though similar, was not constructed exactly as proposed. The addition to the A/B Wing (Baby Hospital) nearly doubled the size of the hospital and changed its form from an L- to a U-shaped plan. Because the form of the B/C Wing mirrored that of the original A/B Wing (Baby Hospital), the original form of the Baby Hospital is no longer distinguishable. Instead, the original building and B/C Wing read as a single structure, though they have independent structural systems. The addition of the two-story, box-like Diagnostic and Treatment Center and the remodeling of the Baby Hospital's main entry contributed to the overall reconfiguring of the complex and differed from the massing of the Baby Hospital wing, which had a linear and narrow form.

Later additions to the complex further altered its overall massing and size. A third story added to the Diagnostic and Treatment Center and the construction of the five-story Patient Tower served to overshadow the lower profile A/B Wing (Baby Hospital). The construction of a Cardiac Catheterization Lab adjacent to the north façade of the Baby Hospital wing further hid the original building and altered its form. The addition of the helistop and other structures directly south of the A/B Wing (Baby Hospital) overshadow the lower profile A/B Wing.

Furthermore, the setting of the residential neighborhood surrounding the hospital has changed over time. Not only were residences to the south and north of the hospital removed to make way for hospital expansion during the 1950s, the Grove Shafter Freeway (State Route 24) was constructed immediately to the east in 1968, and an off-ramp to Grove (now Martin Luther King Jr. Way) was placed immediately south of the Research Center. Grove was widened in the 1960s, as well, and an elevated BART track was installed circa 1968.

The extensiveness of the alterations to the complex's overall form—the cumulative impact of the size, massing, form, and location of the additions—have compromised the A/B Wing (Baby Hospital)'s integrity of setting. Additionally, the hospital complex no longer retains a strong relationship to its residential neighborhood setting, which has also been greatly altered in the immediate area.

Design

When evaluated independently of its additions, the A/B Wing (Baby Hospital) retains a moderate degree of integrity of design as a hospital building from the 1920s. Most notably, the characteristics that are most intact include the narrow linear form, solariums, and double-loaded corridor and staircases. The building's Northern Italian Renaissance style is also intact, with details that include engaged columns and molded friezes at the solariums and a balcony and stair on the west façade that features paired pilasters and oversized supporting brackets. The exterior does feature some alterations that detract from the building's integrity of design. These include a circa 1948 third story addition at the east end of the south façade and a circa 1962 flat-roofed third-story addition at the northeast corner of the building. The arcaded entrance was replaced in 1962 with a new two-story projecting entrance that includes modern ribbon windows and a glass curtain wall storefront system at the ground floor. This entrance altered the spatial relationships of the original design, such as the emphasis on the projecting solarium. Other minor alterations that detract from the original design

include metal awnings over some windows; contemporary walkways, ramps, and metal railings to approach the building; and metal security gates at the first floor patio and second floor balcony.

On the interior, the solariums now contain the hospital's board room and administrative offices. The original interior detailing of the hospital board room was stripped to modernize the interior and the solarium containing offices was filled with office cubicles. The ward, which also initially incorporated an open-plan design, was subdivided into offices by gypsum-board partition walls. Although the double-loaded corridor and staircases have been modernized and brought up to code, the A/B Wing (Baby Hospital) retains its overall interior circulation pattern. It is typical for alterations to be made to the interior of buildings such as hospitals in order to accommodate technological advances and modernization; therefore, the general form and organization of the interior is more important than its materiality.

In sum, the A/B Wing (Baby Hospital) retains a moderate level of integrity of design because it has been compromised in the above-mentioned ways. The large additions to the A/B Wing (Baby Hospital) are addressed under integrity of setting.

Materials

The exterior materiality of the A/B Wing (Baby Hospital) remains largely intact. The brick cladding and terra cotta ornamentation, including the balcony, as well as the original fenestration pattern and windows for most of the wing are extant. Both the brick and terra cotta are significant building materials because they were used in the early 20th century to fireproof buildings and deter the spread of infectious diseases such as tuberculosis. The biggest losses of original material have come with the various additions. For example, the addition of the new two-story entrance on the south façade in 1962 removed the arcaded entry portico, as well as the brick wall and five windows on the second floor. Some original material was also likely lost with the circa 1948 and circa 1962 additions to the northeast corner of the third floor, the 1948 addition of the B/C Wing, and the connection to the Ford Diagnostic and Treatment Center in 1962. In addition, there is one window opening on the second story of the west façade that was replaced with a flush wood door and brick infill, one infilled window at the first story of the east façade, three infilled windows on the north façade, a replacement door on the north façade, and numerous air conditioning units that have replaced panes of glass in the windows. The original clay tiles on the roof have been replaced with composite roofing.

On the interior, few original finishes remain. Drywall partitions have been erected throughout, as well as carpet tiles and drop ceilings with fluorescent lights.

In sum, the material integrity of the A/B Wing (Baby Hospital) remains in part on the exterior, but has been compromised on the interior. On the whole, the A/B Wing retains a moderate level of integrity of materials.

Workmanship

The A/B Wing (Baby Hospital) exhibits a high level of exterior decorative detail, which includes an Italian Bambino emblem. The figure appears as a medallion on the building's frieze. This detail, which was incorporated into the building's design to reflect the hospital's pediatric specialization, is

representative both of the hospital's purpose and of the building's high level of craft. The building also displays workmanship in its fluted engaged columns at the solariums which display capitals with acanthus leaves, urns, fleur-de-lis, bambino heads, and griffins; molded, friezes depicting animal and bird motifs; and a terracotta circle-and-sheaf frieze below the second story roofline. Since these decorative details remain intact, the A/B Wing (Baby Hospital) retains integrity of workmanship.

Feeling

The A/B Wing (Baby Hospital)'s integrity of feeling has significantly changed because the building is no longer accessible to the general public. Only portions of its east façade are visible from public streets and the freeway. The building has been incorporated into a larger complex of structures. The wing is visible from the courtyard to the south of the building, but the massing and size of the numerous additions on its north and west sides, and the number of free-standing buildings and structures that have been added to the complex as a whole, have altered the feeling of the original scale of the hospital, which was comparable to the surrounding residential neighborhood. The hospital's transformation from a local hospital for children and teaching facility into a national research center in the 1950s and 1960s contributed to the loss of integrity of feeling of the A/B Wing (Baby Hospital). Ultimately, the building is able to convey a moderate level of integrity of feeling related to its aesthetic expression since the original design, materials, and workmanship remain in part and can convey the period of its construction. However, the historic sense of the primacy of this building has been compromised due to the numerous additions, shift in location of the public entrance, and other changes in setting. Overall, the building no longer retains integrity of feeling.

Association

The A/B Wing (Baby Hospital) has continuously operated as a hospital for children since its construction in 1926 and therefore retains its historic association.

Conclusion

In conclusion, the A/B Wing (Baby Hospital) is not eligible for individual listing in the California Register of Historical Resources.

B. B/C WING EVALUATION

The following section evaluates the B/C Wing for its eligibility for listing in the California Register of Historical Resources, including application of criteria of significance and evaluation of integrity (see pages 4-5 for evaluative criteria).

Criterion 1 (Events)

The B/C Wing does not appear to be individually significant under Criterion 1 of the California Register. Unlike the A/B Wing (Baby Hospital) of the Children's Hospital, which is significant as one of the first purpose-built hospitals for children in the East Bay during a period of significance from 1912-1926, the B/C Wing addition lacks the same distinction. By the time the B/C Wing was constructed, other hospitals had been established in Oakland, including Highland County Hospital, and in the vicinity. The B/C Wing is physically an integral piece of the hospital complex; however, the B/C Wing is not individually significant in association with any one or pattern of "events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States." The magnolia tree that is located directly east of the east façade of the B/C Wing can be similarly described: while the tree is an integral part of the hospital complex, planted by the original landowners and preserved through multiple building iterations at the lot, the tree is not significant for its association with any one or pattern of events. Although it has become associated with the Hospital, serving as inspiration for the Hospital's fundraising organization's name ("The Branches"), it was planted before the site was associated with the Hospital.

The B/C Wing was built during the post-war era in response to the war-time population explosion and the subsequent "baby boom." As with most cities in the region, there was a pressing need for expansion of institutions such as hospitals, schools, libraries, and other community services, as well as residential building stock and infrastructure. The B/C Wing was constructed to respond to the demand for more space and replaced the McElrath mansion, the Victorian-era home that initially housed the Children's Hospital. Though the B/C Wing was constructed to support the A/B Wing (Baby Hospital), it is not independently significant.

Criterion 2 (Persons)

The B/C Wing does not appear to be eligible for the California Register under Criterion 2. Research has failed to reveal a significant association with any individuals that would justify inclusion of the B/C Wing in the California Register under this criterion.

Criterion 3 (Architecture)

The B/C Wing does not appear to be eligible for the California Register under Criterion 3. Constructed in 1946 as an addition to the A/B Wing (Baby Hospital), the B/C Wing replaced the McElrath mansion, which housed the original Baby Hospital. The Wing was constructed to fulfill Stone and Mulloy's Master Plan, which depicted the expansion of the Hospital with the addition of three- and four-story wings. Although the B/C Wing is typical of the additions made to institutions such as hospitals, and continued elements of the design vocabulary and materiality of the A/B Wing (Baby Hospital), which embodies early 20th century hospital trends, the Wing is not a strong example of a "type, period, or method of construction" on its own. The B/C Wing was constructed in the

mid-20th century, when the design of hospitals was in transition from low, linear forms with maximum sun exposure and open-plan patient wards to larger block forms with fewer but larger windows and private rooms. The plan is very similar to that of the A/B Wing (Baby Hospital), with a matching solarium to the west of the entrance and double-loaded corridors. Mirroring the A/B Wing (Baby Hospital), the B/C Wing originally contained offices, laboratories, and storerooms on the first floor and a patient ward on the second floor. On the exterior, the solarium features matching ornament, though it is capped with a flat roof, and the addition continues the terracotta circle-and-sheaf frieze below the second story roofline. However, on the whole, the exterior of the B/C Wing takes on a stripped modern style and is less ornamented than the A/B Wing (Baby Hospital). It also has a smaller solid-to-void ratio because it incorporates ribbons of large steel frame windows that are reminiscent of the European International Style of the earlier 20th century. On balance, the form and layout of the new wing reinterpreted the design of the A/B Wing (Baby Hospital) in a more modern way than it demonstrated advances in medical building design from its period of construction.

The firm of Stone and Mulloy designed the B/C Wing in 1945. Stone and Mulloy operated from 1927 until 1967 and specialized in hospital design. When Silvio P. Marraccini and S.P. Patterson joined the firm in 1951 and 1955, respectively, the name of the firm was lengthened to include the names of the new partners. The firm was quite prolific and completed work for the Vallejo General Hospital, the Marysville Hospital, the Pittsburg Community Hospital, and the Walter Reed Army Medical Center. Although the B/C Wing is representative of the type of projects on which the firm of Stone and Mulloy worked, the design largely reinterpreted the original A/B Wing (Baby Hospital). Other Stone and Mulloy hospital buildings serve as stronger examples of the firm's mid-century work.

Criterion 4 (Information Potential)

The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion 4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, Criterion 4 is not applicable to the B/C Wing.

B/C Wing Integrity

In addition to being determined eligible under at least one of the four California Register criteria, properties deemed to be significant must also retain sufficient historical integrity. Though the B/C Wing was not found to be individually significant under any California Register criteria and is therefore not eligible for listing, the following section evaluates the integrity of the B/C Wing for informational purposes.

The B/C Wing maintains integrity of location, workmanship, and association; a moderate degree of integrity of design and materials; and no longer retains integrity of setting or feeling from its period of construction. A detailed evaluation of the B/C Wing's integrity according to each aspect follows.

Location

The B/C Wing retains integrity of location. The building's location has not changed, though the hospital complex has expanded into the surrounding Temescal neighborhood.

Setting

When the B/C Wing was constructed, the hospital was still located at the center of a residential block and faced south onto 51st Street (street no longer extant). The main entry was located in the A/B Wing (Baby Hospital), immediately adjacent to the B/C Wing connection. This entrance was remodeled and continued to serve as the complex's primary entrance until the five-story Patient Tower was constructed north of the B/C Wing. The Patient Tower has an angled entrance, facing northwest onto Martin Luther King Jr. Way and 52nd Street, which supplanted the entrance at the courtyard as the primary entrance. A third-story addition was constructed on the east-west ell of the B/C Wing in 1958 and a first story addition to the east façade in 1987, as well as additions to the complex adjacent to the B/C Wing (including the West Site Plant (1979), Patient Tower (1982), and various office trailers to the south) have obscured the B/C Wing. From the main entrance at 52nd Street, the B/C Wing cannot be seen. The relocation of the primary entrance has altered the way in which the building is approached and significantly changed the visibility and understanding of the B/C Wing, which now reads as a secondary structure at the rear of the hospital complex.

The few remaining aspects of setting that remain intact are the B/C Wing's spatial relationship to the A/B Wing (Baby Hospital) across a courtyard, and its proximity to the mature magnolia tree that has been located on the site since circa 1860.

When the B/C Wing was constructed in 1946, it was designed to be consistent with the size and scale of the A/B Wing (Baby Hospital). The A/B Wing, in turn, was designed to maintain a scale that was compatible with the surrounding neighborhood, which consisted primarily of small, wood frame bungalows and cottages that were one to two stories tall. Later additions to the complex further altered its overall massing and size. The addition of the two-story, box-like Diagnostic and Treatment Center (1962) and its third story (1974), and the construction of the five-story Patient Tower served to overshadow the lower profile A/B and B/C Wings.

Furthermore, the setting of the residential neighborhood surrounding the hospital changed over time. Not only were residences to the south and north of the hospital removed to make way for hospital expansion during the 1950s, the Grove Shafter Freeway (State Route 24) was constructed immediately to the east in 1968, and an off-ramp to Grove (now Martin Luther King Jr. Way) was placed immediately south of the Research Center. Grove was widened in the 1960s, as well, and an elevated BART track was installed by 1972.

The extensiveness of the alterations to the complex's overall form—the cumulative impact of the size, massing, form, and location of the additions—have compromised the B/C Wing's integrity of setting. Additionally, the hospital complex no longer retains a strong relationship to its residential neighborhood setting, which has also seen major alterations since the B/C Wing was constructed.

Design

When evaluated independently of the A/B Wing (Baby Hospital) or major additions to the complex, the B/C Wing retains a moderate degree of integrity of design as a hospital addition from the early post-war era. Most notably, the characteristics that are most intact include the narrow linear form, solarium, and double-loaded corridor. The building's style, which reinterprets the Northern Italian Renaissance style of the A/B Wing, is also intact. This includes details such as engaged columns and molded friezes at the solarium. The exterior does feature alterations that detract from the building's integrity of design, including a 1958 addition of a third story to the west of the A/B Wing connection on the east-west ell. In 1987, the brick porch that mirrored the one on the A/B Wing was enclosed with an addition on the east facade. This addition features large steel-sash ribbon windows that differ in style from the original ribbon windows at the second floor, as well as a smooth metal frieze and triangular rain catchments with metal downspouts.

Although the double-loaded corridor and staircases have been modernized and brought up to code, the B/C Wing retains its overall interior circulation pattern. Other finishes have also been updated; however, it is typical for alterations to be made to the interior of buildings such as hospitals in order to accommodate technological advances and modernization.

In sum, the B/C Wing retains only a moderate level of integrity of design because it has been compromised in the above-mentioned ways. The large additions to the complex are addressed under integrity of setting.

Materials

The exterior materiality of the B/C Wing remains largely intact. The brick cladding and terra cotta ornamentation, as well as the original fenestration pattern and windows for most of the wing are extant. The biggest losses of original material have come with the additions. For example, the 1987 addition to the east façade removed the ground floor wall and window materials, and the addition of the West Site Plant (1979) and Patient Tower (1982) also likely removed materials. The rest of the B/C Wing appears intact, though some of the basement-level windows on the east façade have been infilled with metal plates and air conditioning units.

On the interior, most materials have been updated. Drywall partitions have been erected throughout, as well as carpeting or vinyl flooring and drop ceilings with fluorescent lights.

In sum, the material integrity of the B/C Wing remains in part on the exterior, but has been greatly compromised on the interior. On the whole, integrity of materials is moderate.

Workmanship

The B/C Wing exhibits some decorative detail that generally mimics the ornament of the A/B Wing (Baby Hospital). This includes the fluted engaged columns at the solarium which displays capitals with acanthus leaves, urns, fleur-de-lis, bambino heads, and griffins; molded, friezes depicting animal and bird motifs; and a terracotta circle-and-sheaf frieze below the second story roofline. Since these decorative details remain intact, the B/C Wing retains integrity of workmanship.

Feeling

The B/C Wing's integrity of feeling has significantly changed because it is no longer accessible to the general public. It is not visible from public streets, and the building has been incorporated into a larger complex of structures that are more modern in architectural style. The wing is visible from the courtyard to the south of the building, but the massing and size of the numerous additions on its north, west, and east sides, and the number of free-standing buildings and structures that have been added to the complex as a whole, have altered the feeling of the scale of the A/B and B/C Wings, which was comparable to the surrounding residential neighborhood. Ultimately, the building is able to convey a moderate level of integrity of feeling related to its aesthetic expression since the original design, materials, and workmanship remain in part and can convey the period of its construction. However, the historic sense of this building as half of a U-shaped complex has been compromised due to the numerous additions, the shift in location of the primary public entrance, and other changes in setting. Overall, the building no longer retains integrity of feeling.

Association

The B/C Wing has continuously operated as a hospital for children, in association with the A/B Wing (Baby Hospital), since its construction in 1946 and therefore retains its historic association.

Conclusion

In conclusion, the B/C Wing is not eligible for individual listing in the California Register of Historical Resources.

C. EVALUATION OF A/B WING AND B/C WING TOGETHER

The California Register of Historical Resources

Criterion 1 (Events)

The individual resource evaluations for the A/B Wing and the B/C Wing have described how the A/B Wing possesses individual significance and the B/C Wing does not. The A/B Wing is significant for its contributions as a forerunner in children's hospitals and teaching facilities in Oakland, as well as for its architectural design. The period of significance for the A/B Wing as an individual resource is 1912-1926 for Criterion 1 (Events) and 1926 for Criterion 3 (Architecture). The B/C Wing was not associated with any particular events which would make it significant on its own

Criterion 2 (Persons)

The A/B Wing and B/C Wing do not appear to be eligible for the California Register under Criterion 2. Research has failed to reveal a significant association with any individuals that would justify inclusion of the two wings together in the California Register under this criterion.

Criterion 3 (Architecture)

When considered together as one entity, the two wings created a unified U-shaped plan and design. As described in the California Register evaluation for the B/C Wing as an individual resource, the building was constructed to fulfill Stone and Mulloy's Master Plan, which depicted the expansion of the Hospital with the addition of three- and four-story wings in a modern interpretation of the Northern Italian Renaissance style. The B/C Wing was designed as a compatible yet modern response to the design of the A/B Wing. It continued elements of the design of the A/B Wing with respect to the form, materials, scale, massing, and size. It featured a matching solarium to the west of the entrance and double-loaded corridors. Mirroring the A/B Wing, the B/C Wing originally contained offices, laboratories, and storerooms on the first floor and a patient ward on the second floor. On the exterior, the solarium featured matching ornament, though it was capped with a flat roof, and the addition continued the terracotta circle-and-sheaf frieze below the second story roofline. Because the form and layout of the new wing reflected the design of the A/B Wing more than it demonstrated advances in medical building design from its period of construction, the B/C Wing was not found individually significant for any innovation in design. However, within the context of compatible design within a master plan, the A/B Wing and B/C Wing together represent the initial vision of hospital expansion and are significant for their design within a period of significance of 1926-1948.

Therefore, evaluating the two wings together as one building results in a finding of individual significance under Criterion 3 (Architecture).

A/B Wing and B/C Wing Integrity

However, neither wing possesses sufficient integrity to represent their significance. Both have sustained alterations and additions to the wings themselves, as well as larger additions to the hospital complex. The overall setting, in terms of the hospital complex setting and the immediate neighborhood surrounding the hospital, has also been compromised.

Conclusion

In conclusion, though the two wings were found to be historically significant together under Criterion 3, they are not eligible for listing in the California Register due to lack of integrity.

D. THE BRUCE LYON MEMORIAL RESEARCH CENTER EVALUATION

The following section evaluates the Bruce Lyon Memorial Research Center for its eligibility for listing in the California Register of Historical Resources, including an evaluation of integrity (see pages 4-5 for evaluative criteria).

Criterion 1 (Events)

The Bruce Lyon Memorial Research Center does not appear to be eligible for the California Register under Criterion 1. Constructed in 1959, the Research Center building originally housed the Bruce Lyon Memorial Research Laboratory. In 1973, the Northern California Comprehensive Sickle Cell Center was established at the Research Center. Renamed the Children's Hospital Oakland Research Institute (CHORI) in 1986, it was the first research laboratory in Northern California dedicated exclusively to children's diseases. As CHORI, the Research Center achieved notable successes with cord blood bone marrow transplants and was the first North American research institute to cure a child with alpha thalassemia major through transplants; however, this event occurred after CHORI had moved out of the Research Center building in 1999. Most of CHORI's work at the Research Center occurred in recent decades (less than 50 years ago) and some of their greater medical successes occurred after the organization had vacated the Research Center. Therefore, the Bruce Lyon Memorial Research Center does not appear eligible under Criterion 1.

Criterion 2 (Persons)

The Bruce Lyon Memorial Research Center does not appear to be eligible for the California Register under Criterion 2. Although prominent persons have been associated with CHORI, research has failed to reveal a significant association that would justify the building's inclusion in the California Register under this criterion.

Criterion 3 (Architecture)

The Bruce Lyon Memorial Research Center does not appear to be eligible for the California Register under Criterion 3. The original one-story building features brick trim in stacked courses and curtain wall systems comprised of metal panels and fixed and awning sash windows. Though it uses mid-century materials and design vocabulary, it is not a distinguishable design and does not appear significant for its architecture. It does not display high artistic values, either. Furthermore, the building sustained the major addition of a second floor in 1972, which dwarfs the original building, as well as a rear addition in 1992.

The architecture firm of Stone, Marraccini and Patterson are responsible for the design of the Bruce Lyon Memorial Research Center. They also designed the Ford Diagnostic and Treatment Center (1962) at the Children's Hospital, as well as numerous other hospital and medical buildings through the 1970s and 1980s. Though they were prolific in the design of this property type, the Bruce Lyon Memorial Research Center is a rather simple example of a medical building and compared to this building, there are likely better examples (with higher integrity) from their portfolio of work. Therefore, the Bruce Lyon Memorial Research Center is not significant in association with this architecture firm.

Criterion 4 (Information Potential)

The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion 4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, Criterion 4 is not applicable to the Bruce Lyon Memorial Research Center.

Conclusion

The Bruce Lyon Memorial Research Center does not qualify as a historical resource under CEQA, since it is not significant under any California Register criteria and therefore not eligible for listing in the California Register.

Bruce Lyon Memorial Research Center Integrity

In addition to being determined eligible under at least one of the four California Register criteria, properties deemed to be significant must also retain sufficient historical integrity. Though the Bruce Lyon Memorial Research Center was not found to be individually significant under any California Register criteria and is therefore not eligible for listing, the following section evaluates the integrity of the Research Center for informational purposes.

The Bruce Lyon Memorial Research Center maintains integrity of location, materials, and workmanship; a moderate degree of integrity of association; and no longer retains integrity of setting, design, or feeling from its period of construction. A detailed evaluation of the Research Center's integrity according to each aspect follows.

Location

The location of the Bruce Lyon Memorial Research Center has not changed. The hospital complex has expanded into the surrounding Temescal neighborhood, but the Research Center remains in its original location at the south end of the complex.

Setting

When the Research Center was constructed in 1959, the hospital was still located at the center of a residential block and faced south onto 51st Street (street no longer extant). Numerous houses were removed between 1951 and 1959 that faced Dover to the east, 51st Street to the north, and Grove (now Martin Luther King Jr. Way) to the west. The Research Center was constructed at the south end of the cleared site, surrounding by paved surface parking lots. The surrounding parking lots have also been built on, obscuring the Research Center's view and connection to the main hospital building. For example, the helistop and portable buildings were constructed north of the Research Center, and other portable offices were installed to the east. An addition was also constructed immediately south of the Research Center in 1992.

In the surrounding neighborhood, the Grove Shafter Freeway (State Route 24) was completed in 1968, and an off-ramp to Grove was placed immediately south of the Research Center. Grove was widened in the 1960s, as well, and an elevated BART track was installed by 1972. The original

entrance to the building was on the west side adjacent to Grove Street, but the site has since been fenced off from the street and the entrance was shifted to the east side of the building.

The extensiveness of the alterations to the complex's overall form—the cumulative impact of additions and portable buildings—have compromised the Bruce Lyon Memorial Research Center's integrity of setting. Additionally, the building no longer retains a strong relationship to the neighborhood setting, which has been greatly altered since the building was constructed.

Design

Characteristics of the original building that are most intact include its curtain walls comprised of metal panels and fixed and awning sash windows. However, this mid-century design is greatly overshadowed by the large second-story addition that was constructed in 1972. The stuccoed addition is supported by concrete posts, rests on top of the original building, and projects in volume at all facades beyond the footprint of the original building. The building's original primary entrance is set in an enclosed glazed portico located on the west side of the building. However, this entrance is no longer in use, and the contemporary primary entrance is located on the east façade at the northeast corner of the building. Thus, the building's original orientation and interior circulation has been altered. Another addition was also constructed in 1992 at the rear of the building, further obscuring its original size and low-slung massing, and detracting from its design.

In sum, the Research Center does not retain integrity of design because the original design, scale, and massing has been so overshadowed on all sides by the building's additions.

Materials

The exterior materiality of the original 1959 building remains largely intact. The brick coursing and steel frame wall system with metal panels and windows has been retained. The two additions sit on the original building's roof and to the south, but their placement did not remove material from the original facades. Thus, the Bruce Lyon Memorial Research Center retains integrity of materials.

Workmanship

The Research Center exhibits little in the way of decorative elements or ornament. Most of the materials are mass-produced and applied as assemblies. However, since the original building's materials remain largely intact, integrity of workmanship is retained.

Feeling

The Bruce Lyon Memorial Research Center's integrity of feeling has changed due to its large additions and the changes that have occurred in the larger complex. The building is no longer isolated at the south end of the hospital site and surrounded by surface parking; rather, it is now enclosed by the helistop, portable offices, and additions on the roof and to the south. In addition to changes in surrounding spatial relationships, the 1972 and 1992 additions have obscured the building's original massing and height. Consequently, integrity of feeling related to its aesthetic expression is impacted since the original design, has been overshadowed and does not clearly convey the period of its construction. The historic sense of this building as a medical building designed in

1959 has been compromised due to the above-referenced changes. Overall, the building no longer retains integrity of feeling.

Association

The Bruce Lyon Memorial Research Center has continuously operated as a medical laboratory within the Children's Hospital complex. However, it is no longer associated with the Children's Hospital Oakland Research Institute (CHORI). Therefore, it retains a moderate level of integrity related to association.

Conclusion

In conclusion, the Bruce Lyon Memorial Research Center is not eligible for individual listing in the California Register of Historical Resources.

E. THE FORD RESEARCH AND DIAGNOSTIC CENTER EVALUATION

The following section evaluates the Ford Research and Diagnostic Center for its eligibility for listing in the California Register of Historical Resources. It then evaluates the integrity of the Ford Research and Diagnostic Center (see pages 4-5 for evaluative criteria).

Criterion 1 (Events)

The Ford Research and Diagnostic Center does not appear to be eligible for the California Register under Criterion 1. The building was constructed in 1962 in part with a $450,000 endowment from William H. and Helen C. Ford. The building was constructed for the purpose of expanding ambulatory outpatient services, laboratory uses, and x-ray facilities. While these uses have been important for the functionality of the hospital, they do not appear to have been significant at a level that would qualify the building for listing in the California Register under this criterion.

Criterion 2 (Persons)

The Ford Research and Diagnostic Center does not appear eligible for the California Register under Criterion 2. Although prominent people have been associated with research at Children's Hospital, research has failed to reveal a significant association that would justify the building's inclusion in the California Register under this criterion.

Criterion 3 (Architecture)

The Ford Research and Diagnostic Center does not appear to be eligible for the California Register under Criterion 3. The original two story building includes ribbon windows, full-height glass entry bay, an asymmetrical primary façade, and an emphasis on horizontal planes with minimal ornamentation. Though it uses International style design elements and typical materials from that design era, it is not a distinguishable design and does not appear significant for its architecture. It does not display high artistic values, either. Furthermore, the building sustained a third story addition in 1974 that diminished its original design.

The architecture firm of Stone, Marraccini and Patterson are responsible for the design of the Ford Research and Diagnostic Center. They also designed the Bruce Lyon Memorial Research Center (1958) at the Children's Hospital, as well as numerous other hospital and medical buildings through the 1970s and 1980s. Though they were prolific in the design of this property type, the Ford Research and Diagnostic Center is a rather simple example of a medical building and compared to this building, there are likely better examples (with higher integrity) from their portfolio of work. Therefore, the Ford Research and Diagnostic Center is not significant in association with this architecture firm.

Criterion 4 (Information Potential)

The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion 4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, Criterion 4 is not applicable to the Ford Research and Diagnostic Center.

Conclusion

According to CEQA, the Ford Research and Diagnostic Center does not qualify as a historic resource since it is not significant under any California Register criterion and therefore is not eligible for listing in the California Register.

Ford Research and Diagnostic Center Integrity

The following section will evaluate the integrity of the Ford Research and Diagnostic Center. Evaluative criteria are described in detail on pages 4-5 of this report.

The Ford Research and Diagnostic Center maintains integrity of location, materials, and workmanship; a moderate degree of integrity of association; and no longer retains integrity of setting, design, or feeling from its period of construction. A detailed evaluation of the building's integrity according to each aspect follows.

Location

The location of the Ford Research and Diagnostic Center has not changed. The hospital complex has expanded into the surrounding Temescal neighborhood, but the Ford Research and Diagnostic Center remains in its original location at the north east corner of the complex.

Setting

When the Ford Research and Diagnostic Center was constructed in 1962, it was the third addition to the Children's Hospital site (after the B/C Wing and the Bruce Lyon Memorial Research Center) and was visible from three facades (east, north, and west). It replaced several small scale residential buildings at the north east corner of the Hospital's site and faced onto a residential section of Dover Street. The construction of the Grove Shafter Freeway in 1968 directly to the east of the building, and the resulting cessation of Dover Street as a through-street south of 52nd Street changed the setting of the Ford Research and Diagnostic Center, making it less visually accessible to the surrounding neighborhood. The construction in 1982 of the Patient Tower further removed the Ford Research and Diagnostic Center from public view; after this date only the north façade was readily visible to the public, and the entrance and the former primary (east) façade was switched to an emergency exit. The 1993 addition of the Cardiac Catheterization Lab further altered the setting of the Ford Research and Diagnostic Center, blocking visual access to the southern façade.

The extensive alterations to the complex's overall form have compromised the Ford Research and Diagnostic Center's integrity of setting. Additionally, the building no longer retains a strong relationship to the neighborhood setting, which has been greatly altered since the building was constructed.

Design

When evaluated independently of its addition, the Ford Research and Diagnostic Center generally retains integrity of its International-style design, including ribbon windows, full-height glass entry bay, an asymmetrical primary façade, and an emphasis on horizontal planes with minimal ornamentation. However, the integrity of many of these design elements has been compromised by changes to the building and the site. The addition of the Patient Tower in 1982 necessitated the

alteration of the westernmost bay of the north façade of the Ford Research and Diagnostic Center. The primary entrance of the Ford Research and Diagnostic Center was also shifted at this time: access to the building is gained from inside the Patient Tower, and the original primary entrance is now an emergency exit. The 1974 addition of a third story also compromised the original building's emphasis on horizontal planes and changes the massing of massing and scale of the building. In sum, the Ford Research and Diagnostic Center has diminished integrity of design due to alterations to the building and additions to the Hospital site.

Materials

The exterior materiality of the original 1962 building remains largely intact, including ribbon windows, metal spandrel panels and window sashes, and stucco cladding. Certain areas of the building's north façade were changed to accommodate the addition of the Patient Tower. The addition of the third story in 1974 did not remove materials from the original facades. Therefore the building retains integrity of materials.

Workmanship

The Ford Research and Diagnostic Center displays little in the way of decorative elements or ornament. Most of the materials are mass produced and applied as assemblies. However, since the building's original materials remain largely intact, the building retains integrity of workmanship.

Feeling

The Ford Research and Diagnostic Center's integrity of feeling has changed due to additions at the Hospital site and changes to the surrounding neighborhood. The Ford Research and Diagnostic Center was, at the time of its construction, the Hospital building with the strongest street presence; it was the only hospital building with an entrance located along a public street, it had facades facing both 53rd Street and Dover Street, and the west façade was next to a surface parking lot and was visible from 53rd Street and Grove Street. The construction of the Grove Shafter Freeway in 1968 changed this relation to the neighborhood, and the construction of the Patient Tower in 1982 changed it even further. The feeling of the actual building changed with the addition of a third story in 1974 and the cessation of the use of the entrance at the east façade as the primary entrance. Dover Street stopped being used as a through street south of 52nd Street, as well, further changing the feeling of the Ford Research and Diagnostic Center. In sum, changes to the building and to the building's surroundings have severely lowered the building's integrity of feeling.

Association

The Ford Research and Diagnostic Center has continuously been used as a medical laboratory within the Children's Hospital complex. Its original use as a space for ambulatory outpatient care has been shifted to the Outpatient Center, constructed north of 52nd Street in 1993. Therefore, the Ford Research and Diagnostic Center retains a moderate level of integrity of association.

Conclusion

In conclusion, the Ford Research and Diagnostic Center is not eligible for individual listing in the California Register of Historical Resources.

F. EVALUATION OF MAGNOLIA TREE

The magnolia tree does possess a level of significance as the remaining extant tie to the McElrath mansion which housed the original Baby Hospital. However, this association does not raise the tree to a level of significance that it would be eligible for listing as an individual resource in the California Register. In addition, it was planted well before the Hospital was conceived, not in direct relationship to the Hospital's development, and has no association with reasons for which the hospital is significant. It does not appear that the tree was planted as part of a broader landscape design. Furthermore, its setting has completely changed from the era of its planting. Therefore, it does not qualify as a historic resource (landscape object).

G. EVALUATION OF OTHER BUILDINGS ON THE MAIN HOSPITAL SITE

The other buildings in the hospital complex were not evaluated for listing in the California Register or for listing as a City of Oakland Designated Historic Property, as they are less than forty-five years old and do not possess a level of significance that would qualify them for listing despite their more recent construction dates. These buildings include the Central Plant/West Site Plant (1979), Patient Tower (1982), Cafeteria (1987), Outpatient Center (1993), Parking Garage (1993), Cardiac Catheterization Lab (1993), Bruce Lyon Memorial Center Addition (1992) and the Helistop (2000).

H. EVALUATION OF THE HOSPITAL COMPLEX AS A HISTORIC DISTRICT

Historic districts are made up of components which are significant only when grouped together, rather than collections of individually significant buildings. Districts must work together to tell the story of their significance and must have distinguishable boundaries. Typically, while working toward understanding the historic context and significance of an area, historic districts become apparent. Boundaries of a historic district are frequently defined by use, connection to an event, or architectural style. Historic districts will include both contributors and non-contributors, and not all resources need to be of the same historical or architectural quality. The district functions as a group, and includes both contextual buildings and the stand-outs which help anchor a district.

Eligibility for listing for historic districts in the California Register, just as for individual resources, is based on two factors: Criteria and Integrity. Criteria are a means of evaluating a resource's historical significance. In addition to embodying one or more of the necessary criteria, it is also imperative that the district have sufficient integrity. In the case of historic resources, integrity is defined as the physical characteristics which must be maintained in order to allow a resource to convey its historical significance.

Based on the evaluation below, the study area of the Children's Hospital and Research Center (which does not include the CHORI site) does not possess sufficient significance or integrity as a whole to be eligible as a historic district in the California Register.

Criterion 1 (Events)

The Children's Hospital and Research Center does not possess significance as a whole to be eligible as a historic district in the California Register under Criterion 1. The property is primarily significant

for its early contributions to children's healthcare and as a teaching hospital in the early 20th century. It is also associated with important research conducted at the Children's Hospital Oakland Research Institute (CHORI). However, the complex as a whole is not associated with CHORI or its research contributions. And while the magnolia tree adjacent to the B/C Wing has some association with the Hospital, specifically the fundraising organization that supports the Hospital ("The Branches"), it was not planted in relation to the Hospital and as such is primarily associated with a much earlier era outside of the Hospital site's general period of development. The Hospital complex grew over many years, and most of the recent buildings do not contribute directly to associations with any particular events. Thus, the period of significance under Criterion 1 remains primarily associated with the earliest years (1912-1926), which are represented only by the A/B Wing.

Criterion 2 (Persons)

The Children's Hospital and Research Center does not appear to be eligible for the California Register as a historic district under Criterion 2. Although prominent persons have been associated with the hospital and CHORI, research has failed to reveal a significant association that would justify the entire complex's inclusion in the California Register as a historic district in association with any particular person.

Criterion 3 (Architecture)

The Children's Hospital and Research Center complex is also not significant under California Register Criterion 3 because the various buildings were constructed in different decades and in a variety of architectural styles. Aside from the B/C Wing, which was designed in the vocabulary of the original A/B Wing, the other buildings do not attempt to be stylistically or materially compatible with the early buildings. Each was designed in a style popular during its years of construction. Further, the additions were generally constructed in an ad-hoc fashion, without following a design master plan and without any unifying architectural theme. As a result, the main hospital building is a large mass comprised of many additions. Construction dates on the site range from 1926 to 1993, and the complex as a whole does not represent a particular type, period, or method of construction or represent high artistic values. Different architecture firms were involved in the designs of each section and the complex as a whole is not associated with any one firm to the extent that it would be considered historically significant in association. Thus, there is no period of significance associated with architecture beyond construction of the A/B and B/C Wings from 1926-1948.

Criterion 4 (Information Potential)

The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion 4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, Criterion 4 is not applicable to the Children's Hospital and Research Center as a historic district.

Conclusion

According to CEQA, the Children's Hospital and Research Center does not qualify as a historical resource, since it is not significant under any California Register criteria and therefore not eligible for listing in the California Register.

Children's Hospital and Research Center Integrity

In addition to being determined eligible under at least one of the four California Register criteria, a historic district deemed to be significant must also retain sufficient historical integrity. Though the Children's Hospital and Research Center was not found to be significant as a historic district under any California Register criteria and is therefore not eligible for listing, the following section evaluates the integrity of the complex for informational purposes.

Integrity for historic districts is largely a factor of the ratio of contributing resources to non-contributing resources. Determining which properties are contributing versus non-contributing depends on whether they are associated with the historic district's reason for significance; whether they were constructed or existed during the period of significance; and whether they each retain sufficient integrity as individual buildings to represent that period and reason for significance. Typically, a two-thirds majority of contributing resources is desired, though at least half of the resources should be contributors. This is important so that the historic district can convey its significance.

The Children's Hospital complex contains 12 permanent stand-alone buildings and large additions, as well as several semi-permanent portable buildings. All but four are under 45 years of age and would therefore not be considered historic resources individually. Their dates of construction are too recent to be able to understand their context with sufficient historical perspective, and were constructed outside a potential period of significance. Three of the four age-eligible resources are not individually significant, and none of them retain integrity. Only the A/B Wing was constructed within the period of significance. Therefore, the Children's Hospital complex would not be eligible as a historic district because it does not possess any contributors.

VII. EVALUATION OF CHILDREN'S HOSPITAL FOR ELIGIBILITY AS A CITY OF OAKLAND DESIGNATED HISTORIC PROPERTY

This section of the report will evaluate the four buildings at the Children's Hospital site that are more than 45 years old. Evaluative criteria for these evaluations are included in Appendix D of the Historic Preservation Element of the Oakland General Plan and have been described briefly on pages 8-9 of this report.[174] The full excerpted Appendix D is located in the Appendix of this report for reference.

In order to determine whether a property is eligible as a landmark, the property is rated on an Evaluation Sheet for each of fourteen evaluation criteria.[175] The ratings are then converted to numerical scores and added together for a total score, which is then converted into an overall rating—A, B, C, or D. Buildings of no interest are given E ratings and buildings that are too recent to rate are giving a rating of F (synonymous with the use of *). A property that has been altered or that is less than fifty years old may also have a contingency rating shown by a lowercase letter, indicating that the property may be eligible for a higher rating in the future. Buildings also receive a numerical rating indicating their association with a district: 1 indicates the building is in an Area of Primary Importance (API), 2 indicates that the building is in an Area of Secondary Importance (ASI), and 3 indicates that the building is not associated with a district. A "+" indicates that a building is a contributor to the district, a "-" indicates that it is not a contributor, and a "*" indicates that it is a potential contributor.

A. A/B WING (BABY HOSPITAL)

The Oakland Cultural Heritage Survey assigned the A/B Wing (Baby Hospital) a preliminary rating of "Cb3" based on a reconnaissance survey and cursory research. This rating means that the building has secondary importance, but with more information could be elevated to a rating of "B," which would signify that the building is of major importance. The "3" rating indicates that the Baby Hospital is not located within a historic district. In the particular case of the Baby Hospital, the dual rating reflects uncertainty about the degree to which the historical and architectural integrity of the building has been affected by additions and alterations.

A brief explanation of the evaluation, including each of the fourteen evaluative criteria, follows. Ratings for the categories of Architecture, History/Association, and Context below are: Excellent (E), Very Good (VG), Good (G), and Fair/Poor (FP).

A. Architecture

1. Exterior/Design

The A/B Wing (Baby Hospital) has very good (VG) quality of form, detailing and overall visual quality. The building was designed in the Northern Italian Renaissance style, and includes the low

[174] City of Oakland, Oakland General Plan, Historic Preservation Element, Sept. 1993.

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

pitched tile roofs, rhythmic fenestration pattern, first and second story porches and balconies, chimney with arcaded cap, two solarium bays, terra cotta cornice, and ornamental detailing of that style. Ornamental detail includes floral and acanthus-leaf motifs, urns, fleur-de-lis, cherub's heads, and griffins.

2. Interior

The space is largely reconfigured due to evolving use needs, but some original details remain in place. However, in the City of Oakland's evaluation process, ratings are only provided for interiors of public buildings, and the A/B Wing (Baby Hospital) is not a public building. Therefore, the interior of the A/B Wing (Baby Hospital) does not receive a rating.

3. Construction

Construction is good (G). The A/B Wing (Baby Hospital) is a reinforced concrete building clad in pressed brick, a construction type which reflects its era of construction as well as the programmatic needs of the hospital (1926). Construction materials also include terra cotta, roof tiles, and multi-paned large solarium windows.

4. Designer/Builder

Designer/Builder rating is good (G), indicating that Edward W. Cannon is a designer of tertiary importance. Cannon built a handful of buildings in Oakland and the Bay Area, most notable of which is the six-story addition to Kahn's Department Store, which is listed on the National Register. However, he was not an especially active designer and his contributions do not elevate him to the level of primary or secondary importance.

5. Style/Type

Style/Type is very good (VG), as the design of the A/B Wing (Baby Hospital) embodies many early 20th century hospital design trends. The building is narrow and linear in form and is clad in brick and terra cotta to fireproof the structure and prevent the spread of contagious disease. Oriented to the south to maximize its exposure to sunlight, the building includes solariums and a high number of windows to ensure light and airflow. The floor plan also contains a large open-plan ward to allow nurses to maintain surveillance of the maximum number of patients at one time. The building is also a very good example of the Northern Italian Renaissance style.

B. History/Association

6. Person/Organization

The A/B Wing (Baby Hospital)'s association with a Person/Organization is very good (VG). The A/B Wing (Baby Hospital) is the oldest extant building associated with the establishment of the Baby Hospital, the first children's hospital in the East Bay. The site is intimately connected to a benevolent organization that played a major role in the development of improving the health of the community of Oakland, and has remained in operation in this use since its construction.

7. Event

Although the site of ongoing important personal-level events, no specific significant event was found to have happened at the A/B Wing (Baby Hospital), and therefore receives a rating of FP (no connections with event of importance).

8. Patterns

The A/B Wing (Baby Hospital) effectively illustrates a broad pattern of Oakland history, namely the establishment of care for the city's children. The site is intimately connected to a pattern of secondary importance, and as such qualifies for a rating of very good (VG).

9. Age

The A/B Wing (Baby Hospital) was constructed in 1926 to house an organization that had been established in 1912 and housed originally in a Queen Anne residential building. Both the extant building and the Baby Hospital organization date from the era between May 1906 and 1945, which qualifies it for a rating of good (G).

10. Site

The A/B Wing (Baby Hospital) is located on the site on which it was constructed and therefore receives a rating of excellent (E).

C. Context

11. Continuity

The A/B Wing (Baby Hospital) receives an FP rating for continuity because the building is not located in an Area of Primary Importance (API) or an Area of Secondary Importance (ASI).

12. Familiarity

The A/B Wing (Baby Hospital) receives G/FP rating for familiarity. The associated numerical score is an average between G and F (see Appendix). The additions to the A/B Wing, as well as the addition of other hospital buildings directly adjacent to the A/B Wing, have largely obscured it from public view within the neighborhood. In addition, connection between the A/B Wing and the surrounding neighborhood has been weakened by the construction of the elevated Grove-Shafter Freeway (State Route 24) and adjacent on-ramp, the closure of 51st Street, and the closure of Dover Street south of 52nd Street to public access. The east façade of the A/B Wing (Baby Hospital) is visible from the elevated Grove-Shafter Freeway, so the building is marginally conspicuous or familiar within the neighborhood, city, and region.

D. Integrity

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

13. Condition

The A/B Wing (Baby Hospital) receives a good (G) rating for condition, which is a measure of surface wear or structural problems to the building. The building exhibits only minor deterioration of this sort.

14. Exterior and Alterations

The A/B Wing (Baby Hospital) has undergone a series of alterations which brings its rating in this category to good (G)/Fair (F). The associated numerical score is an average between G and F (see Appendix). The addition in 1946 of the B/C Wing expanded the A/B Wing (Baby Hospital) from its original L-shaped design into a new U-shaped configuration to accommodate the second phase of Douglas Stone's master plan. However, only the B/C Wing was constructed per the master plan and even this wing, though similar, was not constructed exactly as originally proposed. The additions ca. 1948 and ca. 1962 to the third story at the northeast corner of the building and the removal in 1962 of the original colonnade porch at the southwest portion of the building and replacement with a two-story entrance lobby changed the scale of the building again as well as its primary point of entry. In addition, other alterations have occurred over time, including metal awnings over some windows; contemporary walkways, ramps, and metal railings to approach the building; stairs at the southwest corner leading to the west porch; metal security gates at the first floor patio and second floor balcony; solid infill of window and door openings; air conditioning units in place of glass panes in the windows; and composite roofing. However, these alterations are relatively minor and a majority of materials on those facades remain intact.

Conclusion

Page & Turnbull's intensive survey and evaluation assigns the A/B Wing (Baby Hospital) a rating of "B3," signifying that the building is of secondary importance, not located in a district or area of importance.

B. THE B/C WING

The Oakland Cultural Heritage Survey has not assigned the B/C Wing a preliminary rating. A brief explanation of the evaluation, including each of the fourteen evaluative criteria, follows. Ratings for the categories of Architecture, History/Association, and Context below are: Excellent (E), Very Good (VG), Good (G), and Fair/Poor (FP).

A. Architecture

1. Exterior/Design

The B/C Wing has good (G) quality of form and detailing, with good overall visual quality. The form of the building was designed to match that of the A/B Wing (Baby Hospital), and the footprint is the inverse of the A/B Wing (Baby Hospital). It is a modern compatible addition with respect to form, materials, scale, massing, and size. Overall detailing replicates the ornament on the A/B Wing (Baby Hospital) and new detailing is simplified. However, the design is not distinguished individually within its era of construction (1946-1948).

2. Interior

The interior of the B/C Wing was not surveyed for this report; it includes intensive care areas of the hospital and was not available for survey. Furthermore, in the City of Oakland's evaluation process, ratings are only provided for interiors of public buildings, and the B/C Wing is not a public building. Therefore, the interior of the B/C Wing does not receive a rating.

3. Construction

The B/C Wing receives a good (G) rating for construction. It is a steel reinforced concrete building with pressed brick cladding, characteristic of its era of construction.

4. Designer/Builder

Designer/Builder is good (VG). The B/C Wing was constructed by the firm of Stone and Mulloy, which became known for their hospital designs and designed approximately 20 hospitals and medical buildings in Northern California in the post-war era, including Peralta Hospital in Oakland (1950), Eden Hospital in Castro Valley (1954), and Pacific Presbyterian Medical Center in San Francisco (1960). The firm changed names and partners over the years but continued to specialize in hospital design and designed at least two additional buildings at Children's Hospital. Thus, the B/C Wing is associated with this firm of secondary importance in the region.

5. Style/Type

The B/C Wing receives a rating of good (G) for style/type criterion. The building is a good example of simplified modern architectural style that reinterprets the A/B Wing (Baby Hospital). However, the building was constructed in form to match the older A/B Wing (Baby Hospital), and as such it is not a very good or excellent example of hospital design during its era of construction, during which the "Nightingale ward" design seen at the A/B Wing (Baby Hospital) was being replaced with the block plan in response to changing interior spatial needs.

B. History/Association

6. Person/Organization

The B/C Wing receives a rating of good (G) for this criterion, as it was constructed to house the expanding needs of Children's Hospital after the hospital's primary period of significance. As such, it can be considered intimately connected to an organization of tertiary importance (prominent but not leading role) to the City's development.

7. Event

Research has uncovered no specific significant events that took place at the B/C Wing. Thus, the building receives a FP rating for this criterion.

8. Patterns

The B/C Wing receives a good (G) rating for this criterion. The B/C Wing was built to provide continued care for Oakland's growing population after World War II. However, this population surge had an effect on the city's entire civic infrastructure, not specifically hospitals. The population increase could be considered a pattern of tertiary importance, garnering the B/C Wing a rating of good for this criterion.

9. Age

The building was constructed in 1946-1948 and as such receives an FP rating for this criterion.

10. Site

The building has not been moved and as such receives a rating of excellent (E) for this criterion.

C. Context

11. Continuity

The B/C Wing is not located in an API or ASI, and therefore receives an FP rating for this criterion.

12. Familiarity

The B/C Wing receives an FP rating for this criterion, due to the way changes in the area have largely removed the B/C Wing from public view. It is no longer conspicuous or familiar within its surrounding context. The construction of the Ford Research and Diagnostic Center in 1962, the construction of the Grove/Shafter Freeway (State Route 24) in 1968, the closure of 51st Street, the closure of public access to Dover Street south of 52nd Street, the construction of the West Site Plant in 1979, and the construction of the Patient Tower in 1982 have combined to severely alter and limit the B/C Wing's familiarity within the neighborhood.

D. Integrity

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

13. Condition

The B/C Wing receives a good (G) rating for condition, which is a measure of surface wear or structural problems to the building. The building exhibits only minor deterioration of this sort.

14. Exterior and Alterations

The B/C Wing has undergone a series of alterations which lower its rating in this category to fair (F). A third story addition at the northern part of the building in 1958 altered the scale of the building. The construction of the West Site Plant in 1979 directly abutting the building changed the western façade and required the blinding and the alteration of several window groups. The construction of the Patient Tower in 1982 directly abutting the building completely obscured the building's original north façade. The enclosure of the porch at the first story of the east façade in 1987 continued to alter the building's original design and also impaired its stylistic relationship with the A/B Wing (Baby Hospital), which retains its original first story porch.

Conclusion

Page & Turnbull's intensive survey and evaluation assigns the B/C Wing a rating of **C3**, signifying that the building is of secondary importance, not located in a district or area of importance.

C. THE A/B WING AND B/C WING TOGETHER

The Oakland Cultural Heritage Survey did not assign the A/B Wing and B/C Wing together a preliminary rating based on a Reconnaissance Survey. A brief explanation of the evaluation, including each of the fourteen evaluative criteria, follows. Ratings for the categories of Architecture, History/Association, and Context below are: Excellent (E), Very Good (VG), Good (G), and Fair/Poor (FP).

A. Architecture

1. Exterior/Design

The A/B and B/C Wings together have very good (VG) quality of form and detailing. The A/B Wing was designed in the Northern Italian Renaissance style, and includes the low pitched tile roofs, rhythmic fenestration pattern, first and second story porches and balconies, chimney with arcaded cap, two solarium bays, terra cotta cornice, and ornamental detailing of that style. Ornamental detail includes floral and acanthus-leaf motifs, urns, fleur-de-lis, cherub's heads, and griffins. The B/C Wing was designed as a compatible addition to the A/B Wing and incorporates many design cues from the A/B Wing, including replication of the detailing and configuration of the solarium bay, an extension of the terra cotta cornice, and massing and footprint that mimic the L-plan of the A/B Wing (rather than reflecting contemporary hospital design, which had by that point shifted to block massing). The B/C Wing also incorporates design updates that reflect its era of construction, such as larger multi-lite steel sash windows and a modern solarium at the southernmost façade. In sum, the building presents very good overall visual quality.

2. Interior

The City of Oakland's evaluation process only provides ratings for interiors of public buildings. Therefore, the interior of the A/B and B/C Wings together does not receive a rating.

3. Construction

The A/B and B/C Wing together receive a good (G) rating for construction. Both wings are steel reinforced concrete buildings with pressed brick cladding, characteristic of both eras of construction.

4. Designer/Builder

Designer/Builder is good (VG). The A/B Wing was constructed by Edward W. Cannon, a Bay Area designer of tertiary importance, and the B/C Wing was constructed by the firm of Stone and Mulloy, Bay Area designers of secondary importance who became known for their hospital designs and designed approximately 20 hospitals and medical buildings in Northern California in the post-war era.

5. Style/Type

The A/B and B/C Wings together receive a rating of very good (VG) for style/type criterion. The A/B Wing embodies many early 20th century hospital design trends. The building is narrow and linear in form, to facilitate a "Nightingale ward" arrangement. The building is a good example of Northern Italian Renaissance style, clad in brick and terra cotta to fireproof the structure and prevent the spread of contagious disease. Oriented to the south to maximize its exposure to sunlight, the building includes solariums and a high number of windows to ensure light and airflow. The B/C Wing continues the layout and design of the A/B Wing, and was designed as part of a master plan

undertaken to expand the function but maintain the aesthetic of the existing A/B Wing. Modern style details at the B/C Wing reinterpret the Northern Italian Renaissance style in an updated but sensitive way.

B. History/Association

6. Person/Organization

The A/B and B/C Wings receive a rating of good (G) for this criterion, since the two wings together represent the expanding needs of the Children's Hospital after the hospital's primary period of significance. As such, they can be considered intimately connected to an organization of tertiary importance (prominent but not leading role) to the City's development.

7. Event

Research has uncovered no specific significant events that took place at the A/B and B/C Wings. Thus, the building receives a FP rating for this criterion.

8. Patterns

The A/B Wing and B/C Wing together receives a good (G) rating for this criterion. The A/B and B/C Wings are associated with improved healthcare for children and the need for larger facilities to serve Oakland's growing population after World War II. However, this population surge had an effect on the city's entire civic infrastructure, not specifically hospitals. The population increase could be considered a pattern of tertiary importance, garnering the A/B Wing and B/C Wing a rating of good for this criterion.

9. Age

The A/B Wing was constructed in 1926 and received a G rating, while the B/C Wing was constructed in 1946-1948 and as such receives an FP rating for this criterion. The associated numerical score for this criterion is averaged between the two (see Appendix).

10. Site

The A/B and B/C Wings have not been moved and as such receive a rating of excellent (E) for this criterion.

C. Context

11. Continuity

The A/B and B/C Wings are not located in an API or ASI, and therefore receive an FP rating for this criterion.

12. Familiarity

The A/B and B/C Wings receive an FP rating for this criterion, due to the way changes in the area have largely removed both wings from public view. Only the east façade of the A/B Wing is visible from the elevated Grove-Shafter Freeway. On the whole, however, the wings are no longer conspicuous or familiar within their surrounding context. The construction of the Ford Research and Diagnostic Center in 1962, the construction of the Grove/Shafter Freeway (State Route 24) in 1968,

the closure of 51st Street, the closure of public access to Dover Street south of 52nd Street, the construction of the West Site Plant in 1979, and the construction of the Patient Tower in 1982 have combined to severely alter and limit the A/B and B/C Wing's familiarity within the neighborhood.

D. Integrity

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

13. Condition

The A/B Wing and B/C Wing together receive a good (G) rating for condition, which is a measure of surface wear or structural problems to the building. The building exhibits only minor deterioration of this sort.

14. Exterior and Alterations

The A/B Wing and B/C Wing together have undergone a series of alterations The A/B Wing receives a rating of good (G) while the B/C Wing receives a rating of fair (F). The associated numerical score for this criterion is averaged between the two ratings (see Appendix). Additions to the two wings include demolition of the main arched entry and replacement with a modern two-story entry in 1962; infill of some windows on the A/B Wing; and third story additions at the northern sections of both wings in ca. 1948, 1958, and ca. 1962, The construction of the West Site Plant in 1979 directly abutting the B/C Wing changed the western façade and required the blinding and the alteration of several window groups. The construction of the Patient Tower in 1982 directly abutting the B/C Wing completely obscured the building's original north façade. The enclosure of the B/C Wing's porch at the first story of the east façade in 1987 continued to alter the building's original design and also impaired its stylistic relationship with the A/B Wing, which retains its original first story porch. Many original features and materials are retained, however, particularly on the A/B Wing.

Conclusion

Page & Turnbull's intensive survey and evaluation assigns the A/B and B/C Wings as one building a rating of **C3**, signifying that the building is of secondary importance, not located in a district or area of importance.

D. THE BRUCE LYON MEMORIAL RESEARCH CENTER

The Oakland Cultural Heritage Survey has not assigned the Bruce Lyon Memorial Research Center a preliminary rating. A brief explanation of the evaluation, including each of the fourteen evaluative criteria, follows. Ratings for the categories of Architecture, History/Association, and Context below are: Excellent (E), Very Good (VG), Good (G), and Fair/Poor (FP).

A. Architecture

1. Exterior/Design

The Research Center shows good (G) quality of form and composition, with a clearly identifiable International style design influence at the first story, including ribbon windows, glass entry vestibule, cantilevered planes at the vestibule, minimal applied ornamentation, extensive use of glass, emphasis on horizontal planes, and stack bond brick cladding details. The incompatible second story addition reduces its ability to express its original design style.

2. Interior

The interior of the building was not evaluated for this report.

3. Construction

The building is a steel reinforced concrete building with brick cladding, characteristic of its era of construction, and therefore receives a rating of good (G) for this criterion.

4. Designer/Builder

The Research Center was designed by the firm Stone, Marraccini and Patterson, a later iteration of the firm Stone and Mulloy, which designed the B/C Wing. The firm specialized in hospital design and also designed the Ford Diagnostic and Treatment Center. The Bruce Lyon Center is a rather simple example of a medical building and compared to this building, there are likely better examples (with higher integrity) from their portfolio of work. Nevertheless, the firm's focus on hospital design and their prolific output qualifies the Research Center for a rating of very good (VG) for its association with this firm of secondary importance.

5. Style/Type

The Research Center receives a good (G) rating for this criterion as it is a good example of institutional International style design at the first story. The second story addition at the building reduces its ability to express its original design style.

B. History/Association

6. Person/Organization

The Research Center receives a rating of good (G) for this criterion for its association with the Children's Hospital and the Children's Hospital Oakland Research Institute (CHORI). Because most of CHORI's work at the Research Center occurred in recent decades (less than 50 years ago) and some of their greater medical successes occurred after the organization vacated the building, the Bruce Lyon Research Center can be considered loosely connected to an organization of secondary importance (major but not decisive role) to the City's development.

7. Event

Research has revealed no specific events that took place at the research Center that have made a significant contribution to the community. The research Center receives a rating of FP for this criterion.

8. Patterns

The Research Center receives a rating of good (G) for this criterion, as it is associated with a pattern of shifting hospital design and expansion during its era of construction. As hospitals began to include research in their programmatic needs, hospital design shifted to accommodate this need. The Research Center is the first building at the Children's Hospital site to reflect this new programmatic turn in hospital design.

9. Age

The building was constructed in 1958 and as such receives a rating of FP for this criterion.

10. Site

The building has not been moved and as such receives a rating of excellent (E) for this criterion.

C. Context

11. Continuity

The Research Center is not included in an API or ASI. As such, the building receives a rating of FP for this criterion.

12. Familiarity

The research Center receives an FP rating for this criterion, meaning that it is not particularly conspicuous or familiar within the surrounding neighborhood. This is due to changes in the area that have largely removed the building from public view. The original primary façade faces a busy highway interchange ramp and elevated BART tracks, which reduces its street visibility. The 1974 second story addition also limits visual access to the original 1958 building. Visual access to the building is further diminished by the placement of portable buildings directly to the north and the construction of the Research Center Addition directly to the south in 1992. Employee entrance to the building is now at the east façade, which is otherwise characterized by utility sheds and portable structures. These factors combine to lower the buildings' familiarity.

D. Integrity

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

13. Condition

The Research Center receives a good (G) rating for condition, which is a measure of surface wear or structural problems to the building. The building exhibits only minor deterioration of this sort.

14. Exterior and Alterations

The Research Center has undergone a series of alterations which lower its rating in this category to fair (F). The construction in 1974 of an addition at the second story dramatically changed the scale of the building and literally overshadows the original one-story building. This second story addition has little design relationship to the first story. The addition includes an entrance on the east façade which has supplanted the building's original entry vestibule at the west façade. Another addition constructed in 1992 to the south of the original building further altered the design and scale of the original building.

Conclusion

This evaluation assigns the Bruce Lyon Memorial Research Center a rating of **C3**, signifying that the building is of secondary importance not located in a district or area of importance.

E. THE FORD DIAGNOSTIC AND RESEARCH CENTER

The Oakland Cultural Heritage Survey has not assigned the Ford Diagnostic and Research Center a preliminary rating. A brief explanation of the evaluation, including each of the fourteen evaluative criteria, follows. Ratings for the categories of Architecture, History/Association, and Context below are: Excellent (E), Very Good (VG), Good (G), and Fair/Poor (FP).

A. Architecture

1. Exterior/Design

The Ford Center shows good (G) quality of form with identifiable International style influences including ribbon windows, full height glass entry bay, asymmetrical primary façade, emphasis on horizontal planes, and minimal ornamentation. The building does not feature much in the way of originality, artistic merit, craftsmanship, or sensitivity to surroundings, however.

2. Interior

The interior of the Ford Center includes a series of research offices and medical-use rooms with no notable architectural detail or association, and as such the building receives a rating of FP.

3. Construction

The construction materials or methods include steel frame concrete with brick cladding, characteristic of its era of construction and therefore receives a rating of good (G) for this criterion.

4. Designer/Builder

The Ford Center was designed by the firm Stone, Marraccini and Patterson, a later iteration of the firm Stone and Mulloy, which designed the B/C Wing and the Bruce Lyon Memorial Research Center. The firm's focus was on hospital design and their output was prolific, however the Ford Center is a rather simple example of a medical building and compared to this building, there are likely better examples (with higher integrity) from their portfolio of work. Nevertheless, the firm's focus on hospital design and their prolific output qualifies the Ford Center for a rating of very good (VG) for its association with this firm of secondary importance.

5. Style/Type

The Ford Center receives a good (G) rating for this criterion as it is a good example of institutional International style design at the first and second story, including ribbon windows, full height glass entry bay, asymmetrical primary façade, an emphasis on horizontal planes, and minimal applied ornament. The third story addition, constructed in 1974, reduces its ability to express its original design style.

B. History/Association

6. Person/Organization

The Ford Center receives a rating of good (G) for this criterion for its association with the Children's Hospital. This building was constructed after the Hospital's primary period of significance, and as such can be considered intimately connected to an organization of tertiary importance (prominent but not leading role) to the City's development.

7. Event
Research has uncovered no significant event that has taken place at the Ford Center, and as such it receives a rating of FP for this criterion.

8. Patterns
The Ford Center receives a rating of good (G) for this criterion, as it is associated with a pattern of shifting hospital design and expansion during its era of construction. As hospitals began to include research in their programmatic needs, hospital design shifted to accommodate this need. The Ford Center joined the Bruce Lyon Memorial Research Center as the earliest buildings at the Children's Hospital site to reflect this new programmatic turn in hospital design.

9. Age
The Ford Center was constructed in 1962 and as such receives a rating of FP for this criterion.

10. Site
The building has not been moved and as such receives a rating of excellent (E) for this criterion.

C. Context

11. Continuity
The Ford Center is not included in an API or ASI. As such, the building receives a rating of FP for this criterion.

12. Familiarity
The Ford Center receives a rating of good (G) for this criterion as the oldest extant building at the Hospital with street façade that is currently prominent. The Ford Center qualifies as a familiar feature in the context of the Temescal neighborhood.

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

13. Condition
The Ford Center receives a rating of good (G) for this criterion, which is a measure of surface wear or structural problems to the building. The building exhibits only minor deterioration of this sort.

14. Exterior and Alterations
The Ford Center has undergone a series of alterations which lower its rating in this category to fair (F). The construction in 1974 of an addition at the third story substantially changed the scale of the building and diminished the horizontality of the original building's International style design. The construction in 1982 of the Patient Tower obscured the building's west façade, and the construction in 1993 of the Cardiac Catheterization Lab obscured parts of the original entrance lobby and the south façade. Windows at the first story of the south façade have been blinded, and interior spatial

reconfigurations have made it so that the original entrance doors at the east façade are in use only as emergency exit doors.

Conclusion

This evaluation assigns the Ford Diagnostic and Research Center a rating of **C3**, indicating that it is a building of secondary importance, not located in a district or area of importance.

VIII. EVALUATION OF THE CHILDREN'S HOSPITAL COMPLEX AS A CITY OF OAKLAND LOCAL HISTORIC DISTRICT

The Historic Preservation Element of the City of Oakland General Plan describes two levels of Preservation Districts: Class 1 Preservation Districts are all Areas of Primary Importance (API) identified by the intensive survey and other areas that meet the "Guidelines for Determination of Preservation District Eligibility" and Class 2 Preservation Districts are all Areas of Secondary Importance (ASI) identified by the intensive survey and other areas that meet the "Guidelines for Determination of Preservation District Eligibility." [176] Areas of Primary Importance are areas that have been identified by an intensive survey as having a high proportion of individual properties with ratings of "C" or higher. At least two-thirds of the properties within an API must be contributory to the API, i.e. they reflect the API's principle historical or architectural themes. APIs appear eligible for the National Register of Historic Places either as districts or as historically related complexes. Areas of Secondary Importance are similar to Areas of Primary Importance except that (a) an ASI does not appear eligible for the National Register and (b) altered properties which do not now contribute to the ASI but would if restored are counted as contributors for purposes of the two-thirds threshold.

The Children's Hospital complex does not appear eligible for listing as a City of Oakland Designated Historic District, either as an API or an ASI. Only four of the twelve buildings at the Hospital complex are older than 45 years old, which is below the two-thirds threshold established in the Preservation Element. The A/B Wing (Baby Hospital) received a score of **B3** (major importance) while the other three buildings received ratings of **C3**, indicating that they are buildings of secondary importance. They do not illustrate a unified significant architectural or historical theme. Therefore, the Children's Hospital complex does not qualify as a City of Oakland Local Historic District.

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

IX. STATUS OF CHILDREN'S HOSPITAL BUILDINGS AS HISTORICAL RESOURCES UNDER CEQA

A building may qualify as a historical resource if it falls within at least one of five categories established by the City of Oakland (See page 9-10 for the list of categories). The following describes the status of the hospital buildings as historic resources for the purposes of CEQA, based on the California Register and City of Oakland Designated Historic Property evaluations in the previous sections.

Status of the A/B Wing (Baby Hospital) as a Historical Resource Under CEQA
Based on our analysis, the A/B Wing (Baby Hospital) is not eligible for listing in the California Register, though it is eligible for listing as a City of Oakland Designated Historic Property. Therefore, the A/B Wing (Baby Hospital) qualifies as a historical resource under CEQA.

Status of the B/C Wing as a Historical Resource Under CEQA
Based on our analysis, the B/C Wing is not eligible for listing in the California Register or as a City of Oakland Designated Historic Property. Therefore, it does not qualify as a historical resource under CEQA.

Status of the A/B Wing and B/C Wing as a Historical Resource Under CEQA
Based on our analysis, the A/B Wing and B/C Wing, considered together as one building, are not eligible for listing in the California Register or as a City of Oakland Designated Historic Property . Therefore, they do not qualify together as a historical resource under CEQA.

Status of the Bruce Lyon Memorial Research Center as a Historical Resource Under CEQA
Based on our analysis, the Bruce Lyon Memorial Research Center is not eligible for listing in the California Register or as a City of Oakland Designated Historic Property, and, therefore, does not qualify as a historical resource under CEQA.

Status of the Ford Diagnostic and Research Center as a Historical Resource Under CEQA
Based on our analysis, the Ford Diagnostic and Research Center is not eligible for listing in the California Register or as a City of Oakland Designated Historic Property, and, therefore, does not qualify as a historical resource under CEQA.

Status of Other Buildings on the Main Hospital Site
The other properties in the hospital complex are less than forty-five years old and do not possess a level of significance that would qualify them for listing as historic resources under CEQA. These buildings include the Cardiac Catheterization Lab, Central Plant/West Site Plant, Patient Tower, Cafeteria, Helistop, Outpatient Center, and parking garage.

Status of the Children's Hospital and Research Center as a Historic District Under CEQA

Based on our analysis, the Oakland Children's Hospital and Research Center is not eligible for listing in the California Register or as a City of Oakland Designated Historic Property, and, therefore, does not qualify as a historical resource under CEQA.

X. A/B WING (BABY HOSPITAL) CHARACTER-DEFINING FEATURES DIAGRAMS

Though the A/B Wing (Baby Hospital) was not found eligible for listing in the California Register due to a loss of integrity, it was found eligible for listing as a City of Oakland Designated Historic Property with a rating of **B3**. This section addresses the character-defining features of the building and presents diagrams which show areas of character-defining and non-contributing features.

CHARACTER DEFINING FEATURES OF THE A/B WING (BABY HOSPITAL)

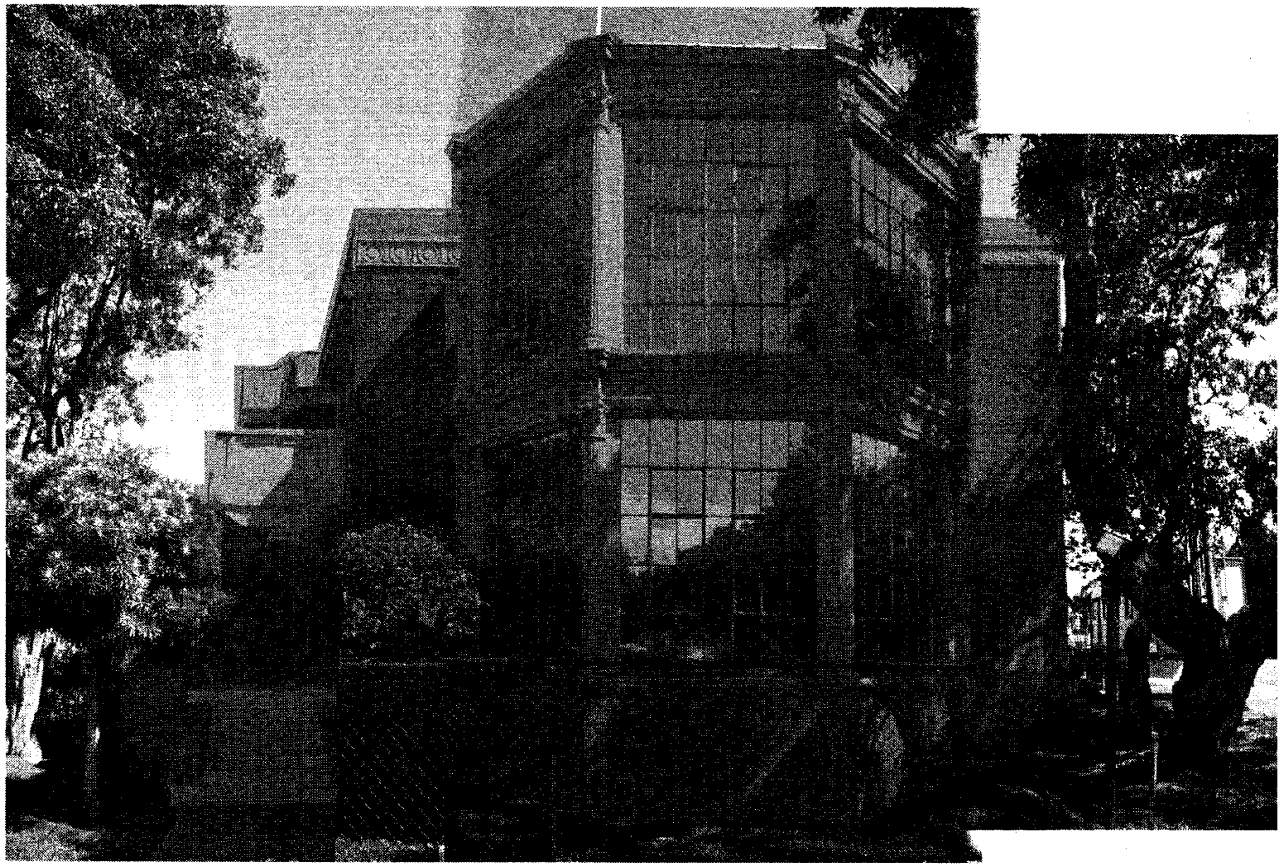
The A/B Wing (Baby Hospital) retains certain elements of its design and materials that can be described as character defining features. These include:

- The building's footprint; its narrow linear form and its southern orientation reflect the era of the building's construction and its status when built as a modern hospital.
- The ratio of solid to void; the building's evenly spaced smaller windows are characteristic of the Northern Italian Renaissance style in which it was designed.
- Brick and terra cotta cladding; this cladding is original to the building's design and construction, and is representative both of its Northern Italian Renaissance design style and the programmatic sanitation and fire-safety requirements of the Baby Hospital.
- Two two-story five-sided bays; these bays were used as solariums during an era when sunlight was believed to have healing qualities and are character defining for their programmatic use.
- Original windows of the primary type and surrounds: the building retains most of its original windows within original window surrounds—paired two-over-two, double-hung, wood-sash windows with multi-light awning transoms and brick lintels—which are representative of the building's era of construction.
- Ornamentation and architectural detail: the building is distinguished by its high level of design detail, including fluted columns with capitals that feature acanthus leaves, urns, fleur-de-lis, cherub's heads, and griffins, molded frieze depicting animal and bird motifs, bambino medallion, and a terra cotta balcony supported by ornamented brackets with floral and acanthus-leaf motifs.

The character-defining features represented in the following diagrams (colored red) consist of original features and materials, described above. Non-contributing features are those that have been modified, replaced, or added since the A/B Wing (Baby Hospital)'s period of significance (1926).

Children's Hospital - A/B Wing
CHARACTER-DEFINING FEATURES DIAGRAM

South (End Solarium) Elevation



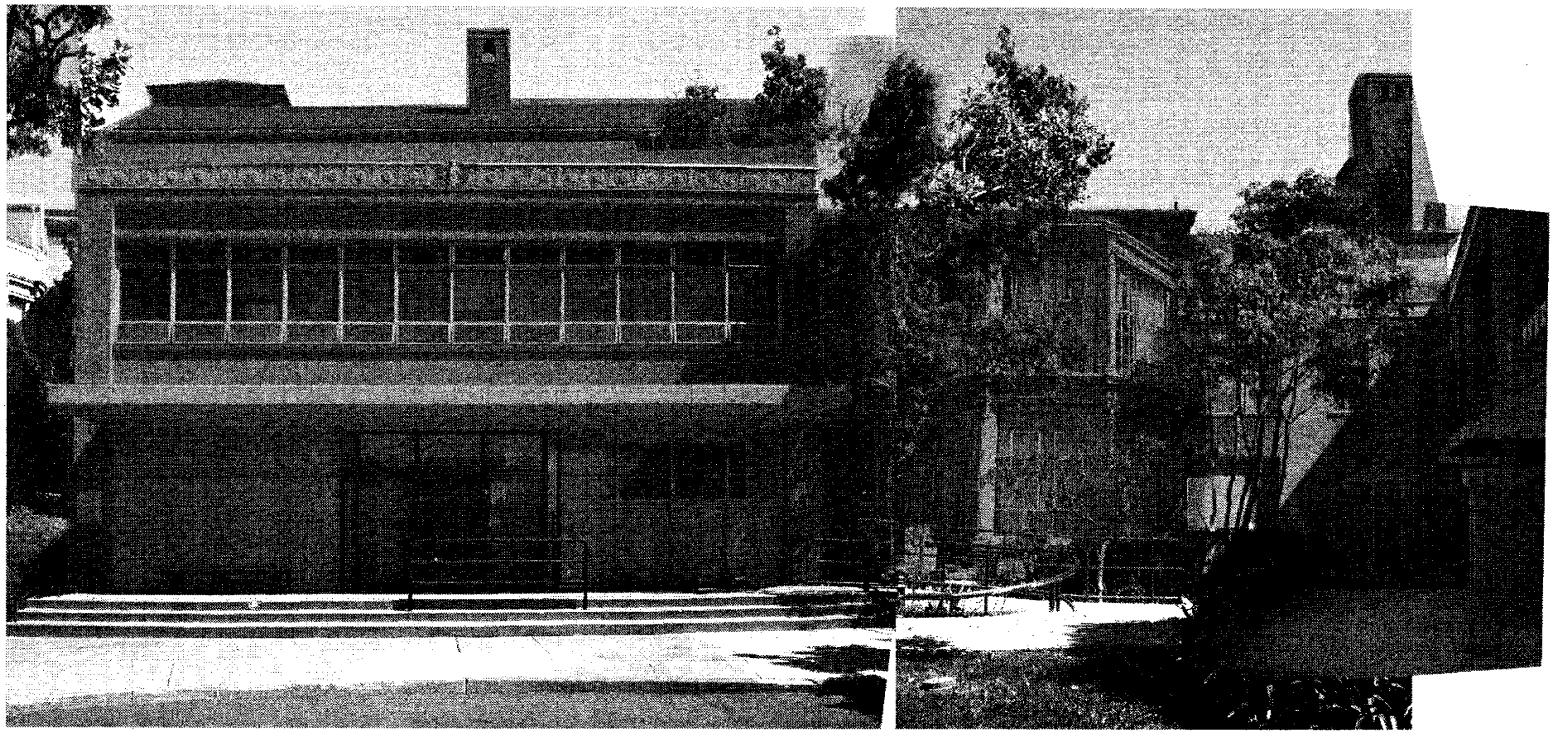
LEGEND

Character-Defining

Non-Contributing

Children's Hospital - A/B Wing
CHARACTER-DEFINING FEATURES DIAGRAM

South (Entrance Facade) Elevation



LEGEND

Character-Defining

Non-Contributing

Children's Hospital - A/B Wing
CHARACTER-DEFINING FEATURES DIAGRAM

West Elevation

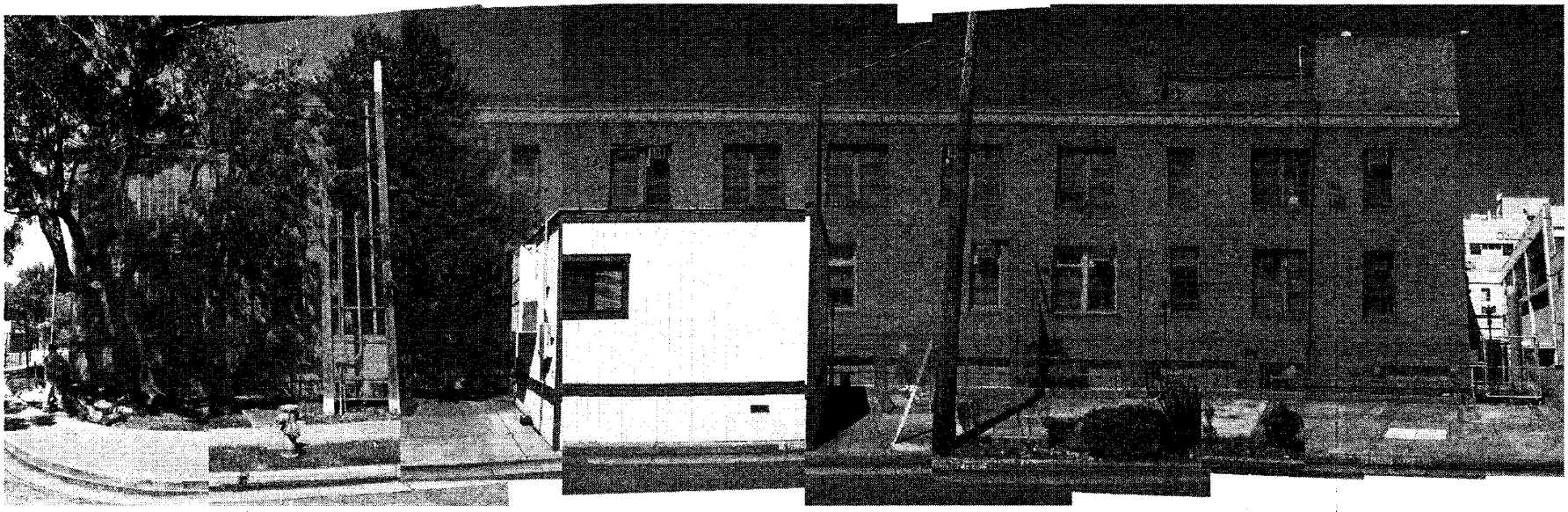
LEGEND

Character-Defining

Non-Contributing

Children's Hospital - A/B Wing
CHARACTER DEFINING FEATURES DIAGRAM

East Elevation



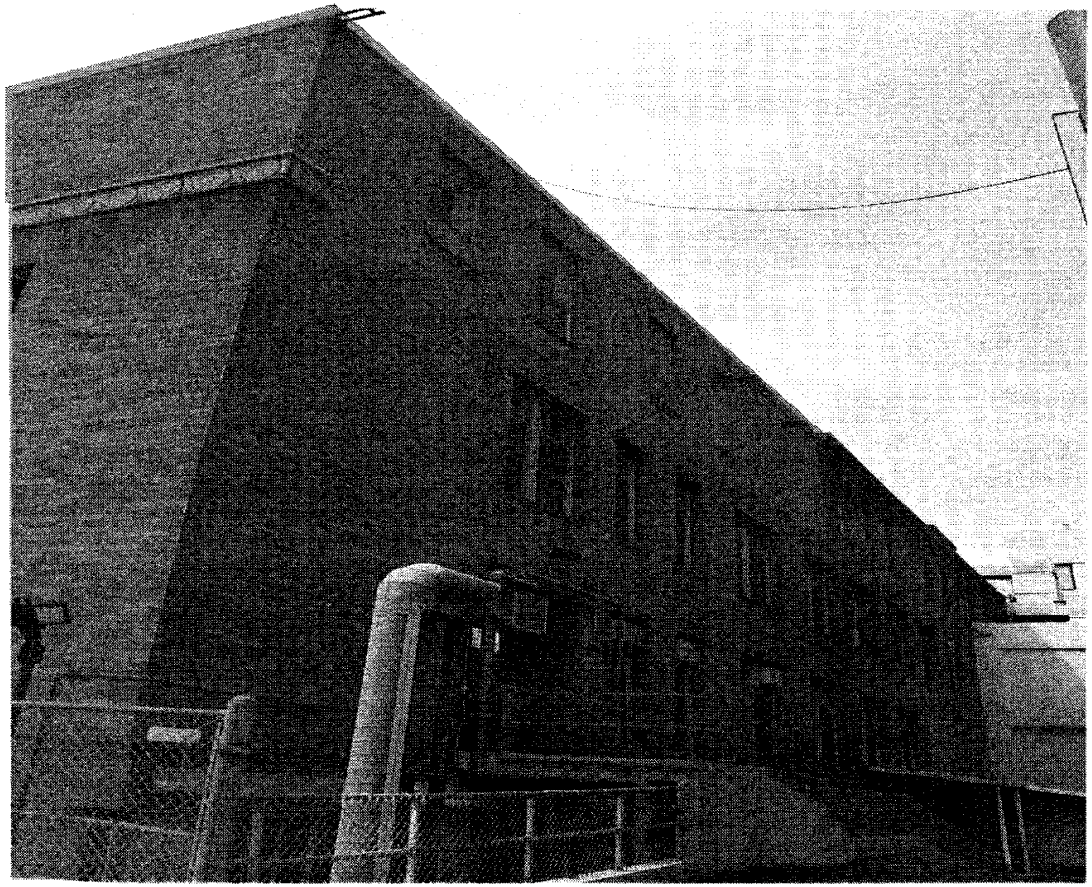
LEGEND

Character-Defining

Non-Contributing

Children's Hospital - A/B Wing
CHARACTER DEFINING FEATURES DIAGRAM

North Elevation



LEGEND

Character-Defining

Non-Contributing

XI. RESIDENTIAL/COMMERCIAL PROPERTIES EVALUATION

This section provides an inventory of the fourteen residential, mixed-use, and commercial properties within the study area (See **Figure 2** on page 18). Included as part of this inventory are an architectural description, building history, current historic status, and an evaluation of eligibility for inclusion in the California Register of Historical Resources and designation as a City of Oakland Designated Historic Property. A description of the 55th and Dover Residential District is also included.

A. 55TH AND DOVER RESIDENTIAL DISTRICT

The 55th and Dover Residential District is a residential neighborhood in North Oakland bounded by 52nd and 55th streets to the south and north, Martin Luther King Jr. Way to the west, and the Grove-Shafter Freeway (State Route 24) to the east. The predominant architectural styles are Craftsman and Colonial Revival. Most buildings in the district are wood frame, one-and-a-half- to two-story residences clad in wood clapboard siding, wood shingles, or stucco. The residences are sited on fairly uniformly-sized lots and display regular setbacks from the street and spacing between buildings. Most buildings were built between 1900 and 1920, according to Oakland Cultural Heritage Survey (OCHS) estimates.

The area was surveyed by the OCHS in 1996 and assigned a rating of Area of Secondary Importance (ASI). As an ASI, at least two-thirds of the properties within its boundaries must have an existing or contingency rating of C or above and be rated as contributors (noted by "+"). The 55th and Dover Residential District is not a designated historic district at present, but the ASI rating is taken into account by city planners when projects are proposed within the district. According to the City Of Oakland's General Plan, ASIs (and their contributors) are not considered historical resources for the purposes of CEQA.

Page & Turnbull was not asked to complete a residential district evaluation for either the state or local registers as part of the scope of work for this project. However, such an evaluation is necessary to fully understand the existing conditions, historic context, and integrity of the district. Based on its current status as an ASI and reconnaissance surveys and research on the subject properties, the district does not appear to have sufficiently cohesive historical or visual themes such that it would be eligible for listing in the California Register. Therefore, it does not appear to be a historic resource under CEQA.

B. 682 52ND STREET

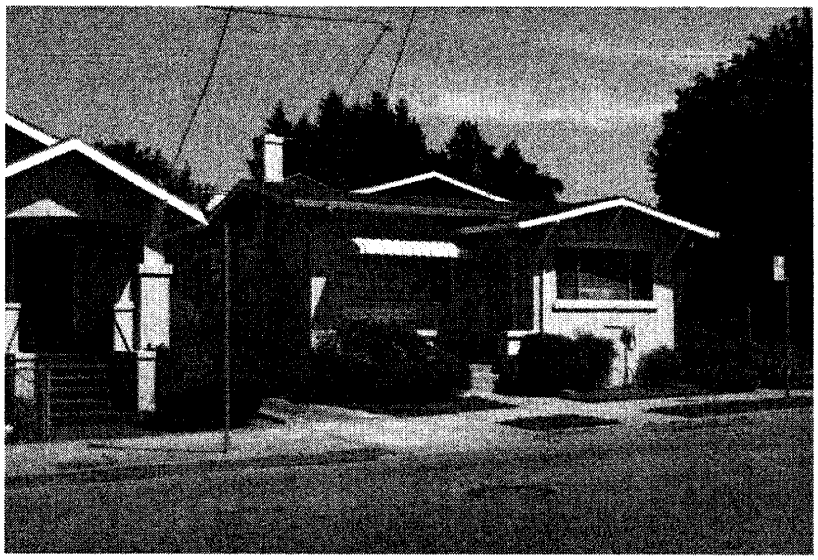


Figure 56. 682 52nd Street, looking north.
Source: Page & Turnbull, April 2008.

Description

Built in 1922, 682 52nd Street is a one-story, wood-frame, single-family residence designed in the Craftsman style **(Figure 56)**. The rectangular-plan building is clad in stucco on the primary façade and wood clapboard siding on the secondary façades. It is capped by a cross-gable roof clad in asphalt shingles. The foundation is not visible. The primary façade faces south. Typical fenestration consists of fixed wood-sash windows, sliding vinyl-sash windows, and wood-sash casement windows. The primary entrance features a flush wood door. Architectural and site details include concrete stairs, molded window surrounds, a metal window awning, simple wood eave brackets, and a stuccoed chimney. The building appears to be in good condition. A concrete driveway runs past the west side of the house. A one-story garage is shown at the rear of the building on Sanborn Fire Insurance Maps dating to 1930, though today there appears to be a smaller shed at the rear of the lot.

Historic Context

Emma M. Williams owned two vacant lots on Dover Street from ca. 1905 until 1922.[177] The 1920 Census indicates that Williams lived on 23rd Street in Oakland.[178] By 1922, the lots were divided, reoriented to front on 52nd Street, and the eastern lot was sold to John Andrews.[179]

In 1922, Andrews commissioned builder R. L. Robins to build a house at 682 52nd Street for $3,000.[180] John Andrews was born ca. 1874 in Lithuania and married Ursula, another Lithuanian

[177] 1900, 1905, 1921, 1923 Block Books.
[178] 1920 Census.
[179] 1923 Block Book.

immigrant, one year after he arrived in the United States in 1903.[181] The Andrews had two daughters, Violet and Clara, who were born in California. In 1930, Andrews worked as a machinist and Clara worked as a telephone operator. At that time, the house was valued at $5,500. John Andrews continued to reside at 682 52nd Street through 1940, though he is listed as a widower in the 1940 Census. It is likely he sold the property soon after Ursula's death. By 1967, the property was under the possession of Jewel Edward Brown. Mr. Brown was born in 1912 in Louisiana. He moved to Oakland during the 1930s and worked as a porter.[182] He stayed at 682 52nd Street until his death in 1990.[183]

The builder of 682 52nd Street was Rockford L. Robins, a contractor who lived on Broadway in North Oakland.

Current Historic Status

682 52nd Street has an Oakland Cultural Heritage Survey (OCHS) rating of D2+, indicating that it is a building of secondary importance that contributes to the 55th and Dover Residential District, an Area of Secondary Important (ASI). Buildings that contribute to ASIs are Potentially Designated Historic Properties, or PDHPs. This rating for 682 52nd Street is shown on the Citywide Preliminary Historical and Architectural Inventory field map, though it is not included in the 55th and Dover Residential District's Preliminary Property List attached to the 1996 District Primary Record.

Evaluation for the California Register

682 52nd Street does not appear to be significant under any California Register criteria. It is not directly associated with important broader development trends or other events in the Temescal neighborhood (Criterion 1), nor is it associated with persons significant within a local, state, or national context (Criterion 2). Owners and occupants were working class people and little information was found on them in local and online archives that would indicate any level of significant contributions. The building is also not significant for its architecture because it is a simple Craftsman style building without high artistic values that was constructed by a little-known builder (Criterion 3).[184]

682 52nd Street retains integrity of location and feeling as a 1920s residence. While the building appears to have been altered with the addition of stucco cladding, some replacement windows, and conversion to office use, it retains some degree of integrity of design, materials, and workmanship. It lacks integrity of setting, due to the adjacent highway and large modern hospital development across the street. Since the building has been converted to offices and does not retain its original function, it lacks integrity of association.

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[180] Building Permit #68273, 14 April 1922.
[181] 1930 United States Federal Census.
[182] 1940 Census.
[183] *U.S., Social Security Death Index, 1935-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2011.
[184] 682 52nd Street was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report since "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources.

Evaluation for Designation as a City of Oakland Designated Historic Property

Page & Turnbull's survey and evaluation assigns this building a rating of **C2+**, meaning that it is a building of secondary importance, located in a the 55th and Dover Residential District (an ASI), and acts as a contributor to that district. Evaluative considerations for each of the fourteen criteria are included on the Evaluation Worksheet for this building found in the Appendix.

682 52nd Street as a Historical Resource Under CEQA

682 52rd Street is not eligible for listing in the California Register and received a "C" rating based on City of Oakland Designated Historic Property evaluation criteria. Therefore, 682 52rd Street does not appear to be a historic resource under CEQA.

C. 688 52ND STREET

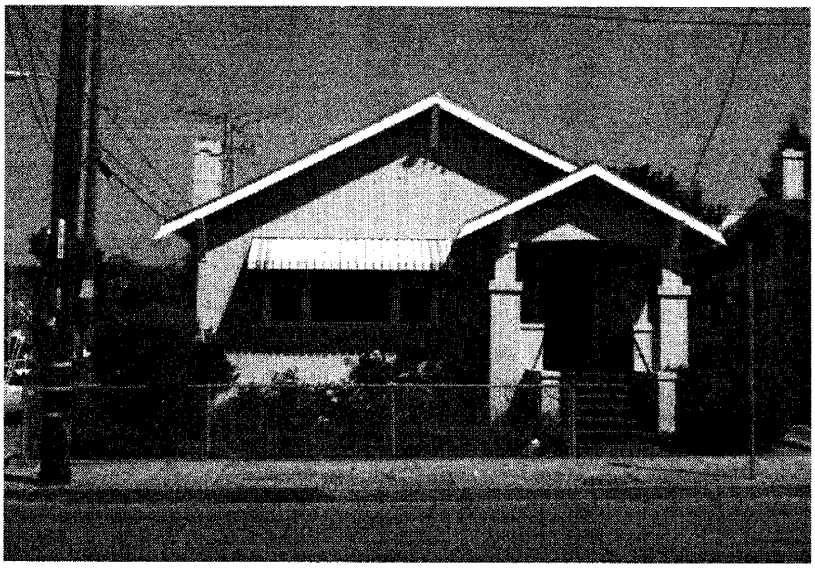

Figure 57. 688 52nd Street, looking north.
Source: Page & Turnbull, April 2008.

Description

Built in 1922, 688 52nd Street is a one-story, wood-frame, single-family residence designed in the Craftsman style **(Figure 57)**. The rectangular-plan building, clad in smooth stucco, is capped by a gable roof covered with asphalt shingles. The foundation is not visible. The primary façade faces south. Typical fenestration consists of fixed and double-hung vinyl-sash windows and fixed wood-sash windows. The primary entrance features a flush wood door. Architectural and site features include concrete stairs, an entry porch, molded window surrounds, metal window awnings, simple wood eave brackets, and a chimney with a molded crown. The building appears to be in good condition. A garage clad in channel drop wood siding sits behind the building and fronts onto Dover Street. This garage is shown on Sanborn Fire Insurance Maps dating from 1930.

Historic Context

Emma M. Williams owned two vacant lots facing onto Dover Street from ca. 1905 until 1922.[185] The 1920 Census indicates that Williams lived on 23rd Street in Oakland.[186] By 1922, the lots were divided, reoriented to front onto 52nd Street, and the western lot was sold to A. A. Moore.[187]

In 1922, Arthur A. Moore commissioned builder M. Bensen to build a house at 688 52nd Street at a cost of $3,800.[188] The 1920 Census indicates that Moore lived with his parents at 478 Roce Street in Oakland.[189] Both Arthur and his father, Alexander, worked as lathers in the construction industry.

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[185] 1900, 1905, 1921, 1923 Block Books.
[186] 1920 Census.
[187] 1923 Block Book.
[188] Building Permit #71876, 1 September 1922.
[189] 1920 Census.

Two years after their marriage, Arthur and Elsie Moore bought the property at 688 52nd Street.[190] By 1930, four people lived at 688 52nd Street: Arthur and Elsie, their young daughter Muriel, and Arthur's widowed father. At that time the house was valued at $6,000.[191] Sometime during the following decade, the Moore family relocated to a different house in the district. O.J. Rollie was residing at 688 52nd Street by 1969 and continued to own the property until his death in 1991.[192] Rollie was born in Texas in 1912. He and his wife moved to Oakland after they were married in 1937.

The builder of 688 52nd Street, Martin Bensen, was born ca. 1885 in Sweden. He immigrated to the United States in 1903 and was naturalized in 1912. In 1920, he worked as a carpenter and rented a house with his wife, Jennie, and three children in Oakland's Fruitvale district.[193]

Current Historic Status

688 52nd Street has an Oakland Cultural Heritage Survey (OCHS) rating of D2+, indicating that it is a building of secondary importance that contributes to the 55th and Dover Residential District, an Area of Secondary Important (ASI),. Buildings that contribute to ASIs are Potentially Designated Historic Properties, or PDHPs. This rating for 688 52nd Street is shown on the Citywide Preliminary Historical and Architectural Inventory field map, though it is not included in the 55th and Dover Residential District's Preliminary Property List attached to the 1996 District Primary Record.

Evaluation for the California Register

688 52nd Street does not appear to be significant under any California Register criteria. It is not directly associated with important broader development trends or other specific events in the Temescal neighborhood (Criterion 1), nor is it associated with persons significant within a local, state, or national context (Criterion 2). Owners and occupants were working class people and little information was found on them in local and online archives that would indicate any level of significant contributions. The building is also not significant for its architecture because it is a simple Craftsman style building without high artistic values and was constructed by a little-known builder (Criterion 3).[194]

688 52nd Street retains integrity of location, design, and feeling as a 1920s residence. While the building appears to have been altered with the addition of stucco cladding and some replacement windows, it retains some degree of integrity of materials and workmanship. It lacks integrity of setting, due to the adjacent highway and large modern hospital development across the street. As no important historic event or person is associated with the property, it lacks integrity of association.

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190 1930 Census.
191 Ibid.
192 *U.S., Social Security Death Index, 1935-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2011.
193 1920 Census.
194 688 52nd Street was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report since "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources.

Evaluation for Designation as a City of Oakland Designated Historic Property

Page & Turnbull's survey and evaluation assigns this building a rating of **C2+**, meaning that it is a building of secondary importance, located in the 55th and Dover Residential District (and ASI) and acts as a contributor to that district. Evaluative considerations for each of the fourteen criteria are included on the Evaluation Worksheet for this building found in the Appendix.

688 52nd Street as a Historical Resource Under CEQA

688 52nd Street is not eligible for listing in the California Register and received a "C" rating based on City of Oakland Designated Historic Property evaluation criteria. Therefore, 688 52nd Street does not appear to be a historic resource under CEQA.

D. 720 52ND STREET

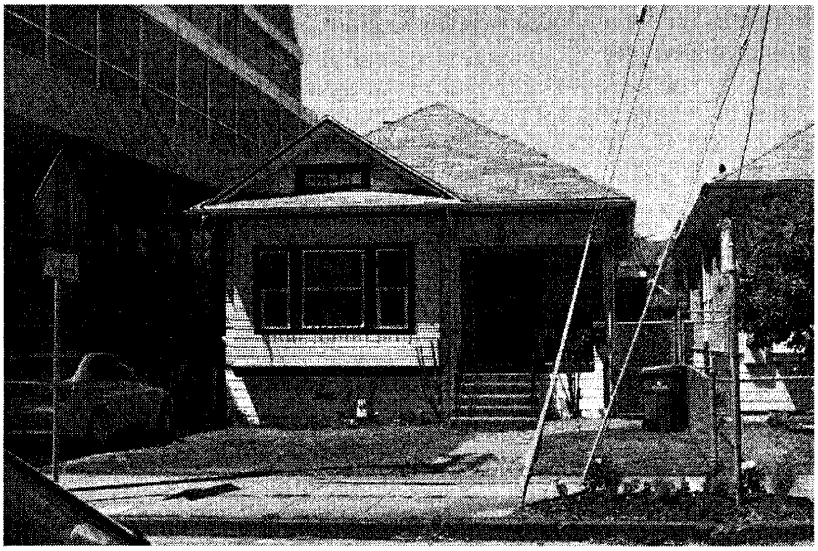

Figure 58. 720 52nd Street, looking north.
Source: Page & Turnbull, May 2013.

Description

Built in 1907, 720 52nd Street is a one-story, wood-frame, single-family residence designed in a modified Simple Bungalow style **(Figure 58)**. The rectangular-plan building, clad in wood clapboard siding, is capped by a hip roof covered with asphalt shingles. A wide square bay window is located on the front façade and is surmounted by a gable end clad in wood shingles. The foundation is not visible. The primary façade faces south. Typical fenestration consists of double-hung vinyl-sash windows, some set in angled window bays. The primary entrance is covered by a metal security gate. Architectural and site features include concrete stairs, a recessed corner entry porch supported by a square post, molded wood window surrounds, and a brick chimney. The building appears to be in good condition.

Historic Context

In 1905, J. C. Rudolph owned most of the south side of the block bounded by 52nd, 53rd, Grove, and Dover streets. Rudolph lived at 5203 Dover Street (see *D. 5203 Dover Street).* In 1907, builder W. H. Keifer purchased 5203 Dover Street and the vacant lot on 52nd Street, where he built the subject property at 720 52nd Street that year.[195] Architect Thomas D. Newsom designed the residence, which was constructed by the lot owner, Keifer. Keifer sold the property to Jennie M. Sessions in 1908.

Architect Thomas Dean Newsom was born ca. 1857 to Scottish and Irish parents who had immigrated to Canada.[196] He married his wife, Kittie, ca. 1885, and they had four children in California. By 1889, Thomas established an architecture office under the business name John J. & T.

[195] 1907 Block Book.
[196] 1910 Census.

D. Newsom.[197] The Newsoms lived in East Oakland. The architectural office was located in San Francisco at 504 Kearny in 1891, but it moved to downtown Oakland by 1900.[198] In 1908, Newsom designed a two-story apartment building in Oakland for William F. Schroeder, a local building contractor.[199] Before construction, the building was touted as "one of the most novel ever built in Oakland" for its massing, which referenced that of the Egyptian pyramids.[200]

William Hammond Keifer, the owner and builder of 720 52nd Street, was born in 1857 in Pennsylvania and lived with his wife, Elizabeth, three children, his father, and his sister in Oakland in 1900.[201] Elizabeth died between 1900 and 1910, and Keifer and his youngest child moved in with his sister and brother-in-law in Oakland by 1910. At that time Keifer, a carpenter by trade, was the vice president of Oakland Builders Supply.[202] Most likely, Keifer built the house on speculation and never occupied it, as he sold the property to Jennie M. Sessions in 1908.[203] No information was found on Sessions at local repositories or in online census databases.

In 1920, Herman Garloff rented 720 52nd Street.[204] He lived there with his wife Mamie, sister-in law Lizzie Salmina, and two brothers-in-law, George and Albert Salmina. Herman worked as a shipfitter, George worked as a dairy farmer, and Albert was employed with a railroad company as a pipe fitter. The Salminas were born in California to Swiss-Italian and English immigrant parents.

E. W. Roberts (or Ernest H. Roberts) purchased the house ca. 1922.[205] In 1930, 40-year-old Roberts still lived in the house with his wife Selina and their son Ernest.[206] Ernest worked as a bookkeeper, probably for a cannery. In 1940, Roberts still lived in the house with his wife and son.[207] By 1967, Graham McClendon was residing at 750 52nd Street McClendon, a former farmer born in Mississippi ca. 1923, moved to Oakland after serving in World War II.

Current Historic Status

720 52nd Street has an Oakland Cultural Heritage Survey (OCHS) rating of D2+, indicating that the building is of minor importance. It is a contributor to the 55th and Dover Residential District, an Area of Secondary Importance (ASI). Buildings that contribute to ASIs are Potentially Designated Historic Properties, or PDHPs.[208]

Evaluation for the California Register

720 52nd Street does not appear to be significant under any California Register criteria. It is not directly associated with important broader development trends or other specific events in the Temescal neighborhood (Criterion 1), nor is it associated with persons significant within a local,

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[197] 1889-91 San Francisco City Directory.
[198] Ibid.; *Oakland Tribune*, 3 May 1908, 58.
[199] Ibid.; 1910 Census.
[200] *Oakland Tribune*, 3 May 1908, 58.
[201] 1900 Census.
[202] 1910 Census; Oakland City Directory, 1910.
[203] 1908 Block Book.
[204] 1920 Census.
[205] 1921, 1923 Block Books.
[206] 1930 Census.
[207] 1940 Census
[208] "City of Oakland Historic Preservation Programs."

state, or national context (Criterion 2). Owners and occupants were working class people and little information was found on them in local and online archives that would indicate any level of significant contributions. The building is also not significant for its architecture because it is a Simple Bungalow style building without high artistic values. It was constructed by a local architect who today is not widely known and cannot be considered a master architect (Criterion 3).[209]

720 52nd Street retains integrity of location, design, workmanship, association, and feeling as an early 20th-century residence. While the building appears to have been altered with replacement windows, it retains some degree of integrity of materials. It lacks integrity of setting, due to an adjacent large modern Children's Hospital Outpatient Building, the large modern hospital complex across the street, and the nearby highway. The property also lacks integrity of association, as the nearby modern buildings visually overshadow the property and physically separate it from its historic association with much of the adjacent residential neighborhood.

Evaluation for Designation as a City of Oakland Designated Historic Property

Page & Turnbull's intensive survey and evaluation assigns this building a rating of **C2+**, meaning that it is a building of secondary importance, located in an ASI district, and acts as a contributor to that district. Evaluative considerations for each of the fourteen criteria are included on the Evaluation Worksheet for this building found in the Appendix.

720 52nd Street as a Historical Resource Under CEQA

720 52nd Street is not eligible for listing in the California Register and received a "C" rating based on City of Oakland Designated Historic Property evaluation criteria. Therefore, 720 52nd Street does not appear to be a historic resource under CEQA.

[209] 720 52nd Street was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report since "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources.

E. 5203 DOVER STREET

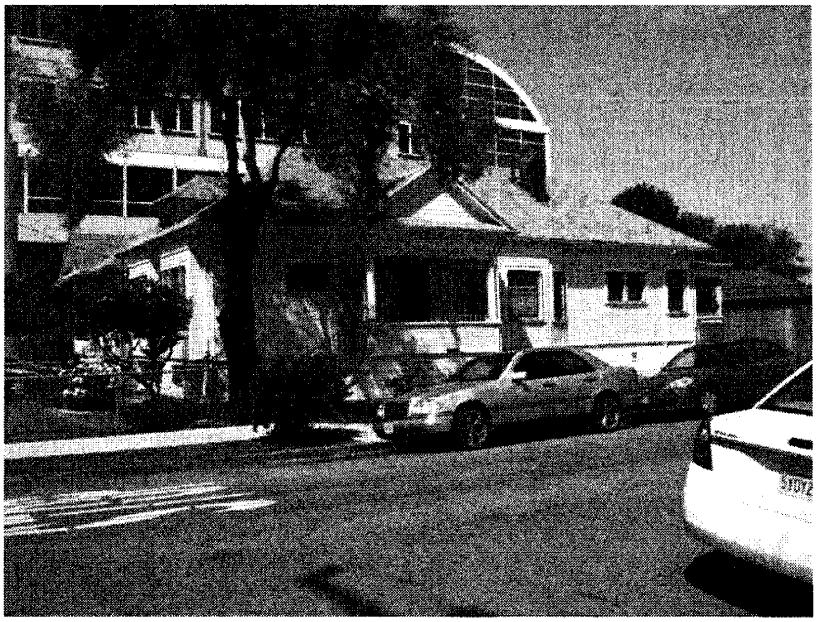

Figure 59. 5203 Dover Street, looking west.
Source: Page & Turnbull, April 2008.

Description

Built ca. 1905, 5203 Dover Street is a one-story, wood-frame, single-family residence designed in the Simple Bungalow style with Classical Revival detail **(Figure 59)**. The rectangular-plan building, clad in wood channel-drop and clapboard siding, is capped by a hip roof covered with asphalt shingles. A front-facing gable end is clad in wood shingles and features a multi-light wood-sash window. A side-facing dormer holds a multi-light wood-sash window. The foundation is not visible. The primary façade faces east. Typical fenestration consists of double-hung and fixed wood-sash windows, some set in angled and square window bays. The primary entrance features a partially-glazed wood door. Architectural and site features include wood stairs, an entry porch with Classical columns, molded wood window surrounds, a hip-roof dormer, and a brick chimney. The building appears to be in good condition.

Historic Context

In 1905, J. C. Rudolph owned most of the south side of the block bounded by 52nd, 53rd, Grove, and Dover streets. He lived at 5203 Dover Street in a house built ca. 1905.[210] 5203 Dover Street and the vacant property to the west at 720 52nd Street were sold to W. H. Keifer ca. 1907. The builder of 5203 Dover Street is unknown.

Emma C. Krone bought the house and property at 5203 Dover Street from Keifer ca. 1908. It is unclear whether she ever lived on the property: In 1910 she lived on Oak Grove Avenue with her

[210] 1900, 1905 Block Books.

young son and daughter and a 42-year-old boarder, Howard W. Caldwell.[211] Krone, a 33-year-old divorcee, worked as a secretary at a land company in 1910.

Krone sold the property at 5203 Dover Street to Walter B. and Mertie F. Hutchings (or Hutshing) in 1910.[212] Walter B. Hutchings was 30 years old, and his wife Mertie was 26. They had been married for one year. Hutchings lived off his "own income."[213] By 1912, ownership of the property was transferred to Mertie F. Hutchings.[214] In 1915, Mertie F. Butler owned the house, indicating that Mertie and Walter Hutchings separated either through death or divorce , and Mertie remarried Frank Butler. In 1920, Frank, Mertie, and three daughters under 10 years old occupied the house.[215] Frank worked as an accountant at an automobile company.

In 1930, Louise A. Searper, age 44, rented the house for $35 per month. Searper lived with her sons Charles S. and Leslie L. White; William B. Butler, a boarder from Hawaii; and an uncle and aunt, Bruce and Edith Gibson. Searper was divorced and worked as a saleslady at a department store. Charles White worked as a restaurant cook, Leslie White worked as a marine engineer, William Butler worked as a city health inspector, and the Gibsons were unemployed or retired. Searper is not recorded in the 1940 Census. By 1967, Rosemon (or Roseman) Willis was residing at 5203 Dover Street. Willis was born in Mississippi in 1913 and died in in 1991.[216] He lived with his wife, Mary.

Current Historic Status

5203 Dover Street has an Oakland Cultural Heritage Survey (OCHS) rating of D2+, indicating that the building is of minor importance. It is a contributor to the 55th and Dover Residential District, an Area of Secondary Importance (ASI). Buildings that contribute to ASIs are considered Potential Designated Historic Properties, or PDHPs.[217]

Evaluation for the California Register

5203 Dover Street does not appear to be significant under any California Register criteria. It is not directly associated with important broader development trends or other specific events in the Temescal neighborhood (Criterion 1), nor is it associated with persons significant within a local, state, or national context (Criterion 2). Owners and occupants were working class people and little information was found on them in local and online archives that would indicate any level of significant contributions. The building is also not significant for its architecture because it is a Simple Bungalow style building with a minor amount of Classical Revival detail, and does not possess high artistic values. The architect or builder are unknown and cannot be considered a master architect (Criterion 3).[218]

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[211] 1930 Census.
[212] 1910 Census.
[213] Ibid.
[214] 1912 Block Book.
[215] 1920 Census.
[216] *U.S., Social Security Death Index, 1935-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2011.
[217] "City of Oakland Historic Preservation Programs."
[218] 5203 Dover Street was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report since "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources.

5203 Dover Street retains integrity of location, design, workmanship, materials, and feeling as an early 20th-century residence. It lacks integrity of setting, due to the nearby large Children's Hospital Outpatient Center, the large modern hospital complex across the street, and the nearby Grove-Shafter Freeway. The building also lacks integrity of association because it is use as offices and is no longer associated with its original function as a residence.

Evaluation for Designation as a City of Oakland Designated Historic Property

Page & Turnbull's survey and evaluation assigns this building a rating of **C2+**, meaning that it is a building of secondary importance, located in an ASI district and is recorded as a contributor to that district. Evaluative considerations for each of the fourteen criteria are included on the Evaluation Worksheet for this building found in the Appendix.

5203 Dover Street as a Historical Resource Under CEQA

5203 Dover Street is not eligible for listing in the California Register and received a "C" rating based on City of Oakland Designated Historic Property evaluation criteria. Therefore, 5203 Dover Street does not appear to be a historic resource under CEQA.

F. 5212-5214 DOVER STREET

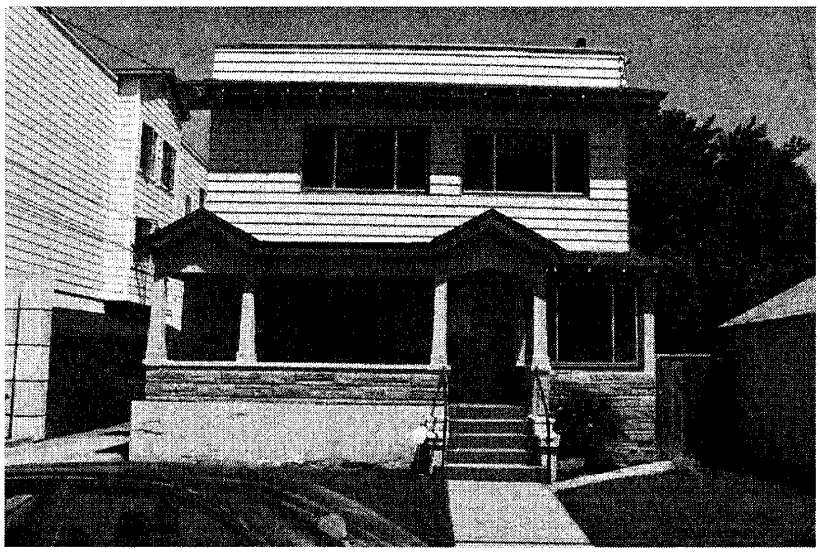

Figure 60. 5212-5214 Dover Street, looking north.
Source: Page & Turnbull, May 2013.

Description

Built in 1910, 5212-5214 Dover Street is a two-story, wood-frame, multi-family residence that has been altered from its original style **(Figure 60)**. The rectangular-plan building is clad in wood clapboard siding on the primary façade and stucco on the secondary façades. It is capped by a flat roof. The foundation is concrete. The primary façade faces west. Typical fenestration consists of sliding vinyl-sash windows and fixed and double-hung wood-sash windows. The primary entrance features a flush wood door with sidelights. Architectural and site features include concrete stairs, a porch with tapered columns, and pent roofs above the first and second stories. The building appears to be in good condition.

Historic Context

Harry M. Swalley, a contractor and house carpenter, bought the vacant lot at 5214 Dover Street ca. 1907 and constructed a house on it in 1910.[219] In 1912, a rear structure was built on the property.[220] A second rear structure was constructed before 1930.[221]

Harry Swalley was born ca. 1874 in Missouri and married his wife, Emma, around 1905.[222] Their son Leavitt was born ca. 1909.[223] From 1908-09, Swalley also owned a nearby property at 5325 Dover Street.[224] The Swalleys had moved near Oakland's Lake Merritt by 1916, and in 1920 Harry was working as a concessionaire at an amusement park. [225]

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[219] 1907 Block Book; Building Permit #12305, 1908.
[220] 1912 Block Book.
[221] 1930 Sanborn Fire Insurance Map.
[222] 1910 Census.
[223] Ibid.
[224] 1908, 1909 Block Books.
[225] California Voter Registrations 1900-1968, Alameda County; 1920 Census.

Edward S. Howland, a guard at a government shipyard, bought the property at 5212-14 Dover ca. 1915.[226] Howland, born ca. 1872, was married to Johanna and they had two daughters.[227] By 1920, one daughter, Matie, and her husband Albert E. Swan, also lived at 5214 Dover, along with Johanna's father, Charles T. Grimme. Albert Swan and Emma Howland both worked at a retail meat market.

Clyde A. Croswell bought the property at 5212-14 Dover ca. 1922.[228] By 1930, the house was valued at $7,500 and included a unit rented for $35 per month. Clyde Croswell, age 33, lived at 5214 Dover with his wife, E. Glo, and mother-in-law, Margaret E. Shinkle.[229] Clyde worked as an inspector with the police department, and his wife was associated with detective work. The rental unit at 5212 Dover Street was occupied by Clyde's father, Jesse B. Croswell, his wife Isabella, and their teenage daughters. Jesse Croswell worked as an electrician. During the 1960s, Frank A. Boykin took over ownership of the property. Boykin was employed as a bus driver and lived at 5212 Dover Street with his wife Jewel. According to Oakland city phone directories, Jewel continued to reside at the property until 2002.

Between 1930 and 1952, a rear addition was constructed.[230] A second one-story structure was built at the rear of the property ca. 1968.[231] The front porch was added after 1969.

Current Historic Status

5212-5214 Dover Street has an Oakland Cultural Heritage Survey rating of Dc2+, indicating that it is a building of minor importance located in the 55th and Dover Residential District, an Area of Secondary Importance (ASI), and contributes to that district. Its contingency rating of "c" indicates that the building rating may be upgraded in the future if inappropriate alterations are reversed.

Evaluation for the California Register

5212-5214 Dover Street does not appear to be significant under any California Register criteria. It is not directly associated with important broader development trends or other specific events in the Temescal neighborhood (Criterion 1), nor is it associated with persons significant within a local, state, or national context (Criterion 2). Owners and occupants were working- and middle-class people and little information was found on them in local and online archives that would indicate any level of significant contributions. The building is also not significant for its architecture because it is an altered Craftsman style building and does not possess high artistic values. The builder, Harry M. Swalley, is not well-known and cannot be considered a master architect (Criterion 3).[232]

5212-5214 Dover Street retains integrity of location. The building appears to have been altered with replacement windows, a porch addition, rear addition, and replacement cladding, which compromises

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[226] Ibid.; 1915 Block Book.
[227] 1920 Census.
[228] 1921, 1923 Block Books.
[229] 1930 Census.
[230] 1930, 1952 Sanborn Fire Insurance Maps.
[231] 1967, 1969 Sanborn Fire Insurance Maps.
[232] 5212-14 Dover Street was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report since "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources.

integrity of materials, design, workmanship, and feeling as an early 20th-century residence. It retains some degree of integrity of residential setting, though a large modern apartment building was constructed on the property to the north. As no important historic event or person is associated with the property, it lacks integrity of association.

Evaluation for Designation as a City of Oakland Designated Historic Property

Page & Turnbull's intensive survey and evaluation assigns this building a rating of **D2+**, meaning that it is a building of secondary importance, located in an ASI district and is recorded as a contributor to that district. Evaluative considerations for each of the fourteen criteria are included on the Evaluation Worksheet for this building found in the Appendix.

5212-5214 Dover Street as a Historical Resource Under CEQA

5212-5214 Dover Street is not eligible for listing in the California Register and received a "D" rating based on City of Oakland Designated Historic Property evaluation criteria. Therefore, 5212-5214 Dover Street does not appear to be a historic resource under CEQA.

G. 5225 DOVER STREET

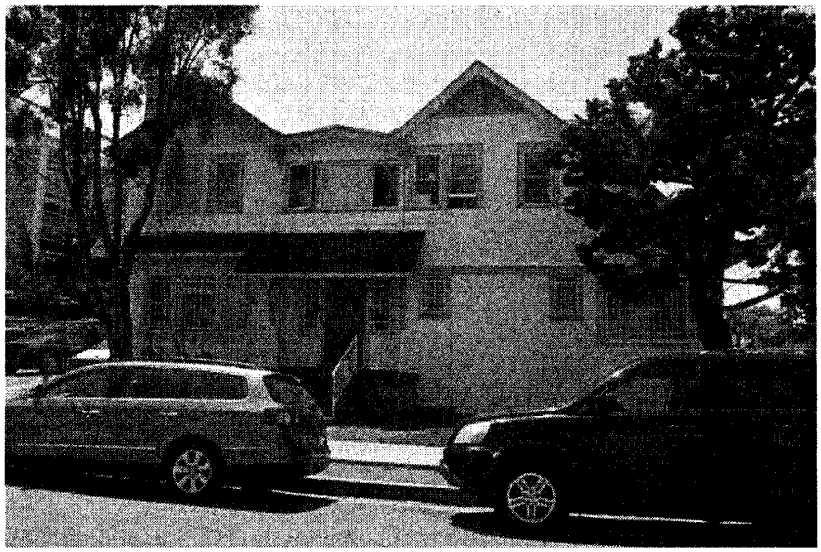

Figure 61. 5225 Dover Street, looking west. Source: Page & Turnbull, May 2013.

Description

Constructed in 1908, 5225 Dover Street is a two story over exposed basement, rectangular plan, Craftsman-style residence clad in asbestos shingle siding and capped with a double cross-gable roof **(Figure 61)**. A concrete foundation is visible at the base of the building. The primary façade faces east. The primary entrance is located at the east façade and features a flush wood door sheltered by a shed roof and accessed via a brick stair and a concrete porch. Fenestration is a mix of double-hung and casement wood sash at the first and second stories; all windows have security bars at the first story. The north façade includes an enclosed porch at the first story with Craftsman-style corner posts, and two large dormers at the second story. The south façade includes an additional entrance, a flush wood door accessed by a short wood stair and sheltered by a front-gable porch. Second story gable ends have lattice vents at the peak and are supported by simple wood brackets. The building appears to be in fair condition, as alterations to the cladding are visible and some windows are damaged.

Historic Context

Harry M. Swalley, a contractor and house carpenter, bought the vacant lot at 5225 Dover Street ca. 1907 from Anna Kaufner and in 1908 received a permit for the construction of a two-story house.[233] Swalley also owned property and built houses at 5212-5214 Dover Street and 5325 Dover Street.

Harry Swalley was born ca. 1874 in Missouri and married his wife, Emma, around 1905.[234] Their son Leavitt was born ca. 1909.[235] The Swalleys had moved near Oakland's Lake Merritt by 1916, and in 1920 Harry was working as a concessionaire at an amusement park. [236]

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[233] 1907 Block Book.
[234] 1910 Census.
[235] Ibid.

5225 Dover Street passed ownership rapidly several times; in 1911 the house was owned by Gertrude Cogswell, in 1912 by Jonathan Schneider, and in 1914 by Wesley P. Howland.[237] Wesley Howland was a clerk with a rail company who had previously lived on 33rd Street in Oakland before purchasing and moving in to the house on Dover. In 1920, Howland lived at 5225 Dover Street with his wife Edith and their four children, Wesley, Edith, Oliver, and Warren.[238] The Howlands remained in residence at this house into the 1940s.[239]

Arthur and Rosa Stringer occupied the property during the 1960s.[240] Stringer worked as a longshoreman for Far East Shipping Lines.

Current Historic Status

5225 Dover Street has an Oakland Cultural Heritage Survey (OCHS) rating of Dc2+, indicating that the building is of minor importance. Its contingency rating of "c" indicates that the building rating may be upgraded in the future if inappropriate alterations are reversed. The building is a contributor to the 55th and Dover Residential District, an Area of Secondary Importance (ASI). Buildings that contribute to ASIs are considered Potential Designated Historic Properties, or PDHPs.[241]

Evaluation for the California Register

5225 Dover Street does not appear to be significant under any California Register criteria. It is not directly associated with important broader development trends or other specific events in the Temescal neighborhood (Criterion 1), nor is it associated with persons significant within a local, state, or national context (Criterion 2). Owners and occupants were working class people and little information was found on them in local and online archives that would indicate any level of significant contributions. The building is also not significant for its architecture because it is a relatively simple Craftsman style building and does not possess high artistic values. The builder, Harry M. Swalley, is not well-known and cannot be considered a master architect (Criterion 3).[242]

5225 Dover Street remains where it was originally constructed, and therefore retains integrity of location. The building appears to have been altered with some replacement windows and contemporary cladding, however it does retain some degree of integrity of materials, design, workmanship, and feeling as a largely intact early 20th-century residence. It retains some degree of integrity of setting within the residential neighborhood, though it sits in the shadow of the large modern Children's Hospital Outpatient Building to the west and adjacent to a smaller contemporary building directly to the south. As no important historic event or person is associated with the property, it lacks integrity of association.

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236 California Voter Registrations 1900-1968, Alameda County; 1920 Census.
237 1911, 1912, and 1914 Block Books.
238 1920 Census.
239 Polk's 1946 Oakland City Directory.
240 Polk's Oakland City Directory, 1967.
241 "City of Oakland Historic Preservation Programs."
242 5225 Dover Street was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report since "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources.

Evaluation for Designation as a City of Oakland Designated Historic Property

Page & Turnbull's survey and evaluation assigns this building a rating of **D2+**, meaning that it is a building of minor importance, located in an ASI district and is recorded as a contributor to that district. Evaluative considerations for each of the fourteen criteria are included on the Evaluation Worksheet for this building found in the appendix.

5225 Dover Street as a Historical Resource Under CEQA

5225 Dover Street does not appear to be individually significant under any California Register criteria and received a "D" rating based on City of Oakland Designated Historic Property evaluation criteria. Therefore, 5225 Dover Street does not appear to be a historic resource under CEQA.

H. 665 53RD STREET

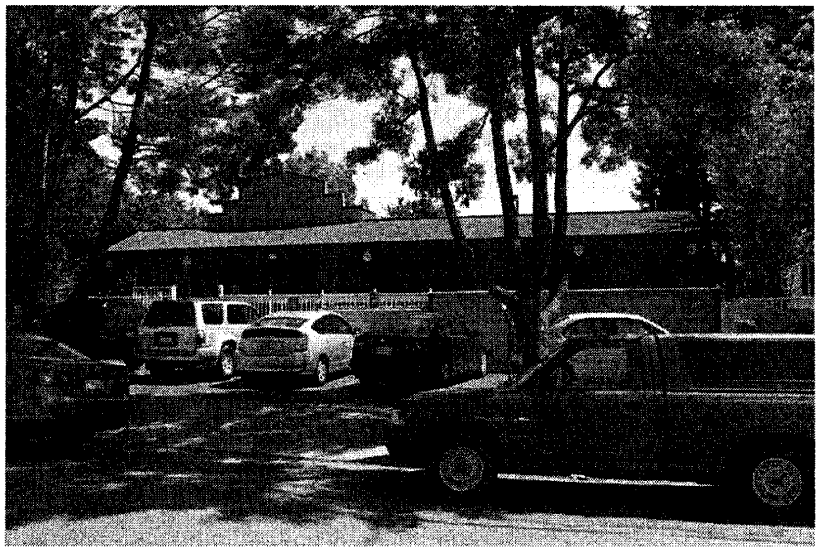

Figure 62. 665 53rd Street, looking southeast.
Source: Page & Turnbull, May 2013.

Description

665 53rd Street is a one-story, wood-frame office building with no discernible style **(Figure 62)**. The rectangular-plan building is capped by a flat roof with a shed roof over a full-length front porch. A stepped false parapet is located toward the east end of the roof. The foundation is not visible. The building is clad in wood panel and beveled cladding. The primary façade faces north. Typical fenestration consists of fixed vinyl-sash windows with false muntins. Entrances include flush and partially-glazed wood doors. Architectural and site features include a front parking area, a fenced front yard, steps and a ramp leading to the porch, and wood posts at the porch. The building appears to be in good condition.

Historic Context

No records are available providing the construction date of 665 53rd Street, but the building appears to be less than 50 years old and was likely constructed after the Children's Hospital and Research Center Oakland acquired the property in 1985. Buildings less than 50 years old do not fall under the provisions of CEQA and no historic research was conducted.

Current Historic Status

665 53rd Street is less than 50 years old. It does not have an Oakland Cultural Heritage Survey (OCHS) rating and is not listed as a contributor to the 55th and Dover Residential District.

Evaluation for the California Register

665 53rd Street is less than 45 years old and does not qualify as a historic resource under CEQA.

Evaluation for Designation as a City of Oakland Designated Historic Property

The building was not evaluated for designation as it is less than 45 years old.

665 53rd Street as a Historical Resource Under CEQA

In Conclusion, 665 53rd Street is not a historic resource under CEQA.

I. 671 53RD STREET

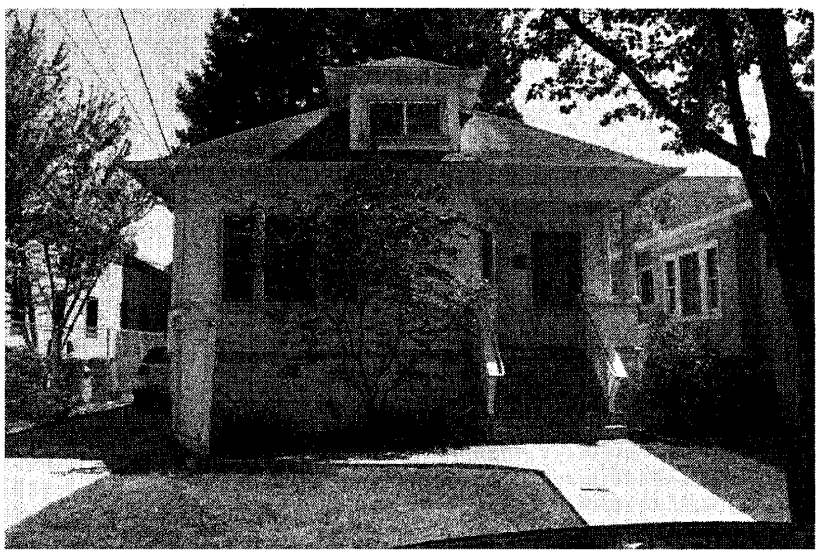

Figure 63. 671 53rd Street, looking south.
Source: Page & Turnbull, May 2013.

Description

Built in 1906, 671 53rd Street is a one-story, wood-frame, single-family residence designed in the Simple Bungalow style **(Figure 63)**. The rectangular-plan building, clad in wood shingles, is capped by a hip roof clad in asphalt shingles. A hip-roof dormer at the front of the roof features a sliding aluminum-sash window. The foundation is not visible. The primary façade faces north. Typical fenestration consists of fixed and double-hung wood-sash windows. The primary entrance features a paneled, partially-glazed wood door. Architectural and site features include wood stairs, a recessed corner entry porch with a classical column, molded door and window surrounds, exposed rafter tails, and a brick chimney. The building appears to be in good condition.

Historic Context

Edward H. and Mary Davis purchased the vacant lot at 671 53rd Street in 1906 and hired Carl P. Kreischer to build a house on the property the same year.[243] Edward Davis was born in Indiana ca. 1882 and married Mary Black, a California native, in 1904.[244] The Davises had two children, Lucille and Elvin.[245]

The builder of 671 53rd Street was Carl Phillip Kreischer, an Ohio native born ca. 1860 to German immigrant parents.[246] Kreischer was a contractor and house carpenter who resided in North Oakland and later in North Berkeley. Census and voter records show that the family moved frequently. Carl

[243] 1906, 1907 Block Books; Building Permit #4474, 29 August 1906.
[244] 1910 Census.
[245] Ibid.; 1920 Census.
[246] Ibid.

lived with his wife Minnie and their two grown children, who worked as a schoolteacher and a laborer.[247]

In 1910, property owner Edward Davis worked as a shipping clerk in a retail jewelry store. May's sisters, Grace and Gertrude Black, lived with the Davis family. Grace worked as a financial clerk for the State Board of Health, and Gertrude worked as a department store salesperson. In 1920 the sisters still lived with the family, and Edward worked as a route agent at a newspaper.[248] By 1930, the Davis' house on 53rd Street was valued at $3,000.[249] At that time, Edward Davis was employed as an auto mechanic, and May's retired father Robert Black lived at the house with them. They continued to reside at the address through the 1940 census.

Current Historic Status

671 53rd Street has an Oakland Cultural Heritage Survey (OCHS) rating of C2+, indicating that the building is of secondary importance. It is a contributor to the 55th and Dover Residential District, an Area of Secondary Importance (ASI). Buildings that contribute to ASIs or have a rating of C or higher are Potential Designated Historic Properties, or PDHPs.[250]

Evaluation for the California Register

671 53rd Street does not appear to be significant under any California Register criteria. It is not directly associated with important broader development trends or other specific events in the Temescal neighborhood (Criterion 1), nor is it associated with persons significant within a local, state, or national context (Criterion 2). Owners and occupants were working class people and little information was found on them in local and online archives that would indicate any level of significant contributions. Though little altered, the building is also not significant for its architecture because it is a relatively typical Simple Bungalow style building and does not possess high artistic values. The builder, Carl Phillip Kreischer, is not well-known and cannot be considered a master architect (Criterion 3).[251]

671 53rd Street retains a high degree of integrity of location, design, materials, workmanship, and feeling as an early 20th-century residence. The building lacks integrity of setting, as the construction of the Grove-Shafter Freeway caused the closure of 53rd Street, and modern apartment buildings were constructed nearby. This block lacks the intact block-face and visual cohesiveness that characterize the rest of the 55th and Dover Residential District. As no important historic event or person is associated with the property, it lacks integrity of association.

Evaluation for Designation as a City of Oakland Designated Historic Property

Page & Turnbull's survey and evaluation assigns this building a rating of **C2+**, meaning that it is a building of secondary importance, located in an ASI district and is recorded as a contributor to that

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[247] California Voter Registrations.
[248] 1920 Census.
[249] 1930 Census.
[250] "City of Oakland Historic Preservation Programs."
[251] 671 53rd Street was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report since "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources.

district. Evaluative considerations for each of the fourteen criteria are included on the Evaluation Worksheet for this building found in the Appendix.

671 53rd Street as a Historical Resource Under CEQA

671 53rd Street is not eligible for listing in the California Register and received a "C" rating based on City of Oakland Designated Historic Property evaluation criteria. Therefore, 671 53rd Street does not appear to be a historic resource under CEQA.

J. 675 53RD STREET

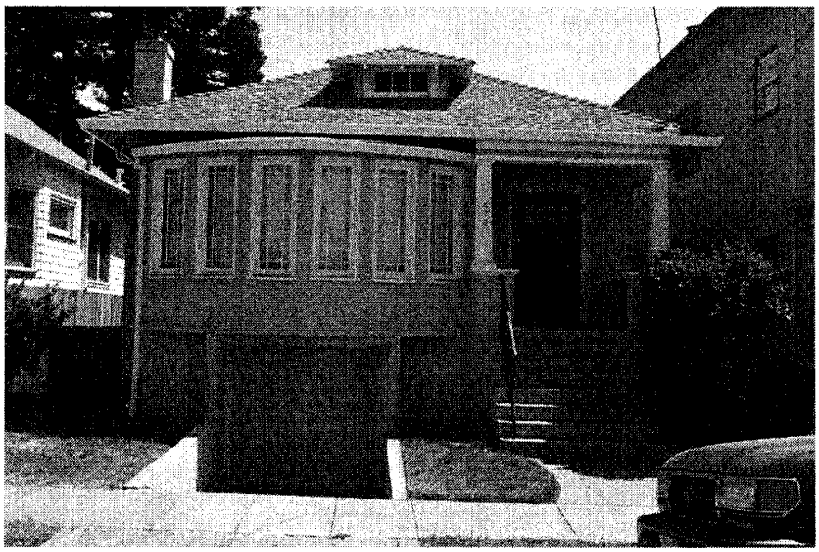

Figure 64. 675 53rd Street, looking south.
Source: Page & Turnbull, May 2013.

Description

Built ca. 1911, 675 53rd Street is a one-story over raised basement, wood-frame, single-family residence designed in the Simple Bungalow style **(Figure 64)**. The rectangular-plan building, clad in textured stucco, is capped by a hip roof covered with asphalt shingles. A hip-roof dormer at the front of the roof contains a multi-light wood window. The foundation is not visible. The primary façade faces north. Typical fenestration consists of double-hung, wood-sash windows and multi-light wood-sash casement windows set in a six-sided window bay. The primary entrance features a partially glazed and paneled wood door. Architectural and site features include an integral garage with a roll-up door at the basement level, concrete stairs, a recessed corner entry porch with tapered wood posts, and a stucco-clad chimney. The building appears to be in good condition.

Historic Context

Minnie Bouton owned two vacant lots facing onto Dover Street from 1907 until ca. 1913.[252] The house at 675 53rd Street was constructed by Edward Collins ca. 1911.[253] It is unlikely that Bouton ever lived on the property, as the 1910 Census shows her as a San Francisco resident. By 1913, the lots were divided, reoriented to front onto 53rd Street, and the eastern house and property sold to Ada E. Kinney. Kinney sold the property to Alma B. Anderson by 1914.[254] No information was found on either woman.

[252] 1907, 1910, 1913 Block Books.
[253] 1911 Block Book.
[254] 1914 Block Book.

In 1920, Herman and Jamie Lewenthal rented the house at 675 53rd Street.[255] Herman was born ca. 1877 in California to German immigrant parents and sold "men's furnishings" at Smiths Money Back Store.[256] Jamie Lewenthal was born ca. 1881 in England. The Lewenthals did not occupy the house long, as they lived in a house on Market Street in North Oakland in 1922.[257]

Henry C. and Irmgard J. Christian bought the property from Alma Anderson in 1921.[258] One year earlier, in 1920, 37-year-old Henry C. Christian and his wife, 25-year-old Irmgard (or Irma) rented a house on 56th Street with Irmgard's mother Mary McLean and a cousin, Charles H. Veary.[259] Henry worked as an auto mechanic, and Charles Veary worked in a mill as a planing machine operator. The Christians sold 675 53rd Street after 1925 and lived in Berkeley by 1930.[260]

By 1930, Soren Gammelgard owned the house, which was valued at $4,000.[261] The 55-year-old Danish immigrant lived there with his wife Marie, also a Danish immigrant, and their California-born son, Samuel. Soren and Marie immigrated to the United States in 1905. Soren worked as a motorman for the electric railroad, while Samuel worked as a fireman for the steam railroad.

By 1940, Anders and Elizabeth Yttrup owned the house. They lived with their young children William and Marylin. Like the Gammelgards, the Yttrups were Danish immigrants with California-born children. Anders was a maintenance man for a creamery.[262] The home then passed into the hands of Rebecca and George Avedikian, naturalized Turkish immigrants. George died at some point during the 1950s and Rebecca continued to live at 675 53rd Street. They had three children together, at least two of whom were grown and out of the house by the time they acquired the property.[263] [264]

Current Historic Status

675 53rd Street has an Oakland Cultural Heritage Survey (OCHS) rating of Dc2+, indicating that the building is of minor importance. Its contingency rating of "c" indicates that the building rating may be upgraded in the future if inappropriate alterations are reversed. The building is a contributor to the 55th and Dover Residential District, an Area of Secondary Importance (ASI). Buildings that contribute to ASIs are Potential Designated Historic Properties, or PDHPs.[265]

Evaluation for the California Register

675 53rd Street does not appear to be significant under any California Register criteria. It is not directly associated with important broader development trends or other specific events in the Temescal neighborhood (Criterion 1), nor is it associated with persons significant within a local, state, or national context (Criterion 2). Owners and occupants were working class people and little

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[255] 1920 Census.
[256] Oakland City Directory, 1915; Ibid.
[257] Oakland City Directory, 1922.
[258] 1921, 1923 Block Books.
[259] 1920 Census.
[260] 1925 Block Book; 1930 Census.
[261] Ibid.
[262] 1940 Census
[263] 1940 census
[264] Polk's Oakland City Directory.
[265] "City of Oakland Historic Preservation Programs."

information was found on them in local and online archives that would indicate any level of significant contributions. The building is also not significant for its architecture because it is an altered Simple Bungalow style building and does not possess high artistic values. The builder Edward Collins, is not well-known and cannot be considered a master architect (Criterion 3).[266]

675 53rd Street retains integrity of location, workmanship, and feeling as an early 20th-century residence. While the building appears to have been altered with a curved window bay and stucco cladding, it retains some degree of integrity of design and materials. The building lacks integrity of setting, as the construction of the Grove-Shafter Freeway caused the closure of 53rd Street, and modern apartment buildings were constructed nearby. This block lacks the intact block-face and visual cohesiveness that characterize the rest of the 55th and Dover Residential District. As no important historic event or person is associated with the property, it lacks integrity of association.

Evaluation for Designation as a City of Oakland Designated Historic Property

Page & Turnbull's survey and evaluation assigns this building a rating of **D2+**, meaning that it is a building of minor importance, located in an ASI district and is recorded as a contributor to that district. Evaluative considerations for each of the fourteen criteria are included on the Evaluation Worksheet for this building found in the Appendix.

675 53rd Street as a Historical Resource Under CEQA

675 53rd Street is not eligible for listing in the California Register and received a "D" rating based on City of Oakland Designated Historic Property evaluation criteria. Therefore, 675 53rd Street does not appear to be a historic resource under CEQA.

[266] 675 53rd Street was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report since "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources.

K. 677-679 53RD STREET

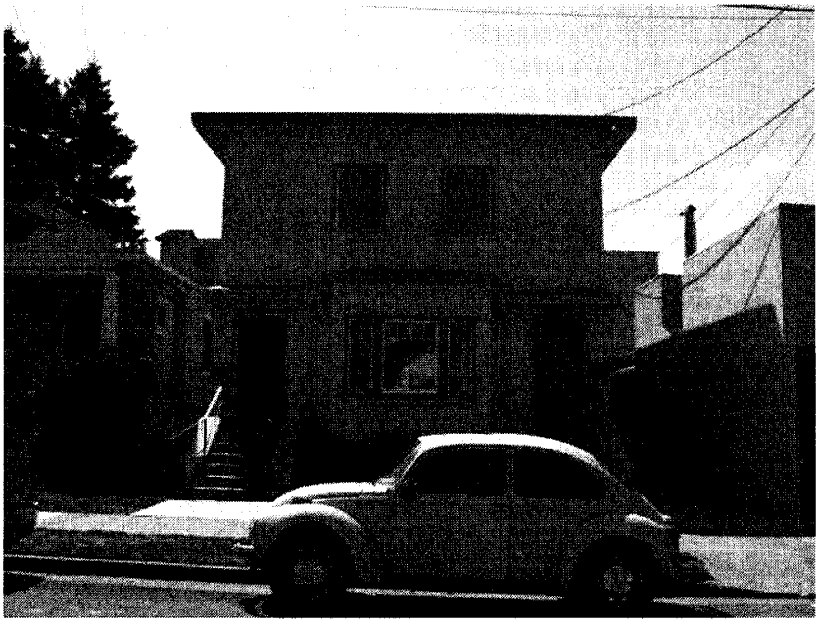

Figure 65. 677-679 53rd Street, looking south.
Source: Page & Turnbull, April 2008.

Description

Built in 1921, 677-679 53rd Street is a two-story, wood-frame, two-unit residence designed in a simplified Classical Revival style **(Figure 65)**. The rectangular-plan building, clad in stucco, is capped by a hip roof clad in asphalt shingles. The foundation is not visible. The primary façade faces north. Typical fenestration consists of fixed and double-hung wood-sash windows, some set in a square window bay at the first story level. Visible windows have a four-over-one or two-over-one muntin pattern. The building has two entrances; one consists of a wood door behind a metal security gate and the other is a paneled, partially-glazed wood door. Architectural and site features include concrete stairs, pilasters flanking both entrances, and shallow hoods over both entries. The building appears to be in good condition. A one-story rear garage is shown on Sanborn Fire Insurance Maps dating from 1930, but no longer appears extant.

Historic Context

Minnie Bouton owned two vacant lots facing onto Dover Street from 1907 until ca. 1913.[267] By 1913, the lots were divided, reoriented to front onto 53rd Street, and the undeveloped western lot was sold to Francis D. Giblin, a San Francisco resident who worked as a warehouse packer in 1910 and a chauffeur in 1920.[268] Giblin sold the property to Gertrude W. and Fred G. Kelley ca. 1920.[269]

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[267] 1907, 1910, 1913 Block Books.
[268] 1910, 1913 Block Books; 1910 Census; 1920 Census.
[269] 1919, 1921 Block Books.

In 1921, 40-year-old Fred Kelley constructed a house for his family at 679 53rd Street at a cost of $5,000.[270] Fred was a civil engineer employed in the surveying and drafting industry.[271] Fred, his wife Gertrude, and their daughter Alice still lived in the house in 1930.[272]

The building was divided into two rental units by 1940. Albert and May Bowles began renting 679 53rd Street for 25 dollars a month before 1935.[273] Albert was 60 years old and had been born in Missouri. May was born in California. They continued to live in the house until at least 1940. Albert was a machinist and worked for the Public Utility Company. Adam and Ella James, Scottish immigrants, rented the other half of the building, at 677 53rd St during the same period. They lived with their daughter Doris. Adam was a machine operator at paint manufacturer. Ella was a cook at a hospital. The building is currently used as offices for the Children's Hospital.

Current Historic Status

677-679 53rd Street has an Oakland Cultural Heritage Survey (OCHS) rating of D2+, indicating that the building is of minor importance. It is a contributor to the 55th and Dover Residential District, an Area of Secondary Importance (ASI). Buildings that contribute to ASIs are Potential Designated Historic Properties, or PDHPs.[274]

Evaluation for the California Register

677-679 53rd Street does not appear to be significant under any California Register criteria. It is not directly associated with important broader development trends or other specific events in the Temescal neighborhood (Criterion 1), nor is it associated with persons significant within a local, state, or national context (Criterion 2). Owners and occupants were working class people and little information was found on them in local and online archives that would indicate any level of significant contributions. The building is also not significant for its architecture because it was designed in a very simplified Classical Revival style and does not possess high artistic values. The builder, Fred Kelley, a civil engineer, may have only built this house for himself and cannot be considered a master architect (Criterion 3).[275]

677-679 53rd Street retains integrity of location, design, and feeling as an early 20th-century residence. The building appears to have sustained few alterations and retains integrity of materials and workmanship. The building lacks integrity of setting, as the construction of the Grove-Shafter Freeway caused the closure of 53rd Street, and modern apartment buildings were constructed nearby. This block lacks the intact block-face and visual cohesiveness that characterize the rest of the 55th and Dover Residential District. As no important historic event or person is associated with the property and the building is no longer used as residences, it lacks integrity of association.

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[270] City of Oakland Building Permit #61301, 1921.
[271] 1930 Census.
[272] Ibid.
[273] 1940 Census
[274] "City of Oakland Historic Preservation Programs."
[275] 677-679 53rd Street was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report since "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources.

Evaluation for Designation as a City of Oakland Designated Historic Property

Page & Turnbull's intensive survey and evaluation assigns this building a rating of **C2+**, meaning that it is a building of secondary importance, located in an ASI district and is recorded as a contributor to that district. Evaluative considerations for each of the fourteen criteria are included on the Evaluation Worksheet for this building found in the Appendix.

677-679 53rd Street as a Historical Resource Under CEQA

677-679 53rd Street is not eligible for listing in the California Register and received a "C" rating based on City of Oakland Designated Historic Property evaluation criteria. Therefore, 677-679 53rd Street does not appear to be a historic resource under CEQA.

L. 685-689 53RD STREET

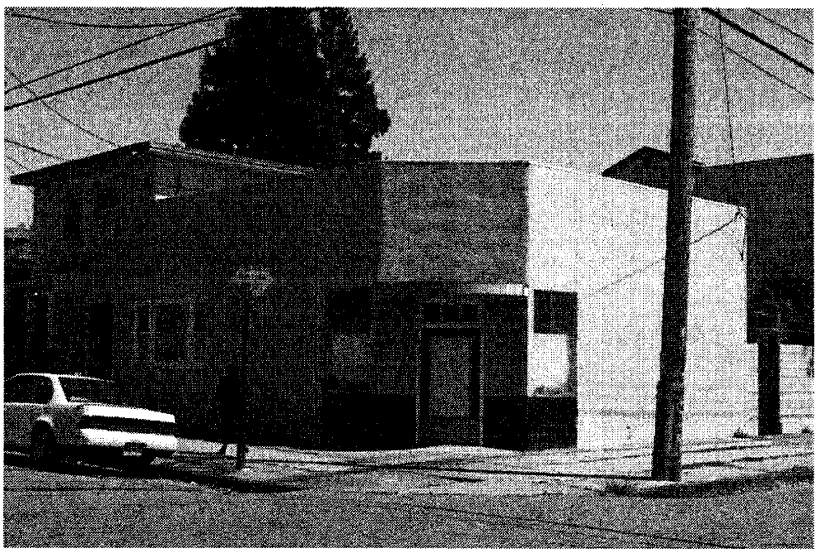

Figure 66. 685-689 53rd Street, looking south.
Source: Page & Turnbull, May 2013.

Description

Built ca. 1914, 685-689 53rd Street is a one-story, wood-frame, mixed-use building with no discernible style **(Figure 66)**. The rectangular-plan building, clad in smooth stucco, is capped by a flat roof. The foundation is not visible. The primary façade faces north. Typical fenestration consists of fixed and double-hung wood-sash windows and metal-sash plate glass windows. The commercial entrance features a partially-glazed wood door with a multi-light wood-sash transom and is located on the angled corner of the building. The residential entrance is recessed and located at the east end of the front façade. It contains a flush wood door and concrete steps clad in ceramic tiles. Architectural features include a ceramic tile water table and a flat, semi-circular hood over the commercial entrance. An associated garage is located to the south, and is not shown in the 1930 Sanborn map. The building appears to be in good condition.

Historic Context

Minnie Bouton owned two vacant lots facing onto Dover Street from 1907 until ca. 1913.[276] By 1913, the lots were divided, reoriented to front onto 53rd Street, and the undeveloped property at 685-689 53rd Street was sold to Harvey M. Carter, a 41-year-old tailor.[277]

Carter commissioned the mixed-use building ca. 1914.[278] The building contained a dwelling and a commercial unit, both occupied by Carter from 1915-16.[279] Carter sold the property to Fred Josephson in 1918 and had moved to San Francisco by 1920.[280]

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[276] 1907, 1910, 1913 Block Books.
[277] 1913 Block Book.
[278] 1914 Block Book.
[279] Polk's Oakland/Berkeley/Alameda Directory, 1915, 1916.
[280] 1918 Block Book; 1920 Census.

Fred Josephson and his family may have never lived at the property at 685-689 53rd Street. Josephson, a 54-year-old Navy officer born in Sweden, bought the property in 1918 and sold it three years later. In 1916, the Josephson family lived on the 600 block of 53rd Street, with Harvey Carter as a neighbor. By 1920, they lived on Andover Street in Oakland.[281] They sold the property at 685-689 53rd Street to C. E. and G. C. Lowell around 1921.[282]

It is unclear who in the Lowell family owned the property at 685-689 53rd Street. C. E. and G. C. Lowell bought the property ca. 1921, and Sophia Lowell, a widow in her thirties, is listed as the property owner in 1930.[283] As early as 1923, however, Sophia, her daughter Elaine, and her brother John D. Lowell lived in the dwelling at 689 53rd Street and operated a grocery store in the commercial unit.[284] After John's death in 1933 or 1934, Sophia Lowell ran the grocery by herself until at least 1943. The commercial unit remained in use as a store until at least 1969.[285] The Lowells previously operated a grocery at 6025 Shattuck Avenue.[286]

A small one-story ancillary building appears on Sanborn maps dating from 1930. This building was demolished between 1952 and 1967 and an addition to the dwelling unit at 685 53rd Street was constructed.[287] A larger garage was constructed in the rear, probably at the same time as the addition.

Current Historic Status

685-689 53rd Street has an Oakland Cultural Heritage Survey (OCHS) rating of Fd2*, indicating that the building has been modernized. The "d" is a contingency rating indicating that the building may be eligible for a D rating in the future if inappropriate alterations are reversed. It is located in the 55th and Dover Residential District, an Area of Secondary Importance (ASI), but is not a contributor to that ASI.[288]

Evaluation for the California Register

685-689 53rd Street does not appear to be significant under any California Register criteria. It is not directly associated with important broader development trends or other specific events in the Temescal neighborhood (Criterion 1), nor is it associated with persons significant within a local, state, or national context (Criterion 2). Owners and occupants were working class people and little information was found on them in local and online archives that would indicate any level of significant contributions. The building is also not significant for its architecture because it is a very altered mix-used building without a discernible style. It does not possess high artistic values. The builder is unknown and cannot be considered a master architect (Criterion 3).[289]

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[281] Polk's Directory, 1916.
[282] 1920 Census.
[283] 1921 Block Book; 1930 Census.
[284] Polk's Directory, 1923, 1933, 1943.
[285] Ibid., 1923, 1933, 1943; 1969 Sanborn Map.
[286] 1920 Census, Polk's Directory, 1922.
[287] 1952, 1967 Sanborn Fire Insurance Maps.
[288] "City of Oakland Historic Preservation Programs."
[289] 685-689 53rd Street was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report since "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources.

685-689 53rd Street retains integrity of location. The building appears to have been altered with stucco cladding, replacement windows, and removal of storefront windows, and therefore lacks integrity of design, materials, workmanship, and feeling as a mixed-use building from the 1910s. It retains some degree of integrity of setting within a residential neighborhood. The building lacks integrity association since no important historic event or person is associated with the property and the storefront is no longer in use.

Evaluation for Designation as a City of Oakland Designated Historic Property

Page & Turnbull's intensive survey and evaluation assigns this building a rating of **D2+**, meaning that it is a building of minor importance, located in an ASI district and is recorded as a contributor to that district. Evaluative considerations for each of the fourteen criteria are included on the Evaluation Worksheet for this building found in the Appendix.

685-689 53rd Street as a Historical Resource Under CEQA

685-689 53rd Street is not eligible for listing in the California Register and received a "D" rating based on City of Oakland Designated Historic Property evaluation criteria. Therefore, 685-689 53nd Street does not appear to be a historic resource under CEQA.

M. 707 53RD STREET

Figure 67. 707 53rd Street, looking south.
Source: Page & Turnbull, April 2008.

Description

Built in 1907, 707 53rd Street is a two-story, wood-frame residence designed in the Shingle style **(Figure 67)**. The rectangular-plan building, clad in wood shingles, is capped by steep hip roof covered with asphalt shingles and featuring large hip-roof dormers and flared eaves. The foundation is concrete. The primary façade faces north. Typical fenestration consists of double-hung wood-sash windows and wood-sash casement windows in groups of four with louvered transoms. Some windows are set in square window bays that are capped with hip roofs and supported by brackets. The primary entrance features a flush wood door. Architectural and site features include concrete and wood stairs, molded door and window surrounds, a wood balconette, exposed rafter tails, and a brick chimney. The building appears to be in good condition. A detached garage is located at the southwest corner of the lot.

Historic Context

Anna Kaufman purchased two lots facing onto 53rd Street in 1906.[290] In 1907, houses were constructed on both properties, the subject property at 707 53rd Street and the corner property to the east.[291] The house at 707 53rd Street was designed by architect William A. Walker and built by A. Walker & Son. William A. Walker, an Illinois native, was a partner in the North Oakland contracting firm of Walker & Bradhoff in 1910.[292] No information was found on Walker's other architectural

[290] 1906 Block Book.
[291] Building Permit #8077, 13 April 1907.
[292] 1920 Census.

work. No information was found on A. Walker & Son, but the company was likely related to William A. Walker.

It is unclear whether Kaufman ever lived in the house at 707 53rd Street. Around 1908 she sold the house and property at 707 53rd Street to Elizabeth M. Scoby, age 52.[293] Scoby was either widowed or divorced. The 1900 Census records that she lived on 10th Street as the partner of Cornelia Gardener, who operated a small rooming house.[294] At that time, Scoby worked as a stenographer, but the 1910 Census shows her living off her own income.[295] Around 1911, she sold the property to Estelle Oliver.[296]

The Oliver family—including 31-year-old Estelle, husband Frank, daughter Harriet, and mother Harriet Curtis—moved to 707 53rd Street from Oakland's Fruitvale district. Oliver sold the property at 707 53rd Street to Milton D. Horner in 1919 or 1920.[297] By 1920, the Olivers lived in Washington state.

In 1920, 34-year-old Milton Horner lived at 707 53rd Street with his wife Elsie, their son Howard, and Milton's mother Mary.[298] The house was mortgaged. Milton worked as the manager of a wholesale plumbing supplies company. By 1930, Mary no longer lived with the Horner family, and Milton and Elsie had another son, John Van Cleve.[299] Milton continued to manage the plumbing supplies company. At that time the house was valued at $5,000. Two rear auxiliary buildings, a one-story building and a two-story building, are shown in Sanborn Fire Insurance Maps dating from 1930, though neither appear extant today. Horner continued to live at 707 53rd Street and worked for Oakland Plumbing Supply Co. through World War II.[300] The building was listed as vacant in the 1967 Oakland city directory, but was re-occupied in 1969 by Johnathon L. Moore. [301]

Current Historic Status

707 53rd Street has an Oakland Cultural Heritage Survey (OCHS) rating of C2+, indicating that the building is of secondary importance. It is a contributor to the 55th and Dover Residential District, an Area of Secondary Importance (ASI). Buildings that contribute to ASIs or have a rating of C or higher are Potential Designated Historic Properties, or PDHPs.[302]

Evaluation for the California Register

707 53rd Street does not appear to be significant under any California Register criteria. It is not directly associated with important broader development trends or other specific events in the Temescal neighborhood (Criterion 1), nor is it associated with persons significant within a local,

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[293] 1908 Block Book.
[294] 1900 Census.
[295] 1910 Census.
[296] 1911 Block Book.
[297] 1919, 1920 Block Books.
[298] 1920 Census.
[299] 1930 Census.
[300] *U.S., World War II Draft Registration Cards, 1942* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.
[301] Polk's Oakland City Directory 1967
[302] "City of Oakland Historic Preservation Programs."

state, or national context (Criterion 2). Owners and occupants were working- and middle-class people and little information was found on them in local and online archives that would indicate any level of significant contributions. Though quite intact, the building is also not significant for its architecture and it does not possess high artistic values. The architect was William A. Walker, but little information was found about his career and he cannot be considered a master architect (Criterion 3).[303]

707 53rd Street retains integrity of location, design, materials, workmanship, and feeling as an early 20th-century residence. The building lacks integrity of setting, as a the large modern Children's Hospital Outpatient Building has been constructed very close to the subject property. The building also lacks integrity of association as part of a dense residential neighborhood, as it is located on a block-face that is, for the most part, occupied by a large parking garage. This block lacks the intact block-face and visual cohesiveness that characterize the rest of the 55th and Dover Residential District.

Evaluation for Designation as a City of Oakland Designated Historic Property

Page & Turnbull's intensive survey and evaluation assigns this building a rating of **C2+**, meaning that it is a building of secondary importance, located in an ASI district and is recorded as a contributor to that district. Evaluative considerations for each of the fourteen criteria are included on the Evaluation Worksheet for this building found in the Appendix.

707 53rd Street as a Historical Resource Under CEQA

707 53rd Street is not eligible for listing in the California Register and received a "C" rating based on City of Oakland Designated Historic Property evaluation criteria. Therefore, 707 53rd Street does not appear to be a historic resource under CEQA.

[303] 707 53rd Street was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report since "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources.

N. 715 53RD STREET

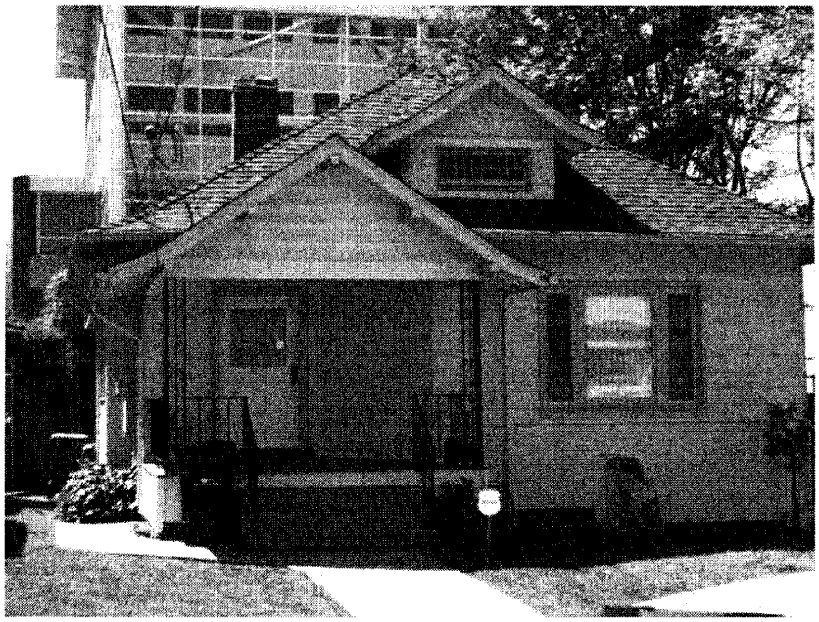

Figure 68. 715 53rd Street, looking south.
Source: Page & Turnbull, April 2008.

Description

Built ca. 1906, 715 53rd Street is a one-story, wood-frame residence designed in the Craftsman style **(Figure 68)**. The rectangular-plan building, clad in wood clapboard siding, is capped by a hip roof clad in asphalt shingles. A gable dormer at the front of the roof features a multi-light wood-sash window. The foundation is concrete. The primary façade faces north. Typical fenestration consists of fixed and casement wood-sash windows. The primary entrance features a paneled, partially-glazed wood door. Architectural and site features include concrete steps, a recessed corner porch, exposed purlins and rafter tails, and a brick chimney. The building appears to be in good condition. Two one-story auxiliary buildings are shown to the rear of the house in Sanborn Fire Insurance Maps dating from 1930.

Historic Context

J. V. Galindo bought the property at 715 53rd Street ca. 1906. Shortly afterwards, a house was constructed on the property.[304] Census records from 1910 show 30-year-old J. Vincent Galindo living at 715 53rd Street with his wife Ellen and their young son J. Vincent.[305] Galindo managed the Galindo estate, which was likely the grand family house at 5401 Telegraph Avenue.[306] Galindo died in 1914 or 1915, and ownership of 715 53rd Street passed to Ellen I. Galindo. In 1920, the house was owned free of mortgages.[307] It was valued at $7,000 in 1930.[308] At that time Ellen Galindo's son Vincent and

[304] 1906 Block Book.
[305] 1910 Census.
[306] Ibid.; "Danced in the Barn," *Oakland Tribune*, 10 February 1900, 6.
[307] 1920 Census.
[308] 1930 Census.

his wife Doris lived with her, along with Ellen's sister Martha Manning. Doris Galindo worked as a saleslady at a dry goods store. Ellen and Martha still resided at 715 53rd St in 1940, at which time the home was valued at $3500.[309]

Current Historic Status

715 53rd Street has an Oakland Cultural Heritage Survey (OCHS) rating of Dc2+, indicating that the building is of minor importance. Its contingency rating of "c" indicates that the building rating may be upgraded in the future if inappropriate alterations are reversed. The building is a contributor to the 55th and Dover Residential District, an Area of Secondary Importance (ASI). Buildings that contribute to ASIs are Potential Designated Historic Properties, or PDHPs.[310]

Evaluation for the California Register

715 53rd Street does not appear to be significant under any California Register criteria. It is not directly associated with important broader development trends or other specific events in the Temescal neighborhood (Criterion 1), nor is it associated with persons significant within a local, state, or national context (Criterion 2). Owners and occupants were working-class people and little information was found on them in local and online archives that would indicate any level of significant contributions. Though quite intact, the simple Craftsman style building is also not significant for its architecture and it does not possess high artistic values. The builder is unknown and cannot be considered a master architect (Criterion 3).[311]

715 53rd Street retains a high degree of integrity of location, design, materials, workmanship, and feeling as an early 20th-century residence. The building lacks integrity of setting, as the large modern Children's Hospital Outpatient Building has been constructed immediately behind to the subject property and the hospital's multi-story parking garage was constructed immediately adjacent to the west. The building lacks integrity of association as part of a dense residential neighborhood, as it is located on a block-face that is, for the most part, occupied by the large parking garage. This block lacks the intact block-face and visual cohesiveness that characterize the rest of the 55th and Dover Residential District.

Evaluation for Designation as a City of Oakland Designated Historic Property

Page & Turnbull's intensive survey and evaluation assigns this building a rating of **C2+**, meaning that it is a building of secondary importance, located in an ASI district and is recorded as a contributor to that district. Evaluative considerations for each of the fourteen criteria are included on the Evaluation Worksheet for this building found in the Appendix.

715 53rd Street as a Historical Resource Under CEQA

715 53rd Street is not eligible for listing in the California Register and received a "C" rating based on City of Oakland Designated Historic Property evaluation criteria. Therefore, 715 53rd Street does not appear to be a historic resource under CEQA.

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309 1940 census.
310 "City of Oakland Historic Preservation Programs."
311 715 53rd Street was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report since "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources.

O. 5204 MARTIN LUTHER KING JR. WAY

Figure 69. 5204 Martin Luther King Jr. Way, looking east.
Source: Page & Turnbull, May 2013.

Description

Estimated to have been built during the 1920s, 5204 Martin Luther King Jr. Way is a two-story, wood-frame residence set over an integral garage. It is designed in the Mediterranean Revival style **(Figure 69)**. The rectangular-plan building, clad in smooth stucco, is capped by a cross-gable roof clad with red asphalt shingles and red tile decoration at the gable ends. The primary façade faces west. The façade fenestration consists of arched iron frame windows. The sides and rear feature double-hung wood-sash windows with ogee lugs. The primary entrance features a flush wood door within a small entry landing atop concrete steps. The foundation is not visible. Architectural and site features include molded rosette motifs above the façade windows and garage, spiral engaged columns at the living room window, iron balconettes, and two chimneys, one of which has a molded crown. The building appears to be in good condition.

Historic Context

Jacob Pederson acquired the parcel where 5204 Martin Luther King Jr. Way stands in 1910. A year later he was operating a grocery store out of two single-story abutting frame buildings at the very front of the lot, while living a few blocks away at 993 54th Street. He also maintained a small shed at the southeast corner of the parcel. By 1921 Pederson had relocated to 5206 Grove Street, the address historically associated with the larger of the two grocery buildings.[312]

In 1922, he sold the parcel to H.C. Hagenson, who shortly thereafter constructed the extant two-story residence at the back of the lot where the small shed once stood. Hagenson, in turn, sold or leased the residence to Joseph Bossola in 1935.[313] Bossola, born in Italy in 1880, was a naturalized

[312] Ancestry.com. *U.S. City Directories, 1821-1989.* Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Website accessed on June 26, 2013.
[313] Polk's City Directory, Oakland, 1935.

citizen, who worked for the City of Oakland as a street sweeper.[314] Bossola shared the residence with his spouse, Theresa, a seamstress, and their son Lawrence. Lawrence was born in California in 1913, and went on to enlist in 1942. Joseph and Theresa continued to reside at 5204 Grove Street until Joseph's death in 1968.[315]

The grocery store continued to operate into the 1950s. By 1951, the larger of the two grocery buildings had been converted to storage, but the smaller abutting structure retained its original use. A new shed was also constructed during the 1940s at the northeast corner next to the residence, bringing the total number of building on the parcel to four. The dwelling is the only extant building on the parcel today. It is likely that the original store buildings and the adjacent home on the corner lot (5202 Grove Street) were demolished during the late 1960s when the Grove-Shafter Freeway (State Route 24) was built, and Grove Street and 52nd Street were widened to accommodate increasing traffic and the expanding BART system.

Current Historic Status

5204 Martin Luther King Jr. Way was given an Oakland Cultural Heritage Survey (OCHS) rating of D2+, indicating that it is a building of secondary importance that is located in the 55th and Dover Residential District, an Area of Secondary Importance (ASI), and contributes to that district. However, given the property's complete loss of integrity of setting, feeling, and association, the rating is no longer considered for evaluation purposes.

Evaluation for the California Register

5204 Martin Luther King Jr. Way does not appear to be significant under any California Register criteria. It is not directly associated with important broader development trends or other specific events in the Temescal neighborhood (Criterion 1), nor is it associated with persons significant within a local, state, or national context (Criterion 2). Owners and occupants were working class people and little information was found on them in local and online archives that would indicate any level of significant contributions. Though quite intact, the simple Craftsman style building is also not significant for its architecture and it does not possess high artistic values. The builder is unknown and cannot be considered a master architect (Criterion 3).[316]

5204 Martin Luther King Jr. Way retains integrity of location, design, materials, and workmanship as a 1920s residence. However, it lacks integrity of setting, feeling, and association due to the surrounding development, the widening of both 52nd Street and Martin Luther King Jr. Way, and the loss of associated buildings on the parcel.

Evaluation for Designation as a City of Oakland Designated Historic Property

Page & Turnbull's intensive survey and evaluation assigns this building a rating of **C2+**, meaning that it is a building of secondary importance, located in the 55th and Dover Residential District (an ASI)

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[314] Ancestry.com. *U.S., World War II Draft Registration Cards, 1942* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.
[315] Ancestry.com. *California, Death Index, 1940-1997* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.
[316] 5204 Martin Luther King Jr. Way was not evaluated for eligibility under Criterion 4, which is beyond the scope of this report since "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources.

and is recorded as a contributor to that district. Evaluative considerations for each of the fourteen criteria are included on the Evaluation Worksheet for this building found in the Appendix.

5204 Martin Luther King Jr. Way as a Historical Resource Under CEQA

5204 Martin Luther King Jr. Way is not eligible for listing in the California Register and received a "C" rating based on City of Oakland Designated Historic Property evaluation criteria. Therefore, 688 52nd Street does not appear to be a historic resource under CEQA.

XII. CONCLUSION

Page & Turnbull evaluated the Children's Hospital buildings and adjacent residential and commercial buildings to arrive at two findings which determine whether they are considered historic resources for the purposes of CEQA:

1. Individual rating of A or B under the Oakland Designated Historic Property Criteria for Eligibility; and
2. Eligibility for listing as an individual resource or historic district (hospital complex only) in the California Register.

The A/B Wing (Baby Hospital) of the Children's Hospital appears to be significant for its role in providing medical care and services to children and as a teaching hospital (California Register Criterion 1) as well as for its architectural merit (California Register Criterion 3). The A/B Wing was one of the earliest purpose-built hospitals for children in the East Bay, and is a building that embodies the distinctive characteristics of an early 20th-century hospital. Designed in 1926 by Edward W. Cannon, the reinforced concrete building is designed in a Northern Italian Renaissance style that features rich architectural detailing. The A/B Wing (Baby Hospital) retains integrity of location, workmanship, and association. However, integrity of design and materials is moderate and it lacks integrity of setting and feeling. Consequently, the A/B Wing (Baby Hospital) is not eligible for listing in the California Register of Historical Resources. However, based on a detailed evaluation for Landmark Eligibility, the A/B Wing (Baby Hospital) was assigned an Oakland Designated Historic Property rating of **B3** and is therefore considered a historic resource for the purposes of CEQA.

The B/C Wing, Bruce Lyon Memorial Research Center, and the Ford Diagnostic and Treatment Center at the Children's Hospital do not appear to possess sufficient significance or retain integrity to be eligible for listing in the California Register and were assigned Oakland Designated Historic Property ratings of **C3**. None of these buildings are considered historic resources under CEQA.

The A/B Wing and B/C Wing, when considered together as one building, are not eligible for listing in the California Register due to insufficient integrity. The A/B Wing and B/C Wing, when considered together as one building, are not eligible for listing in the California Register due to insufficient integrity. Based on a detailed evaluation for Landmark Eligibility, the A/B Wing and B/C Wing together are assigned an Oakland Designated Historic Property of **C3**. This means that they do not qualify as a historic resource under CEQA.

The magnolia tree to the east of the B/C Wing does not qualify as a historic resource under CEQA.

The other properties in the hospital complex are less than forty-five years old and do not qualify as historic resources according to CEQA. These buildings include the Cardiac Catheterization Lab, Central Plant/West Site Plant, Patient Tower, Cafeteria, Helistop, Outpatient Center, and parking garage.

None of the adjacent fourteen residential and commercial properties that were evaluated appear to be significant as individual historical resources under the criteria for eligibility to the California Register

of Historical Resources. Page & Turnbull was not tasked with evaluating the district for California Register eligibility; however, based on its current status as an ASI and reconnaissance surveys and research on fourteen properties, this district does not appear to possess sufficiently significant historical context or visual themes to qualify for listing in the California Register. One property was not age-eligible and was therefore not evaluated. Nine properties were assigned Oakland Designated Historic Property ratings of C2+ and four properties were assigned ratings of D2+.

In sum, none of the buildings on the Children's Hospital site, nor the residential and commercial buildings in the vicinity, appear to qualify as historic resources under CEQA.

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F. OTHER

Dedication plaque at the base of the magnolia tree.

Stone and Mulloy Rendering, Children's Hospital, Oakland, n.d.

XIV. APPENDICES

A. OAKLAND GENERAL PLAN – HISTORIC PRESERVATION ELEMENT – APPENDIX D (SEPTEMBER 1993)

B. CITY OF OAKLAND EVALUATION SHEETS FOR LANDMARK ELIGIBILITY

APPENDIX D: LANDMARKS PRESERVATION ADVISORY BOARD GUIDELINES FOR DETERMINATION OF LANDMARK ELIGIBILITY

(Appendix 3 of Landmarks Preservation Advisory Board's Rules of Procedure)

APPENDIX 3: GUIDELINES FOR DETERMINATION OF ELIGIBILITY FOR LANDMARK DESIGNATION

These guidelines are for the purpose of interpreting the landmark eligibility criteria at Section 2002(p) of the Zoning Regulations. The guidelines are expressed as the attached Evaluation Criteria and Ratings for Landmark Eligibility and the accompanying Evaluation Sheet and Evaluation Tally Sheet.

In order to determine whether a property is eligible as a landmark, the property is rated on the Evaluation Sheet for each of the fourteen evaluation criteria shown on the Sheet and defined in the Evaluation Criteria and Ratings.

The Evaluation Sheet ratings are next converted to numerical scores on the Evaluation Tally Sheet and added together for a total score. The total scores are then converted into an overall rating -- A, B, C, or D.

Properties receiving A or B ratings are considered eligible as landmarks.

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LPAB FORM 3.1

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

Address_____

Name_____

A. ARCHITECTURE

1. Exterior/Design_____ E VG G FP
2. Interior_____ E VG G FP
3. Construction_____ E VG G FP
4. Designer/Builder_____ E VG G FP
5. Style/Type_____ E VG G FP

B. HISTORY

6. Person/Organization_____ E VG G FP
7. Event_____ E VG G FP
8. Patterns_____ E VG G FP
9. Age_____ E VG G FP
10. Site_____ E VG G FP

C. CONTEXT

11. Continuity_____ E VG G FP
12. Familiarity_____ E VG G FP

D. INTEGRITY

13. Condition_____ E VG G FP
14. Exterior Alterations_____ E VG G FP

Evaluated by_____ Date_____

STATUS

Rating:_____

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process
☐ Determined eligible ☐ Appears eligible
☐ Appears ineligible

Site of Opportunity ☐

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

Attest:_____
(Secretary)

LPAB FORM 3.2

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

Address_____

Name_____

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

STATUS/RATING

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

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

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

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

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

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

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

CRITERION	RATINGS	COMMENTS AND GUIDELINES
7. EVENT ASSOCIATED WITH AN EVENT THAT HAS MADE A SIGNIFICANT CONTRIBUTION TO THE COMMUNITY, STATE OR NATION.	E EVENT OF PRIMARY IMPORTANCE INTIMATELY CONNECTED WITH THE PROPERTY. VG EVENT OF PRIMARY IMPORTANCE LOOSELY CONNECTED, OR EVENT OF SECONDARY IMPORTANCE INTIMATELY CONNECTED. G EVENT OF SECONDARY IMPORTANCE LOOSELY CONNECTED, OR EVENT OF TERTIARY IMPORTANCE INTIMATELY CONNECTED. FP EVENT OF TERTIARY IMPORTANCE LOOSELY CONNECTED OR NO CONNECTIONS WITH EVENT OF IMPORTANCE.	SEE COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).
8. PATTERNS ASSOCIATED WITH AND EFFECTIVELY ILLUSTRATIVE OF BROAD PATTERNS OF CULTURAL, SOCIAL, POLITICAL, ECONOMIC, OR INDUSTRIAL HISTORY, OR OF THE DEVELOPMENT OF THE CITY, OR OF DISTINCT GEOGRAPHIC REGIONS OR ETHNIC GROUPS, OR OF A PARTICULAR WELL-DEFINED ERA.	E PATTERNS OF PRIMARY IMPORTANCE INTIMATELY CONNECTED WITH THE PROPERTY. VG PATTERNS OF PRIMARY IMPORTANCE LOOSELY CONNECTED, OR PATTERNS OF SECONDARY IMPORTANCE INTIMATELY CONNECTED. G PATTERNS OF SECONDARY IMPORTANCE LOOSELY CONNECTED, OR PATTERNS OF TERTIARY IMPORTANCE INTIMATELY CONNECTED. FP PATTERNS OF TERTIARY IMPORTANCE LOOSELY CONNECTED OR NO CONNECTION WITH PATTERNS OF IMPORTANCE.	A HELPFUL MEASURE OF THIS CRITERION IS TO CONSIDER HOW USEFUL THE PROPERTY WOULD BE FOR THE TEACHING OF CULTURAL HISTORY. A PROPERTY IS NORMALLY "INTIMATELY CONNECTED" WITH A PATTERN IF THE PROPERTY EXHIBITS THE ESSENCE OF THE PATTERN. A PROPERTY IS NORMALLY "LOOSELY CONNECTED" WITH A PATTERN IF THE PROPERTY ONLY EXHIBITS THE INFLUENCE OF THE PATTERN. A PATTERN WILL NORMALLY BE CONSIDERED "INTIMATELY CONNECTED" WITH THE PROPERTY IF ONLY A FEW EXAMPLES ASSOCIATED WITH THE PATTERN SURVIVE. "INTIMATE" AND "LOOSE" CONNECTIONS FOR SIGNIFICANTLY ALTERED PROPERTIES ARE TREATED THE SAME WAY AS FOR CRITERION 6 (PERSON/ORGANIZATION). SEE ALSO OTHER COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).
9. AGE COMPARATIVELY OLD IN RELATION TO DEVELOPMENT OF THE CITY.	E ESTABLISHED PRIOR TO 1869. VG ESTABLISHED BETWEEN 1869 AND APRIL 1906. G ESTABLISHED BETWEEN MAY 1906 AND 1945. FP ESTABLISHED SINCE 1945.	THE WESTERN TERMINUS OF THE TRANSCONTINENTAL RAILROAD WAS COMPLETED IN OAKLAND IN 1869, INAUGURATING AN IMPORTANT PERIOD OF RAPID URBAN DEVELOPMENT. THE 1906 EARTHQUAKE HELPED STIMULATE ANOTHER IMPORTANT PERIOD OF RAPID DEVELOPMENT IN OAKLAND. AT THE END OF WORLD WAR II, URBAN DEVELOPMENT BEGAN TO SHIFT FROM CENTRAL CITIES LIKE OAKLAND TO THE SUBURBS. IF THE PROPERTY HAS BEEN SIGNIFICANTLY ALTERED SINCE THE TIME OF ITS ORIGINAL CONSTRUCTION OR ESTABLISHMENT, USE THE ORIGINAL DATE IF THE NATURE OF THE ORIGINAL DESIGN IS STILL RECOGNIZABLE (E.G. ROOF SHAPE OR AT LEAST SOME ELEMENTS OF THE ORIGINAL FACADE COMPOSITION); USE THE DATE OF THE ALTERATION IF THE NATURE OF THE ORIGINAL DESIGN IS NOT RECOGNIZABLE.

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

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

F- 1EVALUATE.OB

AUGUST 6, 1987

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

☐ **Preliminary** ☐ **Final**

Address: 747 52nd Street, Oakland CA
Name: A/B Wing, Baby Hospital

A. ARCHITECTURE

1. **Exterior/Design:** rhythmic fenestration, good ornament and design detail, including tile roofs, terra cotta cornice, chimney with arcaded cap, and two solarium bays **E VG G FP**
2. **Interior:** some reconfig. with double-loaded corridors and stair circ. remaining **E VG G FP**
3. **Construction:** pressed brick clad reinforced concrete, terra cotta, roof tiles, multi-paned large solarium windows **E VG G FP**
4. **Designer/Builder:** Oakland architect Edward W. Cannon **E VG G FP**
5. **Style/Type:** very good example of hosp. design and of N. Ital. Renaissance style **E VG G FP**

B. HISTORY

6. **Person/Organization:** oldest extant bldg. associated with earliest area children's hospital, Children's Hospital of the East Bay (historic Baby Hospital), a benevolent organization **E VG G FP**
7. **Event:** no known assoc. with sig. event **E VG G FP**
8. **Patterns:** intimately connected with pattern of improved healthcare for children **E VG G FP**
9. **Age:** built 1926 **E VG G FP**
10. **Site:** not moved **E VG G FP**

C. CONTEXT

11. **Continuity:** not located in an API or ASI **E VG G FP**
12. **Familiarity:** east façade visible from elevated Grove-Shafter freeway (SR-24) **E VG G FP**

D. INTEGRITY

13. **Condition:** minor surface wear **E G F P**
14. **Exterior Alterations:** main arched entry demolished and replaced with modern entry, additions to third story, some windows infilled, and stairs installed at the southwest corner, though a majority of materials on the east, west, and north facades remain intact. **E G F P**

Evaluated by: Stacy Farr, Page & Turnbull **Date:** July 23, 2013

STATUS
Rating:

City Landmark Eligibility: ❑ Eligible ❑ Not eligible

National Register Status: ❑ Listed ❑ In process

❑ Determined eligible ❑ Appears eligible

❑ Appears ineligible

Site of Opportunity ❑

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 747 52nd Street, Oakland CA
Name: A/B Wing, Baby Hospital

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**12**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**30**
4	2	1	0	11. Continuity	
14	7	4 (2*)	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**2**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					44
-0	-3%	-5%	-	13. Condition (From A, B, and C total)	1.32
-0	-25%	-50% (37.5%*)	10% - 75%	14. Exterior Alterations (From A, B and C total excluding 2)	16.5
				D. INTEGRITY	17.82
ADJUSTED TOTAL (Preliminary total minus Integrity)					**26 (rounded from 26.18)**

*Note: Score numbers averaged between G and F due to condition on the low end of G.

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

☐ **Preliminary** ☐ **Final**

Address: 747 52nd Street
Name: B/C Wing, Children's Hospital

A. ARCHITECTURE

1. **Exterior/Design:** modern compatible addition with respect to form, materials, scale, massing, and size; ornament at replicated bay from A/B Wing — E VG G FP
2. **Interior:** not evaluated — E VG G FP
3. **Construction:** steel frame concrete with brick cladding, steel-sash windows — E VG G FP
4. **Designer/Builder:** Stone and Mulloy, active hospital designers — E VG G FP
5. **Style/Type:** some Modernist design cues, reinterprets A/B Wing — E VG G FP

B. HISTORY

6. **Person/Organization:** 2nd expansion, growth of Children's Hospital of East Bay — E VG G FP
7. **Event:** no association with significant event — E VG G FP
8. **Patterns:** assoc. with general pop. increase after WW2 — E VG G FP
9. **Age:** built 1946-1948 — E VG G FP
10. **Site:** not moved — E VG G FP

C. CONTEXT

11. **Continuity:** not in API or ASI — E VG G FP
12. **Familiarity:** only portions of rear façade are visible to the public — E VG G FP

D. INTEGRITY

13. **Condition:** minor surface wear — E G F P
14. **Exterior Alterations:** several additions to building, including one-story build-out on east façade and third story addition and alterations at locations of abutting West Site Plant and Patient Tower — E G F P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** July 23, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process
☐ Determined eligible ☐ Appears eligible
☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 747 52nd Street
Name: B/C Wing, Children's Hospital

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**9**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**17**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**0**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					26
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.78
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	13
				D. INTEGRITY	**13.78**
ADJUSTED TOTAL (Preliminary total minus Integrity) **12 (rounded from 12.22)**					

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

☐ **Preliminary** ☐ **Final**

Address: 747 52nd Street
Name: A/B Wing and B/C Wing together, Children's Hospital

A. ARCHITECTURE

1. **Exterior/Design:** very good form and design as an original Northern Italian Renaissance design with a modern compatible addition that forms a U-plan with center courtyard. Use of terra cotta cornice, solarium bays with matching ornament on both wings. **E VG G FP**
2. **Interior:** not evaluated **E VG G FP**
3. **Construction:** steel frame concrete with brick cladding **E VG G FP**
4. **Designer/Builder:** Edward W. Cannon and Stone and Mulloy **E VG G FP**
5. **Style/Type:** very good example of hospital design and N. Italian Renaissance Style with simpler Modern interpretation at addition (B/C Wing) **E VG G FP**

B. HISTORY

6. **Person/Organization:** growth of Children's Hospital of East Bay **E VG G FP**
7. **Event:** no association with significant event **E VG G FP**
8. **Patterns:** assoc. with improved healthcare for children and the need for larger facilities to serve general population increase after World War II **E VG G FP**
9. **Age:** built 1926; 1946-1948 **E VG G FP**
10. **Site:** not moved **E VG G FP**

C. CONTEXT

11. **Continuity:** not in API or ASI **E VG G FP**
12. **Familiarity:** only portion of east façade on A/B Wing are visible to the public **E VG G FP**

D. INTEGRITY

13. **Condition:** minor surface wear **E G F P**
14. **Exterior Alterations:** additions to both wings include demolition of main arched entry and replacement with modern 2-story entry in 1962; additions to third story on both wings; one-story build-out on east façade of B/C Wing; infill of some windows on A/B Wing; exterior alterations due to attachment of later additions. Many original features and ornament are retained, however. **E G F P**

Evaluated by: Christina Dikas, Page & Turnbull **Date:** July 12, 2013

STATUS
Rating:

City Landmark Eligibility: ❑ Eligible ❑ Not eligible

National Register Status: ❑ Listed ❑ In process

❑ Determined eligible ❑ Appears eligible

❑ Appears ineligible

Site of Opportunity ❑

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

Attest: _____
Secretary

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

❑ **Preliminary** ❑ **Final**

Address: 747 52nd Street
Name: A/B Wing and B/C Wing together, Children's Hospital

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**13**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
		(1*)		10. Site	
4	2	1	0		
				B. HISTORY TOTAL (max. 60)	**22**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
			(1*)		
				C. CONTEXT TOTAL (max. 14)	**1**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					36
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	1.08
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	13.5
		(37.5%*)			
				D. INTEGRITY	**14.58**
ADJUSTED TOTAL (Preliminary total minus Integrity)				**21 (rounded from 21.42)**	

*Note: Score numbers averaged between G and F due to condition on the low end of G.

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

LPAB FORM 3.1

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

☐ **Preliminary** ☐ **Final**

Address: 747 52nd Street
Name: Bruce Lyon Memorial Research Center

A. ARCHITECTURE

1.	**Exterior/Design:** International style details at windows, vestibule, cladding	E	VG	G	FP
2.	**Interior:** not evaluated	E	VG	G	FP
3.	**Construction:** steel frame amd concrete construction with brick cladding	E	VG	G	FP
4.	**Designer/Builder:** Stone, Marraccini and Patterson, not sig. example	E	VG	G	FP
5.	**Style/Type:** good exprsn. of Intl. style at 1st story, expression reduced by addtn.	E	VG	G	FP

B. HISTORY

6.	**Person/Organization:** assoc. with expanding scope of Hosp. mission, CHORI	E	VG	G	FP
7.	**Event:** no assoc. with sig. event	E	VG	G	FP
8.	**Patterns:** assoc. with shifts in hosp. design and mission	E	VG	G	FP
9.	**Age:** built 1958	E	VG	G	FP
10.	**Site:** not moved	E	VG	G	FP

C. CONTEXT

11.	**Continuity:** not in API or ASI but maintains char. or area (hosp. complex)	E	VG	G	FP
12.	**Familiarity:** orig. prime. fac. barely visible, addition blocks view of orig. bldg..	E	VG	G	FP

D. INTEGRITY

13.	**Condition:** minor surface wear	E	G	F	P
14.	**Exterior Alterations:** 1974 addition completely overshadows orig. building	E	G	F	P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process
☐ Determined eligible ☐ Appears eligible
☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 747 52nd Street
Name: Bruce Lyon Memorial Research Center

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**9**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**17**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**0**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					26
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.78
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	13
				D. INTEGRITY	**13.78**
ADJUSTED TOTAL (Preliminary total minus Integrity) 12 (rounded from 12.22)					

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

☐ **Preliminary** ☐ **Final**

Address: 747 52nd Street
Name: Ford Research and Diagnostic Center

A. ARCHITECTURE

1.	**Exterior/Design:** International style /utilitarian design, little ornament	E	VG	G	FP
2.	**Interior:** small offices, flexible spaces, labs	E	VG	G	FP
3.	**Construction:** steel frame concrete with brick cladding	E	VG	G	FP
4.	**Designer/Builder:** Stone, Marraccini and Patterson, not a significant example	E	VG	G	FP
5.	**Style/Type:** Intl. design cues- glass wall, ribbon windows, asymmetry. Addition.	E	VG	G	FP

B. HISTORY

6.	**Person/Organization:** continued association with Children's Hospital	E	VG	G	FP
7.	**Event:** no known association with any significant event	E	VG	G	FP
8.	**Patterns:** assoc. with CHO's continued expanding role (research) & hosp. design	E	VG	G	FP
9.	**Age:** built 1963	E	VG	G	FP
10.	**Site:** not moved	E	VG	G	FP

C. CONTEXT

11.	**Continuity:** not in API or ASI but maintains char. of area (hosp. site)	E	VG	G	FP
12.	**Familiarity:** two facades visible from street	E	VG	G	FP

D. INTEGRITY

13.	**Condition:** minor surface wear	E	G	F	P
14.	**Exterior Alterations:** addtn. to bldg. change scale & stylistic expression, changes to site obscure orig. bldg. design and reorient entrance to bldg.	E	G	F	P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process
☐ Determined eligible ☐ Appears eligible
☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 747 52nd Street
Name: Ford Research and Diagnostic Center

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**9**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**17**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**4**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					30
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.90
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	15
				D. INTEGRITY	**15.90**
ADJUSTED TOTAL (Preliminary total minus Integrity) **14 (rounded from 14.1)**					

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

LPAB FORM 3.1

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

☒ **Preliminary** ☐ **Final**

Address: 682 52nd Street

Name:

A. ARCHITECTURE

1.	**Exterior/Design:** nested roofs, stucco stair walls, roof brackets, gable roof, asymmetrical	E	VG	**G**	FP
2.	**Interior:** not evaluated	E	VG	G	FP
3.	**Construction:** wood frame with stucco cladding	E	VG	**G**	FP
4.	**Designer/Builder:** Rockford L. Robins, local contractor, no known sig.	E	VG	G	**FP**
5.	**Style/Type:** good example of simple Craftsman bungalow	E	VG	**G**	FP

B. HISTORY

6.	**Person/Organization:** no known assoc. with important person or organization	E	VG	G	**FP**
7.	**Event:** no known assoc. with specific important event	E	VG	G	**FP**
8.	**Patterns:** style and location assoc. with residential expansion, late d.o.c. for area	E	VG	**G**	FP
9.	**Age:** built 1922	E	VG	**G**	FP
10.	**Site:** unmoved	**E**	VG	G	FP

C. CONTEXT

11.	**Continuity:** maintains character of the ASI	E	VG	**G**	FP
12.	**Familiarity:** not noticeable or conspicuous in the neighborhood	E	VG	G	**FP**

D. INTEGRITY

13.	**Condition:** minor surface wear	E	**G**	F	P
14.	**Exterior Alterations:** possible stucco reclad, some windows replaced, porch enclosed	E	**G**	F	P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process

☐ Determined eligible ☐ Appears eligible

☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 682 52nd Street
Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**7**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**11**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**1**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					19
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.57
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	4.75
				D. INTEGRITY	**5.32**
ADJUSTED TOTAL (Preliminary total minus Integrity) **14 (rounded from 13.68)**					

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

LPAB FORM 3.1

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

☐ **Preliminary** ☐ **Final**

Address: 688 52nd Street

Name:

A. ARCHITECTURE

1.	**Exterior/Design:** asymmetry, front-gable porch, massive stucco stair walls, roof brackets	E	VG	**G**	FP
2.	**Interior:** not evaluated	E	VG	G	FP
3.	**Construction:** no sig. materials or methods used	E	VG	**G**	FP
4.	**Designer/Builder:** local builder Martin Bensen	E	VG	G	**FP**
5.	**Style/Type:** modest but good example of Craftsman bungalow	E	VG	**G**	FP

B. HISTORY

6.	**Person/Organization:** no known assoc. with significant person or organization	E	VG	G	**FP**
7.	**Event:** no known association with significant event	E	VG	G	**FP**
8.	**Patterns:** style & location assoc. with res. development, late const. date (1922)	E	VG	**G**	FP
9.	**Age:** built 1922	E	VG	**G**	FP
10.	**Site:** not moved	**E**	VG	G	FP

C. CONTEXT

11.	**Continuity:** maintains character of ASI	E	VG	**G**	FP
12.	**Familiarity:** not particularly conspicuous in neighborhood	E	VG	G	**FP**

D. INTEGRITY

13.	**Condition:** only minor surface wear	E	**G**	F	P
14.	**Exterior Alterations:** new windows, re-clad, minor changes to character	E	**G**	F	P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process

☐ Determined eligible ☐ Appears eligible

☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 688 52nd Street
Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**7**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**11**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**1**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					19
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.57
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	4.75
				D. INTEGRITY	**5.32**
ADJUSTED TOTAL (Preliminary total minus Integrity) **14 (rounded from 13.68)**					

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

LPAB FORM 3.1

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

☐ **Preliminary** ☐ **Final**

Address: 720 52nd Street_____
Name: _____

A. ARCHITECTURE

1.	**Exterior/Design:** window groups, hipped roof, gable window	E	VG	**G**	FP
2.	**Interior:** not evaluated	E	VG	G	FP
3.	**Construction:** wood frame with wood cladding	E	VG	**G**	FP
4.	**Designer/Builder:** arch. Thomas Dean Newsom, bldr Wm. Hammond Keifer, not sig.	E	VG	G	**FP**
5.	**Style/Type:** modest but good example of Simple Bungalow type	E	VG	**G**	FP

B. HISTORY

6.	**Person/Organization:** no known association with sig. person or organization	E	VG	G	**FP**
7.	**Event:** no known assoc. with sig. event	E	VG	G	**FP**
8.	**Patterns:** in age, style and date of constr., assoc. with residential settlement	E	VG	**G**	FP
9.	**Age:** built 1907	E	VG	**G**	FP
10.	**Site:** not moved	**E**	VG	G	FP

C. CONTEXT

11.	**Continuity:** maintains (rather than establishes) character of ASI	E	VG	**G**	FP
12.	**Familiarity:** not particularly conspicuous in the neighborhood	E	VG	G	**FP**

D. INTEGRITY

13.	**Condition:** minor surface wear	E	**G**	F	P
14.	**Exterior Alterations:** minor changes to character (windows replaced)	E	**G**	F	P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process
☐ Determined eligible ☐ Appears eligible
☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 720 52nd Street
Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**7**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**11**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**1**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					19
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.57
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	4.75
				D. INTEGRITY	**5.32**
ADJUSTED TOTAL (Preliminary total minus Integrity) **14 (rounded from 13.68)**					

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

LPAB FORM 3.1

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

☒ **Preliminary** ☐ **Final**

Address: 671 53rd Street

Name:

A. ARCHITECTURE

1.	**Exterior/Design:** hip roof, grouped windows, shingle clad, dormer, asymmetry	E	VG	**G**	FP
2.	**Interior:** not evaluated	E	VG	G	FP
3.	**Construction:** wood frame and shingle cladding	E	VG	**G**	FP
4.	**Designer/Builder:** local builder Carl Phillip Kreischer	E	VG	G	**FP**
5.	**Style/Type:** modest example of simple bungalow type	E	VG	**G**	FP

B. HISTORY

6.	**Person/Organization:** no known association with sig. person or organization	E	VG	G	**FP**
7.	**Event:** no known association with specific significant event	E	VG	G	**FP**
8.	**Patterns:** representative in age, style and location of pattern of res. expansion	E	VG	**G**	FP
9.	**Age:** constructed Aug 1906	E	VG	**G**	FP
10.	**Site:** not moved	**E**	VG	G	FP

C. CONTEXT

11.	**Continuity:** in ASI, good rep. in good condition, helps establish character	E	**VG**	G	FP
12.	**Familiarity:** not particularly conspicuous in neighborhood	E	VG	G	**FP**

D. INTEGRITY

13.	**Condition:** minor surface wear	E	**G**	F	P
14.	**Exterior Alterations:** very minor changes to overall character	**E**	G	F	P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process

☐ Determined eligible ☐ Appears eligible

☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 671 53rd Street
Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**7**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**11**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**2**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					20
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.61
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	0
				D. INTEGRITY	**.61**
ADJUSTED TOTAL (Preliminary total minus Integrity) **19 (rounded from 19.39)**					

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

LPAB FORM 3.1

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

☐ **Preliminary** ☐ **Final**

Address: 675 53rd Street

Name:

A. ARCHITECTURE

1.	**Exterior/Design:** modest size, asymmetry, hipped roof, hipped dormer, porch roof columns	E	VG	G	FP
2.	**Interior:** not evaluated	E	VG	G	FP
3.	**Construction:** wood frame and stucco	E	VG	G	FP
4.	**Designer/Builder:** local builder Edward Collins, not significant	E	VG	G	FP
5.	**Style/Type:** modest example of simple Bungalow style	E	VG	G	FP

B. HISTORY

6.	**Person/Organization:** no known association with sig. person or organization	E	VG	G	FP
7.	**Event:** no know association with significant event	E	VG	G	FP
8.	**Patterns:** style, location and date associated with pattern of res. settlement	E	VG	G	FP
9.	**Age:** 1911 construction	E	VG	G	FP
10.	**Site:** not moved	E	VG	G	FP

C. CONTEXT

11.	**Continuity:** good but altered rep. of its type, maintains character of ASI	E	VG	G	FP
12.	**Familiarity:** not conspicuous in neighborhood	E	VG	G	FP

D. INTEGRITY

13.	**Condition:** minor surface wear	E	G	F	P
14.	**Exterior Alterations:** addition (large semicircular bay) at primary facade	E	G	F	P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process

☐ Determined eligible ☐ Appears eligible

☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 675 53rd Street
Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**7**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**11**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**1**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					19
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.57
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	9.5
				D. INTEGRITY	**8.93**
ADJUSTED TOTAL (Preliminary total minus Integrity)					**9 (rounded from 8.93)**

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

LPAB FORM 3.1

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

☒ **Preliminary** ☐ **Final**

Address: 677-679 53rd Street

Name:

A. ARCHITECTURE

1.	**Exterior/Design:** hip roof, symmetrical façade, engaged pilasters at entries	E	VG	**G**	FP
2.	**Interior:** not evaluated	E	VG	G	FP
3.	**Construction:** wood frame with stucco cladding	E	VG	**G**	FP
4.	**Designer/Builder:** local builder Fred Kelley	E	VG	G	**FP**
5.	**Style/Type:** fair example of highly simplified Classical Revival	E	VG	G	**FP**

B. HISTORY

6.	**Person/Organization:** no known association with sig. person or organization	E	VG	G	**FP**
7.	**Event:** no known association with significant event	E	VG	G	**FP**
8.	**Patterns:** style reflects pattern of res. settlement, late (1921) date of construction	E	VG	**G**	FP
9.	**Age:** 1921 construction	E	VG	**G**	FP
10.	**Site:** not moved	**E**	VG	G	FP

C. CONTEXT

11.	**Continuity:** fair representative of type, altered, maintains char. of ASI	E	VG	**G**	FP
12.	**Familiarity:** not particularly conspicuous in neighborhood	E	VG	G	**FP**

D. INTEGRITY

13.	**Condition:** minor surface wear	E	**G**	F	P
14.	**Exterior Alterations:** minor changes (first floor new windows & doors) to hist. char.	E	**G**	F	P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process

☐ Determined eligible ☐ Appears eligible

☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 677-679 53rd Street

Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**5**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**11**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**1**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					17
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.51
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	4.25
				D. INTEGRITY	**4.76**
ADJUSTED TOTAL (Preliminary total minus Integrity)				**12 (rounded from 12.24)**	

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

LPAB FORM 3.1

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

☐ **Preliminary** ☐ **Final**

Address: 685-689 53rd Street
Name:

A. ARCHITECTURE

1.	**Exterior/Design:** angled corner façade, multi-lite transom, curved entry hood, tile watertable	E	VG	G	FP
2.	**Interior:** not evaluated	E	VG	G	FP
3.	**Construction:** wood frame, stucco cladding	E	VG	G	FP
4.	**Designer/Builder:** unknown	E	VG	G	FP
5.	**Style/Type:** basic commercial type, no discernible style	E	VG	G	FP

B. HISTORY

6.	**Person/Organization:** no known association with any sig. person or org.	E	VG	G	FP
7.	**Event:** no known association with any significant event	E	VG	G	FP
8.	**Patterns:** loc. and d.o.c. shows assoc. with res settlement, type (comm.) is supporting	E	VG	G	FP
9.	**Age:** built 1914	E	VG	G	FP
10.	**Site:** not moved	E	VG	G	FP

C. CONTEXT

11.	**Continuity:** use and alterations incompatible with general character of AS	E	VG	G	FP
12.	**Familiarity:** not particularly conspicuous in the neighborhood	E	VG	G	FP

D. INTEGRITY

13.	**Condition:** minor surface wear	E	G	F	P
14.	**Exterior Alterations:** reclad in stucco, storefront windows covered, hist, char. altered	E	G	F	P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process
☐ Determined eligible ☐ Appears eligible
☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 685-689 53rd Street
Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**5**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**11**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**1**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					16
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.48
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	8
				D. INTEGRITY	**8.48**
ADJUSTED TOTAL (Preliminary total minus Integrity) **8 (rounded from 7.52)**					

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

LPAB FORM 3.1

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

☐ **Preliminary** ☐ **Final**

Address: 707 53rd Street
Name: _____

A. ARCHITECTURE

1.	**Exterior/Design:** good detailing (flared eaves, window groups, multi-roof forms, balconette)	E	VG	G	FP
2.	**Interior:** not evaluated	E	VG	G	FP
3.	**Construction:** wood frame with shingle cladding	E	VG	G	FP
4.	**Designer/Builder:** local builder William A. Walker, not significant	E	VG	G	FP
5.	**Style/Type:** simplified Shingle style, good example	E	VG	G	FP

B. HISTORY

6.	**Person/Organization:** no known association with sig. person or organization	E	VG	G	FP
7.	**Event:** no known association with significant event	E	VG	G	FP
8.	**Patterns:** location, style & date of const. display assoc. with of pattern of res. dev.	E	VG	G	FP
9.	**Age:** built 1907	E	VG	G	FP
10.	**Site:** not moved	E	VG	G	FP

C. CONTEXT

11.	**Continuity:** good rep. of type, unaltered, maintains the character of area	E	VG	G	FP
12.	**Familiarity:** complex façade & roofline noticeable	E	VG	G	FP

D. INTEGRITY

13.	**Condition:** only minor surface wear	E	G	F	P
14.	**Exterior Alterations:** no noticeable alterations	E	G	F	P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process
☐ Determined eligible ☐ Appears eligible
☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

❑ **Preliminary** ❑ **Final**

Address: 707 53rd Street
Name:

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**7**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**11**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**5**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					23
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.69
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	0
				D. INTEGRITY	**.69**
ADJUSTED TOTAL (Preliminary total minus Integrity) **22 (rounded from 22.31)**					

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

LPAB FORM 3.1

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

☒ Preliminary ☐ Final

Address: 715 53rd Street

Name:

A. ARCHITECTURE

1.	**Exterior/Design:** flared eaves, multi-lite dormer window, asymmetry, exp. purlins & rafter tails	E	VG	**G**	FP
2.	**Interior:** not evaluated	E	VG	G	FP
3.	**Construction:** wood frame with wood clapboard siding	E	VG	**G**	FP
4.	**Designer/Builder:** unknown	E	VG	G	**FP**
5.	**Style/Type:** modest but good example of Craftsman bungalow	E	VG	**G**	FP

B. HISTORY

6.	**Person/Organization:** no known association with sig. person or organization	E	VG	G	**FP**
7.	**Event:** no known association with significant event	E	VG	G	**FP**
8.	**Patterns:** assoc. (loc, style and date of const.) with pattern of res. settlement	E	VG	**G**	FP
9.	**Age:** ca. 1906	E	**VG**	G	FP
10.	**Site:** not moved	**E**	VG	G	FP

C. CONTEXT

11.	**Continuity:** good rep. of type, few alterations, maintains character of ASI	E	VG	**G**	FP
12.	**Familiarity:** not particularly conspicuous in neighborhood	E	VG	G	**FP**

D. INTEGRITY

13.	**Condition:** minor surface wear	E	**G**	F	P
14.	**Exterior Alterations:** new porch supports & railings, new	E	**G**	F	P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process

☐ Determined eligible ☐ Appears eligible

☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 715 53rd Street
Name:

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**7**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**13**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**1**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					21
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.63
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	5.25
				D. INTEGRITY	**5.88**
ADJUSTED TOTAL (Preliminary total minus Integrity) 15 (rounded from 15.12)					

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

LPAB FORM 3.1

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

☐ **Preliminary** ☐ **Final**

Address: 5203 Dover Street
Name:

A. ARCHITECTURE

1.	**Exterior/Design:** hipped roof & dormer, multi-lite dormer window, gable porch roof, Tuscan porch columns	E	VG	G	FP
2.	**Interior:** not evaluated	E	VG	G	FP
3.	**Construction:** wood frame with wood clapboard siding	E	VG	G	FP
4.	**Designer/Builder:** unknown	E	VG	G	FP
5.	**Style/Type:** modest but good example of Bungalow style	E	VG	G	FP

B. HISTORY

6.	**Person/Organization:** no known association with sig. person or organization	E	VG	G	FP
7.	**Event:** no known association with significant event	E	VG	G	FP
8.	**Patterns:** age, location and date of const. assoc. with pattern of res. development	E	VG	G	FP
9.	**Age:** constructed 1905	E	VG	G	FP
10.	**Site:** not moved	E	VG	G	FP

C. CONTEXT

11.	**Continuity:** maintains character of ASI	E	VG	G	FP
12.	**Familiarity:** not particularly distinguishable in the neighborhood	E	VG	G	FP

D. INTEGRITY

13.	**Condition:** exhibits only minor surface wear	E	G	F	P
14.	**Exterior Alterations:** minor changes to character (windows replaced)	E	G	F	P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process
☐ Determined eligible ☐ Appears eligible
☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____

Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 5203 Dover Street
Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**7**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**13**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**1**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					21
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.63
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	5.25
				D. INTEGRITY	**5.88**
ADJUSTED TOTAL (Preliminary total minus Integrity) **15 (rounded from 15.12)**					

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

LPAB FORM 3.1

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

☐ **Preliminary** ☐ **Final**

Address: 5212-5214 Dover Street
Name: _____

A. ARCHITECTURE

1.	**Exterior/Design:** any original design and detail lost to alterations & façade reconfiguration	**E**	**VG**	**G**	**FP**
2.	**Interior:** not evaluated	**E**	**VG**	**G**	**FP**
3.	**Construction:** wood frame, wood and stucco cladding	**E**	**VG**	**G**	**FP**
4.	**Designer/Builder:** local contractor Harry M. Swalley, not significant	**E**	**VG**	**G**	**FP**
5.	**Style/Type:** exhibits no discernible style or type	**E**	**VG**	**G**	**FP**

B. HISTORY

6.	**Person/Organization:** no known association with sig. person or organization	**E**	**VG**	**G**	**FP**
7.	**Event:** no known association with significant event	**E**	**VG**	**G**	**FP**
8.	**Patterns:** assoc. in date of const. and location with pattern of res. settlement	**E**	**VG**	**G**	**FP**
9.	**Age:** built 1910	**E**	**VG**	**G**	**FP**
10.	**Site:** not moved	**E**	**VG**	**G**	**FP**

C. CONTEXT

11.	**Continuity:** located in ASI but visually noncontributory	**E**	**VG**	**G**	**FP**
12.	**Familiarity:** not particularly conspicuous in the neighborhood	**E**	**VG**	**G**	**FP**

D. INTEGRITY

13.	**Condition:** minor surface wear	**E**	**G**	**F**	**P**
14.	**Exterior Alterations:** façade reconfigured, new cladding, porch, and windows	**E**	**G**	**F**	**P**

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process
☐ Determined eligible ☐ Appears eligible
☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 5212-5214 Dover Street
Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**2**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**11**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**0**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					13
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.39
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	6.5
				D. INTEGRITY	**6.11**
ADJUSTED TOTAL (Preliminary total minus Integrity) **6 (rounded from 6.11)**					

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

LPAB FORM 3.1

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

☐ **Preliminary** ☐ **Final**

Address: 5225 Dover Street
Name:

A. ARCHITECTURE

1.	**Exterior/Design:** roof brackets, lattice at gable peaks, stylized corner posts, window groups	E	VG	G	FP
2.	**Interior:** not evaluated	E	VG	G	FP
3.	**Construction:** wood frame construction	E	VG	G	FP
4.	**Designer/Builder:** local builder Harry M. Swalley	E	VG	G	FP
5.	**Style/Type:** example of Craftsman style	E	VG	G	FP

B. HISTORY

6.	**Person/Organization:** no known association with sig. person or organization	E	VG	G	FP
7.	**Event:** no known association with significant event	E	VG	G	FP
8.	**Patterns:** assoc. with pattern of res development in style, loc. and date of const.	E	VG	G	FP
9.	**Age:** built 1908	E	VG	G	FP
10.	**Site:** not moved	E	VG	G	FP

C. CONTEXT

11.	**Continuity:** maintains (rather than establishes) character of ASI	E	VG	G	FP
12.	**Familiarity:** not particularly conspicuous in the neighborhood	E	VG	G	FP

D. INTEGRITY

13.	**Condition:** minor surface wear	E	G	F	P
14.	**Exterior Alterations:** changes (new windows, cladding, entrances) minor	E	G	F	P

Evaluated by: Stacy Farr, Page & Turnbull **Date:** June 25, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process
☐ Determined eligible ☐ Appears eligible
☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____
Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 5225 Dover Street
Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**7**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**11**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**1**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					19
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.57
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	9.5
				D. INTEGRITY	**10.07**
ADJUSTED TOTAL (Preliminary total minus Integrity					**8 (rounded from 8.3)**

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

☐ **Preliminary** ☐ **Final**

Address: 5204 Martin Luther King Jr. Way
Name: _____

A. ARCHITECTURE

1.	**Exterior/Design:** arched windows, molded rosettes, spiral columns, iron balconettes	E	VG	**G**	FP
2.	**Interior:** not evaluated	E	VG	G	FP
3.	**Construction:** wood frame construction	E	VG	**G**	FP
4.	**Designer/Builder:** Unknown	E	VG	G	**FP**
5.	**Style/Type:** modest example of Mediterranean Revival style	E	VG	**G**	FP

B. HISTORY

6.	**Person/Organization:** no known association with sig. person or organization	E	VG	G	**FP**
7.	**Event:** no known association with significant event	E	VG	G	**FP**
8.	**Patterns:** assoc. with pattern of res development in style, loc. and date of const.	E	VG	**G**	FP
9.	**Age:** built 1920s	E	VG	**G**	FP
10.	**Site:** not moved	**E**	VG	G	FP

C. CONTEXT

11.	**Continuity:** maintains (rather than establishes) character of ASI; now isolated amidst new construction	E	VG	**G**	FP
12.	**Familiarity:** not particularly conspicuous in the neighborhood	E	VG	G	**FP**

D. INTEGRITY

13.	**Condition:** minor surface wear	E	**G**	F	P
14.	**Exterior Alterations:** changes appear very minor	**E**	G	F	P

Evaluated by: Christina Dikas, Page & Turnbull **Date:** June 28, 2013

STATUS
Rating:

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process
☐ Determined eligible ☐ Appears eligible
☐ Appears ineligible

Site of Opportunity ☐

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

Attest: _____

Secretary

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

☐ **Preliminary** ☐ **Final**

Address: 5204 Martin Luther King Jr. Way
Name: _____

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCIHTECTURE TOTAL (max. 26)	**7**
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	**11**
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	**1**
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					19
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	.57
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	0
				D. INTEGRITY	**.57**
ADJUSTED TOTAL (Preliminary total minus Integrity)					**18 (rounded from 18.43)**

STATUS/RATING

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

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

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

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Oakland Cultural Heritage Survey
Oakland City Planning Department **EVALUATION SHEET** ES

Common (and Historic) Name(s) Children's Hospital A/B wing (C), Baby Hospital (H)
Address/Location 747 52nd Street

A. VISUAL QUALITY/DESIGN
1. Exterior L-plan with prominent solarium bays, arcade, terra cotta frieze, multiple rooflines + tower — E (VG) G FP
2. Interior (list best spaces first)
Space 1 sunny rooms + double-loaded corridors – no public access, N/A — E VG G FP
Space 2 — E VG G FP
Other Spaces — E VG G FP
3. Construction pressed brick on RC, TC roof tile, extensive glazing — E (VG) G FP
4. Designer/Builder EW Cannon — E VG (G) FP
5. Type/Style 1920s Mediterranean institutional bldg, fine/many — E (VG) G FP
6. Supportive Elements magnolia tree, compatible 1940s addition, retains original occupant — E VG (G) FP

B. HISTORY/ASSOCIATION
7. Person/Organization Children's Hospital, women's welfare organization T-K — E VG (G) FP
8. Event — E VG G (FP)
9. Patterns Progressive-era public health/social welfare organizations, — E (VG) G FP
10. Age 1926 dev't of specialized med. for children S-1C — E VG (G) FP

C. CONTEXT
11. Continuity part of Chil. Hosp. complex, not considered a district — E VG G (FP)
12. Familiarity front concealed by newer bldgs. from street view, but brick roofs + towers prominent from fwy, "billboard" for Ch. Hosp. — E VG (G) FP

D. INTEGRITY
13. Condition well maintained, upgraded for current uses — (E) G F P
14. Exterior Alterations 1946-48 addition – compatible uses, modern add. but eliminates entry arcade – overall character remains — E (G) F P
15. Interior Alterations
Space 1 reconfigured + resurfaced – not public areas, N/A — E G F P
Space 2 — E G F P
Other Spaces — E G F P
16. Structural Removals — (E) G F P
17. Site — (E) G F P

E. REVERSIBILITY
18. Exterior Alterations "2/3 or more appears to exist" though reconst. of arcade unlikely — E (G) F P
19. Interior Alterations
Space 1 N/A — E G F P
Other Spaces — E G F P

Evaluated by Betty Marvin Date 7/30/13

Reviewed by [signature] Date 7/30/13 ☐ Approved ☐ See Comment Sheet
Reviewed by ____ Date ____ ☐ Approved ☐ See Comment Sheet
Reviewed by ____ Date ____ ☐ Approved ☐ See Comment Sheet
Reviewed by ____ Date ____ ☐ Approved ☐ See Comment Sheet
Reviewed by ____ Date ____ ☐ Approved ☐ See Comment Sheet

STATUS/RATING
Rating: Present status: ☐A ☐B ☐C ☐D ☐E ☐Not rated
Contingency status: ☐a ☐b ☐c ☐d ☐e ☐Not rated ☐Not applicable
Contingency factor: ☐(1) ☐(2) ☐(3) ☐Site of opportunity
Composite rating

National Register (Individual): ☐Listed (1) ☐Determined eligible (2) ☐Appears eligible (3) ☐Potential if restored (4b) ☐Potential when over 50 years old (4d) ☐None of the above (6)
NR (as part of group or district only): ☐Listed (1D) ☐Determined eligible (2D) ☐Appears eligible(3D) ☐Potential if restored (4Db) ☐Potential when over 50 (4Dd) ☐ASI (5D) ☐None of the above (6) ☐Other
Composite eligibility

SHRI: ☐Primary resource (NR # 1, 2, or 3) ☐Contingency Primary (NR #4..) ☐District Contributor (NR #3D) ☐Contingency Contributor (NR #4D..) ☐ASI (NR #5D) ☐Noncontributor (NR #6) ☐Ineligible (NR #6)
City Landmark: ☐Listed ☐In S-7 Zone ☐On Study List ☐None of the above

This form has been adapted from the San Francisco Downtown Inventory, prepared for the Foundation for San Francisco's Architectural Heritage by Charles Ball Page and Associates, and Harold Kalman's The Evaluation of Historic Buildings.

Rev. 6/88

ATTACHMENT D

Oakland Cultural Heritage Survey
Oakland City Planning Department

EVALUATION TALLY SHEET — **ET**

Address 747 52nd St., A/B Wing

					Column I	Column II
16	8	4	0	1. Exterior		
				2. Interior		
8	4	2	0	(a) Space 1	Survey Rating	National Register Eligibility
4	2	1	0	(b) Space 2		
2	1	1	0	(c) Other Spaces		
10	5	3	0	3. Construction		
6	3	2	0	4. Designer/Builder		
10	5	3	0	5. Type/Style		
8	4	2	0	6. Supportive Elements		
				A. VISUAL QUALITY/DESIGN TOTAL (40 Maximum)	22	
20	10	5	0	7. Person/Organization		
20	10	5	0	8. Event		
12	6	3	0	9. Patterns		
8	4	2	0	10. Age *		
				B. HISTORY/ASSOCIATION TOTAL (40 Maximum)	13	
8	4	2	0	11. Continuity		
20	10	5	0	12. Familiarity		
				C. CONTEXT TOTAL (20 Maximum)	5	
				PRELIMINARY TOTAL (Sum of A, B, and C: 100 Maximum)	40	
--	-3%	-5%	-10%	13. Condition (From A, B, and C total)		
				14. Exterior Alterations *		
--	-20%	-40%	-80%	(a) From A and C total (excl. 2)	- 5.4	
--	-10%	-20%	-40%	(b) From B total	- 1.3	
				15. Interior Alterations *		
--	-20%	-40%	-80%	(a) Space 1		
--	-20%	-40%	-80%	(b) Space 2		
--	-20%	-40%	-80%	(c) Other Spaces		
				16. Structural Removals *		
--	-40%	-60%	-80%	(a) From A and C total		
--	-25%	-38%	-50%	(b) From B total		
--	-25%	-38%	-50%	17. Site * (from B total)		
				D. INTEGRITY DEDUCTIONS	6.7	
				ADJUSTED TOTAL (Preliminary Total minus Integrity Deductions)	33.3	
(3)	(3)	(2)	(2)	18. Reversability of Item 14 (Exterior)		
				19. Reversability of Item 15 (Interior)		
(3)	(3)	(2)	(2)	(a) Space 1		
(3)	(3)	(2)	(2)	(b) Space 2		
(3)	(3)	(2)	(2)	(c) Other Spaces		

RATING (FROM COLUMN I TOTALS):

Present Status (Adjusted Total): ☐ A (41+) ☒ B (28-40) ☐ C (18-27) ☐ D (11-17) ☐ E (0-10)

Contingency Status (Preliminary Total plus higher ratings for certain items):

☐ A (41+) ☒ B (28-40) ☐ C (18-27) ☐ D (11-17) ☐ E (0-10) ☐ Not applicable

Contingency Factors: ☐ (1) More significant information is learned about the property's history, design, or development (specify evaluation criteria and contingency score for each criterion: _____).

☒ (2) Existing (exterior) (interior) alterations are reversed; feasibility doubtful or unknown (line 18 or 19 rated "F" or "P") ☐ (3) Existing (exterior) (interior) alterations are reversed; feasibility appears good (line 18 or 19 rated "E" or "G").

ELIGIBILITY (FROM COLUMN II TOTALS):

National Register (individual): ☐ Listed (check Federal Register) ☐ Determined Eligible (check Federal Register) ☐ Appears eligible (Adjusted Total 28+ except *) ☐ Potential if restored (Preliminary total 28+ and line 14 is "F" or "P" except *) ☐ Potential when over 50 years old (Preliminary Total 28+ and property is less than 50 years old except *) ☐ None of the above

National Register (as part of Group or District only): ☐ Listed (check Federal Register) ☐ Determined eligible (check Federal Register) ☐ Appears eligible (line 11 is "E" or "VG" except *) ☐ Appears eligible if restored (line 11 if "E" or "VG" and line 14 is "P" except *) ☐ Appears eligible when more than 50 years old (line 11 is "E" or "VG" and property is less than 50 years old except *) ☐ None of the above

City Landmark: ☐ Listed (per LM list dated ___/___/___) ☐ In S-7 Zone ☐ On Study List (per SL list dated ___/___/___) ☐ None of the above.

*The National Register generally excludes properties that are less than 50 years old (#10), have been severly altered, (#14, 15, & 16), or have been moved (#17) unless a moved property is significant primarily for architectural value or as the most important surviving structure associated with a person or event.

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Rev. 6/88

Oakland Cultural Heritage Survey
Oakland City Planning Department **EVALUATION SHEET** ES

Common (and Historic) Name(s) Children's Hospital, B/C Wing (C), 1946-48 addition
Address/Location 747 52nd St.

A. VISUAL QUALITY/DESIGN
1. Exterior streamlined Int'l interp. of 1926 blg's materials + motifs — E (VG) G FP
2. Interior (list best spaces first) with matching bay + frieze + low, sleek massing
Space 1 N/A — E VG G FP
Space 2 — E VG G FP
Other Spaces — E VG G FP
3. Construction RC + brick, probably generic/retro for 1946 — E VG (G) FP
4. Designer/Builder Stone + Mullgy — E (VG) G FP
5. Type/Style Medit./Int'l hybrid, compatible add. to 1926 A/B blg, modern facility in semi-revival costume — E (VG) G FP
6. Supportive Elements — E VG G (FP)

B. HISTORY/ASSOCIATION
7. Person/Organization Children's Hospital, continuing occupant - T-LC — E VG G (FP)
8. Event — E VG G (FP)
9. Patterns growing clientele, technology, + formality of medical instit. in mid-20th c — E VG (G) FP
10. Age 1946-48 — E VG G (FP)

C. CONTEXT
11. Continuity ensemble with 1926 blg, not considered a district — E VG G (FP)
12. Familiarity subordinate to 1926 blg, not well known individually — E VG G (FP)

D. INTEGRITY
13. Condition well maintained, upgraded for modern uses — (E) G F P
14. Exterior Alterations addition along E side in courtyard — E (G) F P
15. Interior Alterations
Space 1 — E G F P
Space 2 — E G F P
Other Spaces — E G F P
16. Structural Removals — (E) G F P
17. Site — (E) G F P

E. REVERSIBILITY
18. Exterior Alterations unlikely — E G F P
19. Interior Alterations
Space 1 — E G F P
Other Spaces — E G F P

Evaluated by Betty Marvin Date 7/30/13

Reviewed by Jean Carlino Date 7/30/13 ☐ Approved ☐ See Comment Sheet
Reviewed by ____ Date ____ ☐ Approved ☐ See Comment Sheet
Reviewed by ____ Date ____ ☐ Approved ☐ See Comment Sheet
Reviewed by ____ Date ____ ☐ Approved ☐ See Comment Sheet
Reviewed by ____ Date ____ ☐ Approved ☐ See Comment Sheet

STATUS/RATING
Rating: Present status: ☐A ☐B ☐C ☐D ☐E ☐Not rated
Contingency status: ☐a ☐b ☐c ☐d ☐e ☐Not rated ☐Not applicable
Contingency factor: ☐(1) ☐(2) ☐(3) ☐Site of opportunity
Composite rating

National Register (Individual): ☐Listed (1) ☐Determined eligible (2) ☐Appears eligible (3) ☐Potential if restored (4b) ☐Potential when over 50 years old (4d) ☐None of the above (6)
NR (as part of group or district only): ☐Listed (1D) ☐Determined eligible (2D) ☐Appears eligible(3D) ☐Potential if restored (4Db) ☐Potential when over 50 (4Dd) ☐ASI (5D) ☐None of the above (6) ☐Other
Composite eligibility

SHRI: ☐Primary resource (NR # 1, 2, or 3) ☐Contingency Primary (NR #4..) ☐District Contributor (NR #3D) ☐Contingency Contributor (NR #4D..) ☐ASI (NR #5D) ☐Noncontributor (NR #6) ☐Ineligible (NR #6)

City Landmark: ☐Listed ☐In S-7 Zone ☐On Study List ☐None of the above

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Rev. 6/88

Oakland Cultural Heritage Survey
Oakland City Planning Department

EVALUATION TALLY SHEET

ET

Address 747 52nd St, B/C Wing

					Column I	Column II
16	8	4	0	1. Exterior		
				2. Interior		
8	4	2	0	(a) Space 1	Survey Rating	National Register Eligibility
4	2	1	0	(b) Space 2		
2	1	1	0	(c) Other Spaces		
10	5	3	0	3. Construction		
6	3	2	0	4. Designer/Builder		
10	5	3	0	5. Type/Style		
8	4	2	0	6. Supportive Elements		
				A. VISUAL QUALITY/DESIGN TOTAL (40 Maximum)	19	
20	10	5	0	7. Person/Organization		
20	10	5	0	8. Event		
12	6	3	0	9. Patterns		
8	4	2	0	10. Age *		
				B. HISTORY/ASSOCIATION TOTAL (40 Maximum)	3	
8	4	2	0	11. Continuity		
20	10	5	0	12. Familiarity		
				C. CONTEXT TOTAL (20 Maximum)		
				PRELIMINARY TOTAL (Sum of A, B, and C: 100 Maximum)	22	
--	-3%	-5%	-10%	13. Condition (From A, B, and C total)		
				14. Exterior Alterations *		
--	-20%	-40%	-80%	(a) From A and C total (excl. 2)	-3.8	
--	-10%	-20%	-40%	(b) From B total	-.3	
				15. Interior Alterations *		
--	-20%	-40%	-80%	(a) Space 1		
--	-20%	-40%	-80%	(b) Space 2		
--	-20%	-40%	-80%	(c) Other Spaces		
				16. Structural Removals *		
--	-40%	-60%	-80%	(a) From A and C total		
--	-25%	-38%	-50%	(b) From B total		
--	-25%	-38%	-50%	17. Site * (from B total)		
				D. INTEGRITY DEDUCTIONS	-4.1	
				ADJUSTED TOTAL (Preliminary Total minus Integrity Deductions)	17.9	
(3)	(3)	(2)	(2)	18. Reversability of Item 14 (Exterior)		
				19. Reversability of Item 15 (Interior)		
(3)	(3)	(2)	(2)	(a) Space 1		
(3)	(3)	(2)	(2)	(b) Space 2		
(3)	(3)	(2)	(2)	(c) Other Spaces		

RATING (FROM COLUMN I TOTALS):

Present Status (Adjusted Total): ☐ A (41+) ☐ B (28-40) ☒ C (18-27) ☐ D (11-17) ☐ E (0-10)

Contingency Status (Preliminary Total plus higher ratings for certain items):

☐ A (41+) ☐ B (28-40) ☒ C (18-27) ☐ D (11-17) ☐ E (0-10) ☐ Not applicable

Contingency Factors: ☐ (1) More significant information is learned about the property's history, design, or development (specify evaluation criteria and contingency score for each criterion: _____).

☒ (2) Existing (exterior) (interior) alterations are reversed; feasibility doubtful or unknown (line 18 or 19 rated "F" or "P") ☐ (3) Existing (exterior) (interior) alterations are reversed; feasibility appears good (line 18 or 19 rated "E" or "G").

ELIGIBILITY (FROM COLUMN II TOTALS):

National Register (individual): ☐ Listed (check Federal Register) ☐ Determined Eligible (check Federal Register) ☐ Appears eligible (Adjusted Total 28+ except *) ☐ Potential if restored (Preliminary total 28+ and line 14 is "F" or "P" except *) ☐ Potential when over 50 years old (Preliminary Total 28+ and property is less than 50 years old except *) ☐ None of the above

National Register (as part of Group or District only): ☐ Listed (check Federal Register) ☐ Determined eligible (check Federal Register) ☐ Appears eligible (line 11 is "E" or "VG" except *) ☐ Appears eligible if restored (line 11 if "E" or "VG" and line 14 is "P" except *) ☐ Appears eligible when more than 50 years old (line 11 is "E" or "VG" and property is less than 50 years old except *) ☐ None of the above

City Landmark: ☐ Listed (per LM list dated ___/___/___) ☐ In S-7 Zone ☐ On Study List (per SL list dated ___/___/___) ☐ None of the above.

*The National Register generally excludes properties that are less than 50 years old (#10), have been severly altered, (#14, 15, & 16), or have been moved (#17) unless a moved property is significant primarily for architectural value or as the most important surviving structure associated with a person or event.

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Rev. 6/88

Oakland Cultural Heritage Survey
Oakland City Planning Department **EVALUATION SHEET** ES

Common (and Historic) Name(s) Children's Hospital, A/B + B/C wings (U-shaped courtyard group)
Address/Location 747 52nd St.

A. VISUAL QUALITY/DESIGN
1. Exterior Medit. orig. blg plus compatible '40s modern addition – prominent bays, TC + pressed brick – addition completes U-shaped ensemble/courtyard — E (VG) G FP
2. Interior (list best spaces first)
Space 1 — E VG G FP
Space 2 — E VG G FP
Other Spaces — E VG G FP
3. Construction RC + brick, fine materials, prob. generic structure — E VG (G) FP
4. Designer/Builder EW Cannon (1926, G), Stone + Mullgr (1946, V) — E (VG) G FP
5. Type/Style Medit orig blg w modern add that reinterprets orig. elements — E (VG) G FP
6. Supportive Elements magnolia tree; retains orig. occupant — E VG (G) FP

B. HISTORY/ASSOCIATION
7. Person/Organization Children's Hospital – early 20c women's philanth. org., still prominent Bay Area medical inst. (T-IC) — E VG (G) FP
8. Event — E VG G (FP)
9. Patterns health/social inst. in Progressive era, evolution through WW 2 — E (VG) G FP
10. Age 1926 add. 1946-48 era; recog. of children as special population — E VG (G) FP

C. CONTEXT
11. Continuity Chil. Hosp. complex not considered a district — E VG G (FP)
12. Familiarity prominent view from freeway, though hidden from street by subsequent hospital construction — E VG (G) FP

D. INTEGRITY
13. Condition well maintained, upgraded for modern uses — (E) G F P
14. Exterior Alterations add.s to rear, west, + on E side of '40s blg — E (G) F P
15. Interior Alterations
Space 1 — E G F P
Space 2 — E G F P
Other Spaces — E G F P
16. Structural Removals — (E) G F P
17. Site — (E) G F P

E. REVERSIBILITY
18. Exterior Alterations unlikely — E G F P
19. Interior Alterations
Space 1 — E G F P
Other Spaces — E G F P

Evaluated by Betty Marvin Date 7/30/13

Reviewed by Jonathan Barlow Date 7/30/13 ☐ Approved ☐ See Comment Sheet

Reviewed by ____ Date ____ ☐ Approved ☐ See Comment Sheet

Reviewed by ____ Date ____ ☐ Approved ☐ See Comment Sheet

Reviewed by ____ Date ____ ☐ Approved ☐ See Comment Sheet

Reviewed by ____ Date ____ ☐ Approved ☐ See Comment Sheet

STATUS/RATING
Rating: Present status: ☐A ☐B ☐C ☐D ☐E ☐Not rated
Contingency status: ☐a ☐b ☐c ☐d ☐e ☐Not rated ☐Not applicable
Contingency factor: ☐(1) ☐(2) ☐(3) ☐Site of opportunity
Composite rating

National Register (Individual): ☐Listed (1) ☐Determined eligible (2) ☐Appears eligible (3) ☐Potential if restored (4b) ☐Potential when over 50 years old (4d) ☐None of the above (6)
NR (as part of group or district only): ☐Listed (1D) ☐Determined eligible (2D) ☐Appears eligible(3D) ☐Potential if restored (4Db) ☐Potential when over 50 (4Dd) ☐ASI (5D) ☐None of the above (6) ☐Other
Composite eligibility

SHRI: ☐Primary resource (NR # 1, 2, or 3) ☐Contingency Primary (NR #4..) ☐District Contributor (NR #3D) ☐Contingency Contributor (NR #4D..) ☐ASI (NR #5D) ☐Noncontributor (NR #6) ☐Ineligible (NR #6)

City Landmark: ☐Listed ☐In S-7 Zone ☐On Study List ☐None of the above

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Rev. 6/88

Oakland Cultural Heritage Survey
Oakland City Planning Department

EVALUATION TALLY SHEET — **ET**

Address 747 52nd St, A/B plus B/C wings

					Column I: Survey Rating	Column II: National Register Eligibility
16	8	4	0	1. Exterior		
				2. Interior		
8	4	2	0	(a) Space 1		
4	2	1	0	(b) Space 2		
2	1	1	0	(c) Other Spaces		
10	5	3	0	3. Construction		
6	3	2	0	4. Designer/Builder		
10	5	3	0	5. Type/Style		
8	4	2	0	6. Supportive Elements		
				A. VISUAL QUALITY/DESIGN TOTAL (40 Maximum)	21	
20	10	5	0	7. Person/Organization		
20	10	5	0	8. Event		
12	6	3	0	9. Patterns		
8	4	2	0	10. Age *		
				B. HISTORY/ASSOCIATION TOTAL (40 Maximum)	13	
8	4	2	0	11. Continuity		
20	10	5	0	12. Familiarity		
				C. CONTEXT TOTAL (20 Maximum)	~~1.25~~	
				PRELIMINARY TOTAL (Sum of A, B, and C: 100 Maximum)	~~35~~ 25	
--	-3%	-5%	-10%	13. Condition (From A, B, and C total)		
				14. Exterior Alterations *		
--	-20%	-40%	-80%	(a) From A and C total (excl. 2)	7.65	
--	-10%	-20%	-40%	(b) From B total	1.5	
				15. Interior Alterations *		
--	-20%	-40%	-80%	(a) Space 1		
--	-20%	-40%	-80%	(b) Space 2		
--	-20%	-40%	-80%	(c) Other Spaces		
				16. Structural Removals *		
--	-40%	-60%	-80%	(a) From A and C total		
--	-25%	-38%	-50%	(b) From B total		
--	-25%	-38%	-50%	17. Site * (from B total)		
				D. INTEGRITY DEDUCTIONS	-8.35	
				ADJUSTED TOTAL (Preliminary Total minus Integrity Deductions)	21.95	
(3)	(3)	(2)	(2)	18. Reversability of Item 14 (Exterior)		
				19. Reversability of Item 15 (Interior)		
(3)	(3)	(2)	(2)	(a) Space 1		
(3)	(3)	(2)	(2)	(b) Space 2		
(3)	(3)	(2)	(2)	(c) Other Spaces		

RATING (FROM COLUMN I TOTALS):

Present Status (Adjusted Total): ☐ A (41+) ☐ B (28-40) ☒ C (18-27) ☐ D (11-17) ☐ E (0-10)

Contingency Status (Preliminary Total plus higher ratings for certain items):
☐ A (41+) ☐ B (28-40) ☐ C (18-27) ☐ D (11-17) ☐ E (0-10) ☐ Not applicable

Contingency Factors: ☐ (1) More significant information is learned about the property's history, design, or development (specify evaluation criteria and contingency score for each criterion: _____).
☒ (2) Existing (exterior) (interior) alterations are reversed; feasibility doubtful or unknown (line 18 or 19 rated "F" or "P") ☐ (3) Existing (exterior) (interior) alterations are reversed; feasibility appears good (line 18 or 19 rated "E" or "G").

ELIGIBILITY (FROM COLUMN II TOTALS):

National Register (individual): ☐ Listed (check Federal Register) ☐ Determined Eligible (check Federal Register) ☐ Appears eligible (Adjusted Total 28+ except *) ☐ Potential if restored (Preliminary total 28+ and line 14 is "F" or "P" except *) ☐ Potential when over 50 years old (Preliminary Total 28+ and property is less than 50 years old except *) ☐ None of the above

National Register (as part of Group or District only): ☐ Listed (check Federal Register) ☐ Determined eligible (check Federal Register) ☐ Appears eligible (line 11 is "E" or "VG" except *) ☐ Appears eligible if restored (line 11 if "E" or "VG" and line 14 is "P" except *) ☐ Appears eligible when more than 50 years old (line 11 is "E" or "VG" and property is less than 50 years old except *) ☐ None of the above

City Landmark: ☐ Listed (per LM list dated ___/___/___) ☐ In S-7 Zone ☐ On Study List (per SL list dated ___/___/___) ☐ None of the above.

*The National Register generally excludes properties that are less than 50 years old (#10), have been severly altered, (#14, 15, & 16), or have been moved (#17) unless a moved property is significant primarily for architectural value or as the most important surviving structure associated with a person or event.

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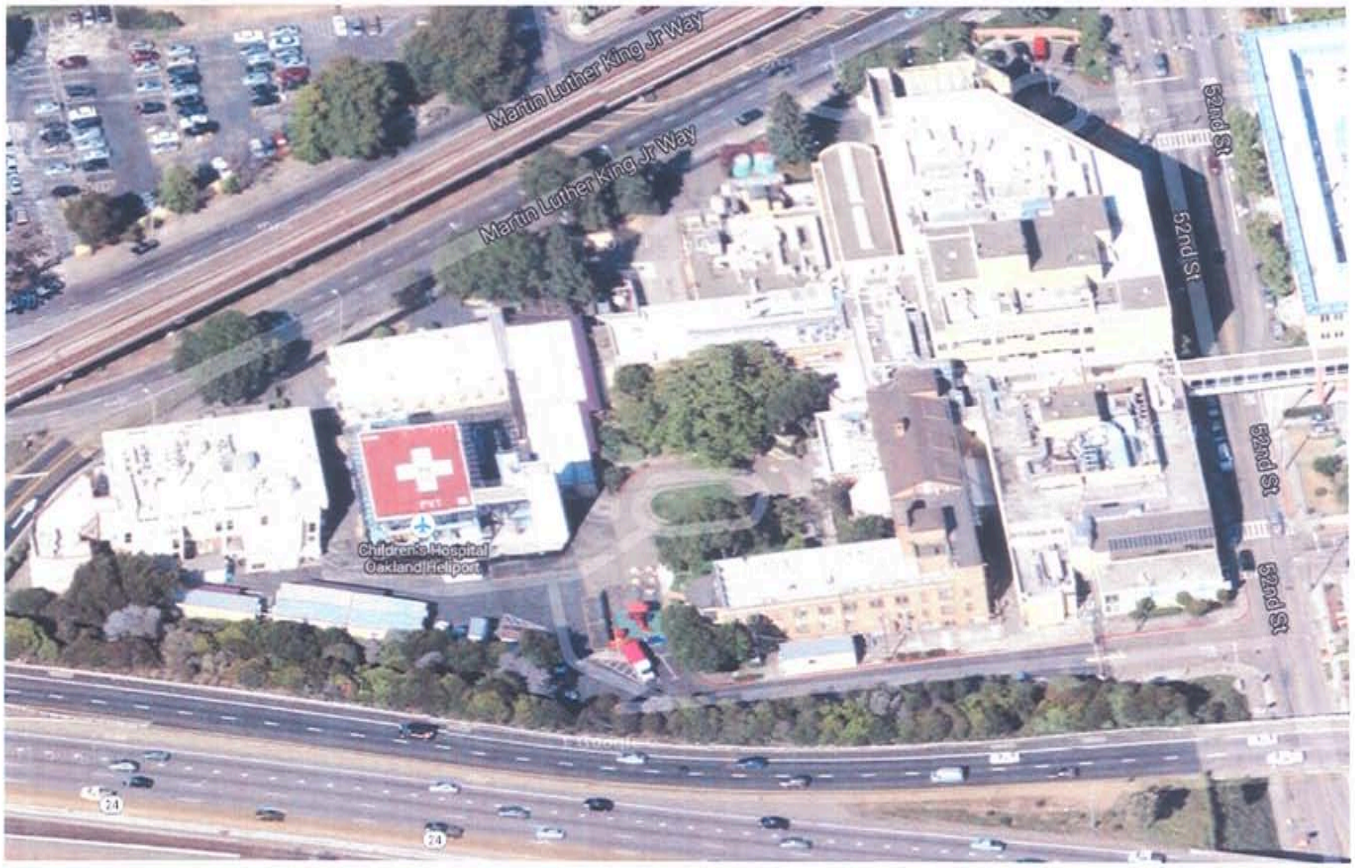
Rev. 6/88

Aerial of CHRCO Campus with A/B and B/C Wings in the Center



ATTACHMENT E

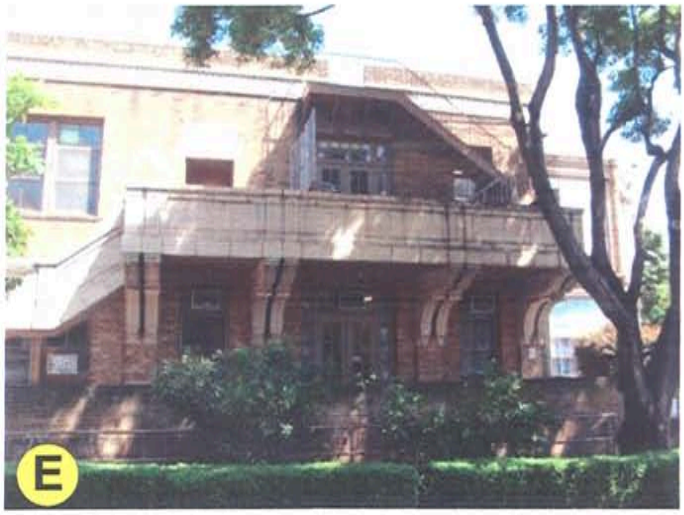
Photo Key

A

B

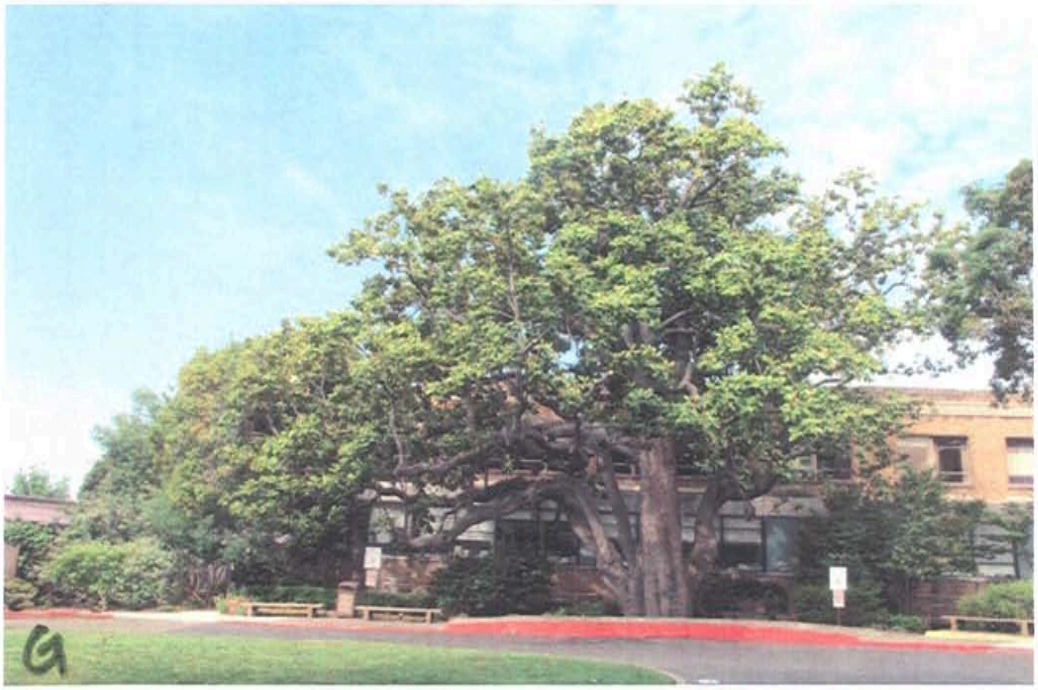
C

D


E

F

PHOTOS OF THE B/C WING



G

H

I

J

3. **Board Discussion: Potential Cultural Landscape Status for selected stands of eucalyptus trees in the Oakland hills.** Presentation by Rosemary Muller, FAIA.

ENVIRONMENTAL IMPACT REPORT LINKS:

Please see the link below for the Draft Environmental Impact Report:
http://www.ebparks.org/stewardship/fuelsplan/eir
Please see the link below for the EIR Response to Comments Document:
http://www.ebparks.org/Assets/files/EBRPD_WHRRMP_Final_RTCr.pdf

SUBMITTED ATTACHMENTS:

A: Memorandum to the LPAB from Rosemary Muller, FAIA dated July 8, 2013.
B: Article, *Historical Vegetation Change in Oakland and Its Implications for Urban Forest Management,* by David J. Nowak from the Journal of Arboriculture, September 1993.
C: Map of Claremont Canyon Regional Preserve with proposed location noted.
D: Map from EIR document, showing areas proposed for demolition, with proposed location noted.

STAFF ATTACHMENT, for background information:

E: National Register Bulletin: *Guidelines for Evaluating and Documenting Rural Historic Landscapes,* 1999.

Ref: culturallandscapes/8-12-13LPABMeetingEucalyptusTrees

Muller&
Caulfield
ARCHITECTS

July 8, 2013

To: Landmarks Preservation Advisory Board
C/O Joann Pavlinec

From: Rosemary Muller

Re: Cultural Landscape Status for selected stands of eucalyptus trees in the Oakland hills

I have been wrestling with the issue of removing most of the eucalyptus trees in the Berkeley/ Oakland hills. Regardless of the current public outcry over the removal of the trees, I suspect that the eradication of most of the trees is a "done deal" due to the perceived (and perhaps real) fire danger.

The trees were planted between 1890 and 1913, including plantings by Joaquin Miller and Frank Havens (see enclosed history article by David Nowak, published in the Journal of Arboriculture in 1993). Since the trees were planted, according to a graph on the 3rd page of this article, overall tree cover in Oakland has increased from around 2.3% in 1850 to around 20% today, even though the logging of native redwoods continued during the same time period. Nowak determined that 98% of the area that was to become Oakland was covered by grass, shrub, and marshlands. Only 2.3% of the area was covered by trees. The planting of trees of various species, most of which are non-native, has been an important part of our cultural history and has irrevocably changed the appearance of the land. The City of Oakland has already recognized one of the old plantings as a cultural landmark: the Arbor Villa Palm Trees (LM 77-573). The palm trees are also not native.

The eucalyptus forests have been an important element in the landscape of the hills for over 100 years: the distinctive scent, the shiny bark, the nuts and flowers and blue-green leaves, the huge size of some of the trees. Now that there is danger that the eucalyptus will be removed, it is time to consider preserving a few clumps of them so that future generations can see and experience the trees that have had such an impact on our landscape.

I enclose a map suggesting one specific area of trees that is worthy of preservation, within the Claremont Canyon Regional Reserve. It is a small stand of old-growth trees (less than a dozen trees in all), which has already been pruned and adjacent, smaller trees removed. I believe that EBRPD and/ or UC Berkeley intends to preserve these trees, even when most of the adjacent eucalyptus are removed. It is on the Stonewall - Panoramic trail, and is visited on a weekly basis by the many hikers and joggers who use the trail. Most stop at this grove for a brief rest before moving on up the steeper trail ahead. Landmark status for this grove would provide official protection as well as the opportunity to teach the public about the history and significance of the trees.

I'm sure there are other specific groves that are also worthy of preservation. Once people realize that landmark status is a real possibility, I expect that others will suggest additional areas. I think it is important that the size of each area be limited, so that the aggregate of all the preserved trees cannot be perceived as a significant fire danger.

I request the Landmarks Board put this topic on their agenda for consideration.

Enclosures:

- Copy of history article by David Nowak
- Map of Claremont Canyon Regional Preserve, with proposed location noted.
- Map form EIR document, showing areas proposed for demolition, with proposed location noted.

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ATTACHMENT A

HISTORICAL VEGETATION CHANGE IN OAKLAND AND ITS IMPLICATIONS FOR URBAN FOREST MANAGEMENT

by David J. Nowak

Abstract. The history of Oakland, California's urban forest was researched to determine events that could influence future urban forests. Vegetation in Oakland has changed drastically from a preurbanized area with approximately 2% tree cover to a present tree cover of 19%. Species composition of trees was previously dominated by coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*), and coast redwood (*Sequoia sempervirens*) and is currently dominated by blue gum (*Eucalyptus globulus*), Monterey pine (*Pinus radiata*), and coast live oak. Many forces throughout the history of Oakland have shaped the current urban forest structure. These forces include the gold rush of the 1840's, the San Francisco earthquake of 1906, massive afforestation of the early 1900's, and various fires from 1923 to 1991. These historical forces and the impact they had on Oakland's urban forest are explored. Future forces that can alter any urban forest are presented and discussed.

Events that influenced urban forest structure and management issues in the past will likely occur again and influence urban forests in the future. By understanding what these past forces are, urban foresters can better prepare for present and future events that will influence urban forests for years to come. To understand how past events have influenced an urban forest, the history of Oakland, California's urban forest was researched. This paper presents the history of major events influencing Oakland's urban forest and discusses probable forces that will influence urban forests in the future.

Methods

In researching the history of Oakland's urban forest, black and white aerial photos from 1988 (1:12,000), 1959 (1:9,600), and 1939 (1:20,000) were sampled using a random dot grid to determine historical changes in urban forest and artificial (e.g., roads, buildings) cover (13). Historical documents and photographs were evaluated to analyze Oakland's vegetation before 1939.

Preurbanized species composition, stand areas, and tree densities were estimated using historical maps and descriptions of vegetation (5, 8, 10, 11, 12). Present day urban forest structure in Oakland was determined by ground sampling 5% of the vegetation on all land uses in 1989 (13). Impacts of the 1991 fire in Oakland were subsequently analyzed using aerial photographs and ground data (14).

The Shannon-Weiner diversity index was used to estimate species diversity (2). This diversity index ranges from zero, for a community with only one species, to values of seven or more in some rich western forests. Eastern deciduous forests range in diversity index values from approximately 1.7 to 3.1 (2).

Historical Changes in Oakland's Vegetation

Vegetation before urbanization in Oakland was dominated by grass, shrub, and marshlands that occupied approximately 98% of the area. Trees in riparian woodlands covered approximately 1.1% of Oakland's preurbanized lands, redwood stand - 0.7%, and coast live oak stand - 0.5% (13). Original forest cover is estimated at 2.3% with an original tree species composition of about 10 species dominated by coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*), and coast redwood (*Sequoia sempervirens*); and an estimated Shannon-Weiner diversity index value of 1.9. A panoramic series of photos depicts the early vegetation of northern Oakland (Figure 1).

Many factors throughout the history of Oakland have led to changes in the vegetative structure. A chronology of these factors is given to illustrate how various forces have changed the vegetative structure of Oakland. The first two of these factors occurred before the incorporation of the city in 1854.

ATTACHMENT B

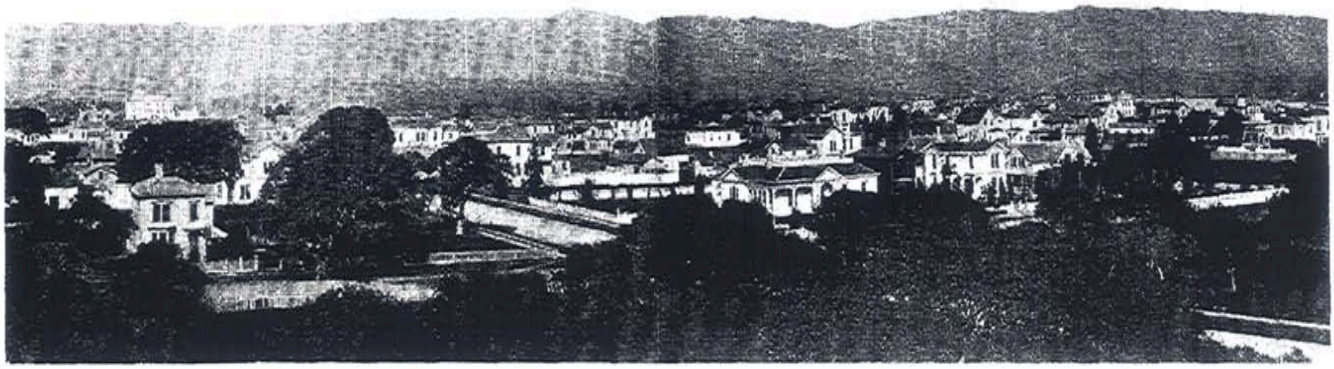

Figure 1. Oakland - 1869. Panorama taken from 14th and Webster Street. Photo courtesy of the Oakland History Room, Oakland Public Library.

1500 B.C. - early 1800s: Costanoan Indians. The Costanoan Indians deliberately manipulated the vegetation of the Oakland area. They altered the native oak stand composition and spread by burning vegetation to facilitate the collection of acorns (6).

1840s: Discovery of Gold in California and Removal of Redwoods. As early as the late-1700s, redwoods were logged from Oakland for use in the church of Mission San Jose (4, 6). Redwood logging in Oakland was recorded in the early to mid-1840s but subsided in 1848 due to the discovery of gold. However, the discovery of gold, which gave the redwood stand a respite from logging, ultimately led to its demise. With the gold rush, came an overwhelming demand for lumber and by 1860 not a single giant redwood was left in Oakland (4). Besides decimating the redwoods, the gold rush also brought a large influx of immigrants, and thus the urbanization of Oakland began.

1850 - 1890s: Early City Development and Destruction of Native Oak Stand. The urbanization of Oakland began in 1850 with the development of a gridded street pattern in a stand of coast live oak. This early urbanization of Oakland gradually destroyed the oak stand, and by the 1890s nearly all of the original oaks were gone. In the 1850s, an ordinance was passed by the city council prohibiting oak removal without council permission. Unfortunately, the council never halted the removal of the trees (9).

1880s through 1920s: Afforestation of Oakland Hills. The grassy hills of Oakland underwent a dramatic transformation in the late 19th and early 20th century. The first major afforestation in the Oakland hills was done by Joaquin Miller. In 1886, Joaquin Miller purchased 69 acres and proceeded to plant his land with pines, cypress, acacia, and eucalyptus (17, 18).

More large-scale plantings were accomplished around the turn of the century for three reasons: 1) "primarily as a measure against the recurring fires that almost every year swept over the hills..." (18); 2) to increase the value of land holdings (18); and 3) to profit from future lumber sales of eucalyptus trees. Between 1910 and 1913, Frank Havens is estimated to have planted between 1 and 8 million trees, mostly eucalyptus, on the hills in and around Oakland (19). Many of the eucalyptus were planted for lumber sale profits, but in 1913, the eucalyptus boom was over as it was discovered that small blue gums could not be made into timber and large trees require special handling (19).

1903: City Involvement in Street Tree Planting. In the early 1900s, the City Beautiful Movement began. During this period, the city became increasingly involved in urban vegetation. In 1903, a citizen committee was organized and persuaded the city to initiate a street tree planting program (16). Subsequent developments during the next 30 years typically included street trees. In 1932, the city began to designate "official trees" for each street to ensure uniform planting.

In 1948, all existing street trees were classified as either: 1) official, 2) interim, or 3) unofficial. Official trees are generally small, long-lived trees planted or approved by the city. Interim trees are considered desirable but their ultimate size is too large. Interim trees are eventually to be replaced by official trees. Unofficial trees consist of trees planted without city approval and are to be removed as soon as possible (16).

1906: San Francisco Earthquake. The 1906 earthquake had an indirect impact on the vegetation of Oakland. After the earthquake, a large influx of people relocated to Oakland. This sudden increase in population prompted a housing boom that directly altered Oakland's vegetation in a relatively short period of time.

1920s: The Start of the Automobile Era. The automobile allowed residents to live farther from places of employment; thereby, expediting housing developments. In 1923 there was a 900% increase in the number of dwellings built compared with the number in the previous five years (1).

Early 1940s: World War II. World War II brought an increase in jobs and consequently increased Oakland's population. The war also facilitated a shift in the socioeconomic makeup of Oakland with a large increase in women and minorities. Changes in socioeconomic status can alter vegetative structure through changes in vegetation preferences and management activities.

Fire and Fire Potential. The last factors that continue to affect vegetation in Oakland are fire and the threat of fire. Past fires in the Oakland area (e.g., 1923 - 625 homes destroyed; 1970 - 37 homes destroyed; 1991 - 3,210 homes and apartments destroyed) have directly altered urban vegetation structure and increased the public concern over fire.

After a freeze in 1972 damaged many eucalyptus trees, large-scale fuelbreaks between wildland and residential areas were constructed (7), and eucalyptus removal in Oakland still continues today as a fire protective measure.

The 1991 fire decreased overall tree cover in Oakland (assuming all trees in the burn area are killed or removed) from 21 to 19% with the greatest impact occurring in wildland and residential areas. The effect of the fire on vegetation in surrounding non-burned areas remains to be seen as people react to increased awareness of urban forest fire potential.

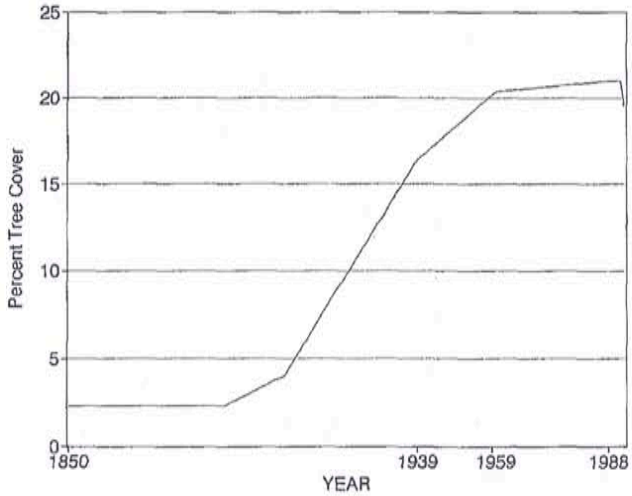

Figure 2. Estimated historical changes in percentage tree cover in Oakland, California, based on data collected from 1850, 1939, 1959, 1988 and 1992. Percentage tree cover probably remained relatively static in the late 1800s because destruction of cover due to removal of oaks and redwoods was offset by tree plantings associated with new developments and orchards. Tree cover increased near the turn of the century due to afforestation of Oakland hills and continuing development in grasslands. Loss of cover in 1991 is associated with the Oakland fire.

Present Structure of Oakland's Urban Forest

These past and present factors along with the gradual urbanization of the Oakland area, have and continue to alter vegetation structure. Amount of wildland in Oakland has been continually decreasing as other land uses increased, with 47% of Oakland in wildlands in 1939, 30% in 1959, and 20% in 1988. Overall tree cover in Oakland had been on the rise until the 1991 fire (Figure 2). Amount of impervious surface cover (e.g., buildings, roads) also has been on the rise, increasing from 28.2% in 1939 to 49.1% in 1988. Today, Oakland's urban forest structure is drastically different from that of preurbanized days (Figure 3).

Along with the influx of settlers to Oakland came an influx of new tree species. Tree species diversity, as expressed by the Shannon-Weiner diversity index, increased from approximately 1.9

Figure 3. Oakland - 1991. Panorama taken from 1 Kaiser Plaza, March, 1991.

in 1850 to 5.1 in 1988. Oakland's original species composition has increased from approximately 10 tree species to more than 350 (13).

Oakland's urban forest is presently dominated by blue gum (*Eucalyptus globulus*), Monterey pine (*Pinus radiata*), coast live oak (*Quercus agrifolia*), and California bay (Umbellularia californica). These four species represent about half of the total cover and half of the total number of trees in Oakland. Today, only 31% of the existing trees are native to Oakland; the plurality of trees (38%) are native to Australia/New Zealand (13).

Forces of Urban Vegetation Change

To sustain a desirable urban forest structure, urban foresters must be cognizant of forces affecting urban vegetation structure and change. Along with recognizing these forces, urban foresters must also be aware of how they can attain a more desirable urban forest structure.

The Oakland landscape has changed drastically over the last 150 years. Various forces in the past have led to significant vegetation changes. In general, these forces have been dictated by economics (e.g., desire for profit associated with early mass plantings or development activities that led to the demise of native stands), but limits to the amount of change can be controlled by nature (e.g., winter temperatures or drought can limit species composition) or planning (e.g., ordinance to potentially limit oak removals). Natural forces also can directly alter vegetation structure (e.g., fire, insect outbreaks), and the associated degree of change in vegetation can be influenced to some extent by planning and economics (i.e., implementation and costs of preventative or control measures).

Future forces that can detrimentally change forest structure must be recognized so that managers can avoid, control, or direct the impact of these forces through planning and management practices. Urban foresters must understand the potential changes to their urban forest based on its natural environment (e.g., temperature and precipitation extremes; potential species composition and pests) and economic/planning environment (political structure and budgetary constraints).

There are four general classes of forces that can alter urban forest structure: 1) anthropogenic direct -- direct human actions (e.g., large-scale planting or removals), 2) anthropogenic indirect -- human actions that indirectly lead to change in vegetation through such factors as changes in demographics (e.g., war, economic depression), 3) natural direct -- direct changes in vegetation due to nature (e.g., fire, storms, insects), and 4) natural indirect -- natural factors that indirectly lead to vegetation changes through changes in human population structure (e.g., large earthquakes). Vegetation managers can do little about many indirect forces (e.g., war, depression), but they can control the influence of the direct forces on urban forest structure through proper planning.

Probable future anthropogenic forces of change that urban forest managers will likely encounter include: 1) species fads -- through education, ordinances, and working with nurseries, managers can control the influx of undesirable fad species; 2) development of wildlands -- planners and the public must make informed decisions on cost and benefits of loss or preservation of city wildlands; and 3) influx of money to plant trees (e.g., Urban and Community Forestry Program) -- managers can use this money to improve the urban environment by planting proper species in correct locations as efficiently as possible before funding sources disappear.

Probable future natural forces include: 1) drought and/or freezing temperatures — planting of more drought tolerant and/or winter hardy species will minimize the impact of drought and cold snaps; 2) storms -- pruning and reduction of easily wind-damaged species can reduce the impact of future storms; 3) natural aging -- managing toward an all-aged forest structure can reduce the potential for major forest change that can occur with even-aged forests as they reach senescence; 4) insect and disease outbreaks — understanding tree population structure and potential pests can aid in preparing for and minimizing future pest problems; and 5) fire — properly manipulating urban forest structure can reduce the potential of wildfire ignition and spread.

Directing Urban Forest Change

Formulating and implementing appropriate plans can lead to desirable urban forest change and structure. Plans or ordinances without effective implementation are like no plans at all as exhibited by Oakland's early oak removal ordinance. The city's failure to prevent oak removals led to the early demise of the native oak stand. The city today has a street tree plan with an official tree list that is updated as more is learned about individual species. The city is also developing a comprehensive master plan for Oakland parks (Acosta, pers. commun., 1992). However, overall vegetation plans that encompass the entire urban forest (i.e., include privately owned trees) are needed because publicly owned vegetation is generally the minority of the urban forest (e.g., street trees in Oakland represent less than 2% of Oakland's 1.6 million urban trees (15)). Privately owned trees not only greatly influence the city's physical environment and vegetation management issues, but also affect the visual quality of the city (20).

Oakland, along with other cities and agencies, has formed a vegetation management consortium to develop a comprehensive vegetation management plan that includes privately owned vegetation for high-risk fire prone areas of the East Bay hills. This plan, funded by local agencies and a Hazard Mitigation Grant from the Federal Emergency Management Agency (FEMA), is designed to alter vegetation structure to reduce the potential for wildfire ignition and spread (Acosta, pers. commun., 1992). Comprehensive vegetation plans can be focused on specific problems such as fire, but must also consider other attributes or management issues associated with vegetation structure. Because different forest structures are often needed to attain various management goals, management priorities must be set. In the East Bay hills plan, fire safety is the dominant concern, but a fire safe landscape will likely alter wildlife habitat, visual aesthetics, local building energy relations, and so on. These potential conflicts probably are not a great concern in the East Bay hills because of the importance of human safety. However, conflicting management results need to be addressed in management plans so that informed decisions can be made regarding the final plan. Planning and management priorities can aid in achieving an optimal plan.

In developing an overall urban forest plan, urban foresters must consider not only urban forest structure, but also forces of urban forest change. Some of the best ways to minimize possible negative impacts of direct anthropogenic forces are through public education and ordinances. A properly educated public will likely develop a desirable urban forest structure. Ordinances can be used to directly control actions influencing urban forest structure (e.g., 3). Once an optimal urban forest structure is attained, either through education, ordinances, planning and/or direct management, the impact of direct natural forces will be minimized and beneficial forest functions (e.g., building energy conservation, lower city temperatures, air pollution mitigation, etc.) will be enhanced. Conversely, improper structure can exacerbate some direct natural forces (e.g., increase outbreak and spread of insects, diseases, or fire) increasing costs and reducing forest benefits.

Along with striving toward an optimal urban forest structure, urban foresters must consider the likelihood of future forces of change so they can plan for and make rapid and informed decisions on how to direct urban forest development (e.g., fire is an important issue in Oakland, but may not be for other cities). Understanding current urban forest structure (e.g., through street tree invento-

ries, air photo analyses, sampling of non-street vegetation) is the first step in determining the likely forces of urban forest change. Various species or age structures may be more prone to certain insects, diseases, fire, or storm damage. For example, although exotic species increase the diversity of the urban forest and reduce the potential impact of species-specific catastrophic events (e.g., Dutch elm disease), exotic species can lead to devastating insect or disease problems because an imported pest of exotic species often lacks natural controls. A recently introduced pest into California, the eucalyptus long-horned borer (*Phoracantha semipunctata*), may have a major impact on Oakland's urban forest, which is dominated by exotic eucalyptus.

Once current structure and associated possible future forces of change are understood, management plans can be designed to diminish the likelihood of the event occurring. If the event does occur, the plan will aid in a more desirable outcome. In the past, many cities have not responded or have responded too late after a major force of change; thus they had less control of the situation and increased the cost for corrective actions.

Although many of the ideas presented here may seem like luxuries to cities with minimal budgets, the relatively minimal investment for increased education, and developing and implementing ordinances and/or management plans can deliver large benefits through reduction of future problems and costs. Working with other private and public groups to develop and implement these goals can help ensure a successful program for developing optimal urban forest structure.

Conclusions

Many forces in the past have altered urban forest structure, and these same forces will continue to alter urban forest structure in the future. Urban foresters can minimize the undesirable impact of possible future forces by understanding what they might be and planning accordingly. The five main steps to help direct and sustain proper urban forest structure are to: 1) understand current forest structure; 2) consider probability of future events that will influence forest structure; 3) develop a long-term comprehensive management plan that accounts for probable future events and develops optimal forest structure; 4) determine best methods within city's political, economic, and natural systems to implement proper courses of action; and 5) implement plan.

Proper or optimal urban forest structure is specific to each city and is best inferred from local experience and management goals in conjunction with research findings. Through education, ordinances, planning, and management, proper urban forest structure can be attained and reduce the undesirable impacts of many forces of urban forest change while maintaining associated urban forest benefits. Urban foresters must incorporate urban forest change into urban forest management plans with goals of optimal forest structure on both public and private lands.

Acknowledgment. I thank Joe McBride; Rowan Rowntree; Tony Acosta and the City of Oakland, Office of Parks and Recreation for their help with various aspects of this project. I also thank Tony Acosta; Michael Stankovich and Mary Buchanan for their manuscript review. This research was supported in part by the University of California, Berkeley, and the City of Oakland, Office of Parks and Recreation.

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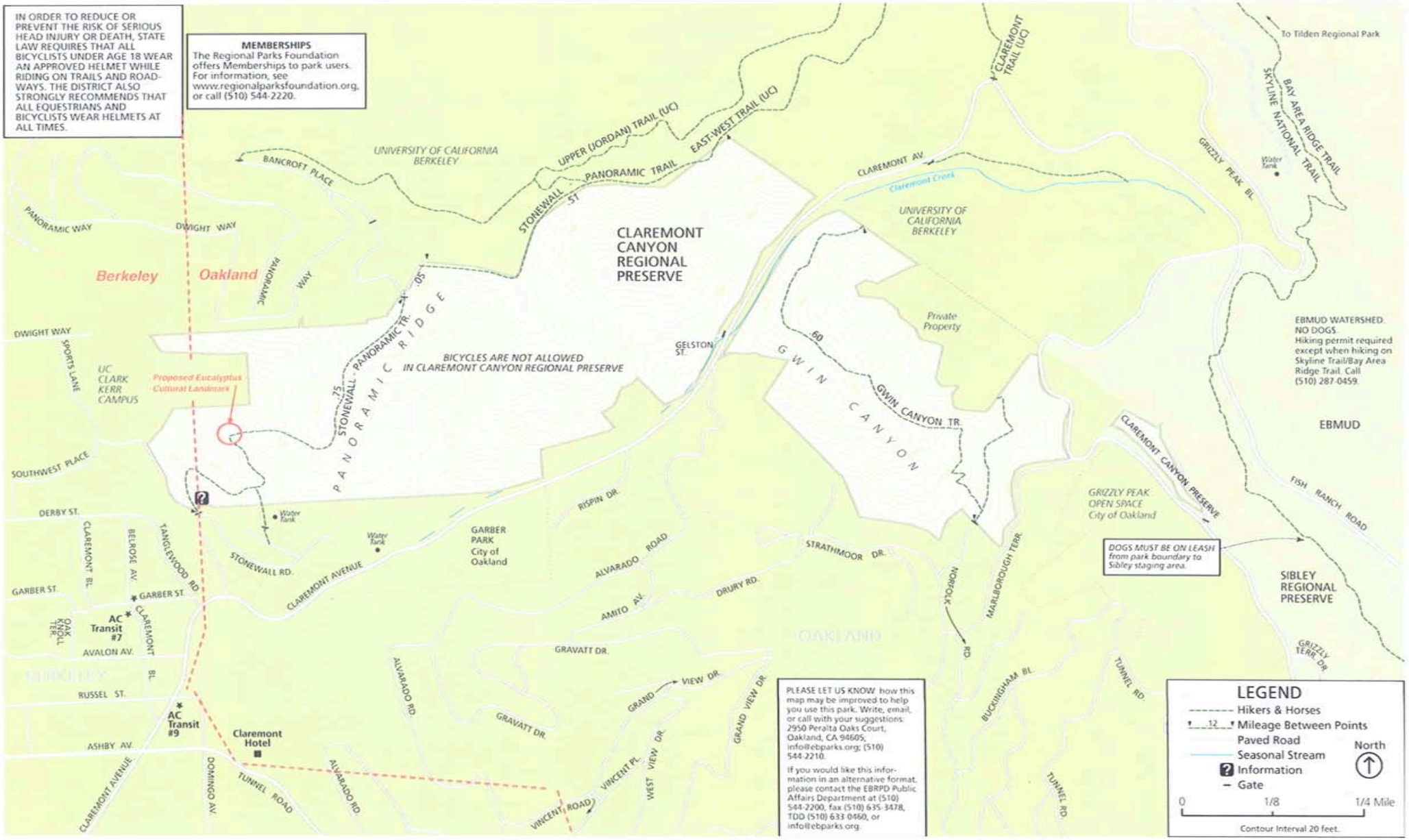
Résumé. L'historique de la forêt urbaine d'Oakland en Californie fut l'objet d'une recherche afin de déterminer les événements qui pourraient influer sur le futur des forêts urbaines. La végétation d'Oakland s'est modifiée drastiquement d'une zone préurbanisée avec un couvert d'arbres de 2% à un couvert actuel de 19%. La composition en espèces était, à l'origine, dominée par le chêne vert de Californie (*Quercus agrifolia*), le laurier de Californie (*Umbellularia californica*) et le séquoia toujours-vert (*Sequoia sempervirens*) et l'est aujourd'hui par l'eucalyptus bleu (*Eucalyptus globulus*), le pin de Monterey (*Pinus radiata*) et le chêne vert de Californie. De nombreuses forces tout au cours de l'histoire d'Oakland ont façonné la structure actuelle de la forêt urbaine. Ces événements incluent la ruée vers l'or des années 1840, le tremblement de terre de 1906 à San Francisco, la déforestation massive du début du 20e siècle et les nombreux feux de forêts de 1923 à 1991. Ces forces historiques et leurs impacts qu'ils eurent sur les arbres d'Oakland sont explorés. Les forces futures qui peuvent altérer une forêt urbaine quelconque sont présentées et discutées.

Zusammenfassung. Die Geschichte von Oakland, Kaliforniens Stadtwald wurde erforscht, um die Ereignisse, die zukünftige Stadtwälder beeinflussen können zu bestimmen. Die Vegetation in Oakland hat sich drastisch verändert von einer vor-urbanisierten Region mit schätzungsweise 2%iger Baumbedeckung zu einer gegenwärtigen Baumbedeckung von 19%. In der Artenzusammensetzung dominierten früher Küsteneiche (*Quercus agrifolia*), Kalifornischer Lorbeer (*Umbellularia californica*), und Küstensequoie(*Sequoia sempervirens*) und gegenwärtig dominieren Eukalyptus (*Eucalyptus globulus*), Monterey-Kiefer (*Pinus radiata*) und die Küsteneiche (*Quercus agrifolia*). Viele Kräfte haben während der Geschichte von Oakland auf die gegenwärtige Struktur eingewirkt, darunter der Goldrausch in den 1840gern, das Erdbeben von San Fransisco im Jahre 1906, massive Aufforstung um 1900 und zahlreiche Brände von 1923 bis 1991. Diese historischen Einflüße und deren Einfluß auf die Bäume in Oakland wurden ergründet, Zukünftige Einflüsse, die auf Stadtwälder wirken können, wurden dargestellt und deskutiert.



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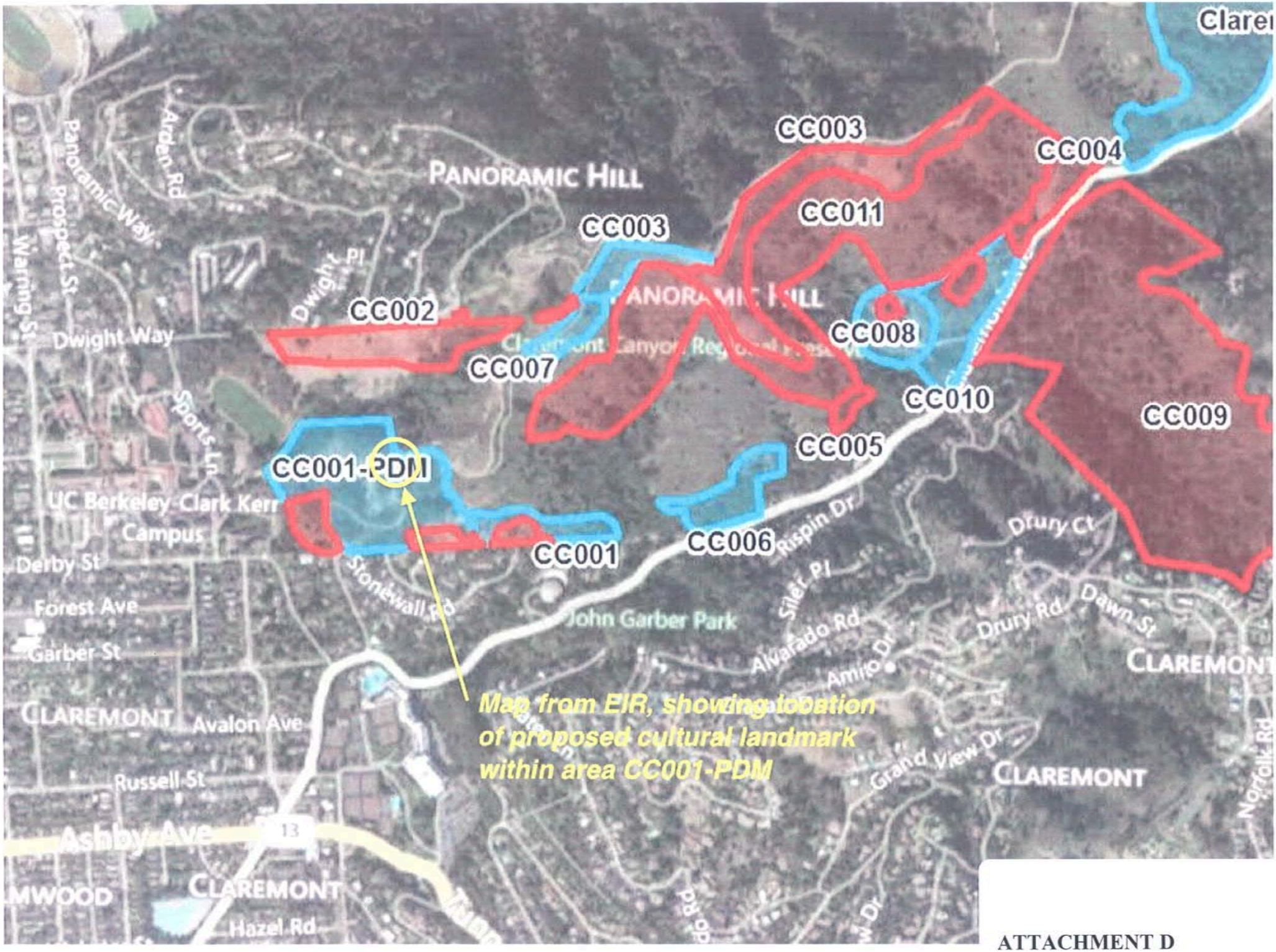


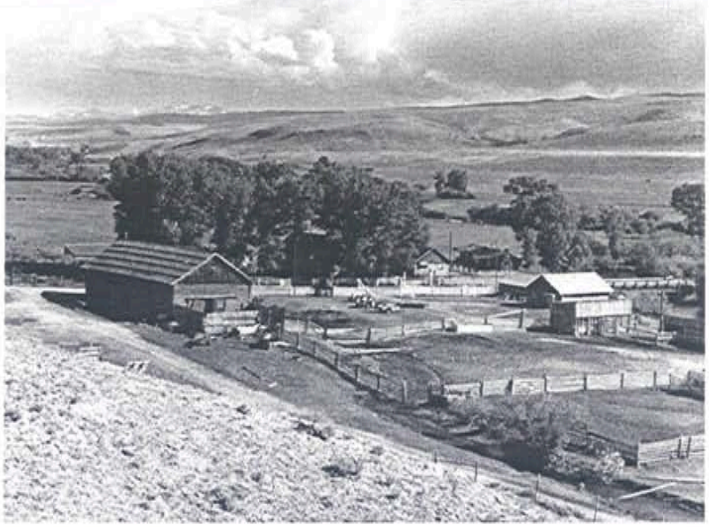
ATTACHMENT D

NATIONAL REGISTER BULLETIN

GUIDELINES FOR EVALUATING AND DOCUMENTING RURAL HISTORIC LANDSCAPES

U.S. Department of the Interior, National Park Service

PDF of: Guidelines for Evaluating and Documenting Rural Historic Landscapes (41MB)



by
Linda Flint McClelland, ***National Park Service***

and
J. Timothy Keller, ASLA
Genevieve P. Keller
Robert Z. Melnick, ASLA
Land and Community Associates

1989; Revised 1999

Photo Caption: On the eastern slopes of the Rocky Mountains, the Nathaniel K. Boswell Ranch reflects the 100-year evolution of a typical Wyoming livestick ranch. Hay was grown on the bottomland along the Laranie River, while cattle and other livestock grazed on hillsides of sage and grass. The headquarters, consisting of a house, barns, bunkhouses, sheds, privies, fences, pens, and corrals, reflects the central operations of the ranch and is also a distinctive collection of late 19th century log construction. (Photo by Mark Junge)

ATTACHMENT E

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NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places: survey, evaluation, registration, and preservation of cultural resources

U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

Guidelines for Evaluating and Documenting Rural Historic Landscapes

The mission of the Department of the Interior is to protect and provide access to our Nation's natural and cultural heritage and honor our trust responsibilities to tribes.

This material is partially based upon work conducted under a cooperative agreement with the National Conference of State Historic Preservation Officers and the U.S. Department of the Interior.

U.S. Department of the Interior
National Park Service
Cultural Resources

1989; Revised 1999

On the eastern slopes of the Rocky Mountains, the Nathaniel K. Boswell Ranch reflects the 100-year evolution of a typical Wyoming livestock ranch. Hay was grown on the bottomland along the Laramie River, while cattle and other livestock grazed on hillsides of sage and grass. The headquarters, consisting of a house, barns, bunkhouses, sheds, privies, fences, pens, and corrals, reflects the central operations of the ranch and is also a distinctive collection of late 19th century log construction. (Mark Junge)

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Guidelines for Evaluating and Documenting Rural Historic Landscapes

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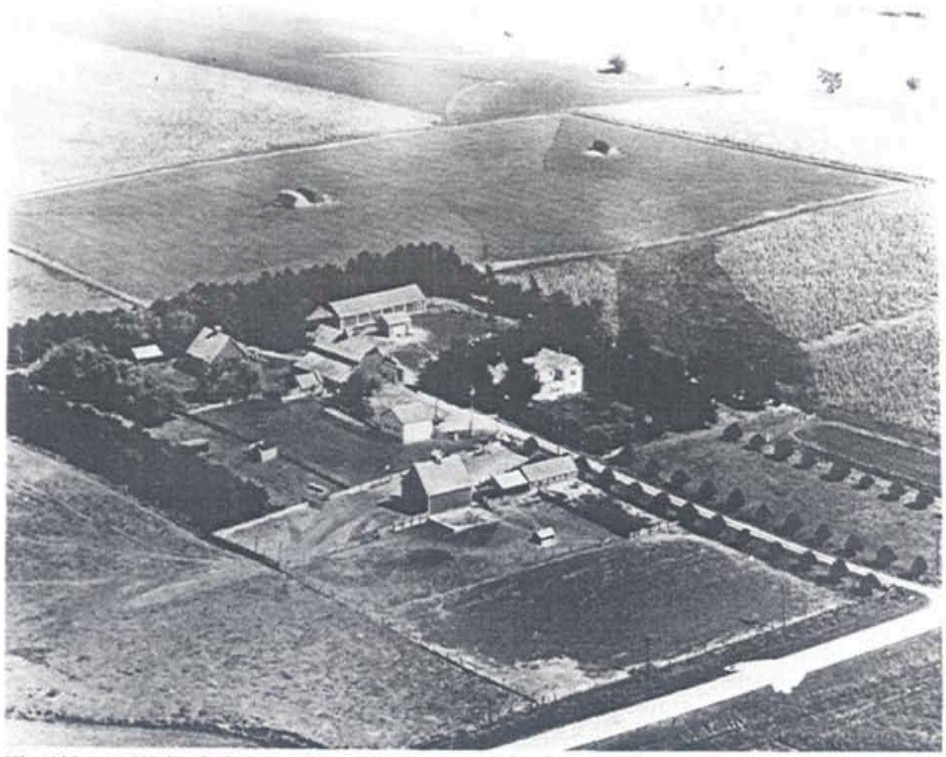
INTRODUCTION

This bulletin offers guidance to Federal agencies, State Historic Preservation Offices, Certified Local Governments, preservation professionals, and interested individuals in the successful preparation of nominations to the National Register of Historic Places and requests for determinations of eligibility for historic sites or districts known as *rural historic landscapes*. In recent years, there has been a growing interest among preservationists in recognizing and protecting the cultural values that centuries of land use and occupation have embodied in rural America. Understanding the forces that have shaped rural properties, interpreting their historical importance, and planning for their protection are current challenges in historic preservation. This bulletin responds to the many questions that have risen out of efforts to apply the National Register criteria to rural properties possessing significant land areas.

This bulletin defines a *rural historic landscape*, describes its characteristics, and suggests practical methods for survey and research. It also closely examines how the National Register criteria can be applied, significance and integrity evaluated, and boundaries drawn for rural properties having significant acreage. Finally, the bulletin discusses the information needed to register these properties in the National Register.

The bulletin is organized under three general headings—identification, evaluation, and registration. It puts forth a practical approach, not a complete or rigid methodology, that can be applied within a preservation planning framework to both the general development of historic contexts and the evaluation of properties within rural areas. It should be used with National Register Bulletins, *Guidelines for Local Surveys: A Basis for Preservation Planning* and *Guidelines for Completing the National Register of Historic Places Forms*, which provide general guidance on developing historic context, conducting surveys and completing National Register forms.



The 160-acre Kehlbeck Farmstead in Cass County, Nebraska, reflects the standard historic property formed by the United States rectangular land survey. The farm's spatial organization indicates the separation of agricultural activities and many of the improvements, functional and aesthetic, that midwestern farms underwent in the late 19th and early 20th centuries. Landscape features include a formal allée and curved entry drive, windbreaks of Eastern Red Cedar and Austrian Pine, a farmyard with orchards and vegetable gardens, pastures with livestock enclosures, and outlying fields of corn, hay, or oats. (Nebraska State Historical Society)

WHAT IS A *RURAL HISTORIC LANDSCAPE?*

The *rural historic landscape* is one of the categories of property qualifying for listing in the National Register as a historic site or district. For the purposes of the National Register, a **rural historic landscape** is defined as **a geographical area that historically has been used by**

people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features.

Rural landscapes commonly reflect the day-to-day occupational activities of people engaged in traditional work such as mining, fishing, and various types of agriculture. Often, they have developed and evolved in response to both the forces of nature and the pragmatic need to make a living. Landscapes small in size and having no buildings or structures, such as an experimental orchard, are classified as sites. Most, however, being extensive in acreage and containing a number of buildings, sites, and structures--such as a ranch or farming community--are classified as historic districts. Large acreage and a proportionately small number of buildings and structures differentiate rural historic landscapes from other kinds of historic properties.

Distinct from designed landscapes (see *National Register Bulletin: How to Evaluate and Nominate Designed Historic Landscapes*), rural landscapes usually are not the work of a professional designer and have not been developed according to academic or professional design standards, theories, or philosophies of landscape architecture. The properties discussed in this bulletin possess tangible features, called landscape characteristics, that have resulted from historic human use. In this way, they also differ from natural areas that embody important cultural values but have experienced little modification, such as sites having religious meaning for Native American groups (see *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*).

A rural area may contain one or more rural historic landscapes. It may also include other kinds of historically significant properties, such as a railroad depot or a granary with little acreage. The National Register lists only those properties satisfying the National Register criteria for historical significance and integrity. An understanding of historic contexts is essential for identifying the significant properties of a rural area and determining the eligibility of any particular property.

Primary is **significance**, ascribed by specific criteria and weighed within the framework of a community, region, or State's historic contexts. Historic contexts provide background information about the patterns of history and development that shaped a particular geographical area. This information links a rural property with important historic trends or themes, such as dairy farming or cattle grazing, indicating whether the property is unique or representative of its time and place. Contextual information also allows the grouping of properties having similar patterns of historic development, making it possible to weigh their relative importance.

The cultivation of filberts, seen at Dorris Ranch in Lane County, Oregon, is just one of the many activities for which a rural landscape may be significant in agriculture. *From a single orchard of 50 trees planted in 1903, George B. Dorris started a ranch that became known nationally for its production of filberts and hardy planting stock. Today, orchards cover 75 acres, contain 9250 trees, and produce an average of 56 tons of nuts annually.* (Willamalane Park and Recreation District)

Historic Integrity, a measure of a property's evolution and current condition, is also necessary. A comparison of the changes experienced by a group of properties related by common historic contexts helps define the historic characteristics and qualities of integrity that qualify a rural property for listing. Recent changes that have erased historic characteristics, and do not have exceptional importance, make a property ineligible, even if scenic qualities are still present.

Spatial organization, concentration of historic characteristics, and evidence of the historic period of development distinguish a rural historic landscape from its immediate surroundings. In most instances, the natural environment has influenced the character and composition of a rural area, as well as the ways that people have used the land. In turn, people, through traditions, tastes, technologies, and activities, have consciously and unconsciously modified the natural environment. Politics, social customs, ownership, economics, and natural resources have determined the organization of rural communities and the historic properties they contain.

SYNOPSIS

A **rural historic landscape** is:

a geographic area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features.

The evidence of human use or activity is examined through eleven landscape characteristics:

- *land uses and activities*
- *patterns of spatial organization*
- *response to the natural environment*
- *cultural traditions*
- *circulation networks*
- *boundary demarcations*
- *vegetation related to land use*
- *buildings, structures, and objects*
- *clusters*
- *archeological sites*
- *small-scale elements.*

Rural historic landscapes are listed in the National Register as:

- *sites or*
- *historic districts*

following:

- *identification of historic landscape characteristics,*
- *evaluation according to the National Register criteria, and*
- *documentation on a registration form.*

To **identify** a rural historic landscape:

- *develop historic context,*
- *conduct historic research, and*
- *survey the landscape.*

To **evaluate** National Register eligibility:

- *define significance,*
- *assess historic integrity, and*
- *select boundaries.*

To **register** a rural historic landscape:

- *complete the National Register Registration Form (NPS 10-900), and*
- *follow the procedures in 36 CFR Part 60.*

Drainage ditches and canals divide the agricultural fields and flat plains of Lake Landing in Hyde County, North Carolina. Implemented in the 19th century, this system made possible water transportation and the farming of swampy lowlands. Coastal plain cottages represent the common housing stock of the region. (J. Timothy Keller)

TYPES OF RURAL HISTORIC LANDSCAPES

Rural historic landscapes usually fall within one of the following types based upon historic occupation or land use:

- agriculture (including various types of cropping and grazing)
- industry (including mining, lumbering, fish-culturing, and milling)
- maritime activities such as fishing, shellfishing, and shipbuilding
- recreation (including hunting or fishing camps)
- transportation systems
- migration trails
- conservation (including natural reserves)
- sites adapted for ceremonial, religious, or other cultural activities, such as camp meeting grounds.

Although diverse, these types all contain substantial areas of vegetation, open space, or natural features that embody, through past use or physical character, significant historical values. Buildings, industrial structures, objects, designed landscapes, and archeological sites may also be present. Many will be integrally related to historic activities and contribute to the significance of a large historic district. Some may also qualify individually for listing in the National Register.

Rural historic landscapes, especially those composed of a variety of land uses, may incorporate more than one of the types listed above. While this bulletin introduces a methodology that can be used for evaluating all of the above types, it focuses primarily on agricultural properties.

CHARACTERISTICS OF THE RURAL LANDSCAPE

A classification system of eleven characteristics has been developed for **reading** a rural landscape and for **understanding** the natural and cultural forces that have shaped it. **Landscape characteristics are the tangible evidence of the activities and habits of the people who occupied, developed, used, and shaped the land to serve human needs; they may reflect the beliefs, attitudes, traditions, and values of these people.**

The first four characteristics are **processes** that have been instrumental in shaping the land, such as the response of farmers to fertile soils. The remaining seven are **physical components** that are evident on the land, such as barns

or orchards. Many, but not all, rural properties contain all eleven characteristics. When historic processes are linked to existing components, the rural landscape can be viewed as a unified whole. The chart on pages 15-18 shows the relationship of the eleven characteristics and the features represented by them.

This classification system is a tool for gathering and organizing information. First of all, it is used to develop historic contexts for rural areas. The processes define specific themes, such as dairy farming or Belgian settlement, that have influenced historic development. The physical components define historic features of the landscape that may be used to describe significant property types and to identify properties eligible for listing in the National Register.

Second, the system is used to identify and evaluate the significant properties of a rural area or to determine the eligibility of a particular rural landscape. Through field survey and historic research, characteristics are associated with specific features, such as field patterns or roadways, and provide an understanding of an area or property's historic land uses and physical evolution.

Third, as information about existing characteristics is related to the historic contexts for a geographical area, assessments of significance, integrity, and boundaries can be made for specific properties. Information is evaluated to determine whether, within a rural area or region, a large historic district or separate properties should be considered for listing in the National Register. A comparison of past and present characteristics within a single property helps determine whether the property retains historic integrity and what the National Register boundaries should be.

Finally, the classification system provides a format for documenting rural properties on National Register forms. It can be used to organize the description and statement of significance for a specific rural property on the registration form. It is also useful for organizing information about rural historic contexts and property types on the multiple property documentation form.

Rich deposits of lime and limestone ensured the prosperity and agricultural productivity of Oley Township, Pennsylvania. In response to the natural environment, settlers farmed fertile soil, operated limekilns, and constructed homes, barns, outbuildings, and walls of native limestone. (Oley Resource Conservation Project)

Processes

1. Land Uses and Activities: Land uses are the major human forces that shape and organize rural communities. Human activities, such as farming, mining, ranching, recreation, social events, commerce, or industry, have left an imprint on the landscape. An examination of changing and continuing land uses may lead to a general understanding of how people have interacted with their environment and provide clues about the kinds of physical features and historic properties that should be present.

Topographic variations, availability of transportation, the abundance or scarcity of natural resources (especially water), cultural traditions, and economic factors influenced the ways people use the land. Changing land uses may have resulted from improved technology, exhausted soils or mineral deposits, climatic changes, and new economic conditions, as well as previous successes or failures. Activities visible today may reflect traditional practices or be innovative, yet compatible, adaptations of historic ones.

2. Patterns of Spatial Organization: The organization of land on a large scale depends on the relationship among major physical components, predominant landforms, and natural features. Politics, economics, and technology, as well as the natural environment, have influenced the organization of communities by determining settlement patterns, proximity to markets, and the availability of transportation.

Organization is reflected in road systems, field patterns, distance between farmsteads, proximity to water sources, and orientation of structures to sun and wind. For example, spatial patterns can be seen in the grid of square mile townships and 160-acre farmsteads in the Midwest established by the land ordinances of 1785 and 1787, the distribution of towns every seven miles along a railroad corridor, and the division of land in Louisiana, by the French long-lot system, to ensure that every parcel has river frontage.

Large-scale patterns characterizing the settlement and early history of a rural area may remain constant, while individual features, such as buildings and vegetation, change over time. Changes in technology, for example, may have altered plowing practices, although the location of plowed fields, and, therefore, the overall historic pattern may remain the same.

3. Response to the Natural Environment: Major natural features, such as mountains, prairies, rivers, lakes, forests, and grasslands, influenced both the location and organization of rural communities. Climate, similarly, influenced the siting of buildings, construction materials, and the location of clusters of buildings and structures. Traditions in land use, construction methods, and social customs commonly evolved as people responded to the physiography and ecological systems of the area where they settled.

Taro, the staple of the islanders' daily diet is the primary crop of Hanalei, Hawaii. Traditionally grown, it is dependent on a warm humid climate and wetland agriculture made possible by abundant rainfall and irrigation. (Robert Z. Melnick)

Taro fields separated by earthen dikes, forested mountains, rivers and irrigation ditches, and a system of roads define the pattern of spatial organization and characterize the area's wetland agriculture in Hanalei, Hawaii. (Robert Z. Melnick)

Early settlements frequently depended upon available natural resources, such as water for transportation, irrigation, or water power. Mineral or soil deposits, likewise, determined the suitability of a region for particular activities. Available materials, such as stone or wood, commonly influenced the construction of houses, barns, fences, bridges, roads, and community buildings.

4. Cultural Traditions: Cultural traditions affect the ways that land is used, occupied, and shaped. Religious beliefs, social customs, ethnic identity, and trades and skills may be evident today in both physical features and uses of the land. Ethnic customs, predating the origins of a community, were often transmitted by early settlers and perpetuated by successive generations. Others originated during a community's early development and evolution. Cultural groups have interacted with the natural environment, manipulating and perhaps altering it, and sometimes modifying their traditions in response to it.

Cultural traditions determined the structure of communities by influencing the diversity of buildings, location of roads and village centers, and ways the land was worked. Social customs dictated the crops planted or livestock raised. Traditional building forms, methods of construction, stylistic finishes, and functional solutions evolved in the work of local artisans. For example, rustic saunas appeared among the outbuildings of Finnish farmsteads in northwestern Michigan, while community churches occupied isolated crossroads in the High Plains. Taro, grown as a staple in the Hawaiian daily diet, also assumed an important role in the traditional luau. At the Amana Colonies in Iowa, large expanses of farmland and forest, based upon communal ownership, a village settlement pattern, and religious beliefs, varied from the rectangular grid typical of midwestern family farms.

Components

5. Circulation Networks: Circulation networks are systems for transporting people, goods, and raw materials from one point to another. They range in scale from livestock trails and footpaths, to roads, canals, major highways, and even airstrips. Some, such as farm or lumbering roads, internally served a rural community, while others, such as railroads and waterways, connected it to the surrounding region.

6. Boundary Demarcations: Boundary demarcations delineate areas of ownership and land use, such as an entire farmstead or open range. They also separate smaller areas having special functions, such as a fenced field or enclosed corral. Fences, walls, tree lines, hedge rows, drainage or irrigation ditches, roadways, creeks, and rivers commonly marked historic boundaries.

7. Vegetation Related to Land Use: Various types of vegetation bear a direct relationship to long-established patterns of land use. Vegetation includes not only crops, trees, or shrubs planted for agricultural and ornamental purposes, but also trees that have grown up incidentally along fence lines, beside roads, or in abandoned fields. Vegetation may include indigenous, naturalized, and introduced species.

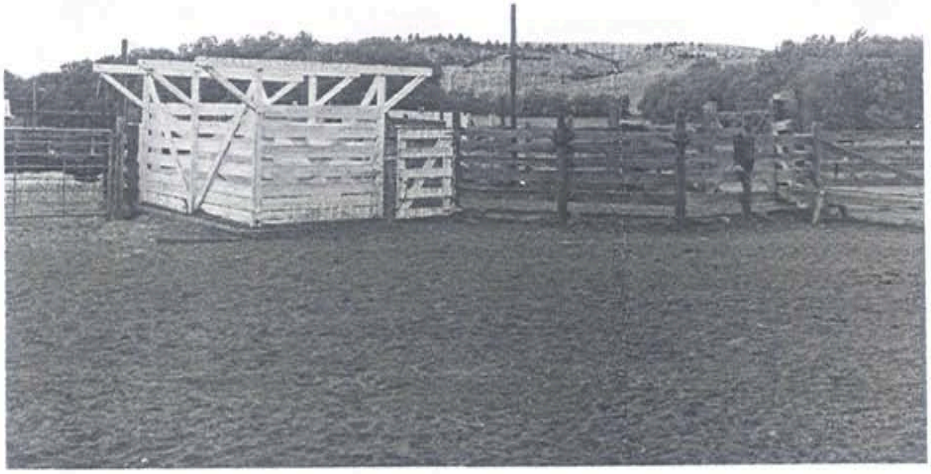
While many features change over time, vegetation is, perhaps, the most dynamic. It grows and changes with time, whether or not people care for it. Certain functional or ornamental plantings, such as wheat or peonies, may be evident only during selected seasons. Each species has a unique pattern of growth and life span, making the presence of historic specimens questionable or unlikely in many cases. Current vegetation may differ from historic vegetation, suggesting past uses of the land. For example, Eastern red cedars or aspens indicate the natural succession of abandoned farmland in the Midwest.

8. Buildings, Structures, and Objects: Various types of buildings, structures, and objects serve human needs related

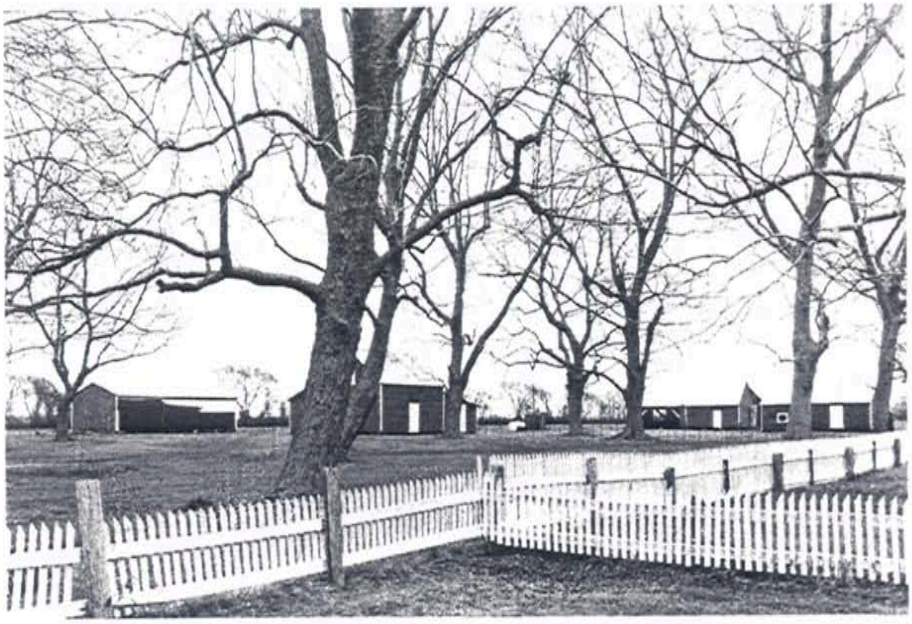
to the occupation and use of the land. Their function, materials, date, condition, construction methods, and location reflect the historic activities, customs, tastes, and skills of the people who built and used them.

Buildings—designed to shelter human activity—include residences, schools, churches, outbuildings, barns, stores, community halls, and train depots. Structures—designed for functions other than shelter—include dams, canals, systems of fencing, systems of irrigation, tunnels, mining shafts, grain elevators, silos, bridges, earthworks, ships, and highways. Objects—relatively small but important stationary or movable constructions—include markers and monuments, small boats, machinery, and equipment.

Rural buildings and structures often exhibit patterns of vernacular design that may be common in their region or unique to their community. Residences may suggest family size and relationships, population densities, and economic fluctuations. The repeated use of methods, forms, and materials of construction may indicate successful solutions to building needs or demonstrate the unique skills, workmanship, or talent of a local artisan.



The corral cluster at Spade Ranch in Sheridan County, Nebraska, contains numerous structures associated with the historic functions of a cattle ranch. These include scales for weighing livestock; pens for sorting, breaking, and branding; and chutes for roping and loading. (David Murphy)



One of the most extensive and intact clusters of agricultural outbuildings in the Lake Landing Historic District, Hyde County, North Carolina, consists of a wash house, outhouse, buggy house, harness shed, chicken house, two barns, and wood fences. (J. Timothy Keller)

9. Clusters: Groupings of buildings, fences, and other features, as seen in a farmstead, ranch, or mining complex, result from function, social tradition, climate, or other influences, cultural or natural. The arrangement of clusters may reveal information about historical and continuing activities, as well as the impact of varying technologies and the preferences of particular generations. The repetition of similar clusters throughout a landscape may indicate vernacular patterns of siting, spatial organization, and land use. Also, the location of clusters, such as the market towns that emerged at the crossroads of early highways, may reflect broad patterns of a region's cultural geography.

10. Archeological Sites: The sites of prehistoric or historic activities or occupation, may be marked by foundations, ruins, changes in vegetation, and surface remains. They may provide valuable information about the ways the land has been used, patterns of social history, or the methods and extent of activities such as shipping, milling, lumbering, or quarrying. The ruins of mills, charcoal kilns, canals, outbuildings, piers, quarries, and mines commonly indicate previous uses of the land. Changes in vegetation may indicate abandoned roadways, homesites, and fields. The spatial distribution of features, surface disturbances, subsurface remains, patterns of soil erosion and deposition, and soil composition may also yield information about the evolution and past uses of the land.

11. Small-scale elements: Small-scale elements, such as a foot bridge or road sign, add to the historic setting of a rural landscape. These features may be characteristic of a region and occur repeatedly throughout an area, such as limestone fence posts in Kansas or cattle gates in the Buffalo River Valley of Arkansas. While most small-scale elements are long-lasting, some, such as bales of hay, are temporal or seasonal. Collectively, they often form larger components, such as circulation networks or boundary demarcations. Small-scale elements also include minor remnants, including canal stones, road traces, mill stones, individual fruit trees, abandoned machinery, or fenceposts, that mark the location of historic activities, but lack significance or integrity as archeological sites.

Fishing boats, wharves, canals, and a cluster of dwellings at Skamokawa, Washington, illustrate the important role that salmon-fishing has played along the Columbia River since the mid-19th century. (Jake Thomas)

SKILLS REQUIRED

Examination of a rural area frequently requires the combined efforts of historians, landscape historians, architectural historians, architects, landscape architects, archeologists, and anthropologists. Depending on the area, the specialized knowledge of cultural geographers, plant ecologists, folklorists, and specialists in the history of agriculture, forestry, mining, transportation, and other types of land use may also be of assistance.

To prepare nominations for rural historic landscapes, persons should be able to identify various landscape characteristics during field investigations and should know the terminology used to describe the major processes, uses, and physical components visible in the landscape. They should also be familiar with the historical development of the region where they are working, know how to research appropriate sources, and understand the roles of the specialists listed above.

IDENTIFICATION

An in-depth study is necessary to identify the significant historic properties of a rural area or to determine if the area as a whole is a historic district. An understanding of important aspects of a community, region, or State's historic development and physiography, in the form of historic contexts, helps identify rural areas that merit study and indicates the reasons they may be significant.

The study requires several steps: the history of the area targeted for study is related to local or State contexts, historical records are examined, and existing landscape characteristics are surveyed. The purpose of the study is to gather the information needed to make decisions about the eligibility for the National Register of the entire area or smaller properties within it. The guidance below describes historic resource studies in rural areas; it supplements the general guidelines in *National Register Bulletin: Guidelines for Local Surveys: A Basis for Preservation Planning*.

Developing Historic Context

Information about the history and development of the rural area is organized into **historic contexts** based on common themes, periods of time, and geographical areas. A historic context is an important theme, pattern, or trend in the historical development of a locality, State, or the nation at a particular time in history or prehistory. Because rural areas often reflect multiple land uses and physical evolution over many years, they usually relate to more than one historic context.

Themes derive from important aspects of development, such as settlement, dairy farming, railroad transportation, or gold mining. They are related to the specific periods of time and geographical areas that they were influential in shaping, for example, grain production in eastern Washington, 1860 to 1940. Each theme is associated with specific types of historic properties, such as granary complexes or large wheat-growing ranches, that may be eligible for listing in the National Register.

A knowledge of historic contexts can guide the selection of a study area that is likely to possess historic landscape characteristics and contain one or more significant properties, including rural historic landscapes. For example, the knowledge that cherry production played an important role in a State's agricultural economy since the early 20th century, or that reforestation has occurred in 80 percent of a county extensively farmed in the 1840s can lead to the identification of significant cherry-producing areas or reforested farms that have evidence of early land uses and division.

A knowledge of contexts provides a historical focus for conducting a rural study. It helps in determining the appropriate sources for research, survey techniques, professionals to make up the study team, and specialists to consult. It gives team members direction on the kinds of properties they are likely to encounter in the field, the characteristics they should look for and record, and the historical documentation that will be most useful for evaluating significance. It enables them to view landscape characteristics as integral parts of overall economic or social systems rather than isolated features. For example, a drainage ditch is seen as part of an extensive system of waterways that allowed thousands of acres of tidewater to be settled and farmed.

A **written statement of historic contexts** should be developed at the beginning of the study. The statement incorporates or references information about previously identified contexts and documented historic properties. It also documents contexts identified during the initial consideration of the study area. It includes research questions to guide the analysis of landscape characteristics and describes the characteristics that an eligible rural property

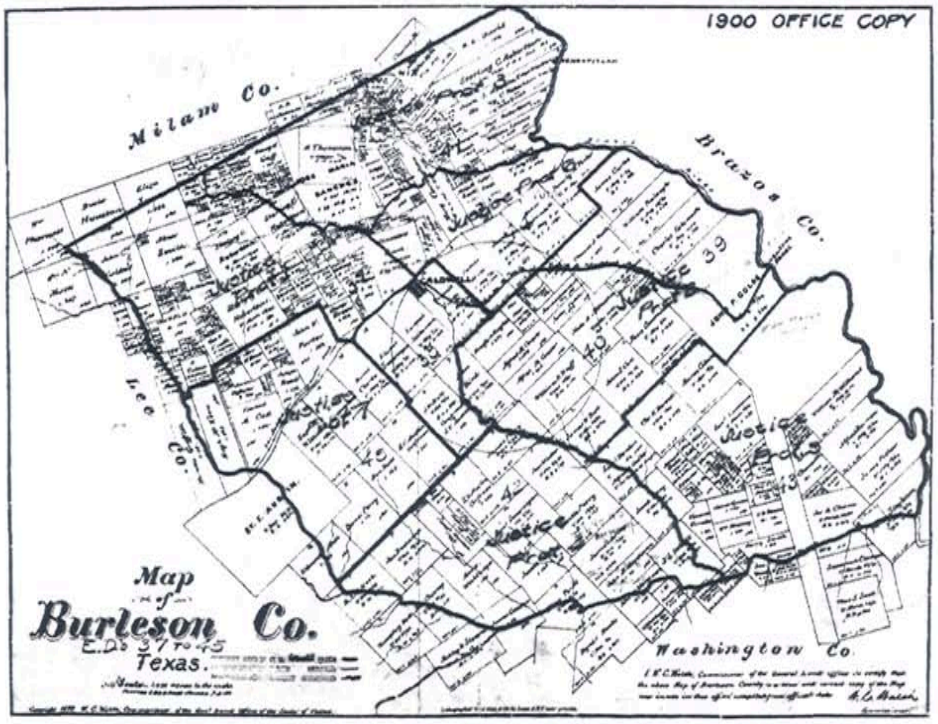
must possess. The statement can be refined, augmented, and revised as information is gathered during identification, as evaluation proceeds, and when National Register forms are completed.

State Historic Preservation Offices, Federal Preservation Officers, and some local governments, are defining historic contexts as part of their historic preservation planning process. These may be a source of comparative and thematic information about patterns of community or regional development, specialized activities, and properties important in the history of a particular State or locality.

Sources on both cultural and natural history should be consulted. Facts about the events, persons, groups, and physical development that shaped an area's cultural identity may be found in State or local histories, archeological studies, or specialized studies on topics such as transportation, ethnic heritage, vernacular architecture, irrigation, wheat farming, mining, or hardwood lumbering. Historic maps, plats, and land records provide valuable information about historic boundaries and ownership, circulation networks, clusters, and land uses. Studies on physical geography provide information about topography, soils, climate, natural vegetation, and water resources that determined land uses, circulation networks, and spatial organization. Ecological studies may address hydrology, climate, patterns of vegetation, and biotic communities that have influenced land uses, vegetation, and responses to the environment.

The eleven **landscape characteristics** relate to historic contexts in several ways. The four processes—land uses and activities, patterns of spatial organization, response to the natural environment, and cultural traditions—directly reflect themes on which contexts are based. Knowledge of a region's settlement patterns, natural topography, cultural influences, and historic land uses, provides an understanding of how a region was organized and developed historically. For example, waterways in the Colonial period influenced settlements around natural harbors and at the fords and falls of rivers, and Hispanic traditions of land division in New Mexico created a recurring pattern of long narrow fields.

Landscape processes explain how communities were structured and divided into smaller units based on ownership, land use, geography, politics, social custom, and economic needs. This information is a logical basis for defining **property types** that existed in a particular geographical area during a period of history, for example, a square-mile township, a 10,000-acre ranch, or a 160-acre farm. Rural property types can be described by the landscape characteristics and the features representing them.



Historic maps, such as this 1879 map of Burleson County, Texas, were used by the U.S. Census Bureau to determine district boundaries. These maps are now among the cartographic records of the National Archives. Local libraries, state archives, and published atlases are other good sources of historic maps. (Record Group 29, National Archives)

Property types meeting the definition of rural historic landscape—such as a village cluster with outlying farms—become manageable units for survey, evaluation, and National Register listing. Landscape characteristics not only define the types, but also explain their interrelationship and evolution from a historical perspective. As survey and research proceed, the characteristics become the hallmarks of historic properties that should be considered for National Register listing.

Conducting Historic Research

Useful sources for studying the history of rural areas include: historic maps and plats, historic photographs, aerial photographs, census records, local and county histories, federal land-grant records, homestead papers, deeds and wills, diaries, commercial records, newspapers, farm accounts and receipts, soil surveys, vegetation surveys, oral histories, local stories and folklore, and family records.

Selection of sources, for both general information and references to specific properties, should be based upon the statement of historic context and the character of the rural area under study.

Historic maps indicate the location of historic roads, settlements, mills, ports, quarries, and meeting houses. Land records, plats, deeds, and wills indicate the historic ownership of land, patterns of land division, and historic boundaries of properties. Historic photographs indicate changes in land use practices, land division, vegetation, and clusters. Historic periodicals may help date developments in technology, such as fencing materials, dry-land farming, or irrigation techniques, that have affected the division or character of land. In addition to original applications, homestead records at the Washington National Records Center (Suitland, Maryland) include the *proofs* filed after settlement to fulfill the terms of ownership; these describe early land uses, improvements, and buildings. Changes in spatial organization can be observed by comparing aerial photographs of various dates. Population schedules of the U.S. Census provide demographic

NATIONAL REGISTER PROCESS

Identification

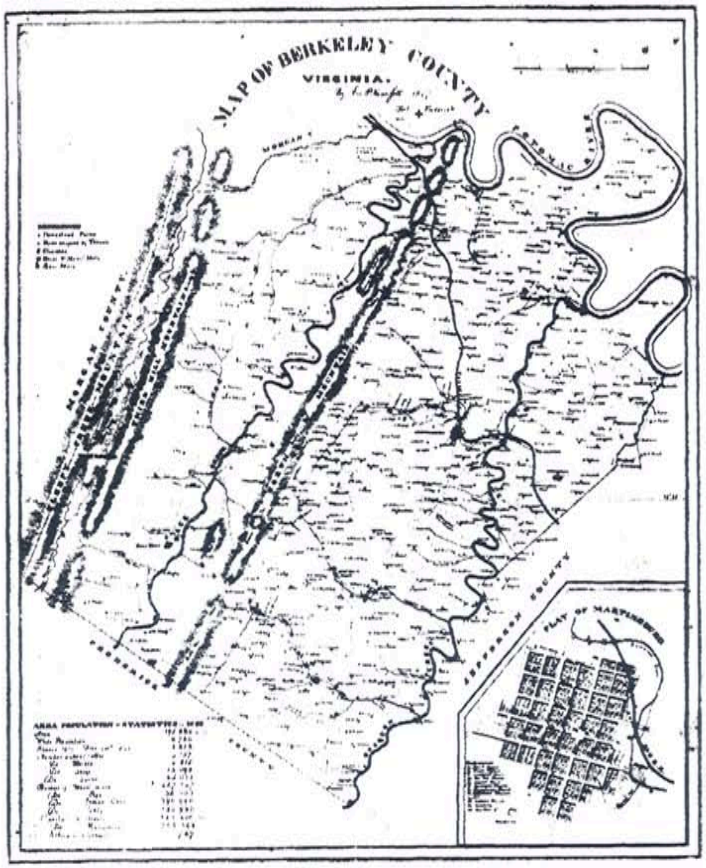
- *Develop historic context*
- *Conduct historic research*
- *Survey the landscape*

Evaluation

- *Define significance*
  1. *Apply the National Register criteria*
  2. *Select areas of significance*
  3. *Define period of significance*
- *Assess integrity*
  1. *Apply qualities of integrity*
  2. *Identify changes and threats to integrity*
  3. *Classify contributing and noncontributing resources*
  4. *Weigh overall integrity*
- *Select defensible boundaries*
  1. *Define the historic property*
  2. *Decide what to include*
  3. *Select appropriate edges*

Registration

- *Complete National Register form(s)*
- *Follow registration procedures in 36 CFR Part 60*



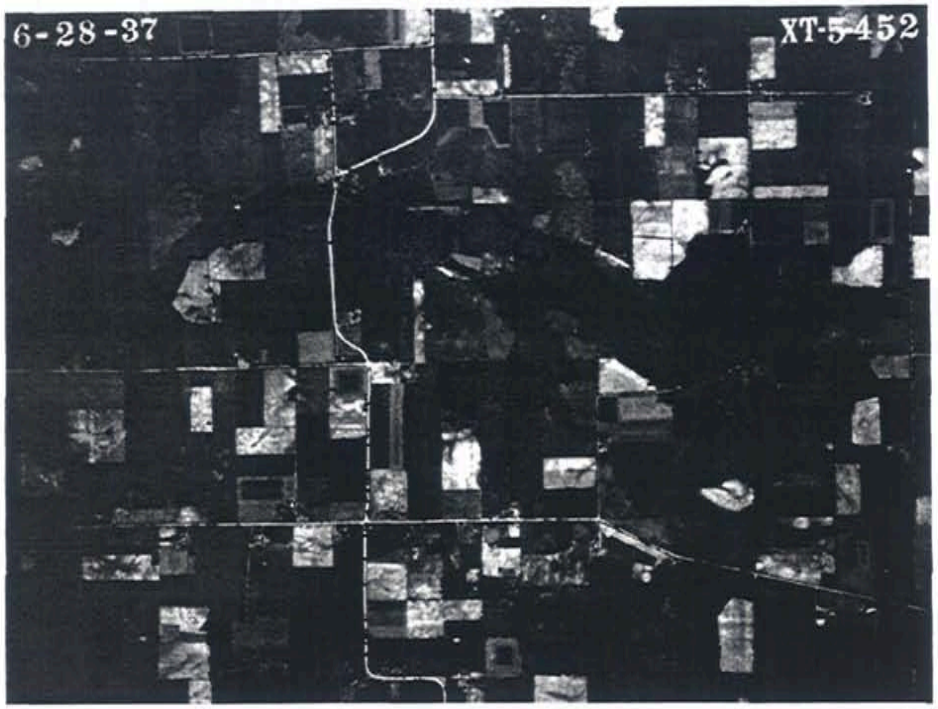
An 1847 map of Berkeley County, Virginia (now West Virginia), indicated land ownership, roads and waterways, natural features, and county boundaries. It also provided statistics on acreage, population, crop production, livestock, schools, and manufacturing capital. (Record Group 77, National Archives)

information, such as the size of households, occupations, and ethnic associations. Also, census records for agriculture and industry provide data and statistics on the historic land uses, ownership, and productivity of an area. Agricultural census records may also indicate the kinds and numbers of livestock on farms, and whether they were fenced or at free range.

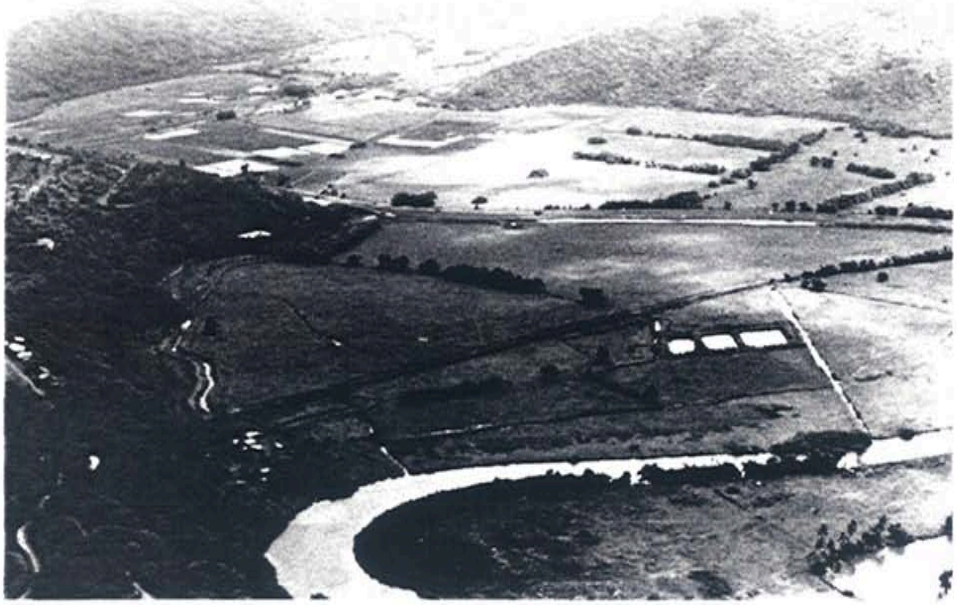
Agricultural practices generally vary from state to state, and region to region. Agricultural periodicals, such as the *Michigan Farmer* or *Connecticut Valley Farmer and Mechanics,* were published state by state or regionally beginning in the early 19th century. State colleges of agriculture, established under the Morrill Act of 1862, and experiment stations first established in 1887 became valuable sources of information for farmers on topics of science, agriculture, and even construction methods for farm buildings. Similarly, mining periodicals and the publications of mining schools, in many states, provide information about scientific and technological advances that affected mining activities.

Beginning in the 1930s, the U.S. Soil Conservation Service assumed an active role in shaping American farms by recommending the planting of wind breaks, revitalization of soils, contour plowing, and other techniques. Reports, pamphlets, and bulletins of federal agricultural programs may be found in university libraries and archives and the National Agricultural Library of the U.S. Department of Agriculture (Beltsville, Maryland). Aerial photographs and soil maps are available from the U.S. Department of Agriculture, National Archives, EROS Data Center of the U.S. Geological Survey, and private air photo services (see **Sources of Aerial Photographs**). Records of other federal agencies in the National Archives, including those of the Corps of Engineers, Bureau of Mines, Bureau of Fisheries, Coast Guard, and Forest Service, also provide information on rural land uses and activities.

Oral history is often essential. Local farmers, foresters, mining engineers, and extension agents are often valuable sources of information about the agriculture, silviculture, or mining of a particular region. Onsite interviews with local farmers may provide insight into how a farm has been managed and what changes have occurred in the past 20 to 50 years. Other longterm residents, including merchants, teachers, librarians, and town officials, may recollect events or activities related to



In 1935, the Soil Conservation and Agricultural Stabilization and Conservation Services began recording rural areas through aerial photography. A 1937 photograph of South Lima Township, Washtenaw County, Michigan, shows a typical midwestern pattern of farmyard clusters, roads, orchards and fields, and wetlands. (Record Group 145, National Archives)



Aerial photography is a valuable tool for surveying large rural areas. A recent aerial view of Hanalei, Hawaii, shows the organization of taro fields, placement of irrigation ditches, system of roads, waterways and mountains, general areas of vegetation, and location of clusters. (Robert Z. Melnick)

changing community patterns. Information about current vegetation and agricultural practices is available from the agricultural extension service, State experimental stations, and plant ecologists and other scientists in universities and State government.

Surveying the Landscape

An onsite survey is essential in gathering information about a rural area, its characteristics, and condition. The chart on pages15-18 provides a convenient checklist of the landscape characteristics that can be used in the field. The boundaries of the survey area should be based on a knowledge of historic property types, as well as current planning needs. Field investigations should be directed at identifying existing landscape characteristics and determining the extent to which historic properties and characteristics remain intact.

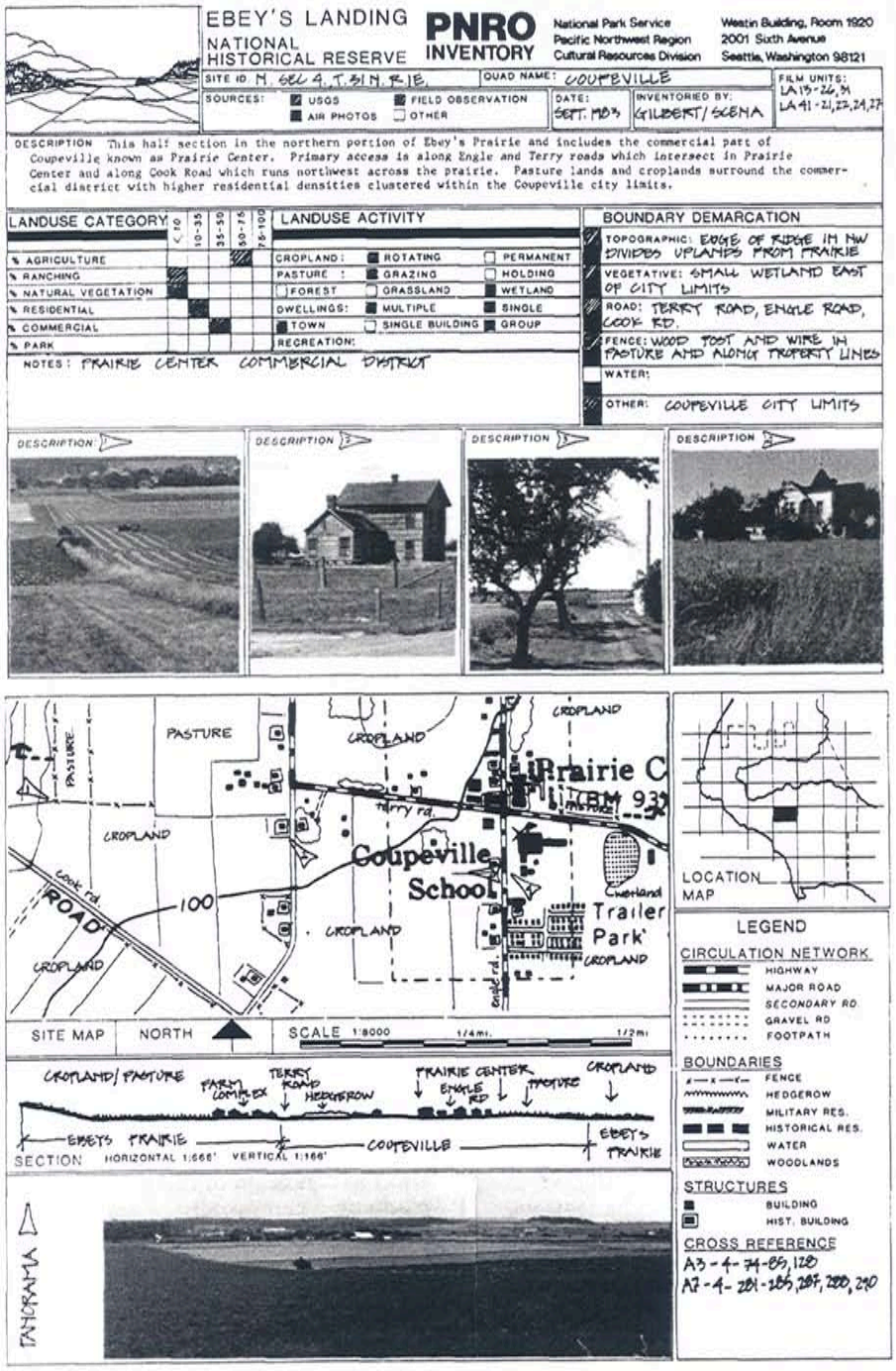
The amount of documentation to be collected for each characteristic depends on its relative size, scale, and importance. The statement of contexts should be used as a guide for determining which characteristics are most important given the area's primary activities, associations, and period of development. If, for example, canals played a vital role in the region's early 19th century development, then locks, towpaths, canal sections, natural waterways, and associated buildings should be given particular attention. Landscape characteristics meeting the National Register definitions of building, site, structure, and object, furthermore, require classification as contributing or noncontributing and must be located on a sketch map that will accompany the National Register form.

To view a rural area from various perspectives and observe landscape characteristics, the survey team should:

- travel all roadways;
- gain access to as much acreage as possible, on foot or by car, horse, bicycle, boat, or other means appropriate to study area;
- cover fields, orchards, forests, mines, waterways, pastures, and open range; and
- examine abandoned roadways, land use areas, and homesites, as well as those still in use.

Surveyors should be prepared to take photographs and make detailed notes and sketch maps in the field. They should be acquainted with the general history of the area, including major land uses, important persons and events, historic property types, and the landscape characteristics that are likely to exist. They should be equipped with maps and photographs from various time periods, as well as current topographic and base maps, for reference during field investigations. On site, surveyors should:

- describe and mark on a sketch map major natural features, archeological sites, buildings, bridges, outbuildings, roadways, waterways, orchards, fields, pastures, quarries, mining shafts, and boundary demarcations;



Form used to survey the 17,000-acre Ebey's Landing National Historical Reserve in Washington recorded landscape characteristics, percentage of land uses, types of land use activities, natural topography, types of vegetation, roadways, fences, and buildings and structures. Each form covered a half-section (320 acres) of the USGS topographic grid and was supplemented by a panoramic photograph, representative photographic views, a site map, and a sectional diagram. (Pacific Northwest Regional Office, National Park Service)

- identify vegetation that is predominant or related to land uses;
- date features as accurately as possible (they can be verified by historical research before or after field investigation);
- record the condition of characteristics, noting the evidence of historic field patterns, roadways, or boundary markers; deteriorated and altered buildings and structures; ground disturbances; new land uses and construction; age and condition of vegetation; abandoned fields or roads; reforested areas; relocated farm structures;
- note visible changes in the landscape, by comparing historic and contemporary views provided by maps, illustrations, and photographs. Indicate changes to the historic boundaries of properties due to subdivision, consolidation, growth, or abandonment;
- relate characteristics to the statement of context and historical data, by associating existing features with specific historic activities, land uses, persons, customs, and periods of time; and
- note any characteristics or processes requiring further research.

Field observations should be recorded in a standard format that can be readily used for evaluation, registration, and planning. Landscape characteristics as well as categories of information for buildings, engineering structures, districts, and archeological sites should be included. To facilitate recording landscape characteristics, the survey area should be divided into geographical units, perhaps based on the boundaries of properties under single ownership, or on quarter or half sections of United States Geological Survey (USGS) topographical maps.

Aerial surveys are useful for examining large tracts of land. Aerial views can help determine the spatial relationships among natural features, areas of land use, vegetation, waterways, roadways, and buildings and structures. When photographed at appropriate times of year, aerial views may reveal details such as stone walls or ruins that may otherwise be obscured by foliage or dense vegetation. Aerial surveys are most helpful in identifying field patterns and land division, but they are of little help in describing the condition of individual structures and buildings. Aerial photographs taken with infrared film distinguish plant materials of differing types and age, and often detect abandoned roads, buried walls, and

SUGGESTIONS FOR COMPLETING A RURAL SURVEY

1. ***Be comprehensive*** both in documentary research and site observations. Important information may be found in state and county offices, but also in local historical museums, in family collections, or through personal recollections. The physical evidence present in the landscape itself is an important source of information.

2. ***Use the statement of historic contexts as a guide*** for identifying historic properties and judging what features require the greatest attention and contribute most to historic significance. Do not hesitate to change, refine, and add to the statement as the survey proceeds. Early ideas help guide and shape further investigations.

3. ***Be well equipped*** as you enter the field with both a knowledge of the history of the area and personal tools such as maps, aerial photos, sketch pads, markers, note pads, cameras, compasses, and binoculars. Being ready *physically* may be just as important as being well-prepared intellectually. Necessities such as gasoline, water, or food are not always readily available in rural areas. Field work may require special outfitting and provisions, such as hiking boots, rain gear, or insect repellant.

4. ***Be sensitive*** to ongoing rural activities and the rights of property owners. Receive permission before entering private land. Inquire about unsafe conditions or areas that are *off-limits,* such as newly planted fields, animal pens, uncovered wells, open mining shafts, sink holes, traps, poison ivy, or potentially dangerous animals—domestic or wild. Close gates behind you, and take care not to interrupt working operations.

5. ***Listen to the people who know the landscape.*** Talk with people, try to understand the history of the place from the viewpoint of the people who live and work there. Have specialists in aspects of agriculture, mining, or local history and ecology accompany you in the field; they can provide important insights.

6. ***Keep careful records*** of photographs, maps, notes, ideas, and thoughts. Record the subject and vantage point of each photograph, and key the information, if possible, to a map or aerial photograph while you are in the field since this information may be difficult to recollect back in the office. Also record the film roll number, frame number, date, and photographer.

7. ***Remember, always, landscapes change.*** Historic photographs are good indicators of the ways things were and can be used to compare changes over time. Do not expect to find any property in its historic condition. Look for the landscape of the past as you would expect it to appear today. Trees may be larger, ground cover may be different, buildings may have been moved, fences may be lost or in relic condition, and farming techniques may have changed.

8. ***Do not rely upon any single source.*** Check and counter-check any information. Eyewitness accounts are not always accurate and historical photographs can sometimes be misleading. Judge the value of each historical photograph; it may record a moment in time, but not necessarily an important one.

refuse sites not visible from the ground.

Computerized Geographic Information Systems (GIS) are useful in analyzing data about rural land uses, viewsheds, clusters, and vegetation. Aerial photographs, historic maps, and current maps can be compared to determine the nature and extent of land use changes through time. GIS can create a standard scale for maps and photographs having different scales. Topographic information can be plotted with rural landscape characteristics to determine spatial organization and visual relationships by using typical operations such as map overlays, distance calculations, and interpolation. These operations can also be used to define the boundaries of National Register properties and to assess the visual impact of land use changes.

EVALUATION

Evaluation entails three major activities: defining significance, assessing historic integrity, and selecting boundaries. Information gathered through historic research and field survey is related to the study area's historic contexts to determine the extent to which identified properties possess the characteristics of important rural property types. Significance, integrity, and boundaries depend upon the presence of tangible landscape features and the evidence of the processes, cultural and natural, that have shaped the landscape.

Historical facts and survey data should verify the presence of significant historic landscape characteristics and the condition of the properties that made up a community or region historically. For example, the historic patterns of an agricultural community subject to increasing suburbanization may be evident in eight farms having at least 75 percent of their historic acreage, a substantial number of historic buildings, and compatible agricultural use.

Patterns of change, within a regional or local context, may affect significance. For example, in a six-county region of a midwestern State, typical farmsteads contain similarly arranged clusters of corncribs, sugar houses, wellhouses, and poultry pens; fruit orchards of a standard size; maple-lined roadways, and fenced pastures. As changing agricultural methods and new land uses destroy more and more of these characteristics, isolated communities and individual farmsteads retaining the historic configuration may become eligible for National Register listing.

Properties relating to the same historic contexts may be compared to identify those eligible for listing in the National Register and to determine the relative level—local, State, or national—at which the property is significant. For example, several communities in Nebraska may have local significance for their association with Russian settlement; when they are compared, only those with a high degree of integrity, exhibited in intact field patterns, boundary demarcations, roadways, clusters of vernacular structures and buildings, and continuing traditional activities, have statewide importance.

Defining Significance

An understanding of significance is paramount. It is necessary, first, to determine whether a rural property meets the National Register criteria, and, second, to guide decisions about integrity and boundaries. Historical facts are examined to define those periods of time and aspects of development in which a specific property contributed to the broad themes, or historic contexts, important to its community, State, or the nation.

1. Apply the National Register Criteria

A property must possess significance in at least one of the four aspects of cultural heritage specified by the National Register criteria. Because of their complex evolution and the layering of subsequent land uses without destroying previous ones, many rural landscapes have significance under several criteria.

The criteria can be applied to the study area as a whole and to smaller properties within it. Judgements of significance are made by relating facts about the history and existing landscape characteristics of the study area to the themes and property types recognized as important by the area's historic contexts.

CRITERION A

Criterion A applies to properties associated with events that have made significant contributions to the broad patterns of history. Some events may have been brief, such as a battle or treaty signing. Others may be activities that spanned long periods of time and underwent substantial change, such as dairy farming or silver mining.

Criterion A recognizes the significant contributions that rural properties have made through diverse events and activities, including exploration, settlement, ethnic traditions, farming, animal husbandry, ranching, irrigation, logging, horticulture, fishing, fish culturing, mining, transportation, and recreation. Village and farm clusters, fields and other land use areas, roadways, natural features, vegetation, and boundary demarcations may together illustrate important events and activities that led to a community's development.

Although significant events are often closely related to land uses, historic significance should not be equated with general land uses or the functions of specific buildings or structures. A rural agricultural community may be more important for the role its founders played in settlement and ethnic heritage, than for the logging, farming, or fishing activities that sustained its economy. A canal system may have significance for its impact on the settlement and agricultural development of a region but have little importance in the history of transportation routes.

Many rural properties contain landscape characteristics related to agricultural land uses and practices. Eligibility for significance in agriculture on a local level depends on several factors. First, the characteristics must have served or resulted from an important event, activity, or theme in agricultural development as recognized by the historic contexts for the area. Second, the property must have had a direct involvement in the significant events or activities by contributing to the area's economy, productivity, or identity as an agricultural community. Third, through historic landscape characteristics, the property must cogently reflect the period of time in which the important events took place.

CRITERION B

Criterion B applies to properties associated with the lives of persons significant in our past. Such persons may

Integrity of feeling is a composite of several factors—association, location, design, materials, and setting. Reflecting many years of local use, a country road in Goose Creek Historic District in Loudoun County, Virginia, retains its historic location, narrow width, unpaved surface, incidental vegetation, pastoral setting, and rural feeling. (Virginia Department of Historic Resources)

have, by their success, talent, or ingenuity, contributed to the historic development or economic prosperity of their community, for example, a prominent rancher who successfully employed newly available irrigation for citrus-growing in the Southwest.

Significance under criterion B is often unrelated to historic uses. This is particularly true of farms that were the home of political leaders, writers, poets, artists, or industrialists. For example, *Connemara,* in Flat Rock, North Carolina, is significant as the home where poet Carl Sandburg spent the last 22 years of his life and wrote much of his poetry. Historic landscape characteristics are important in establishing the historic association and setting of these properties.

Properties, such as *centennial* farms, are recognized in many States for the ownership or contributions of one family over a long period of time. These properties qualify for National Register listing, under criterion B, **if the accomplishments of one or more family members stand out.** (The cumulative accomplishments of several individuals or the continuing operation of the farm over several generations may meet criterion A).

CRITERION C

Criterion C applies to properties embodying the distinctive characteristics of a type, period, or method of construction; possessing high artistic values; or representing a significant and distinguishable entity whose components may lack individual distinction.

Significant physical qualities may be present in a number of ways. The organization of space, visible in the arrangement of fields or siting of farmsteads, may illustrate a pattern of land use significant for its representation of traditional practices unique to a community. Buildings and outbuildings, whether high-style or vernacular, may be distinctive in design, style, or method of construction, and be representative of historic local or regional trends. Similarly, an irrigation or transportation system may reflect an important innovation in engineering that fostered a community's prosperity. Rural landscapes may also contain smaller, designed landscapes that have importance. These may include a formal garden having high artistic value or a farmyard laid out according to a professionally designed plan such as those published in agricultural journals and State extension service bulletins.

Homesteaded in the 1890s, the 40-acre Hanka Farm on the Keweenaw Peninsula, Michigan, retains its early organization. Significant features include a curvilinear indrive, abandoned apple orchard and fields, and numerous log buildings. Within one of the earliest and largest Finnish rural communities in the United States, the farm reflects cultural traditions and building types, such as the savusauna *or smoke sauna, that were transferred from northern Europe and adapted to the climatic, physical, and social conditions of the western Great Lakes region.* (Alan C. Pape)

Silver-mining spurred development along Clear Creek between Georgetown and Silver Plume, Colorado, in the 1870s and 1880s. By 1900, mine entrances, the ore-processing mill, and an extensive underground network of tunnels and shafts lay abandoned. The Georgetown Loop Railroad, constructed in 1877 to transport silver ore and characterized by dramatic cuts in grade, however, continued to operate as a popular tourist attraction. (William H. Jackson, State Museum of Colorado)

DOCUMENTATION OF LANDSCAPE CHARACTERISTICS

Landscape characteristics are the tangible evidence of the activities and habits of the people who occupied, developed, used, and shaped the landscape to serve human needs; they may reflect the beliefs, attitudes, traditions, and values of these people.

This chart summarizes the kinds of data, gathered through field survey and historic research, to be described on National Register forms. Certain landscape characteristics require location, dating, and detailed description, while others may be described collectively as they contribute to the general character and setting of the landscape. Generally those meeting the definitions used in the National Register for ***buildings, structures, objects,*** and ***sites,*** require the most detail. An asterisk * identifies those characteristics that should be located on sketch maps accompanying National Register forms. Preservation planning and management may call for additional documentation, for example, a detailed site plan of types of vegetation.

The features within a landscape are the physical evidence of past uses, events, and associations. They may reflect a variety of activities occurring at one time, or evolving functions in different periods of time, for example, orchards planted sequentially as a farm's productivity increased. They may or may not be historic, or contributing to the significance for which the landscape meets the National Register criteria. Although the larger and most prominent characteristics require the greatest documentation, those, less prominent, help define the landscape's setting and character, and should not be overlooked. The characteristics of a landscape interrelate and may, in some cases, overlap, for example, cultural traditions may be evident in structures and buildings, spatial organization, vegetation, and clusters.

Characteristics	Features	Documentation
Land Uses and Activities	Fields, pastures, orchards, open range, terraces, commons, cemeteries, playing fields, parks, mining areas, quarries, and logging areas.	• Describe principal and significant land uses. • Identify the tangible features related to land uses by type, general location, dates of use, condition, and related vegetation. • Describe historic processes related to land use, such as mining, irrigation, lumbering, contour farming, or quarrying. • Point out obsolete historic operations, ongoing traditional practices, or modern adaptations related to significance. • Identify threats to integrity, and indicate their location, extent, and impact on historic integrity. * Identify areas having **major importance or predominance,** by location and type, and classify as historic or nonhistoric.

Characteristics	Features	Documentation
Patterns of Spatial Organization	Overall pattern of the circulation networks, areas of land use, natural features, clusters of structures, and division of property.	• Describe any patterns characterizing the landscape as a whole. • Relate patterns to land uses and activities, responses to nature, and cultural traditions. • Relate spatial organization to components, including vegetation, boundary demarcations, and circulation networks. • Describe and locate any areas where historic spatial organization is particularly visible or substantially lost.
Response to the Natural Environment	Adaptations to climate and natural features seen in land use, orientation of clusters, construction materials, design of buildings, and methods of transportation.	• Describe the physical environment and ecological systems of the region. • Describe the kinds of the features that have resulted from cultural adaptations or responses to the natural environment. * Identify natural features that have **major importance** or **predominance,** by name, type, and location.
Cultural Traditions	Land use practices, buildings and structures, ethnic or religious institutions, community organization, construction methods, technology, trades and skills, use of plants, craftsmanship, methods of transportation, and patterns of land division.	• Describe land use practices, patterns of land division, institutions, building forms, workmanship, stylistic preferences, vernacular characteristics, use of materials, and methods of construction that have been influenced by cultural tradition. • Identify the sources of cultural influences, and name specific individuals, such as artisans, builders, community leaders, or farmers, responsible for perpetuating or establishing such traditions. • Describe the kinds of features resulting from or exhibiting cultural traditions, and name, date, and locate the primary features reflecting such traditions.
Circulation Networks	Paths, roads, streams, or canals, highways, railways, and waterways.	• Describe the principal forms of transportation and circulation routes that facilitate travel within the landscape and connect the landscape with its larger region. • Name, date, and describe principal or significant examples. * Identify **principal** roadways and other transportation routes, by name, type, and location, and **classify** as contributing or noncontributing.

Characteristics	Features	Documentation
Boundary Demarcations	Divisions marked by fences, walls, land use, vegetation, roadways, bodies of water, and irrigation or drainage ditches.	• Describe the ways in which land ownership and activities are physically divided within the landscape, and discuss the differences between historic and current practices. • Relate boundary demarcations to overall spatial organization and regional patterns of land division. • Identify the predominant features that mark divisions within the landscape and locate important historic ones.
Vegetation Related to Land Use	Functional and ornamental trees and shrubs, fields for cropping, treelines along walls and roads, native vegetation, orchards, groves, woodlots, pastures, gardens, allées, shelter belts, forests, and grasslands.	• Describe principal, predominant, and significant vegetation, by type, condition, age, use, and general or specific location. • Discuss changes that have occurred in vegetation since the period of significance. • Relate the function, massing, and details of vegetation to land uses and activities, cultural traditions, and response to the natural environment. • For rotated crops, identify the general types of crops that might be grown over a period of several years.
Buildings, Structures, and Objects	**Buildings:** residences, schools, churches, outbuildings, barns, stores, community halls, and train depots. **Structures:** dams, canals, tunnels, mining shafts, grain elevators, silos, bridges, earthworks, and highways. **Objects:** monuments, threshers, and cider mills.	• Describe the kinds of buildings, structures, and major objects present. • Relate the function, form, materials, and construction of buildings, structures, and objects to land uses and activities, cultural adaptations, and response to the natural environment. • Identify patterns and distinctive examples of workmanship, methods of construction, materials, stylistic influences, and vernacular forms. • Describe the condition of historic buildings and structures, and nature of additions and alterations. • Describe the principal and most important buildings, structures, and objects, by name, type, location, date, function, condition, methods of construction, materials, stylistic influence, and, if known, builder. • Discuss the impact of nonhistoric construction and alterations on historic integrity. * Identify **all** buildings and structures and principal objects, by location, name or number, and type, and **classify** as contributing or noncontributing.

Characteristics	Features	Documentation
Clusters	Village centers, farmsteads, crossroads, harbors, and ranching or mining complexes.	• Describe the clusters, historic and nonhistoric, found in the landscape, by general location, function, scale, spatial arrangement, density, condition, and composition. • Discuss any patterns visible in the arrangement, location, or presence of clusters, and relate these to spatial organization, cultural traditions, response to the natural environment, and land uses and activities. • Identify principal, representative, or important examples, by name, type, function, and location. • Discuss the impact of nonhistoric development on historic integrity. * Identify **all** buildings, structures, and principal objects comprising clusters, by type and location, and **classify** as contributing or noncontributing.
Archeological Sites	Road traces, reforested fields, and ruins of farmsteads, mills, mines, irrigation systems, piers and wharves, and quarries.	• Describe the types of archeological sites, their cultural affiliations, and the period of history or prehistory represented. • Indicate the extent of archeological sites within the landscape, their distribution, environmental setting, and general location. • Identify principal sites, by number or name and location, and describe surface and subsurface features, condition, disturbances, and any excavation or testing. * Identify **all** archeological sites, by site number or name, location, surface and subsurface characteristics, and condition.
Small-scale Elements	Foot bridges, cow paths, road markers, gravestones, isolated vegetation, fence posts, curbstones, trail ruts, culverts, foundations, and minor ruins.	• Describe the kinds of elements that collectively add to the landscape's setting, by type, function, general location, and approximate date. • Relate these elements to historic patterns of land use, spatial organization, cultural traditions, boundary demarcations, circulation networks, or vegetation. • Discuss the extent to which the loss of these has cumulatively affected historic integrity.

Although reforested, the abandoned fields and roads of Harrisville, New Hampshire, provide evidence of historic land division, agricultural practices, and social customs associated with the community's settlement and pre-industrial history. Stone walls, changes in vegetation, patterns of erosion and deposition, soil content, and remnant foundations are of primary interest to landscape archeologists who are examining patterns of land use or occupation for which there is little written documentation. (Duffy Monahon)

LANDSCAPE ARCHEOLOGY

It is relatively simple to determine when a building or structure has lost its structural integrity and any potential significance lies in its value as an archeological site. More difficult, however, is deciding when to treat a landscape as an archeological site. Abandoned land, when undisturbed by later development or construction, may retain surface or subsurface features that can provide information important to an understanding of historic or prehistoric activities. When land historically cleared and cultivated is reforested, visual qualities of the historic period are lost, yet landscape characteristics, such as walls, ditches, roadways, streams, and canals, may still be in place and capable of indicating important patterns of land use or organization.

Landscape archeology may involve the examination of characteristics, such as walls, road remnants, trail ruts, foundations, and refuse sites. It may also draw information from observable patterns of erosion and vegetation. A number of techniques may be used: analysis of soil statigraphy; analysis of pollens and other sediments through flotation and core sampling to determine planting patterns; surficial surveys to identify remnant vegetation, boundary demarcations, and evidence of land use; analyses of existing vegetation or plant succession; remote sensing to detect buried walls, foundations, and roadways; and excavation to uncover buried irrigation systems, canals, or planting beds.

Assessments of significance are based on a well-formulated research design that considers the historic contexts for the study area. The research design needs to indicate the landscape characteristics that are represented in the site and the information the site is likely to provide about the landscape characteristics that shaped an area in history or prehistory. It must explain how the information will add to an understanding of the property. The lack of other sources of information, such as written records or intact properties, generally increases the importance of an archeological site.

Significance may be based on vernacular patterns of land use and division, architecture, circulation, and social order. These patterns may indicate regional trends or unique aspects of a community's development. An important pattern may be represented by a single farm, or be repeated by adjoining farms within a township or county. The recognition of important patterns may require in-depth primary research, multidisciplinary study, the judgement of experts, and comparisons with survey data from other areas. Landscape characteristics may be used to define these patterns and to establish a measure of integrity, as a guide for identifying eligible properties that illustrate these patterns.

CRITERION D

Criterion D applies to properties that have yielded or are likely to yield information important to prehistory or history. Surface or subsurface remains may provide information about agricultural or industrial land uses, settlement patterns, or ceremonial traditions. For example, the Hohokam-Pima Irrigation Canals in Arizona have provided information about the agricultural practices and engineering capabilities of the Hohokam culture from 1000-1450 A.D., and about the Pima Indians' reuse of the canals to irrigate crops in the 17th century.

Vegetation and landscape features may themselves provide archeological evidence. Pollen and soil studies, remote-sensing, and an examination of vegetation may provide valuable information about past uses or activities. The abandoned roadways, reforested fields, remnant stone walls, and farmstead clusters in Harrisville, New Hampshire, for example, indicate significant patterns of 18th and early 19th century land division and diversified agriculture. For additional guidance on historic archeological sites, see *National Register Bulletin: Guidelines for Evaluating and Registering Historical Archeological Sites and Districts.*

CRITERIA CONSIDERATIONS

National Register **criteria considerations** require some rural properties to meet additional standards. These include properties owned by religious organizations, cemeteries, commemorative properties, reconstructed farms, ceremonial sites, grounds associated with birthplaces or graves, and areas predominated by landscape characteristics less than fifty years of age.

THE NATIONAL REGISTER CRITERIA

The quality of *significance* in American history, architecture, archeology, culture, and engineering is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations (Exceptions): Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years *shall not be considered eligible* for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or

D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G. a property achieving significance within the past 50 years if it is of exceptional importance.

Properties, such as farms or estates owned by religious institutions, and rural areas that were the site of religious activities, such as ceremonies or camp meetings, are eligible if they derive their primary significance from the physical characteristics of the land or from the historical events that took place there. The birthplace or grave of an historical figure of outstanding importance, with any associated land, may be eligible if there is no other appropriate site or building directly associated with the individual's productive life. Cemeteries in rural areas may be eligible if their primary significance is derived from the graves of persons of transcendental importance, or from age, distinctive design, or association with historic events, such as a cemetery that is the only tangible remains of a community's pioneering period. A commemorative property may be eligible if design, age, tradition, or symbolic value has invested it with historical importance, for example, a State forest named for an important public figure may be important for its recreational or economic uses.

Farm museums that are reconstructions of farms or artificial assemblages of moved buildings are not eligible. Historically important farms or agricultural communities used as museums, may be eligible if their historic integrity has not been destroyed by new construction, moved buildings, or adaptive uses. Farm museums at least fifty years of age, whether reconstructions, assemblages, or original farms, may be eligible based on their significance as museums.

Continuity of land uses and cultural associations is a common concern in evaluating rural landscapes. Properties less than fifty years of age may be listed only if they are **exceptionally important**. The passage of time is necessary to recognize *historic* importance. This requirement applies to rural properties where a large proportion of buildings and structures were built or moved within the past 50 years, or where the predominant patterns of land use and division developed within the past 50 years. For guidance on evaluating exceptional importance, see *National Register Bulletin: Guidelines for Evaluating and Nominating Properties That Have Achieved Significance Within the Past Fifty Years.*

2. *Select Areas of Significance*

Area of significance is that aspect of history in which a rural property, through use, occupation, physical character, or association, influenced the development or identity of its community or region. Although *agriculture* is most common, a number of other areas of significance may also apply, including *industry* in the case of mining or lumbering areas, *conservation* and *recreation* for parks and natural reserves, and *transportation* for migration trails. The area of significance is not necessarily the same as the general land use; for example, a farming community may be important in *ethnic heritage* but not in *agriculture.*

Several areas of significance apply to the physical qualities of a rural landscape. *Community development and planning* applies to areas reflecting important patterns of physical development, land division, or land use. *Landscape architecture* applies to properties based on established design principles or a conscious design. *Architecture* is used when significant qualities are embodied in the design, style, or method of construction of buildings

AREAS OF SIGNIFICANCE FOR RURAL LANDSCAPES

The following areas of significance commonly apply to rural landscapes:

Agriculture, where the land has been used for cultivating crops, raising livestock, and other activities that have contributed to the growth, development, and economy of a community during particular periods of its history.

Architecture, where a collection of high-style or vernacular buildings and outbuildings, by historical association, function, design, spatial arrangement, or setting, are integrally related to large areas of landscape and are indicative of the physical development, materials, or land uses of a State, region, or community, or the building practices or traditions of the people who occupied it.

Archeology, where patterns visible upon the land or evident in subsurface remains can provide important information about land use and occupation of prehistoric or historic peoples.

Community Planning and Development, where the spatial organization and character of the landscape are the result of either a consciously designed plan or vernacular patterns of land use or land division.

Conservation, where the landscape has been the subject of an important stage, event, or development in the conservation of natural or cultural resources.

Engineering, where the landscape and its uses reflect the practical application of scientific principles to serve human needs, such as reclamation, irrigation, and water power.

Exploration/Settlement, where the landscape continues to reflect the exploration, establishment, or early development of a community or region.

Industry, where the landscape has been shaped or manipulated to provide goods or services, through activities such as lumbering, mining, milling and quarrying, that have contributed to the development of a community or society in general.

Landscape Architecture, where the landscape contains sites, including gardens, farmyards, and parks, that have been based on established design principles or conscious designs, or are the work of a master, having importance within the context of landscape design.

Science, where the landscape has been the subject of research related to the advancement or understanding of agriculture, horticulture, silviculture, animal husbandry, or other scientific disciplines.

and structures, such as houses, churches, community buildings, barns, and outbuildings. *Engineering* applies to properties having significant systems of irrigation, drainage, transportation, or water power, as well as significant structures, such as dams, bridges, tunnels, mining shafts, and fencing.

3. Define Period of Significance

Period of significance is the span of time when a property was associated with important events, activities, persons, cultural groups, and land uses or attained important physical qualities or characteristics. Although it may be short, more often it extends many years, covering a series of events, continuum of activities, or evolution of physical characteristics. Properties may have more than one period of significance.

The period of significance begins with the date of the earliest land use or activity that has importance and is reflected by historic characteristics tangible today. The period closes with the date when the events, activities, and construction having historic importance ended. Properties that have evolved and achieved importance during separate periods, some spanning several hundred years, should be given several periods of significance. All landscape characteristics should be considered, since buildings and structures may date to one era, while roads, field patterns, and archeological sites to earlier ones.

Continuous land use, association, or function does not by itself justify continuing the period of significance. The length of time should be based on the years when the property historically made important contributions in the areas of significance. Fifty years ago may be used as the closing date for the period of significance if a more specific date cannot be identified.

Assessing Historic Integrity

Historic integrity is the composite effect of seven qualities: location, design, setting, materials, workmanship, feeling, and association. Decisions about historic integrity require professional judgements about whether a property today reflects the spatial organization, physical components, and historic associations that it attained during the periods of significance. A property's **periods of significance** become the benchmark for measuring whether subsequent changes contribute to its historic evolution or alter its historic integrity.

Historic integrity requires that the various characteristics that shaped the land during the historic period be present today in much the same way they were historically. No landscape will appear exactly as it did fifty or one hundred years ago. Vegetation grows, land use practices change, and structures deteriorate. The general character and feeling of the historic period, however, must be retained for eligibility. Historical vistas that have remained open often provide a general vantage point for evaluating change. Historic and contemporary views may be compared through old photographs, diary entries, and letters.

Depending on significance, the presence of some characteristics is more critical to integrity than others. Vegetation and land uses are important to an area historically significant for grazing and cropping, while landforms and circulation networks may be essential to a mining community. The integrity of a significant collection of vernacular stone construction may rely heavily on the condition of boundary walls, farmhouses, barns, outbuildings, bridges, and community buildings. Boundary demarcations, early roadways, clusters, and small-scale elements may be necessary to depict the significant patterns of settlement and field arrangements in an ethnic community.

Setting is the physical environment within and surrounding a rural historic landscape. A fertile 40 square-mile basin atop 4,000-foot Garden Mountain, Burke's Garden Historic District, Tazewell County, Virginia, contains the material culture of occupations and agricultural activities from 8000 B.C. to the present. The district lies in the forested and sparsely settled highlands of the Southern Appalachians. (Virginia Department of Historic Resources)

1. Apply Qualities of Integrity

Because of the overriding presence of land, natural features, and vegetation, the seven qualities of integrity called for in the National Register criteria (see page 20) are applied to rural landscapes in special ways.

The relationship of landscape characteristics and integrity is complex. Patterns of spatial organization, circulation networks, and clusters directly relate to design and strongly influence the cohesiveness of a landscape. Boundary demarcations, small-scale elements, vegetation, and the evidence of responses to the natural environment all add to location and setting as well as design. Continuing or compatible land uses and activities enhance integrity of feeling and association. Buildings and structures, vegetation, small-scale elements, and land uses all reflect materials, workmanship, and design. Archeological sites may strengthen integrity by providing physical evidence of activities no longer practiced.

Location is the place where the significant activities that shaped a property took place. Geographical factors, including proximity to natural resources, soil fertility, climate, and accessibility, frequently determined the location of rural settlements. In some places, these factors have continued to spur growth and development. In others, they have insulated communities from change, fostering the preservation of historic characteristics, practices, and traditions. A rural landscape whose characteristics retain their historic location has integrity of location.

Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Design results from conscious and unconscious decisions over time about where areas of land use, roadways, buildings and structures, and vegetation are located in relationship to natural features and to each other. Design also relates to the functional organization of vegetation, topography, and other characteristics, for example, upland pastures bounded by forested hillsides and windbreaks sheltering fields or orchards.

New vegetation or reforestation may affect the historic integrity of design. Changes in land use may not seriously alter integrity if historic boundary demarcations, circulation networks, and other components remain in place. Shifts in land use from wheatfield to pasture or the introduction of contour plowing may not seriously affect the overall design, whereas the extensive irrigation and planting of fruit trees on land historically used for cattle grazing would.

Setting is the physical environment within and surrounding a property. Large-scale features, such as bodies of water, mountains, rock formations, and woodlands, have a very strong impact on the integrity of setting. Small-scale elements such as individual plants and trees, gateposts, fences, milestones, springs, ponds, and equipment also cumulatively contribute to historic setting.

Materials within a rural property include the construction materials of buildings, outbuildings, roadways, fences, and other structures. The presence of native minerals, stone, and even soil can add substantially to a rural area's sense of time and place. These may be present in natural deposits or built construction.

Vegetation, as material, presents a complex problem. Plants do not remain static but change over time and have a

Original plant materials, such as the filbert trees, at Dorris Ranch in Lane County, Oregon, enhance the significance of a rural landscape. Their presence is especially important to the integrity of landscapes significant for the cultivation and productivity of plants having lengthy life spans. (Willamalane Park and Recreation District)

predictable lifespan. While hardwoods and evergreens thrive for decades, most crops are seasonal and demand rotation. Plants and trees are subject to blights and disease and may be damaged by weather and climatic changes. Furthermore, the relationships among plant species vary over time due to differing growth patterns and lifespans, animal grazing behavior, and changes in soil conditions. Soil exhaustion, erosion, improper crop rotation, availability of water, and pollution may affect soil productivity and alter the succession of vegetation.

Original plant materials may enhance integrity, but their loss does not necessarily destroy it. Vegetation similar to historic species, in scale, type, and visual effect, will generally convey integrity of setting. Original or in-kind plantings, however, may be necessary for the eligibility of a property significant for specific cultivars, such as a farm noted for experiments in the grafting of fruit trees.

Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes. It is seen in the ways buildings and fences are constructed, fields are plowed, and crops harvested. The workmanship evident in the carved gravestones of a rural cemetery endures for a long time. Although the workmanship in raising crops is seasonal, it does contribute to a property's historic integrity if it reflects traditional or historic practices.

Feeling, although intangible, is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials, and workmanship creates the sense of past time and place. Alterations dating from the historic period add to integrity of feeling while later ones do not.

Association is the direct link between a property and the important events or persons that shaped it. Integrity of association requires a property to reflect this relationship. Continued use and occupation help maintain a property's historic integrity if traditional practices are carried on. Revived historic practices, traditional ceremonies or festivals, use of traditional methods in new construction, and continuing family ownership, although not historic, similarly reinforce a property's integrity by linking past and present. New technology, practices, and construction, however, often alter a property's ability to reflect historic associations.

2. *Identify Changes and Threats to Integrity*

Historic integrity is threatened by single major changes such as large scale farming practices that obliterate historic field patterns, flatten the contours of the land, and erase historic boundary markers, outbuildings, and fences. Integrity may also be lost due to the cumulative effect of relocated and lost historic buildings and structures, interruptions in the natural succession of vegetation, and the disappearance of small-scale features that defined historic land uses.

The following changes, when occurring after the periods of significance, may reduce the historic integrity of a rural landscape:

- abandonment and realignment of roadways and canals
- widening and resurfacing of historic roadways
- changes in land use and management that alter vegetation, change the size and shape of fields, erase boundary demarcations, and flatten the contours of land
- modern methods of mining that leave large open pits or massive tailings uncharacteristic of historically significant extraction methods
- introduction of nonhistoric land uses (quarries; tree farms; sanitary landfill; recreational areas; limited access highways and interchanges; power plants, wastewater treatment plants, and other public utilities; subdivision for residential, commercial, or industrial development)
- loss of vegetation related to significant land uses (blights, abandonment, new uses, reforestation, and introduction of new cultivars)
- deterioration, abandonment, and relocation of historic buildings and structures
- substantial alteration of buildings and structures (remodelling, siding, additions)
- replacement of structures such as dams, bridges, and barns
- construction of new buildings and structures
- disturbance of archeological sites (bulldozing, earth removal, highway construction, nonscientific excavation)
- loss of boundary demarcations and small-scale features (fences, walls, ponds, and paving stones)

3. *Classify Contributing and Noncontributing Resources*

Buildings, structures, objects, and sites are classified as contributing or noncontributing based on their historic integrity and association with a period and area of significance. Those not present during the historic period, not part of the property's documented significance, or no longer reflecting their historic character are noncontributing.

Criteria considerations may affect the classification of religious properties, moved structures, birthplaces and graves, cemeteries, reconstructions, commemorative properties, and properties less than fifty years of age. These may contribute as *integral* parts of districts, that is, resources that relate, by date and function, association, or character, to the historic significance of the overall property. Examples include: a church founded by an ethnic group that settled an area, a corncrib moved during the period of significance to serve a farm's ongoing evolution, a rural cemetery where generations of local families are buried, and a historic war memorial within a village green.

Reconstructed fields and orchards, as well as buildings and structures, may contribute if suitably located and accurately executed according to a restoration master plan.

Buildings and structures built or moved within the past fifty years generally do not contribute. They affect historic integrity by altering the historic relationships of buildings, structures, and land areas, and by disrupting historic patterns of land division and organization. Recent agricultural buildings, whether built by traditional methods or in modern forms and materials, such as Harvestor silos or corrugated metal hay barns, may be recognized as contributing when sufficient time has lapsed to consider them integral parts of the historic landscape.

4. *Weigh Overall Integrity*

The final decision about integrity is based on the condition of the overall property and its ability to convey significance. The strength of historic landscape characteristics and the nature, extent, and impact of changes since the periods of significance are important factors to consider.

Integrity depends to a substantial degree on the area's historic contexts. This information indicates the extent of integrity that can be expected for a particular type of historic property given the unique aspects, cultural and natural, of the area and the condition of comparable properties. The survival of significant characteristics, such as field patterns and boundary demarcations, that in other areas have been lost can make a rural property significant despite the deterioration of its buildings and loss of outbuildings.

Loss or relocation of a few features usually does not affect a rural property's overall historic integrity. But the repeated loss of buildings, structures, roadways, and small-scale elements, as well as gradual changes to boundaries and land uses, may cumulatively destroy integrity.

New construction and incompatible land uses covering extensive acreage—such as residential subdivisions, modern mining or quarrying operations, refuse dumps and land fill, limited access highways and their interchanges—cause the greatest damage. Not only do they introduce major visual intrusions and interrupt the continuity of the historic scene, but they reshape the land, disturb subsurface remains, and introduce ahistorical characteristics.

Large rural districts may be able to absorb new development and still maintain their overall historic integrity, provided large-scale intrusions are concentrated in a relatively few locations and cover a proportionately small percentage of the overall acreage. For example, the 15,000 acres of Oley Township Historic District, Pennsylvania, maintain a strong sense of the agricultural activities begun in the 18th and 19th centuries despite the presence of several sizeable modern quarries, a large housing subdivision, and contemporary houses along roadways. While the new development is noncontributing it occurs in isolated pockets and covers only 10 percent of a historic district otherwise characterized by cultivated fields and scattered farmsteads.

Modern-day quarrying in Oley Township, Pennsylvania, bears little relationship to historic practices. The operations and the ever-growing pits and tailings they create threaten the district's historic integrity. Despite new quarries and residential subdivisions, Oley Township was listed in the National Register in its entirety, because 90 percent of the 15,000 acres retained the historic pastoral and agricultural character. (Oley Resource Conservation Project)

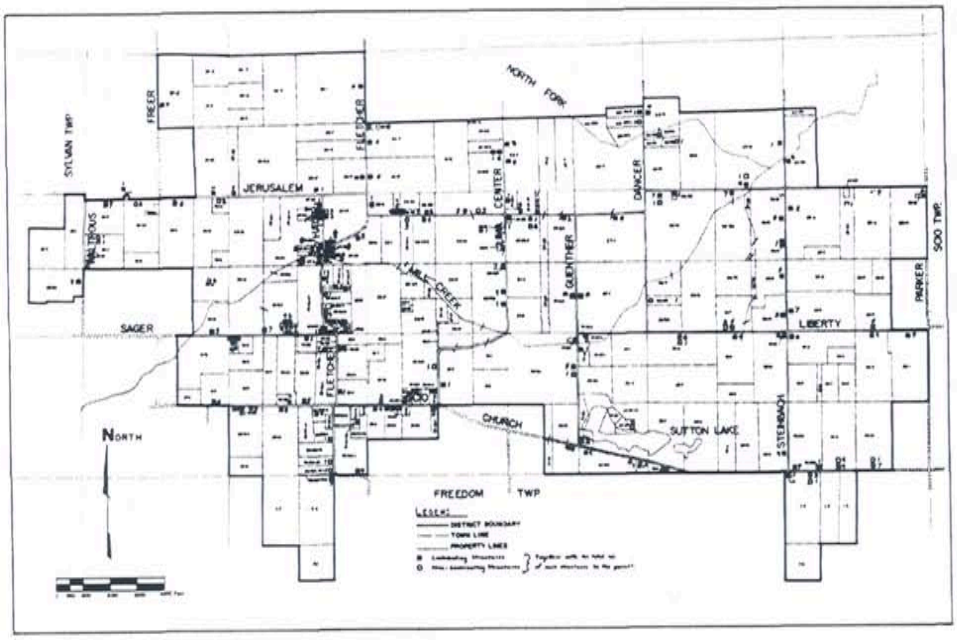
Selecting Boundaries

Boundaries for rural historic landscapes must encompass the area having historic significance, rather than just scenic values, and contain contributing resources that express the characteristics of the historic landscape. For this reason, all of the acreage making up a rural site or district should be reviewed, through either an onsite survey or aerial photography.

1. *Define the historic property*

The historic property is the unit of land actively managed, occupied, settled, or manipulated during the historic period for purposes related to significance.

In the development of historic contexts, the types of historic properties for an area were identified. This information helped determine the study area and focus research and survey activities on specific properties. As



The boundaries of South Lima Township Rural District, Michigan, are based on property lines, most of which coincide with the historic rectangular grid of the Midwest. Peripheral farms were included or excluded on the basis of their historic integrity. (Lynda Koch)

On September 17, 1862, "Bloody Lane" witnessed some of the most intense fighting of the Civil War. Continuing agricultural land uses and the historic integrity of the sunken farm lane and adjoining fields evoke the historic scene in a photograph taken in August 1934. Monuments along the lane mark commemorative activities that occurred at Antietam National Battlefield in the late 19th and early 20th centuries. (Allan Rinehart, National Park Service History Collection)

facts were associated with existing historic landscape characteristics, the existence of historic properties or portions of them were verified.

Historic properties may be evaluated at various geographical scales. A rural property, such as a farm, may have its own significance, but also be part of a significant collection of neighboring farms or an entire community with a village cluster, outlying farms, and interconnecting roads, that form larger historic districts. The initial step in selecting the boundaries of a rural historic landscape is to determine the extent to which properties at the smallest scale, such as a single farm, are intact and form larger properties that may be listed as large and cohesive historic districts.

If the study area was based on a historic property clearly defined by physical characteristics, historic ownership, or concentration of activity, National Register boundaries may vary little from those of the area studied. In cases, however, where a large area was studied, such as a township or county, with the purpose of identifying eligible properties, a number of properties of varying scales and boundaries may be defined, for example, a large village district and several outlying farms and mill sites.

2. *Decide what to include*

National Register boundaries must encompass a concentration or continuity of historic landscape characteristics. Many properties will not retain their historic property lines or possess significant characteristics throughout. The next step in selecting boundaries is deciding what land within the historic property today has both historic significance and integrity.

Information from survey and research —including historic land uses, dates of buildings and other components, and changes since the period of significance —can indicate to what extent the historic property was actively used and today reflects that use. Consulting historic maps, land plats, aerial photographs, land grant records, property deeds, and oral history data can help determine the evolution of the historic property. The overlaying of transparent maps of the same scale to represent various stages of development, including the current condition, is useful for comparing changes over time and for arriving at boundaries. Geographic Information Systems (GIS) can also be used for this purpose (see page 12).

Continuity is essential. Historic landscape characteristics should predominate and occur throughout. Peripheral areas having a concentration of nonhistoric features should be excluded, while the impact of centrally located ones on historic integrity should be considered. If, because of their density, distribution, and predominance, nonhistoric features seriously fragment the overall historic integrity of large-scale properties, smaller properties having integrity should be identified for listing. This applies, for example, to individual farmsteads in an agricultural community that is experiencing rapid and widespread suburbanization.

Buffer zones or acreage not related to historic use are excluded from National Register listings, but may be considered in planning and protection. These include natural features that fall within significant historic vistas but were not actively used, managed, or controlled

by historic land use or ownership. Also excluded are nonhistoric areas of compatible or similar land use adjoining a historic area, for example, land recently cleared and placed into agricultural use.

Natural features may be included if they are centrally located within the landscape, such as a hill or stream, or if they were actively used for purposes related to historic significance, for example, forests historically used for woodlots, and wetlands used for foraging wild berries.

Peripheral land that provides historic setting, such as forested hillsides or rock escarpments, may be included only if the historic record indicates that the land was historically an integral part of the property being nominated. Such an integral relationship can be established through common historic ownership, the role of the peripheral land in significant land uses or community development, or a passive function such as providing a barrier for defense or protection from wind and weather.

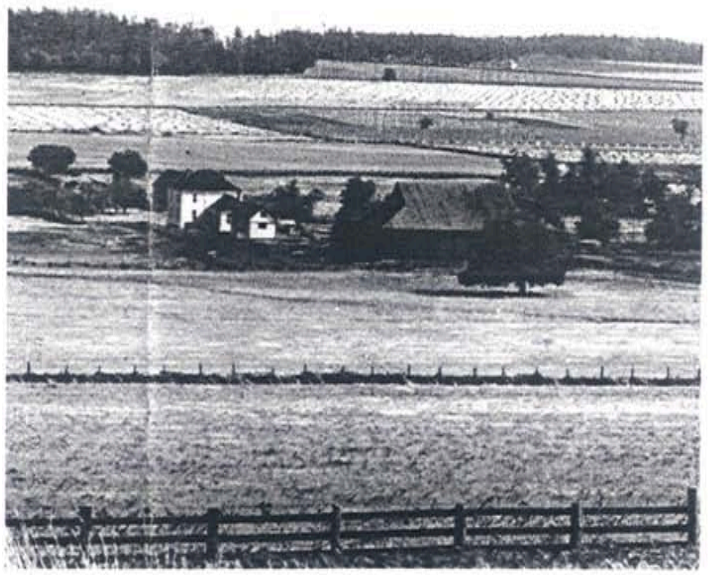
3. *Select Appropriate Edges*

Edges may be defined in several ways. Legal boundaries, based on historic ownership, land use, or incorporation, should be used where a historic property remains intact and is significant in its entirety. Natural features such as bodies of water, ridgelines, and sharp rises in elevation often form edges that have historically separated areas having different land uses. In areas undergoing widespread change, edges, based on current

DEFINING THE EDGES OF A RURAL LANDSCAPE

The following are commonly used to define the edges of rural historic landscapes:

- **Historic legal boundaries** of a single property, a group of properties, or an entire political jurisdiction when the historic property possesses continuity of historic landscape characteristics throughout, even though the ownership or division of land may have changed.
- **Boundary demarcations** that are relatively permanent, such as stone fences, irrigation or drainage ditches, and mature hedge rows, when such barriers are based on historic land use or ownership and encompass the concentration of related historic landscape characteristics.
- **Rights-of-way,** such as roads, established paths, and highways, when they separate areas of land that are historically significant from those that are either unrelated, insignificant, or not historic.
- **Natural features,** such as rivers, lakeshores, ridges, plateaus, and contour elevations when such features limited the historic development of the land and continue to contain historic landscape characteristics.
- **Changes in nature of development or spatial organization,** such as the departure of a community having vast tracts of communally owned farmland from the typical midwestern grid of 160-acre farms, when differences are related to significance.
- **Edges of new development,** such as modern housing, limited access highways, or industrial parks.
- **Current legal boundaries,** when they coincide with the area retaining historic landscape characteristics today. Acreage may be the same or smaller than that within the historic boundaries.
- **Lines drawn along or between fixed points,** such as stone walls, shorelines, or the intersection of two roads, when they contain the area retaining historic landscape features.
- **Long-standing vegetation** that is visible at all seasons, such as a row of hardwoods, when it marks the edge of the area containing historic landscape characteristics.



Pictorial evidence is valuable for charting the evolution of a rural landscape and verifying its historic integrity. Comparative views of Ebey's Prairie, Washington, photographed about 1900 and in 1983, indicate little change in the division of land, agricultural land uses, and arrangement of the farmyard cluster. (Pacific Northwest Regional Office, National Park Service)

CONSIDERATIONS IN EVALUATING RURAL HISTORIC LANDSCAPES

This section provides additional guidance for evaluating certain types of properties that either meet the definition of a rural historic landscape or possess historic landscape characteristics.

Properties Having Significant Patterns of Folklife

Patterns of folklife, established historically, may be perpetuated by the people living in rural properties today. These include traditional customs, crafts, or land use practices that have historic origins and have been passed from one generation to another.

Tangible characteristics may reflect traditional materials, craftsmanship, or functions, such as a cider-press, a community hall, or communally owned fields. When these date to the historic period, they may contribute to areas of significance such as ethnic heritage, art, architecture, community planning and development, or social history.

Seasonal, short-lived, or recent expressions of folklife are seen in haystacking, using traditional techniques for new construction, and observing traditional customs. While these do not date to the historic period, they do enhance integrity of setting, feeling, and association.

Traditional Cultural Properties

Native Americans and other cultural groups have commonly used natural features or sites for religious, ceremonial, or hunting and gathering activities. Although landscape characteristics may be useful for describing the natural setting of these places, an in-depth study of characteristics is not necessary where traditional uses have not altered the land. For further guidance in evaluating landscapes possessing traditional values, see Bulletin 38: *Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

Trails and Roads

Trails and roads require verification that the land nominated be the actual location of the trail. Eligibility requires integrity of setting and location. Boundaries commonly encompass the length and width of the byway and a margin of land, for example, 40 feet, on both sides. Boundaries may be widened to take in encampment sites, mountain passes, fords across streams, and sites marked by trail ruts, arroyos, and surface disturbances associated with historic activity. Boundaries may also include land that forms a historically important and intact setting, for example, the hillsides and rock formations rising from an important pass on a frontier trail. Where the continuity of a byway has been interrupted by nonhistoric development, segments retaining significance and integrity can be nominated together in a multiple property submission.

Battlefields and Encampments

Battlefields, encampments, and other areas where short-term historic events took place may possess important landscape characteristics. Although the significance of these properties does not directly relate to land use, their historic integrity depends upon landscape characteristics such as natural features, land uses, vegetation, and associated buildings and structures. Furthermore, their location may have been determined by natural features, proximity to railroads, land uses, circulation networks, and cultural traditions. When these properties have been preserved for many years, they may have additional significance for patterns of land use and division that have elsewhere disappeared.

Scenic and Recreational Parks

State, county, and national parks set aside for recreational and scenic purposes are designed landscapes to the extent that roads, trails, buildings, vegetation, and other features were developed according to a master plan. These landscapes, due to their location, extensive acreage, purpose, and management, also have the characteristics of a rural landscape. Park features, such as trails, bridges, campgrounds, native flora, cabins, and scenic overlooks, can be meaningfully examined using the system of landscape classification. Circulation networks, response to natural environment, land uses and activities, vegetation related to land use, clusters, and small-scale features are particularly useful in documenting these properties.

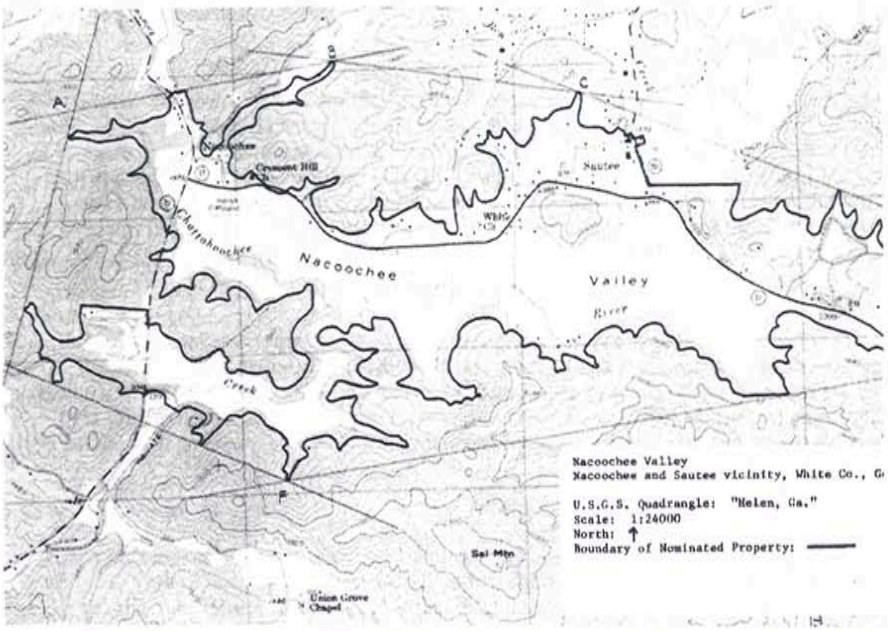
Mining Properties

Mining properties may include not only the most prominent mining structures, but also the communities shaped as a result of the mining activity and the surrounding land covered by related mining claims and containing historic shafts, tunnels, pits, and tailings. Landscape characteristics can be used to describe and evaluate these properties.

Modern methods of extraction may alter integrity. While the historic presence of tailings may be viewed as part of the historic setting, modern tailings and excavation, with or without recent structures, threaten historic integrity. Open pit mining in an area historically mined through tunnels and shafts destroys historic characteristics, altering an area's historic integrity. However, an open pit mine that has operated since the historic period retains its integrity, if recent extraction methods have been similar to those practiced historically and if the character of the pit is similar, although greater in size, to that of the historic period.

Lumbering Communities

Historic lumbering communities may contain scattered remains of logging activities and forests in varying stages of reforestation. Current tree cover often varies in species and age from historic vegetation. Abandoned areas frequently reflect the natural plant succession that follows cutting, making it impossible to define the visual quality of historic setting. For these reasons, significance depends on an understanding of changing patterns of vegetation and the presence of other characteristics, such as roadways, logging equipment and structures, workers' camps, and transportation facilities.



Settlement and agricultural development occurred within the fertile floodplain of the Nacoochee Valley, Georgia. To encompass the land area actively farmed during the historic period, district boundaries included approximately 2,500 acres and were drawn along the 1,400-foot contour line on the USGS topographical map. (photo: James R. Lockhart; map: Georgia Department of Natural Resources)

ownership, may be drawn to exclude new land uses or incompatible development. When none of the approaches listed on page 26 fit a situation, a certain degree of professional judgement will be needed to define an edge--for example, a line drawn between the end of a stone wall and a hedge row that, while somewhat arbitrary, can still be justified.

Edges should be appropriate to the location, historic significance, and integrity of the property. A natural stream and field demarcations may work well in the Piedmont region, while quarter sections of a USGS map are more logical in rural Minnesota where land was divided according to the national rectangular survey.

Several approaches may be combined. An agricultural district, for example, might be bounded by a natural river, the political boundaries of a national forest, the limits of a modern development, and, where intact, the legal boundaries of historic parcels. Whatever the approach, boundaries must be fixed in space and capable of accurate description by metes and bounds, legal descriptions, lines appearing on USGS topographical maps, or site plans drawn to scale.

REGISTRATION

Nominations are made on the National Register Registration Form (NPS 10-900) and processed according to the regulations set forth in 36 CFR Part 60. Where the study of rural area identifies several properties eligible for listing and related by common historic contexts, the National Register Multiple Property Documentation Form (NPS 10-900-b) is used to document the contexts, property types, and methodology; separate registration forms then document each eligible property.

The following guidance **supplements** *National Register Bulletin: How to Complete the National Register Registration Form* and is organized according to the section names on the registration form. The form is intended as a summary of the information gathered during identification and a synthesis of findings concerning significance, integrity, and boundaries.

Classification

A rural property containing a collection of sites, structures, buildings, or objects is classified as a district. A rural property containing land with no buildings, objects, or structures, such

as a wildlife preserve or a camp meeting ground--is classified as a *site*.

Contributing and noncontributing resources are counted according to the guidelines in *Guidelines for Completing National Register of Historic Places Forms*. Acreage with component land areas, such as forests, orchards, fields, or pasture, counts as a single continuous site. Buildings, structures, objects, and sites within the landscape that are substantial in size and scale or are specifically discussed as significant are counted separately.

Other landscape characteristics, including areas of natural vegetation, fences, walls, plantings, ponds, and drainage ditches, are considered integral parts of the overall site. It is appropriate to count them separately if they form a structure or site that is substantial in size, scale, or importance--such as a network of historic roads, an irrigation system, a designed park, or a significant orchard.

Function

Data categories for *agriculture*, *landscape*, *transportation*, *industry*, and recreation and culture, include a number of subcategories that apply to land uses and activities. These should be listed along with those relating to buildings and structures.

Description

The description defines the historic property being registered and describes the evolution and current condition of its landscape characteristics. The processes that have shaped the landscape are discussed and related to specific features within the property. Changes that have occurred in the use and character of the land should be dated as accurately as possible. Threats to integrity should be described and their impact on the historic character of the landscape discussed. The chart on pages 15-18 lists the information to be included for each characteristic.

Information about historic landscape characteristics should be organized to best portray the character of the property. For a large district, it may be logical to discuss the general character of the district, and then separately treat the circulation networks, large-scale irrigation systems, village clusters, and smaller properties contained within it. For other properties, it may make most sense to describe the landscape characteristics by type, and to discuss land use areas, structures, and buildings individually rather than as parts of clusters or small units of property.

Specialized **terminology** may be necessary. Botanical or geological terms not commonly understood should be explained. Common names, such as Corvallis cherry or Longhorn cattle, are sufficient to identify vegetation and livestock. Scientific names should, however, be used when common botanical names are inadequate to describe plant diversity or significant cultivars. Commonly understood terms should be used to describe vernacular patterns of construction, land use, or land division. When terms that are regional or ethnic in derivation are used to describe land use practices, construction methods, or cultural customs, they should be explained.

Significance

The statement of significance explains the ways in which the property, through its land uses and characteristics, directly relates to specific historic contexts, National Register criteria, areas and periods of significance, and, if applicable, criteria considerations. Important activities, events, persons, or physical qualities are discussed in relationship to specific features identified by the landscape characteristics. The statement of historic contexts, revised, as appropriate, based on the findings of survey, research, and evaluation, is included.

The greater the importance of certain landscape characteristics, the more factual and detailed the discussion of their role and evolution should be. For example, if *transportation* is an area of significance, the circulation networks will require greater explanation; if *community development and planning* is an area of significance, patterns of land division and use should be discussed.

Major Bibliographical References

A standard bibliographical style is used to cite sources, including books, magazine articles, maps, atlases, historic photographs, local histories, studies on soils and vegetation, archeological reports, and geological studies. References to oral histories should give the date of the interview, and the name and affiliation of both the person being interviewed and the interviewer. Collections of photographs, oral history tapes or transcripts, personal records, and maps that are not available in published sources should be cited by name and location.

Boundaries

Boundaries are described as accurately as possible using metes and bounds, legal descriptions, tax parcel numbers, lines and sections on USGS maps, or lines on a map drawn to a scale no smaller than 1" = 200 feet. The edges that commonly bound rural properties are listed on page 26.

Maps

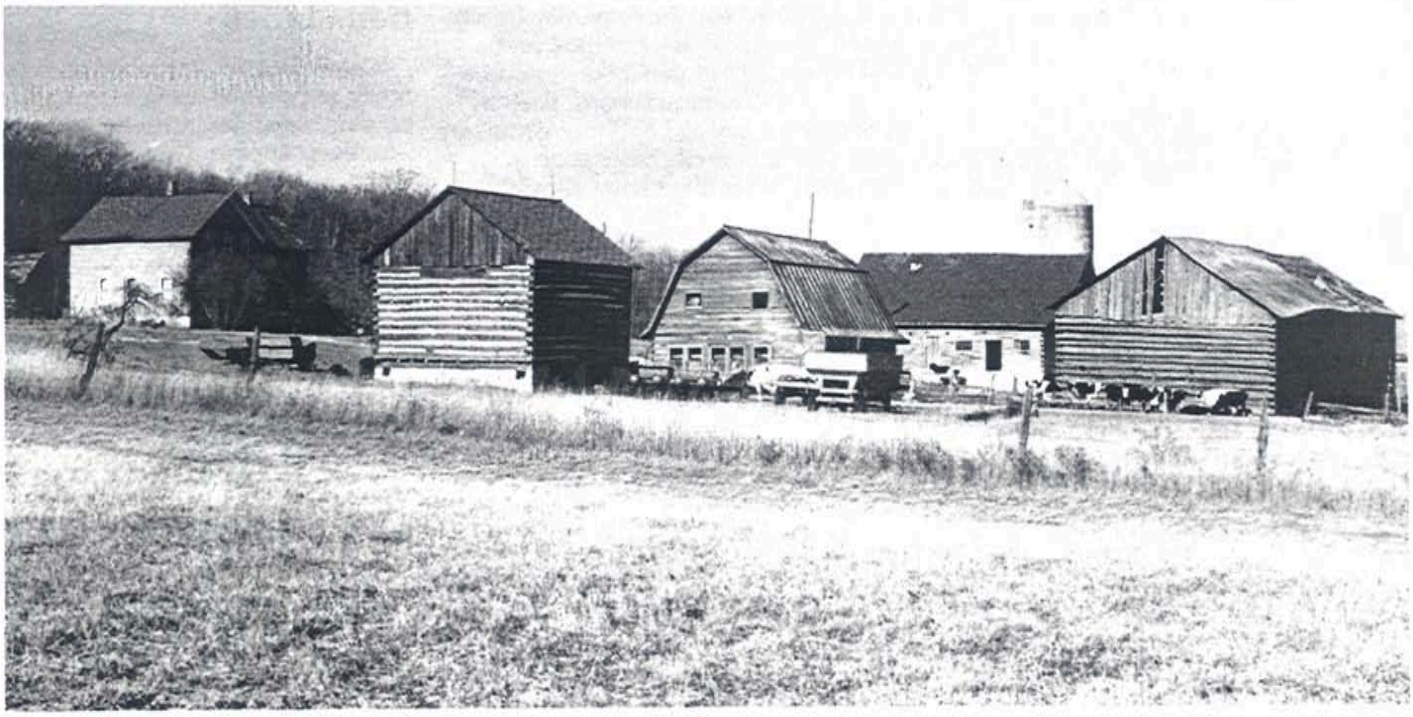
A detailed **sketch map** is required for all properties meeting the definition of historic district. The map indicates the boundaries of the property and locates the principal landscape characteristics. Buildings and structures, circulation networks, major land uses, archeological sites, prominent natural features, and large areas of vegetation should be marked on the map. Each building, structure, object, and site that is substantial in size, scale, or importance should be labeled by name, number, or other symbol, and marked as **contributing** or **noncontributing.** Refer to the chart on pages 15-18 for additional guidance.

For properties with large acreage, several maps drawn to different scales may be used in place of one overall sketch map. A small-scale map, such as a USGS topographic map in the 1:24,000 series, could cover the overall property and indicate boundaries and principal areas of land use, natural features, circulation networks, isolated buildings and structures, and clusters. Maps drawn to a larger scale, for example, 1" equals 200', could then show the location of buildings, structures, and other features within each cluster. Large-scale maps should be cross-referenced as inserts to the area map.

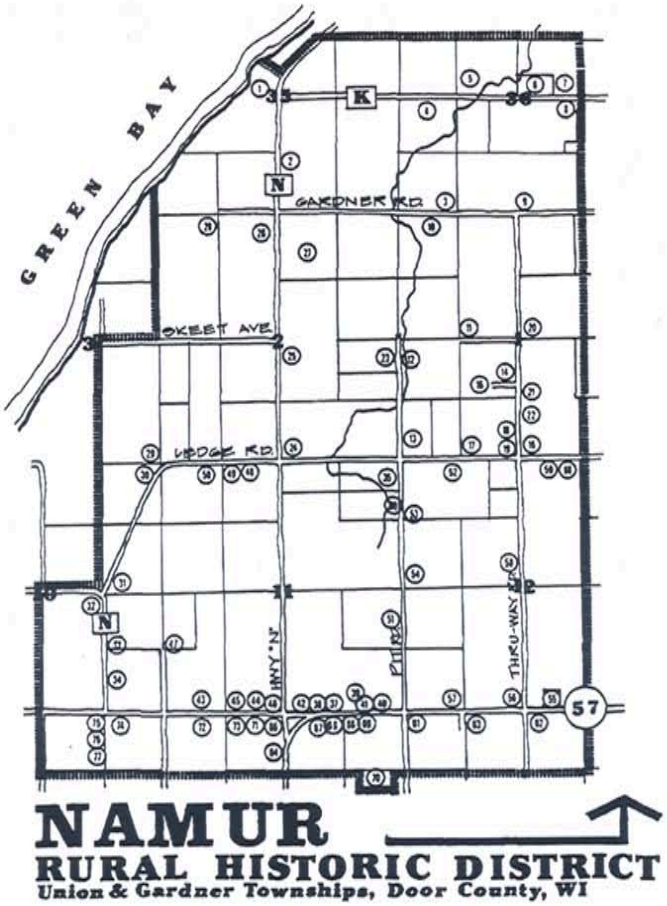
Separate maps may also be used to locate archeological sites, land use areas, road systems or other transportation systems, and buildings and structures. A series of maps may show the evolution of the property at various periods of time.

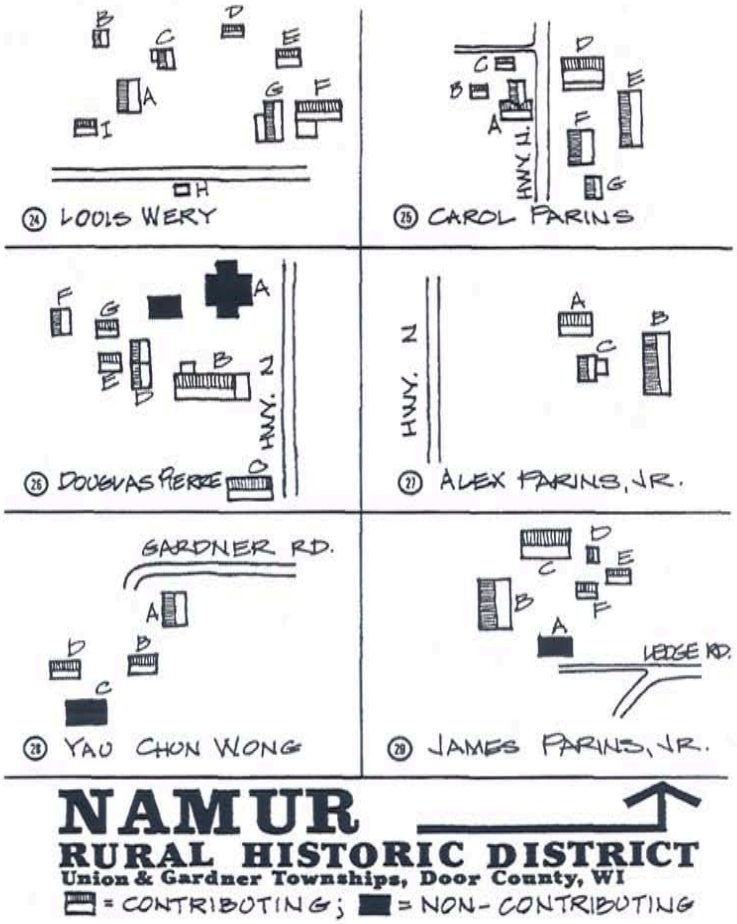
Photographs

Representative views of historic and nonhistoric land areas and landscape characteristics, as well as buildings, structures, and clusters, must be submitted with the registration form. Copies of historical photographs, engravings, and illustrations may also be included. Contemporary photographs taken from the vantage point of historical photographs may supplement the written description of land changes.



The Carol Parins Farmstead (no. 25 below) represents the traditional Belgian-American farm in the U-shaped configuration of the barnyard, numerous log outbuildings, and outlying fields. (Bill Tishlir)





Sketch maps of two scales were used to record the Namur Belgian-American District in Door County, Wisconsin. A large map drawn to a small scale covers the entire district and locates district boundaries, roads, and farm clusters. Small maps drawn to a larger scale and keyed by number to the district map then identify the contributing and noncontributing buildings and structures in each farm cluster.

RECOMMENDED READING AND SOURCES

Related National Register Bulletins

Nomination of Deteriorated Buildings to the National Register

Contribution of Moved Properties

Nomination of Properties Significant for Association with Living Persons

Defining National Register Boundaries

Guidelines for Counting Contributing and Noncontributing Resources for National Register Documentation

Guidelines for Applying the National Register Criteria for Evaluation

Guidelines for Completing National Register of Historic Places Forms

How to Evaluate and Nominate Designed Historic Landscapes

Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places

Guidelines for Evaluating and Nominating Properties That Have Acheived Significance Within the Last Fifty Years

How to Improve the Quality of Photos for National Register Nominations

Guidelines for Local Surveys: A Basis for Preservation Planning

Guidelines for Restricting Information About Historic and Prehistoric Resources

Guidelines for Evaluating and Documenting Properties Associated with Significant Persons

Guidelines for Evaluating and Nominating Historc Aids to Navigation

National Register Casebook: Examples of Documentation

Guidelines for Evaluating and Documenting Traditional Cultural Properties

The above publications may be obtained by writing to the National Register of Historic Places, National Park Service, U.S. Department of the Interior, 1849 C St., NW, NC-400, Washington, DC 20240.

Books and Articles

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Sources of Census Data

U.S. Census data are on microfilm. Copies may be viewed in local libraries and historical societies, college and university libraries, and the National Archives in Washington, DC, and its regional branches. Microfilm copies and the following catalogs may be purchased from the National Archives Trust Fund Board, National Archives, Washington, DC 20408.

Federal Population Censuses, 1790–1890: A Catalog of Microfilm Copies of the Schedules. 1978.

1900 Federal Population Census: A Catalog of Microfilm Copies of the Schedules. 1979.

1910 Federal Population Census: A Catalog of Microfilm Copies of the Schedules. 1982.

Sources of Aerial Photographs

Aerial Photography Division (East)
U.S. Department of Agriculture
45 French Broad Avenue
Asheville, NC 28802

Aerial Photography Division (West)
U.S. Department of Agriculture
2505 Parley's Way
Salt Lake City, UT 84102

Aerial Photography Field Office
Agricultural Stabilization and Conservation Service
U.S. Department of Agriculture
2222 West 2300 South
Salt Lake City, UT 84125

Cartographic Archives Division
National Archives
Washington, DC 20408

National Archives contains federal aerial surveys conducted, between 1935 and 1942, by the Agricultural Stabilization and Conservation Service, Soil Conservation Service, Forest Service, Geological Survey, and Bureau of Reclamation. The following guide is available from the National Archives:

Aerial Photographs in the National Archives. Washington, DC: National Archives, 1973. (Special list No. 25)

EROS Data Center
User Services Section
U.S. Geological Survey
U.S. Department of the Interior
Sioux Falls, SD 57198

Eros Data Center makes available transparencies and photographic reproductions of aerial photographs taken by the fourteen Federal agencies (including the Soil Conservation and Agricultural Stabilization and Conservation Services) participating in the National High Altitude Photography (NHAP) program. The center will also provide a free computerized search of all black and white and color infrared imagery in their collection for a location identified on a USGS map or by UTM references or coordinates of longitude and latitude.

Other Sources

For **homesteading records**:

Suitland Reference Branch
National Archives
Washington, DC 20409

For **agricultural research**:

National Agricultural Library
U. S. Department of Agriculture
10301 Baltimore Boulevard
Beltsville, MD 20705

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