



# CITY OF OAKLAND

## Bureau of Planning – Zoning Division

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

### ZONING MANAGER PUBLIC NOTICE

6. **Location:** 250 10TH STREET, OAKLAND, CA 94607 (APN: 002 007100100)  
**Proposal:** Site improvements to Lincoln Square Park Plaza that include paving, seating, street furniture and landscaping. The proposal also includes a Tree Protection Permit (T1600019) to remove four trees and to protect five trees within 10 feet of construction.  
**Applicant / Phone Number:** Ali Schwarz / (510) 238-7310  
**Owner:** City Of Oakland  
**Case File Number:** PLN16055  
**Planning Permits Required:** Minor Conditional Use Permit for site alterations to Lincoln Square Park.  
**General Plan:** Central Business District; Urban Park and Open Space  
**Zoning:** OS (NP)  
**Environmental Determination:** 15301-Existing Facilities; and  
15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Historic Property, OCHS Rating: B+a3  
**Service Delivery District:** Metro  
**City Council District:** 2  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Michael Bradley** at (510) 238-6935 or by email: [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)

Your comments and questions, if any, should be directed to the **Bureau of Planning – Zoning**, 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, California 94612-2031 within **17 calendar days of the posting of this notice**. A decision will be made on the application after this date. If you challenge a decision on this case on appeal and/or in court, you will be limited to issues raised in correspondence delivered to the **Bureau of Planning – Zoning** prior to the close of the public comment period. If you wish to be notified of the decision on this case, please indicate the case number and submit a self-addressed stamped envelope for each to the **Bureau of Planning – Zoning**, 250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Oakland, California 94612-2031.

Please note that the description of the application found above is preliminary in nature and that the project and/or such description may change prior to a decision being made. Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission or the Commission's Residential Appeals Committee. **Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m.** An appeal shall be on a form provided by the **Bureau of Planning – Zoning**, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned seventeen (17) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

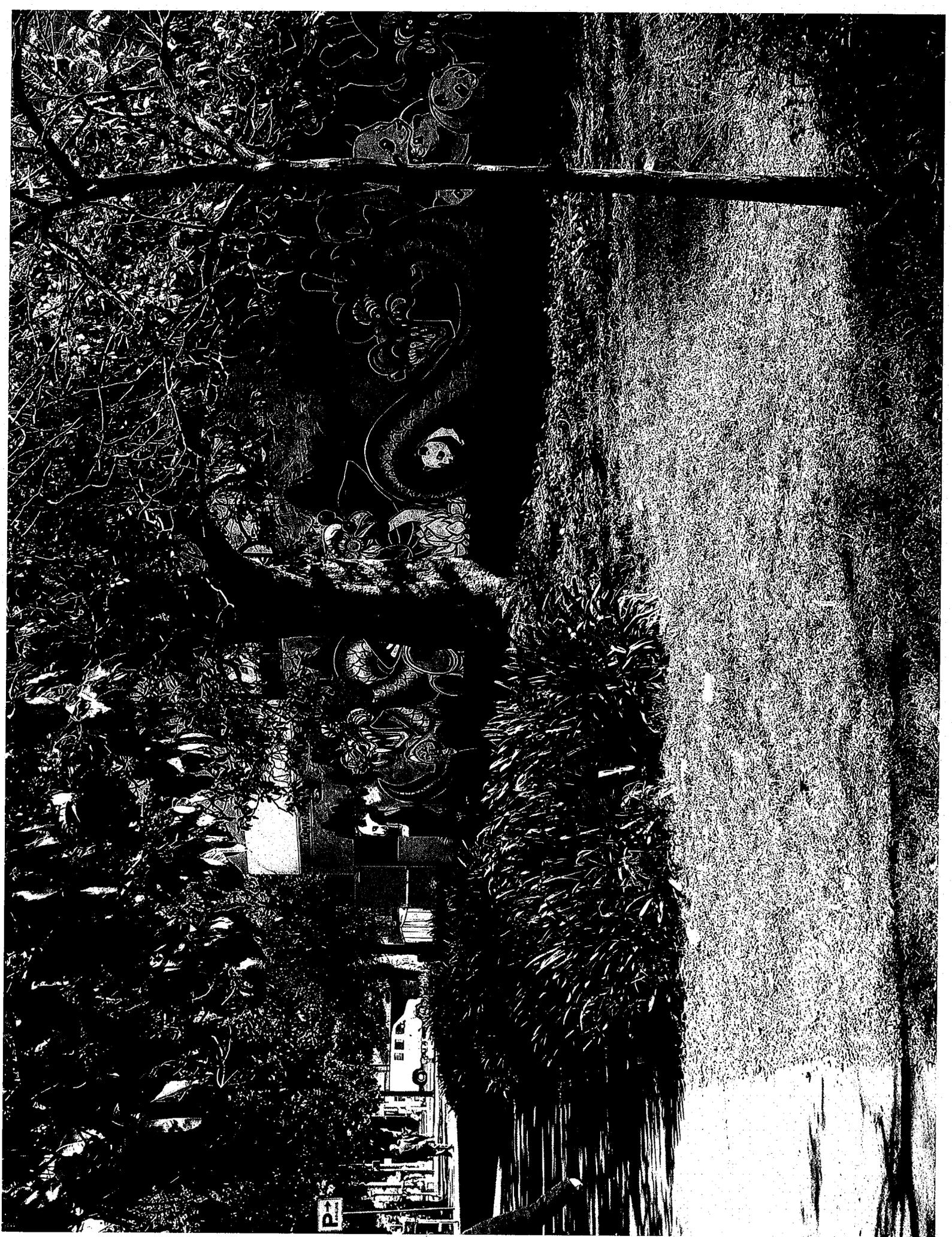
**POSTING DATE:** March 18, 2016  
**COMMENTS DUE DATE:** April 4, 2016

**IT IS UNLAWFUL TO ALTER OR REMOVE THIS NOTICE WHEN POSTED ON SITE**

# 1







# HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
 HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc \_\_\_\_\_  
 UTM: A10/563510/4183720 B \_\_\_\_\_  
 C \_\_\_\_\_ D \_\_\_\_\_

## IDENTIFICATION

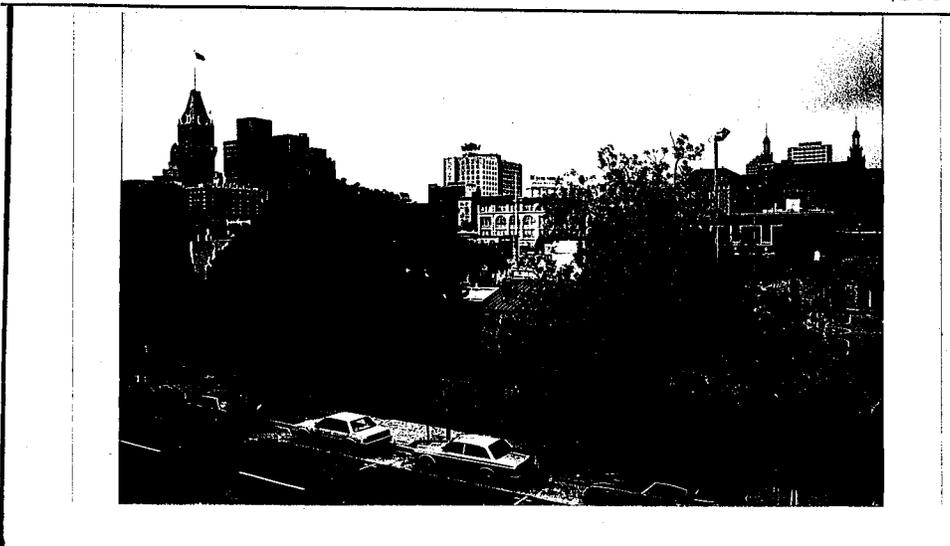
1. Common name: Lincoln Square
2. Historic name: Oakland Square
3. Street or rural address: 250 10th St. (block bounded by 10th, 11th, Harrison, and Alice Sts.)  
 City Oakland Zip 94607 County Alameda
4. Parcel number: 2-71-1
5. Present Owner: City of Oakland Address: \_\_\_\_\_  
 City Oakland Zip \_\_\_\_\_ Ownership is: Public  Private \_\_\_\_\_
6. Present Use: Public playground Original use: Public park

## DESCRIPTION

- 7a. Architectural style: Early 20th-Century Urban Playground
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Lincoln Square is a public playground occupying the full city block bounded by 10th, 11th, Harrison and Alice Streets. More than half its area is black-topped, painted for basketball courts, dotted with poles supporting night lights, basketball nets and other game appurtenances, and nearly surrounded by a chain link fence that prevents wandering balls and potentially dangerous personal encounters. The southeast corner is devoted to climbing and sliding equipment which presently takes the form of a brightly painted mock chinese junk inscribed "Sponsored by Wa Sung Service Club." Next to it on the Alice Street side is a very small rectangular building (for storage or comfort station), covered in stucco, gable-roofed with prominent ridge pole and turned-up eaves, and vented with grills of glossy aqua tiles in animal patterns. Just north of this structure is a sand-filled infants' play area with benches and a set of swings hung from a mock Chinese gate.

Along the 11th Street side, about 50 ft. from Alice, is the Club House, a one-story brick structure about 75x25x14 ft. with tiled hip roof and battered brick walls which,  
 (see continuation page 3 )



8. Construction date: 1853; imp.c. 1890  
 Estimated \_\_\_\_\_ Factual conv. 1926  
 club bldg. 1940
9. Architect Unknown;  
Edward Foulkes (1940)
10. Builder Unknown; Oakland Park  
Dept. (1940)
11. Approx. property size (in feet)  
 Frontage 300 Depth 200  
 or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
 \_\_\_\_\_

13. Condition: Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: 1976-78 community center at SW corner; various changes to play equipment
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up   
Residential  Industrial \_\_\_\_\_ Commercial  Other: Lincoln School
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Harrison, Jefferson, and Lafayette Squares

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Lincoln Square appears to be eligible for listing on the National Register of Historic Places as a link to Oakland's pioneer days and as a city playground of long standing. The map that Julius Kellersberger made in 1853 for Oakland's founders distinctly showed "Oakland Square" in the exact present location of Lincoln Square. It was one of the seven squares reserved for public use from the beginnings of the city of Oakland, and now one of only four of the original seven which are still open spaces on their original sites (see SHRI forms for Harrison, Jefferson and Lafayette Squares: 600-98 Harrison, 631 Jefferson, and 1016 Grove Streets). However, such was the early cloud over all local land titles that the City did not gain clear possession of the squares until 1869, when Mayor Merritt had them fenced, and then the Carpentier family finally relinquished title in writing at a price of \$887.50 for all seven Squares. Oakland Square was improved as a park in the 1880s and 1890s, at the expenditure of about \$1,000 a year from the streets fund. On the anniversary of Abraham Lincoln's birth, 12 Feb. 1898, the park was formally renamed Lincoln Square, and a young sequoia tree

(see continuation page 4 )

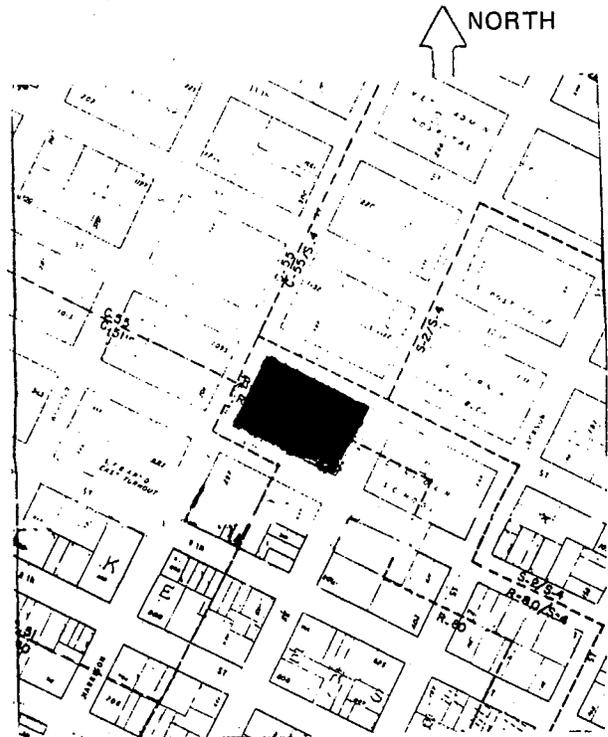
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture \_\_\_\_\_ Arts & Leisure 2  
 Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
 Government 1 Military \_\_\_\_\_  
 Religion \_\_\_\_\_ Social/Education 3

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 De Witt Jones, ed. Oakland Parks and Playgrounds, State Emergency Relief Administration Project 3-F2-163, 1935: 27-28.

(see continuation page 5 )

22. Date form prepared December 31, 1984  
 By (name) Staff  
 Organization Oakland Cultural Heritage Survey  
 Address: One City Hall Plaza, 6th Floor  
 City Oakland Zip 94612  
 Phone: (415) 273-3941

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





**HISTORIC RESOURCES INVENTORY**

CP

Street or rural address: 250 10th St. (block bounded by 10th, 11th, Harrison, and Alice Sts.)

7b. Physical Description (continued from page 1)

according to the 1950 Sanborn map, rise from 24" thickness at the ground to 12" at the roof. Fenestration is 8-light casement windows in pairs under 4-light transoms--one such group and a smaller one on each side of an entry on the south (playground) facade, two (formerly three) such groups and a door on the 11th Street facade, two on the west facade and one plus two doors to bathrooms on the east facade. The deeply overhanging roof rests on square wooden posts with horizontal braces anchored to the walls. The interior is a single space (except for the bathrooms) with a wood-truss ceiling.

At the Square's south west corner (10th and Harrison Streets) is the Lincoln Community Center Building, a one-story stuccoed structure 123 x 50' in plan, roughly rectangular with a large triangle added pointing west, and some indentations in the south facade. The triangular portion and part of the adjacent rectangle are a 24-foot high gymnasium. Banks of windows join the gym to the remainder of the building, which is lower and houses games room, kitchen, meeting and craft room, agency rooms, toilet and storage area, etc. (building permit). At the juncture of the two portions an octagonal hall is decorated with an Oriental-styled colonade. Part of the south (10th Street) facade is a brightly colored tile mural about 9 ft. high and 9 x 6; each of the 8-inch-square tiles shows an animal drawn and apparently painted and/or glazed by a child; explanations on accompanying tiles read: "Designed by youth and friends of Lincoln School and Lincoln Neighborhood Center, 1977," and "Mural sponsored by Wa Sung Service Club."

Landscaping in Lincoln Square is both old and new. Four venerable southern magnolia trees are roughly evenly spaced just in from the 10th Street side; another is near the center of the Harrison Street side. A huge live oak is near the corner of 11th and Harrison; another large tree is at 11th and Alice. Other well-grown trees encircle the square. New landscaping (including ivy) fills in the spaces by the west end of the gym. Alice street itself is closed to traffic on this block and makes a continuation of playground space over to Lincoln School, which occupies the next square block to the east.



247-8A S.W. Corner of Alice & 11th  
Sts., 6-15-82



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19. Historical and/or Architectural Importance (continued from page 2)

was planted. By the mid-1930s (Jones) this tree was 50' high and 12" or more in diameter, but it has not survived to 1984. There are, however, five venerable southern magnolias and one live-oak which presumably go back to the Square's early days as a park. Sanborn maps of 1901 and 1911 indicate curving walkways in a symmetrical pattern with access from the four corners and the mid points of the two longer sides.

In 1909-10 Oakland was in the vanguard of the new movement to create urban playgrounds for children, led there by a strong women's pressure group. Initially the City Commission and Administration for the playgrounds were separate from those for the parks; cooperation and then merger developed gradually. Lincoln playground dates from 1926 in the earlier, separate period. The 1927 Oakland Tribune Yearbook (p. 125) reported that "During the past year two municipal playgrounds have been added in the congested districts of Oakland through the cooperation of the Park Department and the School Department with the Recreation Department. These are Lincoln Square Playground...and Jefferson Square Playground. Each has a daily attendance of approximately 350 children." The City's playground survey of August 1928 found what must have been Lincoln's original facilities: "1 field house, 1 (indoor) baseball field, 1 basketball court, 2 handball courts, 2 jumping pits, 1 volleyball court, 1 horse shoe alley, 1 set circular traveling rings, 1 sand box, 1 low slide, 1 low bar, 1 horizontal bar, benches."

Building permit A 87572, issued 15 Oct. 1940, provided for erection of the brick club house on the 11th Street side of the Square. Owner and contractor was the Oakland Park Department, cost \$4,500. The architect was Edward T. Foulkes (1874-1967) designer of the Oakland Tribune Tower (see SHRI form for 401-17 13th Street), the amphitheater in Joaquin Miller Park, and numerous commercial buildings. A graduate of the M.I.T. architecture school, Foulkes published an article on "Modernization" in the September 1934 issue of The Architect and Engineer, illustrated with five of his own downtown Oakland remodelings. According to Oakland Tribune Yearbooks of 1942 (85-86), 1946 (194) and 1947 (134-37), Foulkes was president of the California Spring Garden Show during those years, an interest perhaps related to his design for the Lincoln Playground Clubhouse. This building replaced the fieldhouse and indoor baseball field noted in the 1928 survey, and the 1950 Sanborn map indicates it was the only structure on the block. Ma relates that the Oakland Chinese Center, a community service organization founded in 1935, donated \$2,500 of the \$4,500 construction cost for this building, and that "the actual construction was done by WPA workers."

The Lincoln Neighborhood Center building at 250 10th Street was constructed under permit # C89312, issued 6 May, 1976 and finalized 13 Dec., 1978. Owner was the City of Oakland, builder was Junkwock Tom of San Francisco, architect Wong/Brocchini & Associates, and the cost \$443,250. Permit dates indicate the young people's tile mural was part of the original construction.



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21. Sources (continued from page 2)

Building permits.

Sanborn maps.

Landmark Case File LM 83-401.

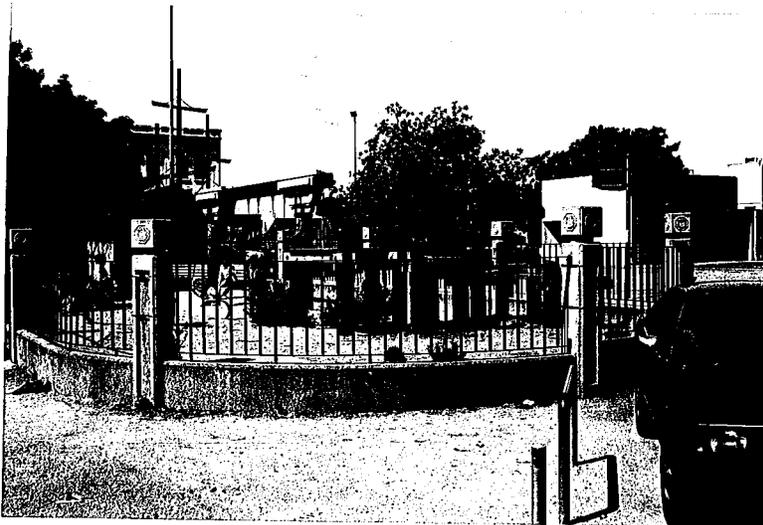
Oakland Tribune Yearbook, 1927 :125/2.

"Survey of Recreational Facilities in Oakland,"

Aug. 1928 (ms): District III.

Mel Scott, The San Francisco Bay Area, 1959 :33-34.

Ma, The Chinese of Oakland: Unsung Builders, 1982 :82.



247-9 Alice St. Side  
250-10th St.  
6/15/82



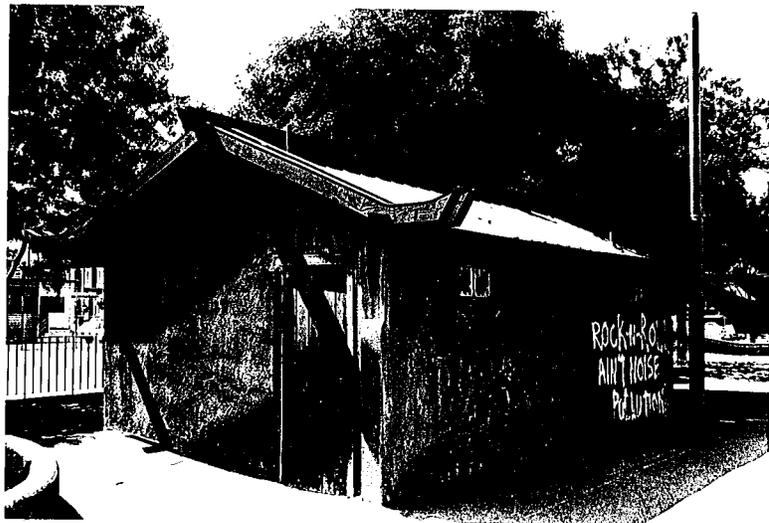
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247-7 Clubhouse, 250 10th St.,  
261 11th St., 6/15/82



247-10A Comfort Station & Storage,  
250 10th St., 6/15/82