

Location:	325 7 th Street
Assessors Parcel Number:	001-0189-003-00; 001-0189-009-00; 001-0189-013-00; 001-0189-014-00;
Proposal:	To revise previously-approved mixed-use project to reduce the residential units from 380 units to 160 residential units and increase the commercial space from 9,110 to 11,243 square-feet.
Owner:	325 7 th Street, LLC
Applicant:	325 7 th Street, LLC. (510)763-2911
Case Number:	CDV06-573-R01
Planning Permits Required:	Revision to previously-approved project involving a Major Conditional Use Permit, Design Review and updated Tentative Parcel Map;
General Plan:	Central Business District
Zoning:	D-LM 2 & D-LM 4 Lake Merritt Station Area District
Environmental Determination:	Relies on previous EIR (ER07-0002) as well as Lake Merritt Station Plan EIR; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
Historic Status:	Area of Primary Importance (API)
Service Delivery District:	Metro
City Council District:	2
Status:	Pending
Action to be Taken:	Comment on design and propose how it can best fit in with API
For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com

SUMMARY

In 2011, the Oakland Planning Commission approved an application to construct 380 residential units over ground floor commercial space at the subject site. The approved project involved removal/relocation of existing structures including a residential structure that was located at 617-621 Harrison Street and which had a rating of "C1+" on the Oakland Cultural Heritage Survey. Since the project approval in 2011, the structure at 617-621 Harrison Street which was identified as a contributor to the 7th Street/Harrison Square Residential Historic District has been lost to fire.

In October 2016, 325 7th Street LLC filed an application with the Bureau of Planning to revise the previously-approved project to reduce the residential units from 380 to 160 units and increase the commercial floor area from 9,110 to 11,243 square-feet.

The subject 0.81-acre site is located at the corner of Harrison Street and 7th Street on the western edge of the 7th Street/Harrison Square Residential Historic District. Pursuant to Planning Code Sections 17.136.055C & 17.136.060 any new construction project located within either an API in the Central Business District or located within the S-7 Zone shall be reviewed by the Landmarks Preservation Advisory Board prior to any action on the application by the decision making body.

Staff presented initial revised project designs being considered by the applicant to the LPAB for comment at the October 10th Landmarks Preservation Advisory Board hearing. Those plans have since been revised by the applicant and officially filed for planning review.

The main purpose of this hearing is to present the revised project and revised project plans to the LPAB and to receive input from the full LPAB regarding the proposed design as required pursuant to the Planning Code for the new buildings within the 7th Street/Harrison API prior to a decision being made on the project by the Oakland Planning Commission.

PROPERTY DESCRIPTION

The subject 0.81-acre (35,500) site encompasses approximately half the city block and is bounded by Harrison Street to the east, 7th Street to the north and 6th Street/880 freeway elevated to the south. The site currently contains a collection of structures that would be demolished in order to construct the proposed project. The site is across the street from the Chinese Garden Park. The Oakland downtown Salvation Army facility is one block to the west. The Lake Merritt Bart Station is approximately four blocks to the east. The vicinity has a variety of civic, commercial, and residential uses.

PROJECT DESCRIPTION

The proposed revised project involves the demolition of various existing structures and construction of a new mixed-use development involving 160 residential units and 11,243 square feet of commercial space. The revised project involves five stories of residential units over ground level commercial and parking podium. The revised project features landscaped group open spaces for the residential units. The revised project would have gross square footages as follows: 145,060 sq. ft. residential; 11,243 sq. ft. of retail.

The exterior materials and treatments of the revised project includes cement plaster, fiber cement boards, tiles, steel, glass etc. The design incorporates various elements and detailing such as projecting/recessed planes, various series of grouped fenestration, rhythm of shapes and forms, varied rooflines, material changes, etc. to achieve a visually attractive development that both read as a unified whole while featuring distinctive elements at the same time.

CEQA ANALYSIS

The revised project relies on the previous EIR (ER07-0002) prepared for the original project and an update to that EIR which is being prepared to address any potential new information or changed circumstances. The project site was also identified as an opportunity site and covered by the Lake Merritt Station Plan EIR. On a separate and independent basis, the project qualifies under Section 15183 of the CEQA Guidelines for projects consistent with a community plan, general plan, or zoning.

GENERAL PLAN ANALYSIS

The subject site is located in the Central Business District land use classification according to the City of Oakland General Plan Land Use and Transportation Element (LUTE). According to the LUTE, the intent of the Central Business District is “to encourage, support, and enhance the downtown area as a high density mixed use urban center...and the desired character is to include ...offices, commercial, urban(high rise) residential...”

The site is also located within the Lake Merritt Station Plan (LMSP) which identifies a portion of the subject site as a development “Opportunity Site”. The LMSP identifies the site as part of the Pedestrian District – “An area of mixed-use, pedestrian oriented continuous storefront uses with a mix of retail, restaurants, businesses, cultural uses, and social services at the ground floor. Upper story spaces are available for a wide range of residential and commercial activities.”

ZONING ANALYSIS

The site is zoned D-LM 2 & D-LM 4 Lake Merritt Station Area District which allows a maximum density of 1 unit per 110 sq. ft. of lot area which translates into a maximum of 322 units for the 35,500 square-foot project site. The proposed 160-unit residential units are therefore consistent with the prescribed density.

The revision requires a Major Conditional Use Permit for projects involving more than 100,000 square feet of floor area in the D-LM zone and Regular Design Review for new construction. The Project would also require an update to the previously approved Tentative Parcel Map (TPM) to adjust the number of condominium units involved in the project. The proposed development is substantially consistent with the applicable land use regulations and property development standards as specified in the Oakland Planning Code.

Historic Resource Evaluation

Based on the Oakland Historic Resource Inventory (See Attachment B), the 7th Street/Harrison Square Residential District consists of the properties along five blocks of 7th Street and the cross streets from Harrison to Fallon, extending in some places to 8th Street and 6th Street. It is almost entirely housing and one City park. Individual block-fronts are varied, though matching pairs and triplets occur. The district is a surviving remnant of a much larger neighborhood that was developed in the decades just before and after 1900. It is bounded on the west and northwest by the China Town commercial district and on the other three sides by relatively newer construction such as BART and ABAG buildings to the north, Laney College buildings and parking lot to the east, and the I-88 freeway to the south. Some other uses include gas station, small parking lots, small industrial buildings, a motel, etc.

The LMSP Design Guidelines state that “The architectural details of new buildings within or adjacent to the 7th Street/Harrison Square residential Historic District API should relate to existing distinguishing features of the district. Most of the buildings in the 7th Street /Harrison Square Residential District are detached one- or two-story wood frame structures set back from the sidewalk line, including many Victorian and Colonial Revival cottages and houses. The district began as a

residential area and continues largely so to this day. Except for the intrusions of some industrial buildings and apartment buildings, the district is unified in scale, apparent density, use, and relationship of buildings to lots.”

The previously-approved project involved the removal/relocation of a residential structure which was identified as a contributor to the 7th Street/Harrison Square Residential Historic District. Located at 617-621 Harrison Street, this structure had a rating of “C1+” on the Oakland Cultural Heritage Survey. This structure has since burned down and no longer exists at the subject site.

Required Design Review Findings for Approval

The proposal must meet the following three sets of Design Review findings:

17.136.050 Regular 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;
2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;
3. That the proposed design will be sensitive to the topography and landscape;
4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill;
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.

17.136.055 Special regulations for Historic Properties in the Central Business Zones.

B.2. Findings.

- a) Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;
- b) New street frontage has forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street;
- c) The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.
- d) The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual

cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results;

- e) Where height is a character-defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character-defining height and their character-defining height level are designated on the zoning maps; and

- f) For additions, the proposal meets either: 1) Secretary of Interior's standards for the treatment of historic resources; 2) the proposal will not adversely affect the character of the property or API; or, 3) upon the granting of a conditional use permit, (see Chapter 17.134 for the CUP procedure) and a hearing in front of the Landmarks Preservation Advisory Board for its recommendations, a project meets the additional findings in Subsection g., below.

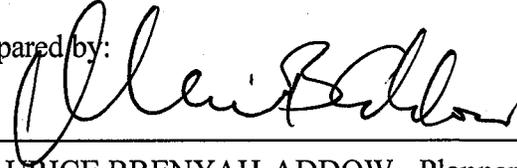
- g) For construction of new principal buildings:
 - I. The project will not cause the API to lose its status as an API;
 - II. The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and
 - III. The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.

Staff believes that the project as proposed would be able to meet the required findings listed above, but would recommend enhancements to all the visible blank walls with patterns and treatments that would add visual interest and minimize perceived bulk given that these blank walls are highly visible prominent features of the building in the district.

RECOMMENDATION:

1. Receive any testimony from the applicant or interested parties;
2. Provide direction to staff as to whether or not the Board finds the project as proposed appropriate for the 7th Street/Harrison Square Residential Historic District.

Prepared by:



MAURICE BRENYAH-ADDOW - Planner III

Approved by:



SCOTT MILLER - Zoning Manager

- ATTACHMENTS:**
- A. Project Plans
 - B. Historic Resource Inventory

325 SEVENTH STREET

325 7th St. Oakland, California

PLANNING DEPARTMENT APPLICATION SUBMITTAL 2016.10.17

PROJECT DIRECTORY

OWNER / DEVELOPER	ARCHITECT	LANDSCAPE
BALCO PROPERTIES LTD. LLC 1624 FRANKLIN STREET, SUITE 1115 OAKLAND CA, 94612 TEL: 510.763.2911	YHLA ARCHITECTS 1617 CLAY STREET OAKLAND, CA 94612 TEL: 510.836.6688	KELLER MITCHELL & CO. 302 FOURTH STREET OAKLAND, CA 94607 TEL: 510.451.9987
CIVIL ENGINEER		
BKF ENGINEERS 300 FRANK H. OGAWA PLAZA, SUITE 380 OAKLAND, CA 94612 TEL: 510.899.7305		

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RENDERING



PROJECT INFORMATION

BUILDING AND SITE

BUILDING - GROSS FLOOR AREA:	218,231 SF
BUILDING OUTLINE:	35,081 SF
NET SITE AREA:	BUILDING SITE: ± 0.815 ACRES (35,500 SF)
FLOOR AREA RATIO:	GFA = 218,231 SF = 6.14
	NET SITE AREA = 35,500 SF
BUILDING COVERAGE:	BLDG. OUTLINE = 35,081 SF = 0.98
	NET SITE AREA = 35,500 SF
PROJECT HOUSING DENSITY:	NUMBER OF UNITS = 160 = 166 DU/AC
	NET SITE AREA = 0.815

BUILDING CODE

SEISMIC ZONE:	4
CONSTRUCTION TYPE:	TYPE II-A OVER TYPE I PODIUM
OCCUPANCY GROUP:	R2 / M
BUILDING HEIGHT / NUMBER OF STORIES:	71'-2" / 16 STORIES
USE:	COMMERCIAL / RESIDENTIAL
ZONING DESIGNATION:	D-LM2 / D-LM4
CODE EDITION:	2016 CALIFORNIA BUILDING STANDARDS CODE

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

THIS PROJECT IS LOCATED IN A SITE THAT IS NOT INCLUDED ON ANY OF THE LISTS COMPLIED PURSUANT TO THIS SECTION (SEE PROJECT APPLICATION SECTION 8)

BUILDING AREA

	RESIDENTIAL	COMMERCIAL	OTHER	GROSS PER FLOOR
GROUND LEVEL	0	7,497	27,584	35,081
MEZZANINE	0	3,746	13,349	17,095
2ND LEVEL	29,012	0	4,199	33,211
3RD LEVEL	29,012	0	4,199	33,211
4TH LEVEL	29,012	0	4,199	33,211
5TH LEVEL	29,012	0	4,199	33,211
6TH LEVEL	29,012	0	4,199	33,211
TOTAL	145,060	11,243	61,928	218,231

*AREAS IN SQUARE FEET

RESIDENTIAL UNIT MIX

	ONE				TOTAL
	STUDIO	BEDROOM	TWO BEDROOM	THREE BEDROOM	
GROUND LEVEL	0	0	0	0	0
MEZZANINE LEVEL	0	0	0	0	0
2ND LEVEL	6	21	4	1	32
3RD LEVEL	6	21	4	1	32
4TH LEVEL	6	21	4	1	32
5TH LEVEL	6	21	4	1	32
6TH LEVEL	6	21	4	1	32
TOTAL	30	105	20	5	160

OPEN SPACE

	GROUP OPEN SPACE		PRIVATE OPEN SPACE
	SPACE	SPACE	
GROUND LEVEL	0	0	0
MEZZANINE	0	0	0
2ND LEVEL	6,451	0	0
3RD LEVEL	0	0	0
4TH LEVEL	0	0	0
5TH LEVEL	0	0	0
6TH LEVEL	0	0	0
ROOF DECK	10,358	0	0
TOTAL PROVIDED	16,809	0	0
TOTAL COMBINED	16,809	0	0

*AREAS IN SQUARE FEET

BIKE RACKS

30 OFF-STREET BIKE RACKS PROVIDED

GENERAL VICINITY PLAN



PARKING SPACE

PARKING SPACES PROVIDED	INTERMEDIATE SPACES	FULL SPACES	COMPACT SPACES	ACCESSIBLE SPACES	TOTAL
	119	26	17	4	166

PARKING REQUIRED: ONE (1) SPACE PER DWELLING UNIT PER TABLE 17.116.050 AND 17.116.080.
NO PARKING REQUIRED FOR COMMERCIAL ACTIVITY IN D-LM ZONES, PER TABLE 17.116.080



LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Name

Date

17 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
			Credit 4.4	Alternative Transportation—Parking Capacity	2
			Credit 5.1	Site Development—Protect or Restore Habitat	1
			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
			Credit 8	Light Pollution Reduction	1

4 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2			Credit 1	Water Efficient Landscaping (OPTION 1)	2 to 4
2			Credit 2	Innovative Wastewater Technologies	2
			Credit 3	Water Use Reduction	2 to 4

7 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5			Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
			Credit 5	Measurement and Verification	3
			Credit 6	Green Power	2

4 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management (75%)	1 to 2
			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
1			Credit 4	Recycled Content (10%)	1 to 2
1			Credit 5	Regional Materials (10%)	1 to 2
			Credit 6	Rapidly Renewable Materials	1
			Credit 7	Certified Wood	1

7 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
			Credit 5	Indoor Chemical and Pollutant Source Control	1
			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
			Credit 7.1	Thermal Comfort—Design	1
			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
			Credit 8.2	Daylight and Views—Views	1

1 Innovation and Design Process Possible Points: 6

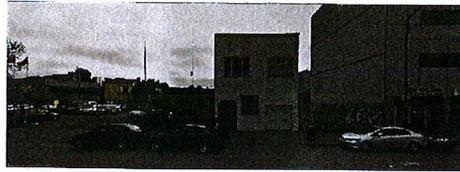
Y	?	N			
			Credit 1.1	Innovation in Design: Specific Title	1
			Credit 1.2	Innovation in Design: Specific Title	1
			Credit 1.3	Innovation in Design: Specific Title	1
			Credit 1.4	Innovation in Design: Specific Title	1
			Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits Possible Points: 4

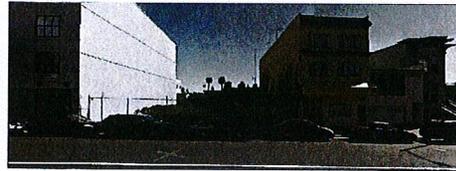
Y	?	N			
			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

40 Total Possible Points: 110

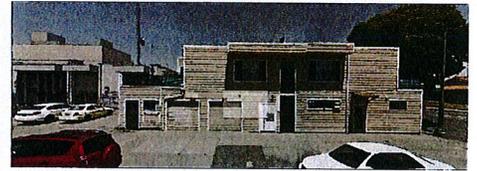
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



7TH STREET ELEVATIONS



WEBSTER STREET ELEVATIONS



6TH STREET ELEVATIONS



HARRISON STREET ELEVATIONS

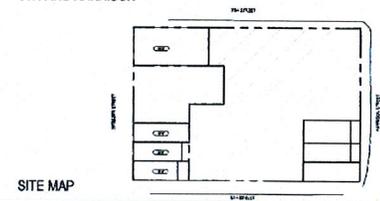


7TH AND HARRISON

7TH AND WEBSTER

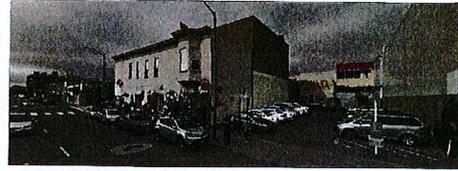
6TH AND WEBSTER

6TH AND HARRISON





7TH STREET - ACROSS FROM SITE



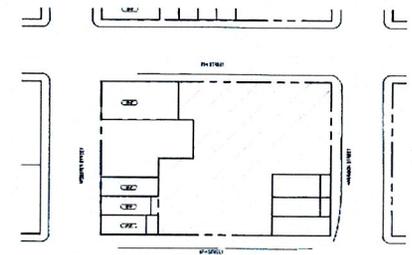
WEBSTER STREET - ACROSS FROM SITE



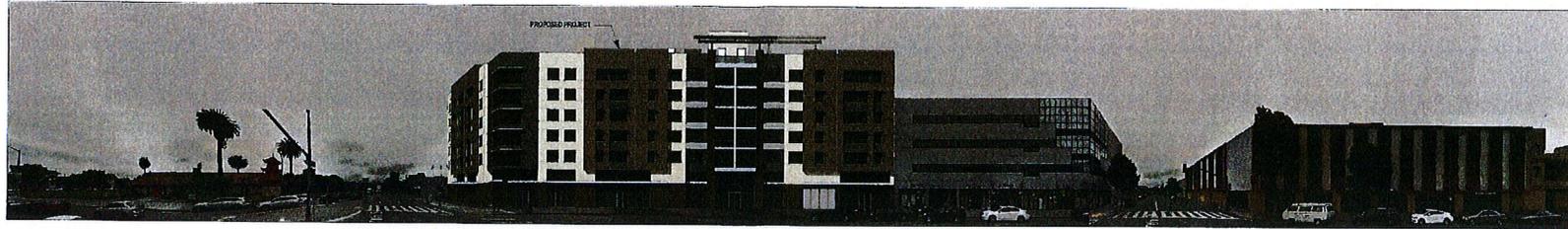
6TH STREET - ACROSS FROM SITE



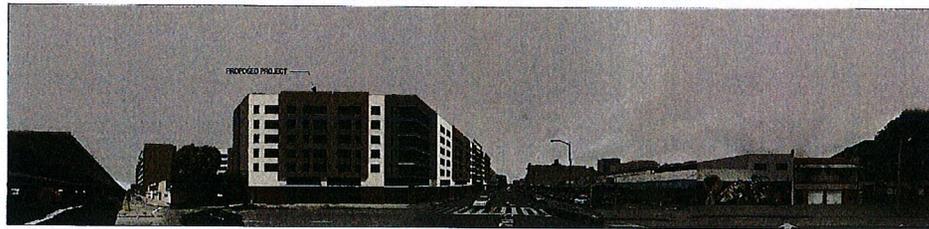
HARRISON STREET - ACROSS FROM SITE



SITE MAP



7TH STREET



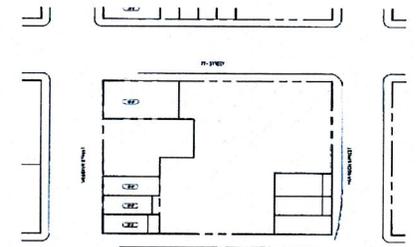
HARRISON STREET



6TH STREET

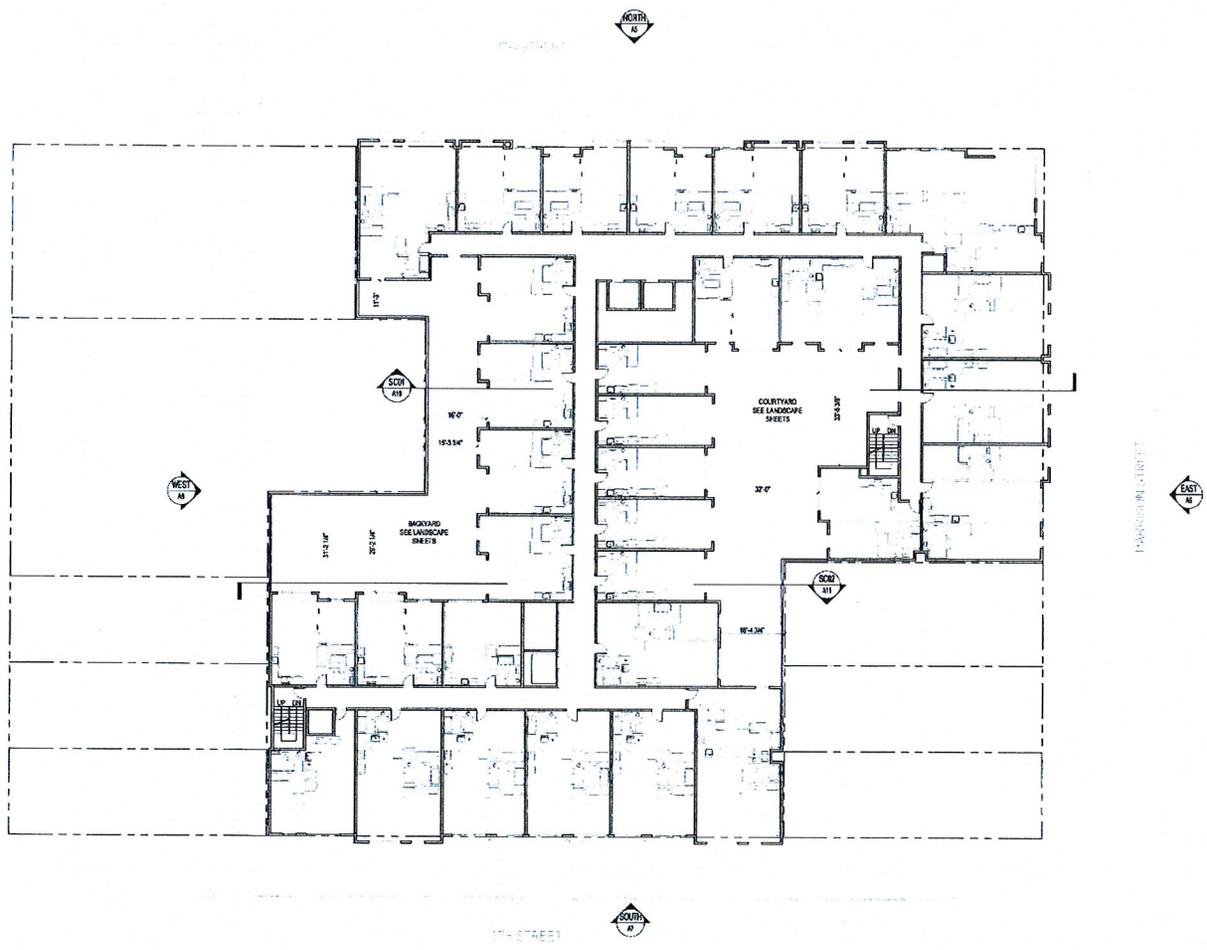


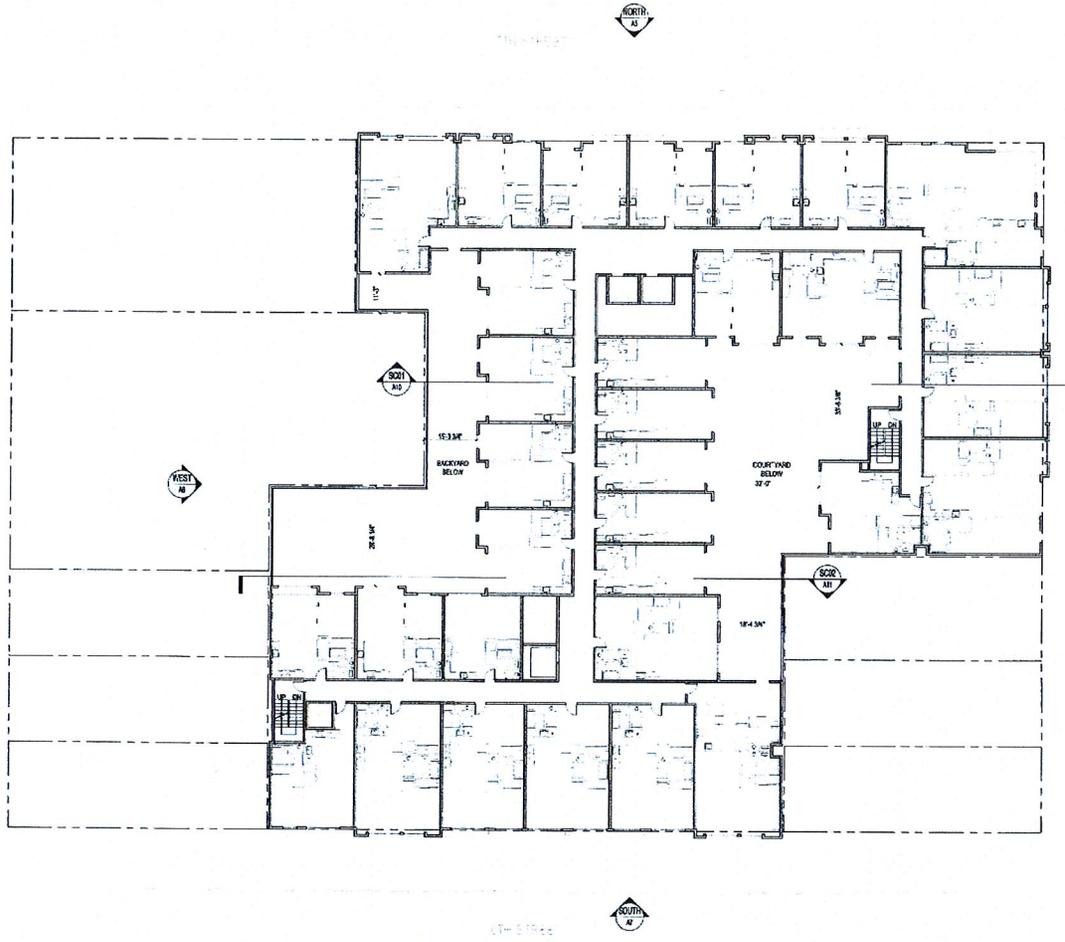
WEBSTER STREET



SITE MAP

NOTES
 • STREET ELEVATIONS WITH PROPOSED BUILDING

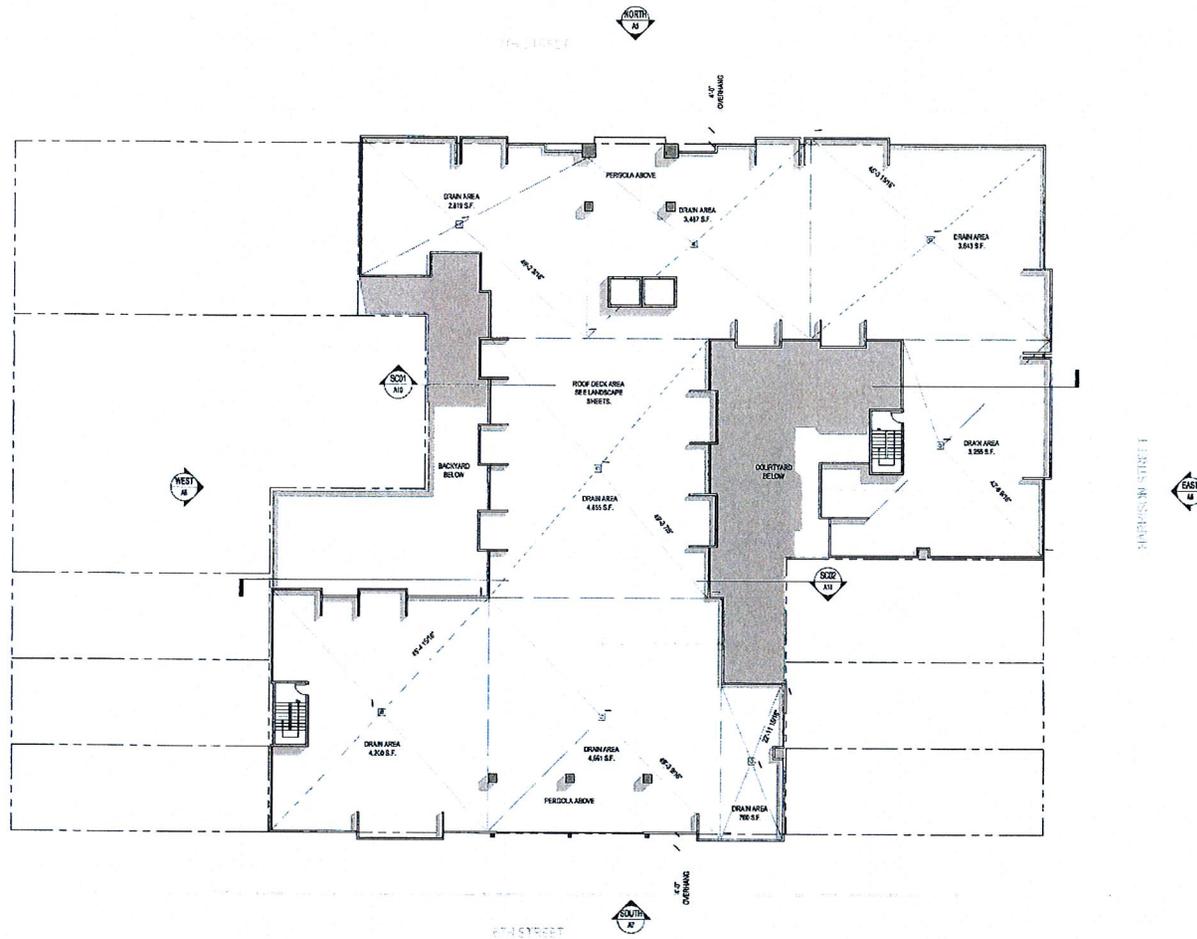




MURDER STREET

MURDER STREET





NOTES
 • DRAIN 7/8" DIA. 4" DIA. TIE

325 SEVENTH STREET
 325 SEVENTH STREET, SAN FRANCISCO, CALIFORNIA

ROOF PLAN



- SCALE 1/4" = 1'-0"
- MATERIALS:**
1. COMMERCIAL STORE/ROOF SYSTEM (TYP)
 2. METAL CORTEX/KALITE 1/2"x24" TILE OR SIMILAR (TYP)
 3. GLASS WINDSCREENS & HANDRAIL
 4. STEEL IN FOLD MATCHING GATE
 5. PAINTED STEEL PERFORATED ROOF DECK
 6. FIBER CEMENT BANNSCREEN PANELS LIGHT BROWN (TYP)
 7. ALUMINUM SHADOWBOX
 8. ALUMINUM SHANSCREEN
 9. ALUMINUM CANOPY
 10. PAINTED CEMENT PLASTER FINISH



- 0 1 2 3 4 5 6 7 8 9 10 11 12
SCALE: 1/4" = 1'-0"
- MATERIALS:**
1. COMMERCIAL STONEFRONT SYSTEM (TYP)
 2. METAL CORNICE/FRONT 12"x24" TILE CHICKENRAE (TYP)
 3. CLASS BRICKSCREEN & HANDRAIL
 4. STEEL, 3/4" BOLD W/FORMED GRATE
 5. PAINTED STEEL PERGOLA AT ROOF DECK
 6. FIBER CEMENT PANEL SCREEN/FINISHES LIGHT BROWN (TYP)
 7. ALUMINUM SCREENS
 8. ALUMINUM BRICKSCREEN
 9. ALUMINUM CANOPY
 10. PAINTED CEMENT PLASTER FINISH

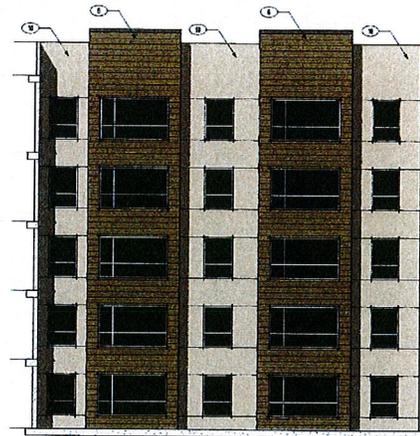
- ✓ 10'-0" TO 20TH FLOOR ELEVATION
- ✓ 9'-6" TO 19TH FLOOR
- ✓ 9'-0" TO 18TH FLOOR
- ✓ 8'-6" TO 17TH FLOOR
- ✓ 8'-0" TO 16TH FLOOR
- ✓ 7'-6" TO 15TH FLOOR
- ✓ 7'-0" TO 14TH FLOOR
- ✓ 6'-6" TO 13TH FLOOR
- ✓ 6'-0" TO 12TH FLOOR
- ✓ 5'-6" TO 11TH FLOOR
- ✓ 5'-0" TO 10TH FLOOR
- ✓ 4'-6" TO 9TH FLOOR
- ✓ 4'-0" TO 8TH FLOOR
- ✓ 3'-6" TO 7TH FLOOR
- ✓ 3'-0" TO 6TH FLOOR
- ✓ 2'-6" TO 5TH FLOOR
- ✓ 2'-0" TO 4TH FLOOR
- ✓ 1'-6" TO 3RD FLOOR
- ✓ 1'-0" TO 2ND FLOOR
- ✓ 0'-0" TO 1ST FLOOR
- ✓ -1'-0" MEZANINE LEVEL
- ✓ -2'-0" GROUND LEVEL



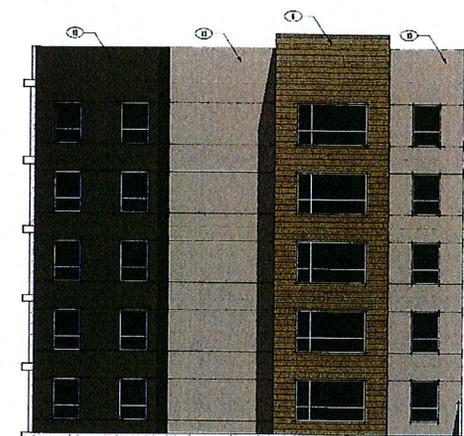
- 1" = 4'-0"
- SCALE: 1/4" = 1'-0"
- MATERIALS:
1. COMMERCIAL STOREFRONT SYSTEM (TYP)
 2. METAL CORTEX FRILLITE 12"x24" TILE OR EMBLAR (TYP)
 3. GLASS WINDOW/SCREEN & PARTIALS
 4. STEEL BRICK/STONE/CORDED GLAZE
 5. PAVED STEEL PERIMETER AT ROOF EDGE
 6. FIBER REINFORCED POLYMER GREEN PANELS, LIGHT BROWN (TYP)
 7. ALUMINUM SIDING
 8. ALUMINUM SINGLES
 9. ALUMINUM CRACKY
 10. PAINTED CONCRETE PLASTER FINISH



EAST



SOUTH



WEST



- MATERIALS:
1. COMMERCIAL STOREFRONT SYSTEM (TYP)
 2. METAL CORTENHEULITE 1/2\"/>
 - 3. GLASS W/BLACKSCREEN & W/ALUMINUM
 - 4. STEEL W/BLACK W/BLACKSCREEN (TYP)
 - 5. PAINTED STEEL PERFORMA AT ROOF EDGE
 - 6. FIBER CEMENT RAIN SCREEN PANELS, LIGHT BROWN (TYP)
 - 7. ALUMINUM SUNSCREEN
 - 8. ALUMINUM SUNSCREEN
 - 9. ALUMINUM CANOPY
 - 10. PAINTED CEMENT PLASTER FINISH





1 COMMERCIAL STOREFRONT SYSTEM (TYP)



2 METAL SCREEN PERFORATE 1/2" OF TILE OR SIMILAR (TYP)



3 GRASS WOODSCREEN & PALM DIAL



4 STEEL BI-FOLD MOTORISED GATE



5 PERGOLA AT ROOF DECK



6 FOUR CEMENT PAN SCREEN PANELS, LIGHT BROWN (TYP)



7 ALUMINUM SLAT-HORN (TYP)



8 ALUMINUM SLAT-SCREEN (TYP)



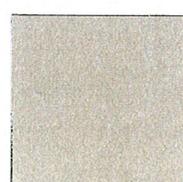
9 ALUMINUM CANOPY



10 PAINTED CEMENT PLASTER FINISH, DARK GRAY PAINT



11 PAINTED CEMENT PLASTER FINISH, LIGHT GRAY PAINT

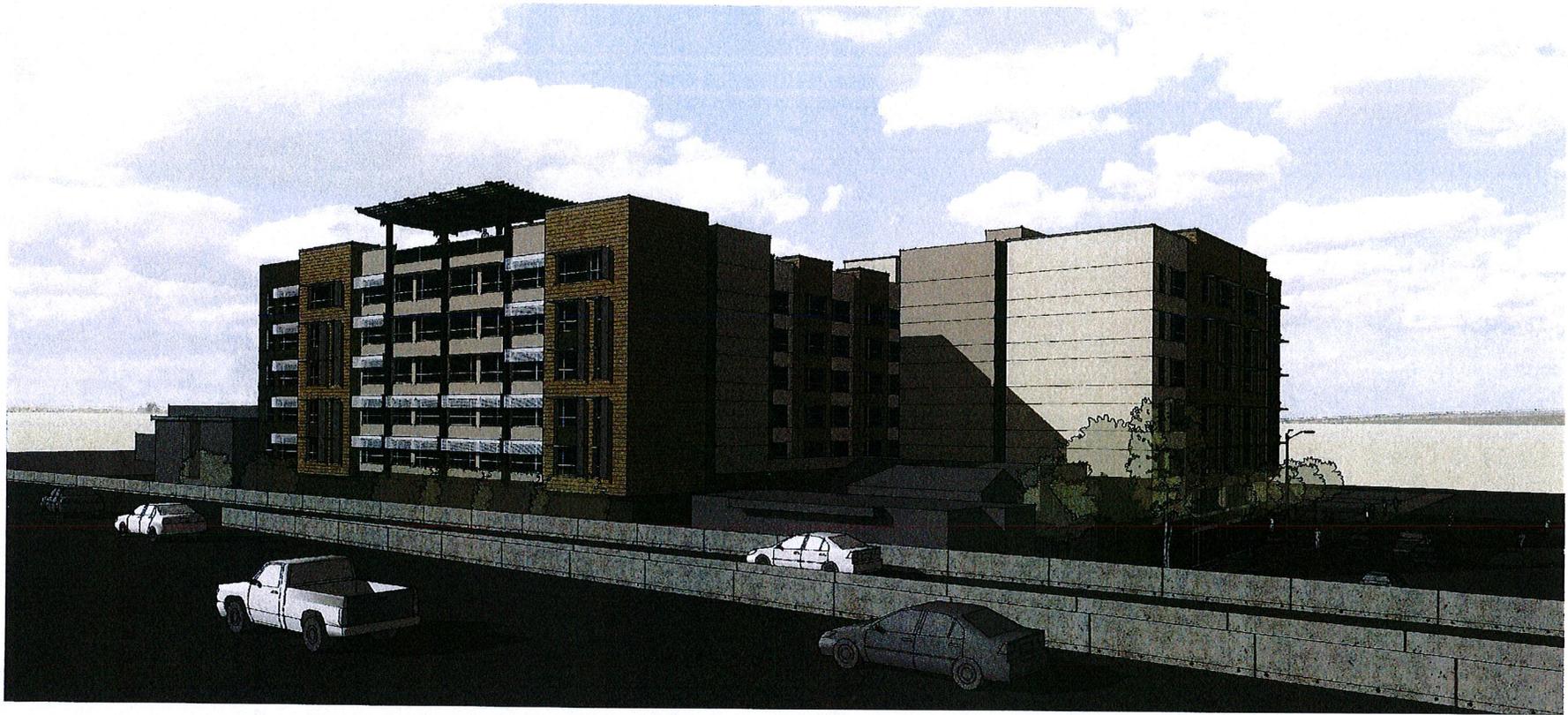


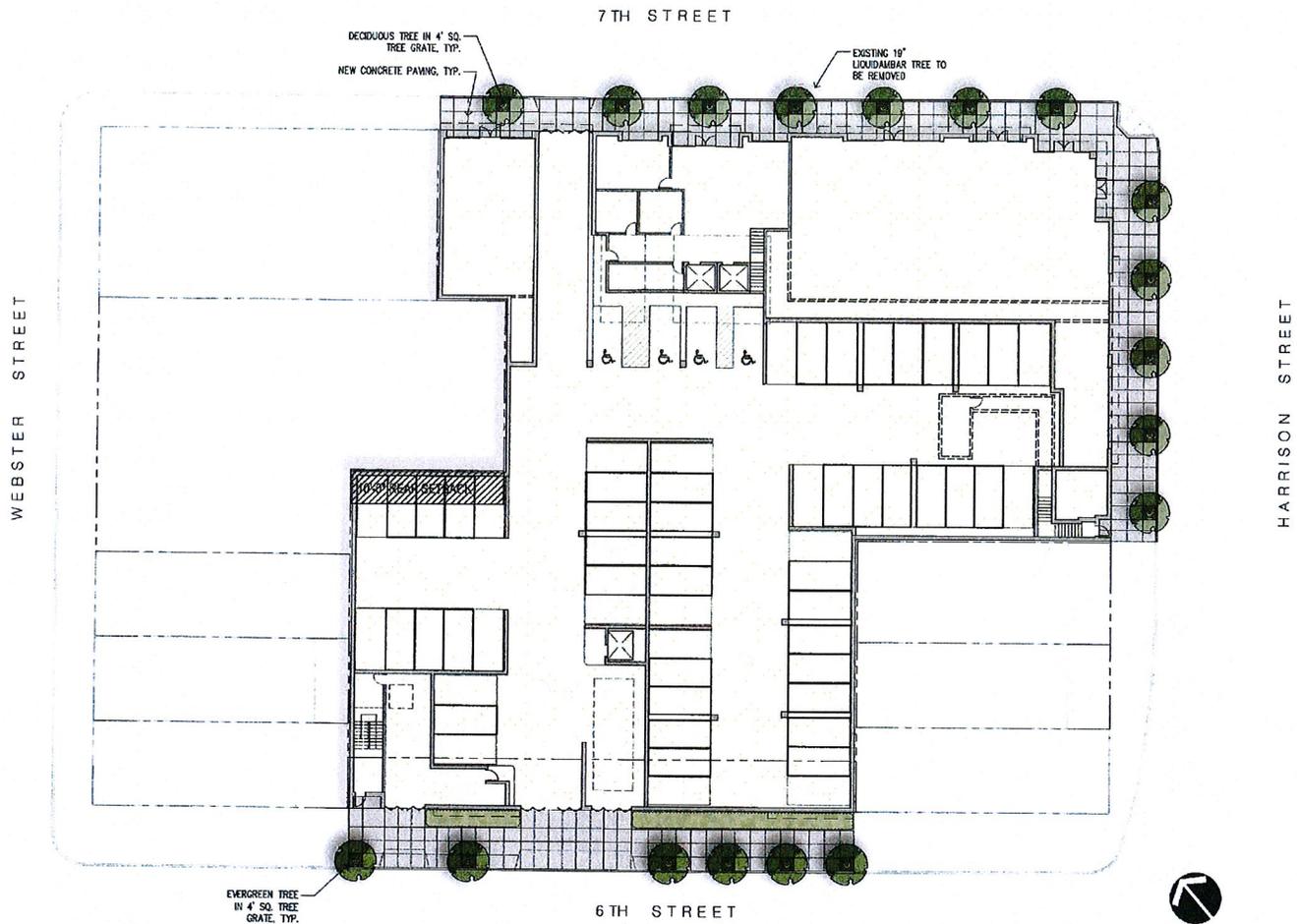
12 PAINTED CEMENT PLASTER FINISH, FINEST BENTONITE MOORE NATURAL CREAM OR SIMILAR (TYP)







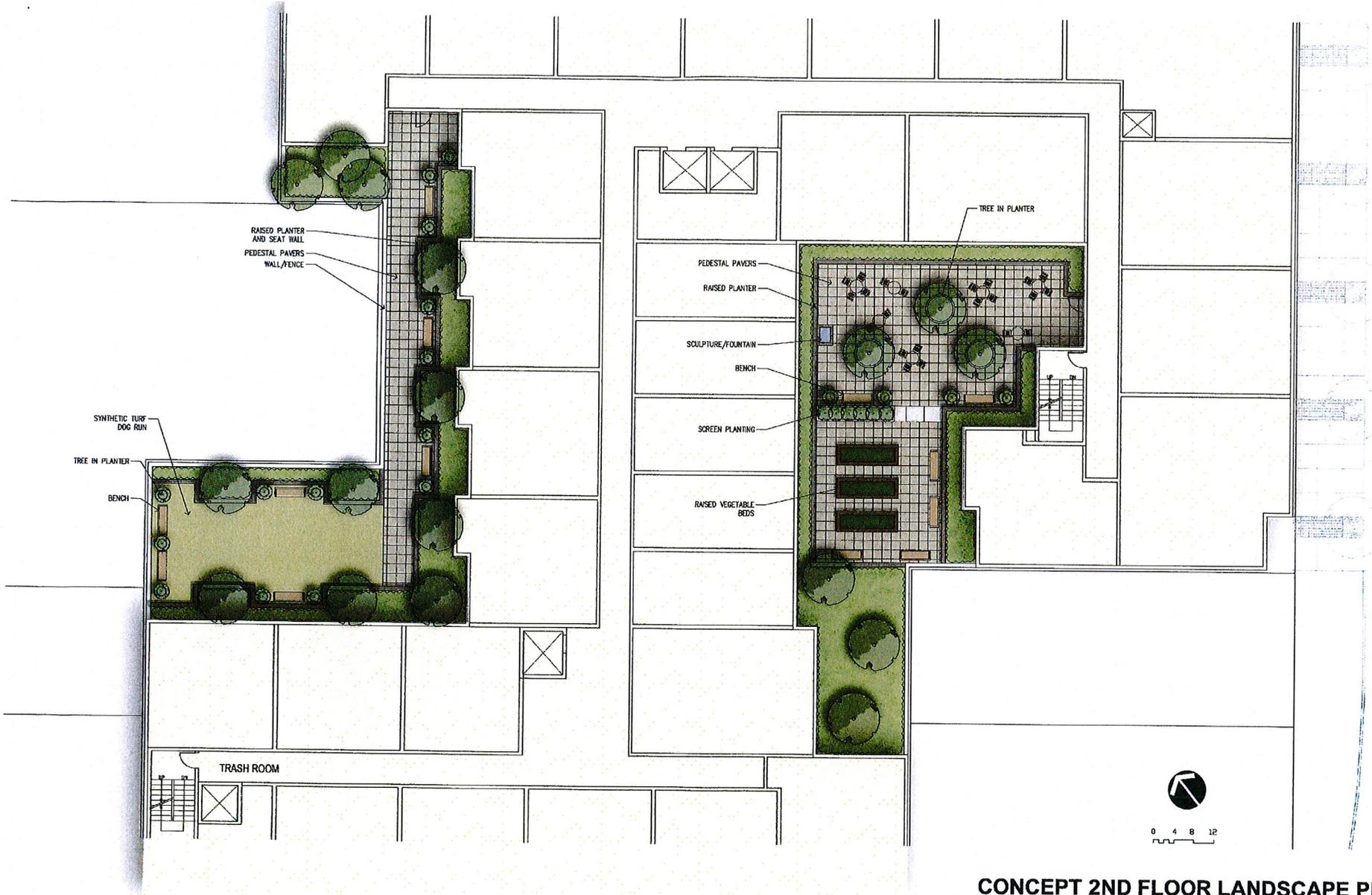




L01
CONCEPT SITE LANDSCAPE PLAN

325 SEVENTH STREET
 325 7th Street OAKLAND, CALIFORNIA





RAISED PLANTER AND SEAT WALL
PEDESTAL PAVERS
WALL/FENCE

SYNTHETIC TURF
DOG RUN

TREE IN PLANTER

BENCH

TRASH ROOM

PEDESTAL PAVERS

RAISED PLANTER

SCULPTURE/FOUNTAIN

BENCH

SCREEN PLANTING

RAISED VEGETABLE BEDS

TREE IN PLANTER



0 4 8 12

L02

CONCEPT 2ND FLOOR LANDSCAPE PLAN

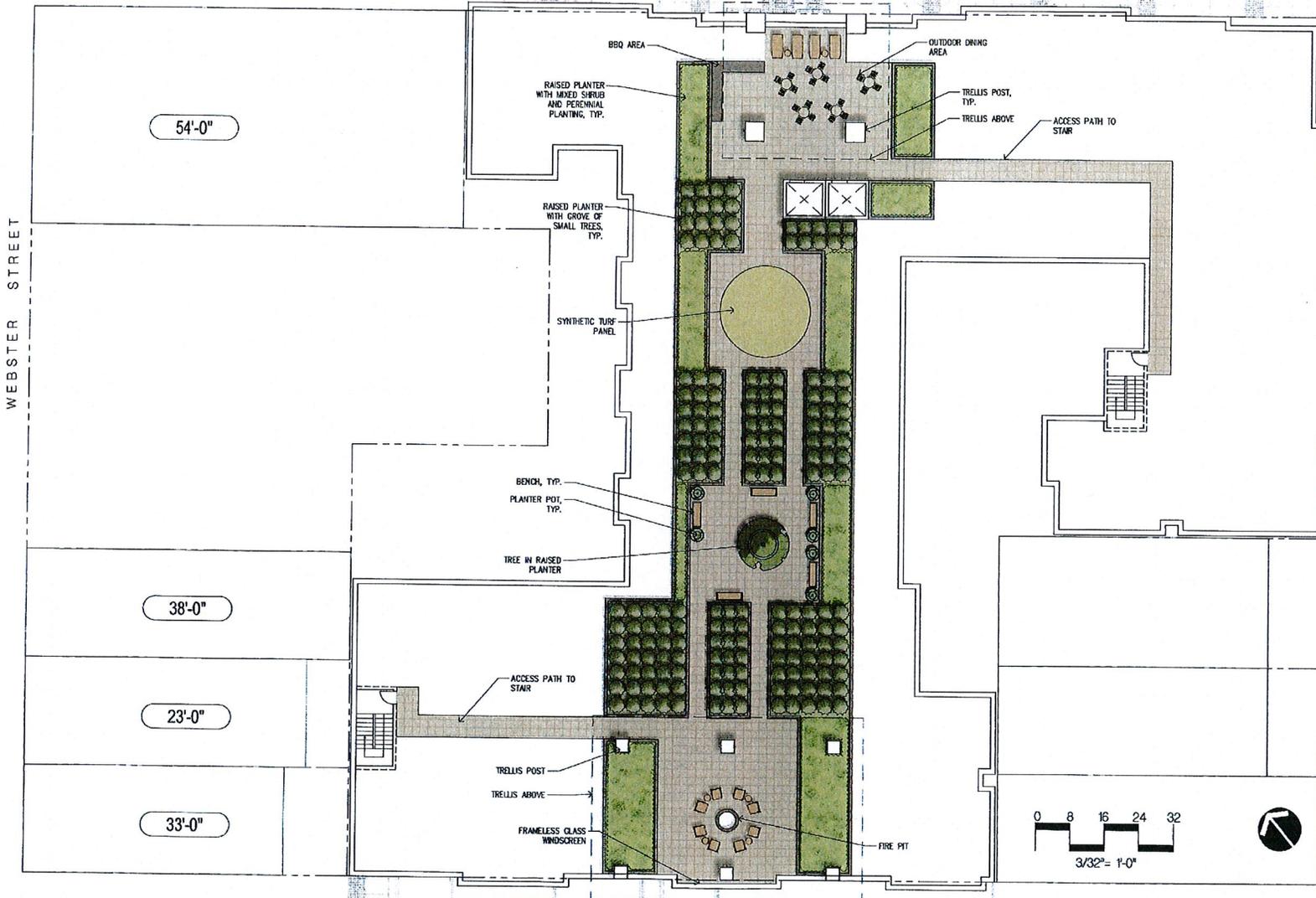


WELLEN MITCHELL & CO.
Landscape Architecture
208 Fourth Street
Oakland, CA 94607
415.762.1999
www.wmllandscape.com

325 SEVENTH STREET
325 7th Street OAKLAND, CALIFORNIA



7TH STREET



HARRISON STREET

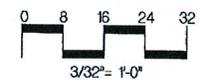
WEBSTER STREET

54'-0"

38'-0"

23'-0"

33'-0"



L03

CONCEPT ROOF LANDSCAPE PLAN

325 SEVENTH STREET

325 7th Street OAKLAND, CALIFORNIA



ESL/DR MITCHELL & CO.
Landscape Architecture
325 Seventh Street
Oakland, CA 94612
907/461-9282



CONCEPT IMAGES

STREETSCAPE PAVING



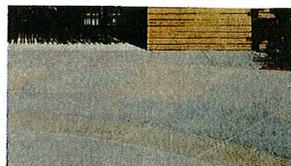
GRANITE PAVERS



PERMEABLE PAVERS



STONE PAVING



CONCRETE WITH INTEGRAL COLOR



ACCESSIBLE METAL TREE GRATE

OVER STRUCTURE PAVING



CONCRETE PEDESTAL PAVERS



PE PEDESTAL PAVERS



PEDESTAL PAVERS WITH FLUSH PLANTING AREAS

PLANTER POTS



CONCRETE PLANTER



RECTANGULAR FIBERGLASS PLANTER



WOOD PLANTER



WOOD PLANTER



METAL PLANTER



CORTEN STEEL PLANTER



RAISED VEGETABLE BED

FIRE PIT



RECTANGULAR FIRE PIT



SQUARE FIRE PIT



CORTEN STEEL FIRE PIT



ROUND METAL FIRE PIT

FOUNTAIN



METAL WALL FOUNTAIN



GRANITE FOUNTAIN



STONE BOWL FOUNTAIN

WINDSCREEN AT ROOF DECK



FRAMELESS GLASS WINDSCREEN



SITE FURNITURE



WOOD BENCH



WOOD BENCH



METAL BENCH

CONCEPT IMAGES

STREET TREES



LONDON PLANE TREE



GINKGO

SPECIMEN TREES FOR OVER STRUCTURE



STRAWBERRY TREE



RAY HARTMAN CALIFORNIA LILAC



WESTERN REDBUD



VINE MAPLE



BAMBOO



FRUITLESS OLIVE

SHRUBS AND PERENNIALS



PACIFIC WAX MYRTLE



RED TWIG DOGWOOD



SWEET PEA BUSH



POKER PLANT



KANGAROO PAW



ASPARGUS FERN



COAST ROSEMARY

GRASSES



FEATHER REED GRASS



DEER GRASS



DWARF MAT RUSH



CANYON PRINCE WILD RYE

GROUNDCOVERS



YANKEE POINT CLEMATIS



GROUNDCOVER MANZANITA

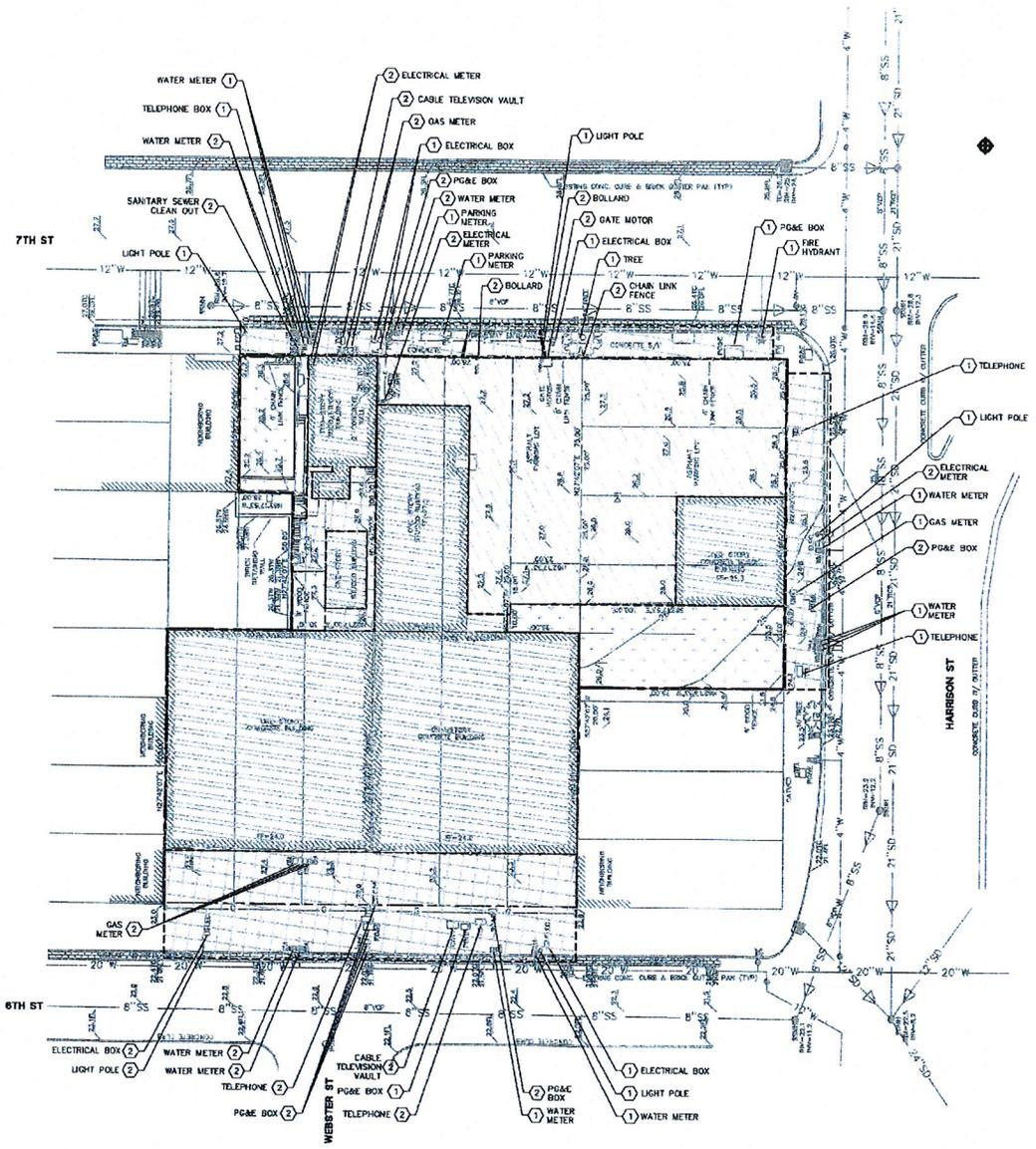


DWARF COYOTE BRUSH



SWEET BOX

L05
CONCEPT PLANT IMAGES



- SURVEY NOTES:**
- EXISTING CONDITIONS OBTAINED FROM TOPOGRAPHIC SURVEY PER BKF ENGINEERS. DATE OF FIELD SURVEY: MAY 18, 2016.
 - BASIS OF BEARINGS: THE BEARING N62°35'28"07" ALONG THE MONUMENT LINE BETWEEN MONUMENT "16 NE 17R" (A MONUMENT PIN IN A MONUMENT BOX LOCATED IN THE NE QUADRANT OF THE INTERSECTION OF 6TH STREET AND HARRISON STREET) AND MONUMENT "16 NE 37" (A MONUMENT PIN IN A MONUMENT BOX LOCATED IN THE NE QUADRANT OF THE INTERSECTION OF 6TH STREET AND WEBSTER STREET) AS SAID MONUMENT LINE IS SHOWN AND CALCULATED FROM MONUMENT COORDINATES PROVIDED BY THE CITY OF OAKLAND, AND AS SHOWN HEREON.
 - BENCHMARK: THE BEARING N82°35'28"07" ALONG THE MONUMENT LINE BETWEEN MONUMENT "18 NE 17R" (A MONUMENT PIN IN A MONUMENT BOX LOCATED IN THE NE QUADRANT OF THE INTERSECTION OF 6TH STREET AND HARRISON STREET) AND MONUMENT "18 NE 37" (A MONUMENT PIN IN A MONUMENT BOX LOCATED IN THE NE QUADRANT OF 6TH STREET AND WEBSTER STREET) AS SAID MONUMENT LINE IS SHOWN AND CALCULATED FROM MONUMENT COORDINATES PROVIDED BY THE CITY OF OAKLAND, AND AS SHOWN HEREON.

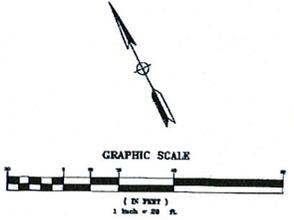
ABBREVIATIONS:

AD	ASPHALT
BOL	BOLLARD
CATV	CABLE TELEVISION
CONC	CONCRETE
E	ELECTRIC
ELEC	ELECTRICAL METER
EM	ELECTRICAL METER
FF	FINISH FLOOR
FL	FLOORING
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HYD	HYDRANT
IP	IRON POST
PGE	PACIFIC GAS & ELECTRIC
PM	PARKING METER
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
TC	TELEPHONE
TEL	TOP OF CURB
TV	TELEPHONE VAULT
TYP	TYPICAL
W	WATER
WB	WATER BOX
WM	WATER METER

DEMOLITION LEGEND:

	REMOVE EXISTING CONCRETE PAVEMENT SECTION
	REMOVE EXISTING AC PAVEMENT SECTION
	REMOVE EXISTING BUILDINGS
	CLEAR AND GRUB EXISTING LANDSCAPING
	PROPERTY LINE
	LIMIT OF DEMOLITION

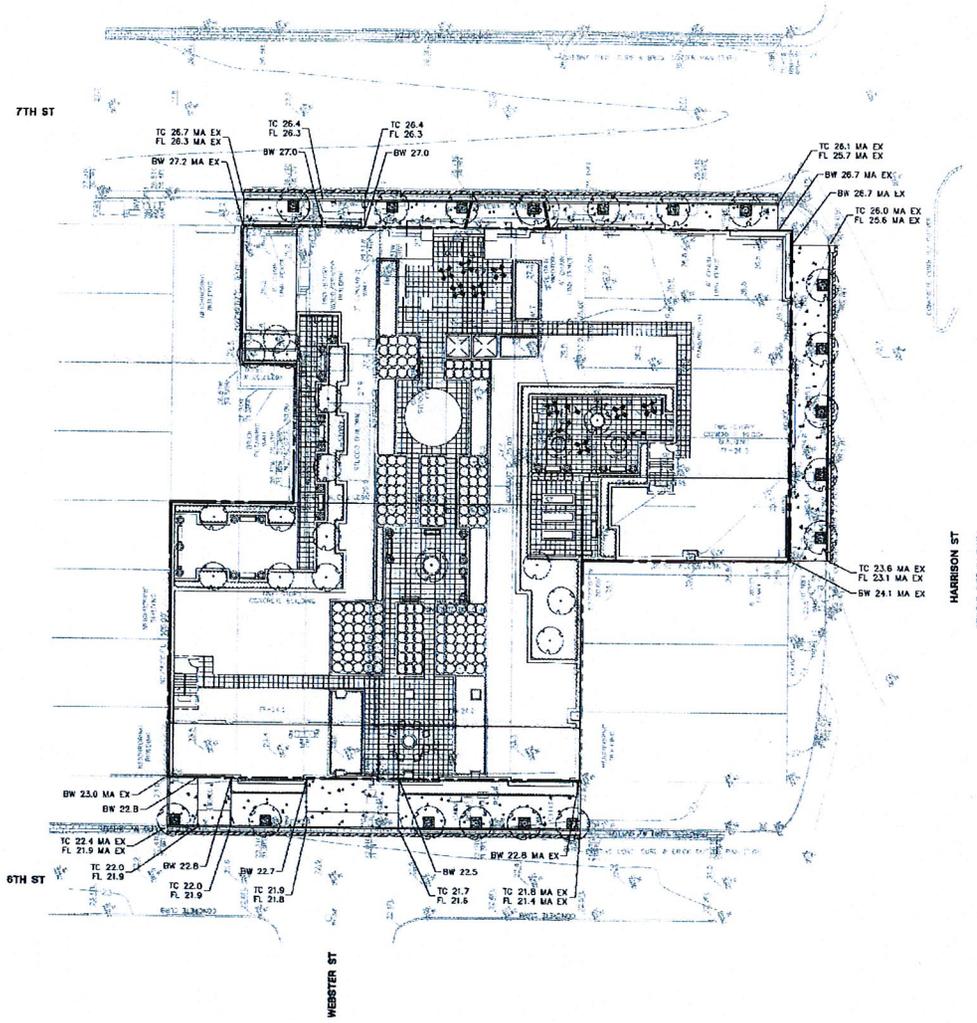
- KEYNOTES:**
- PROTECT IN PLACE
 - RELOCATE/REMOVE



BKF ENGINEERS
 225 PAVAN DRIVE, SUITE 200
 OAKLAND, CA 94612
 PHONE: 510.533.8888
 FAX: 510.533.8888

325 SEVENTH STREET
 325 7th Street OAKLAND, CALIFORNIA

EXISTING CONDITIONS AND DEMOLITION PLAN



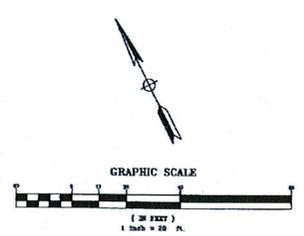
- NOTES:**
1. CONTRACTOR SHALL VERIFY AND MATCH EXISTING GRADES ADJACENT TO PROJECT LIMITS.
 2. ALL RAMPS SHALL BE ADA COMPLIANT PER CALIFORNIA CODE OF REGULATIONS, TITLE 8, SECTION 3232.

ABBREVIATIONS:

AC	ASPHALT CONCRETE
BC	BACK OF CURB
BW	BACK OF WALK
COSD	CITY OF OAKLAND STANDARD DETAILS
ECR	END CURB RETURN
EXIST	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GROUND
FL	FLOW LINE
FS	FINISHED SURFACE
LO	UP OF CUTTER
LS	LANDSCAPE
MA	MATCH
MAX	MAXIMUM
TC	TOP OF CURB

LEGEND:

	CONCRETE SIDEWALK PER COSD S-1 (SEE LS PLANS FOR SCORING/FINISH)
	AC PLUG
	SAWCUT LINE
	PROPERTY LINE



847 City Place
 Oakland, CA 94612
 Phone: 510.855.6100
 Fax: 510.855.6101

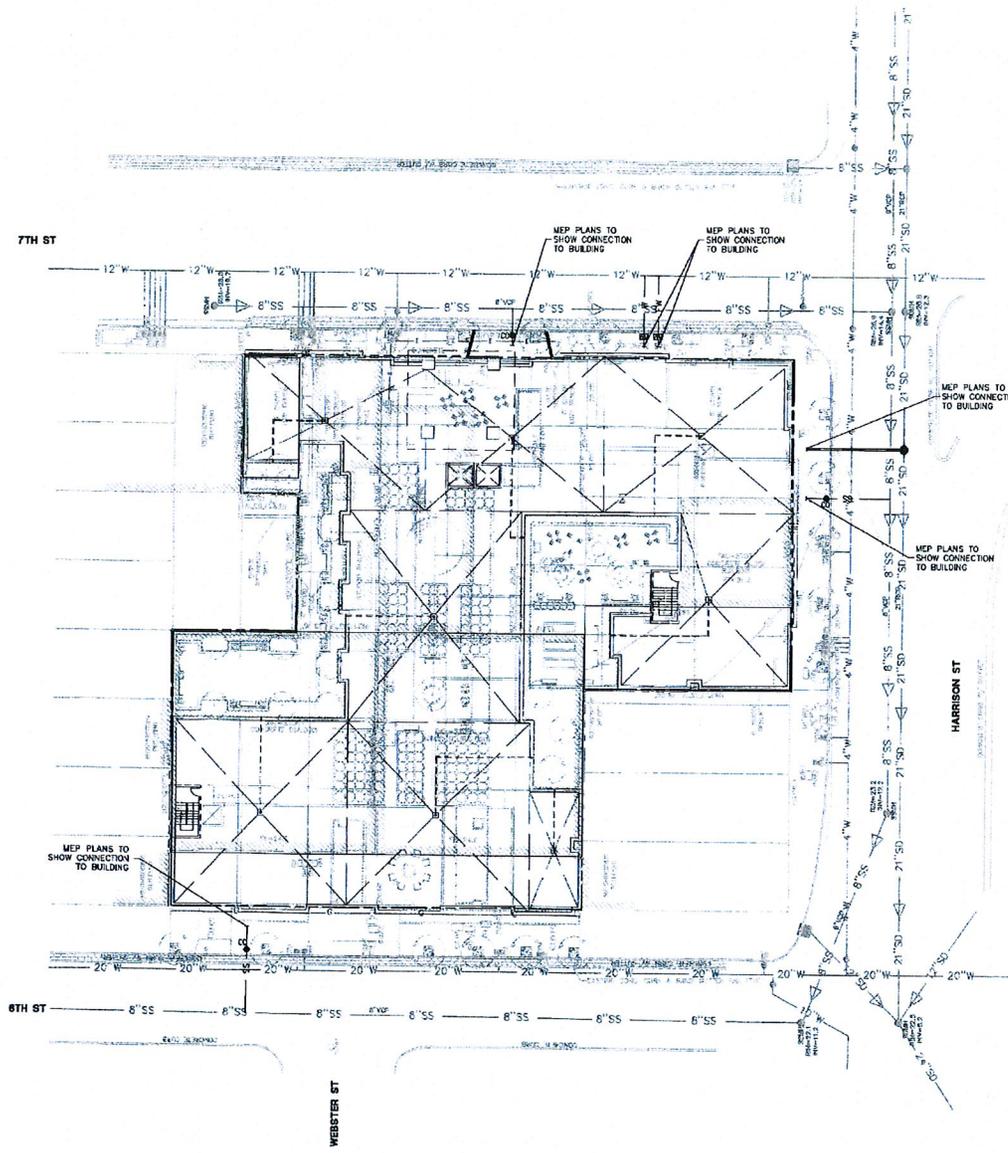


BKF ENGINEERS
 300 BAYVIEW OAKLAND, CA 94612-3400
 OAKLAND, CA 94612
 PHONE: 510.762.3000

325 SEVENTH STREET
 325 7th Street OAKLAND, CALIFORNIA

GRADING AND PAVING PLAN

C20



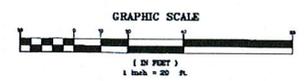
- NOTES**
1. ALL EXISTING UNDERGROUND UTILITIES ARE FOR REFERENCE ONLY.
 2. ALL WORK DONE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER SEPARATE PERMIT.
 3. MEP PLANS SHALL SHOW CONTINUATION AT POINT OF CONNECTION.

ABBREVIATIONS

COO	CITY OF OAKLAND
MEP	MECHANICAL, ELECTRICAL, PLUMBING

LEGEND

---	PROPERTY LINE
— W —	STEEL WATER LATERAL
— FW —	FIRE WATER LATERAL
Ⓜ	WATER METER
— SS —	SANITARY SEWER LATERAL
CO ●	TWO-WAY SANITARY SEWER CLEANOUT PER COO STANDARD DRAINING D-24
—	STORM DRAIN LINE
●	STORM DRAIN MANHOLE
⊗	FIRE HYDRANT
⊙	STREET LIGHT



415 Clay St
 Suite 3100
 San Francisco, CA 94111
 Tel: 415.774.4100
 Fax: 415.774.4101



BKF ENGINEERS
 300 FRANK OGDEN PLAZA, SUITE 300
 OAKLAND, CA 94612
 PHONE: (510) 531-2011

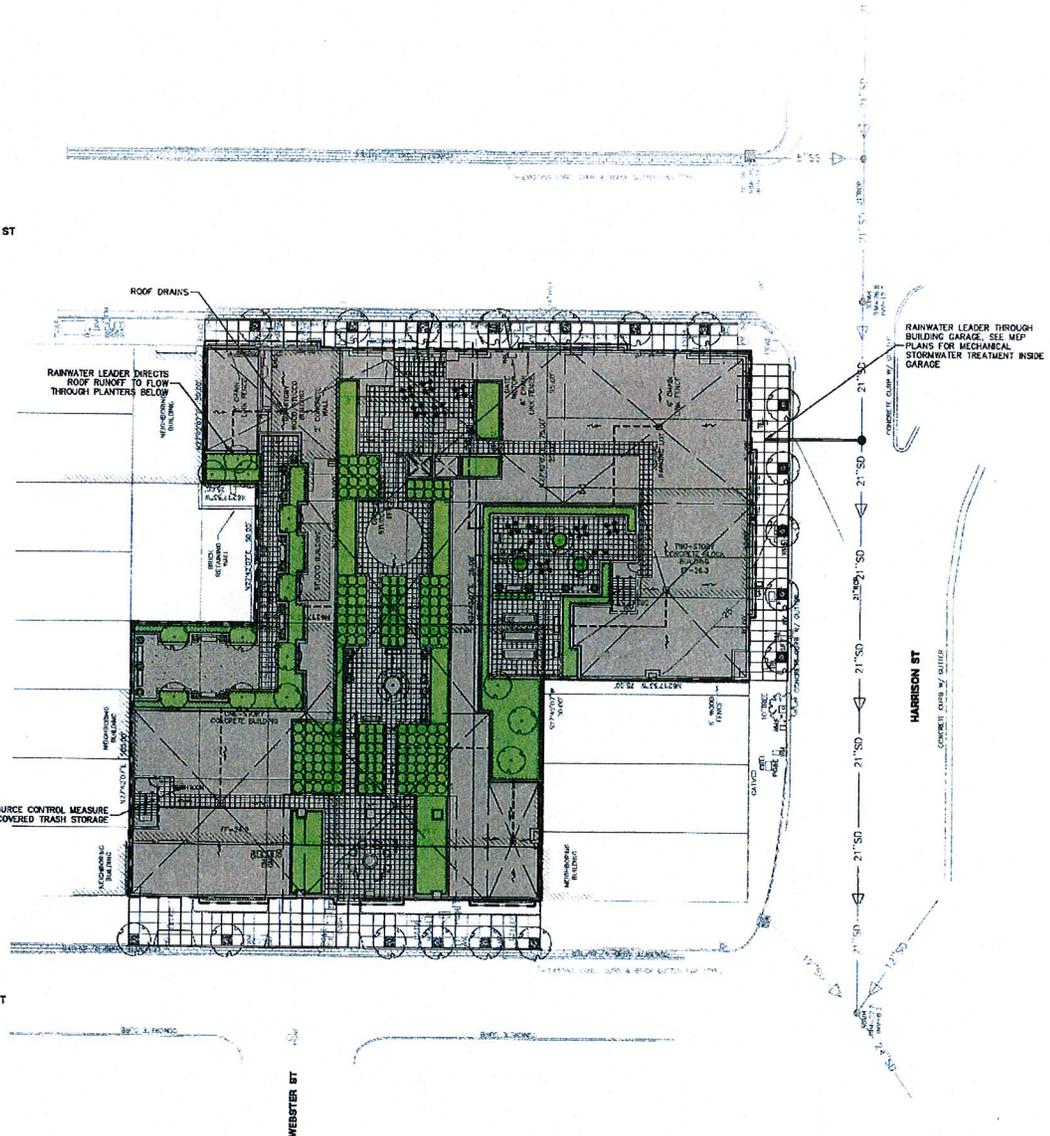
325 SEVENTH STREET
 325 7th Street OAKLAND, CALIFORNIA

UTILITY PLAN

C3.0

7TH ST

6TH ST



STORMWATER COMPLIANCE DATA

PER THE MUNICIPAL REGIONAL STORMWATER ORDER NO. R2-2015-0046, HIGH DENSITY DEVELOPMENT PROJECTS ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOFILTERS OR VAULT-BASED HIGH FLOWRATE MEDIA FILTERS. THIS PROJECT IS CLASSIFIED AS A CATEGORY C SPECIAL PROJECT (TRANSIT-ORIENTED DEVELOPMENT) AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 65% AS DESCRIBED BELOW:

SPECIAL PROJECT CATEGORY "B"

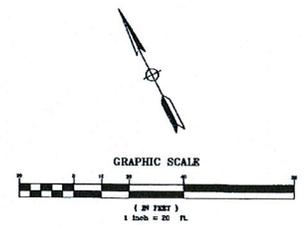
- a. IS THE PROJECT LOCATED WITHIN 1/2 MILE OF AN EXISTING TRANSIT HUB OR LOCATED WITHIN A PLANNED PRIORITY DEVELOPMENT AREA (PPDA)?
YES, PROJECT IS WITHIN 1/2 MILE FROM LAKE MERRITT BART STATION. (20% CREDIT)
- b. IS THE PROJECT CHARACTERIZED AS A NON-AUTO-RELATED PROJECT?
YES, THE PROJECT HAS NO SURFACE PARKING, ONLY UNDERGROUND PARKING. (20% CREDIT)
- c. DOES THE PROJECT HAVE A MINIMUM DENSITY OF 25 DWELLING UNITS PER ACRE (FOR RESIDENTIAL PROJECTS) OR A FLOOR AREA RATIO (FAR) OF 2.0 (FOR NONRESIDENTIAL AND MIXED USE PROJECTS)?
YES, THE PROJECT HAS A FAR OF 5.56 WHICH IS ≥ 60 UNITS PER ACRE (RESIDENTIAL); OR ≥ 4.0 FLOOR AREA RATIO (FAR) (NONRESIDENTIAL/MIXED-USE). (20% CREDIT)

STORMWATER TREATMENT AREA DATA

TOTAL LID TREATMENT REDUCTION CREDIT	= 65%
TOTAL IMPERVIOUS AREA	= 28,816 SF
TOTAL PERVIOUS AREA	= 6,684 SF
AREA ALLOWED TO BE TREATED W/ NON-LID TREATMENT MEASURES (MEDIA FILTER)	= 18,730 SF
MINIMUM AREA REQUIRED TO BE TREATED W/LID TREATMENT MEASURES (BIOTREATMENT)	= 10,086 SF
PROPOSED AREA TREATED W/ LID TREATMENT MEASURES (BIOTREATMENT)	= 10,086 SF

LEGEND:

-  IMPERVIOUS ROOF AREA: 28,816 SF
-  PERVIOUS AREA: 6,684 SF
-  SDR 11 HOPE STORM DRAIN PIPE



11/15/2017
 325 SEVENTH STREET
 OAKLAND, CA 94612
 411 325 SEVENTH STREET
 OAKLAND, CA 94612



REF: DMC-NESIS
 325 SEVENTH STREET
 OAKLAND, CA 94612
 PHONE: 510.271.5011

325 SEVENTH STREET
 325 7th Street OAKLAND, CALIFORNIA

STORMWATER CONTROL PLAN

C4.0

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 3 SHL _____ Loc _____
UTM: A 10/564885/4183350 B 10/564800/4183155
C 10/564220/4183410 D 10/564315/4183610

IDENTIFICATION

1. Common name: 7th Street/Harrison Square Residential District
2. Historic name: Unknown
3. Street or rural address: Multiple - see continuation pages
City Oakland Zip 94612 County Alameda
4. Parcel number: Multiple - see continuation pages
5. Present Owner: Multiple Address: _____
City Oakland Zip _____ Ownership is: Public Private
6. Present Use: Predominantly residential Original use: Same

DESCRIPTION

- 7a. Architectural style: Italianate, Queen Anne, Colonial Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The 7th Street/Harrison Square Residential District consists of the properties along five blocks of 7th St. and the cross streets from Harrison to Fallon, extending in some places to 8th Street and 6th Street. It is almost entirely housing and one city park. Individual block fronts are varied, though matching pairs and triplets occur. A surviving remnant of a much larger neighborhood developed in the decades just before and after 1900, the district is bounded on the west and northwest by the Chinatown commercial district and on the other three sides by new construction: BART and ABAG buildings to the north, Laney Community College buildings and parking lot to the east, and to the south freeway and related uses (gas station, small parking lots, small industrial buildings, a motel). The majority of residents are ethnically Chinese. There are no longer any small stores within the neighborhood.

Most of the buildings look like one- or two-family dwellings. They are detached, one- or two-story wood-frame structures set back from the sidewalk line. The typical house has a raised basement, drop siding, double-hung windows, a recessed main entry reached by a single flight of exterior stairs, a cornice and/or overhanging eaves and one or
(see continuation page 3)



8. Construction date:
Estimated _____ Factual 1867-
1911
9. Architect Various
10. Builder Various
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 16.85 acres
12. Date(s) of enclosed photograph(s)

242-25 South side of 8th St., be-
tween Oak and Fallon Sts.,
6-15-82

13. Condition: Excellent X Good X Fair X Deteriorated _____ No longer in existence _____
14. Alterations: See continuation pages
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential _____ Industrial X Commercial X Other: Park, College, Freeway, BART & ABAG
16. Threats to site: None known _____ Private development X Zoning X Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? NA Moved? _____ Unknown? _____
18. Related features: None

SIGNIFICANCE

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

The Seventh Street/Harrison Square Residential District appears to be eligible for listing on the National Register of Historic Places as a surviving area of middle- and lower-middle-class housing constructed largely between 1889 and 1910. Two-thirds of the district's features are contributors, and more could contribute if restored. Except for the intrusions, the district is unified in scale, apparent density, use and relationship of buildings to lots. The best buildings are on the cross streets: Fallon, Oak, Madison, Jackson and Alice. Seventh Street has just enough shining links to rationalize stringing all the cross streets together like dangling beads of unequal lengths. The district's boundaries are clearly delineated by freeways, block-long new office and education structures, a new park and the Chinatown commercial district.

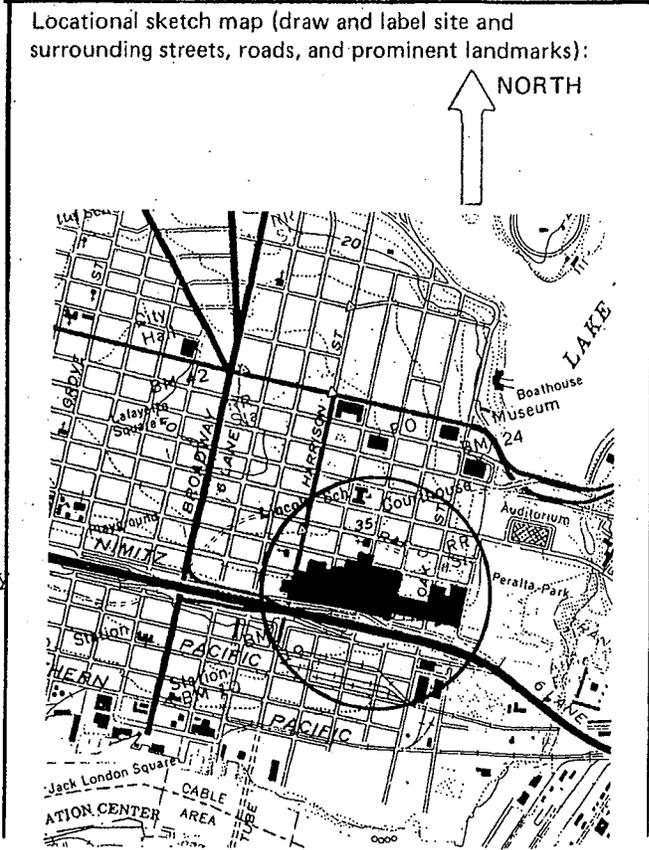
Most of the original owners were artisans, small businessmen, or railroad employees, and many of them lived in the district. Some owners controlled larger lots and built several small rental houses upon them, often at different dates and in different styles. Most houses did not have trained professional designers; even the builders of most are still anonymous. (See Continuation Page 7)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture 1 Arts & Leisure _____
Economic/Industrial 4 Exploration/Settlement 3
Government _____ Military _____
Religion _____ Social/Education 2

21. Sources (List books, documents, surveys, personal interviews and their dates).

Assessor's Block Books, 1877/78-1925.
Tax Assessment Rolls, 1856-1927.
Oakland Directories.
(See Continuation Page 4)

22. Date form prepared May 31, 1984
By (name) Staff
Organization Oakland Cultural Heritage Survey
Address: City Planning Dept., City Hall
City Oakland Zip 94612
Phone: (415) 273-3941





HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 7th Street/Harrison Square Residential District

7b. Physical Description (continued from page 1)

more polygonal, curved, or rectangular bay windows. At the front the house usually shows a small side yard, which is terminated by a side bay window or by a widening of the body of the house, creating a notch-back effect. The scale is small: about half the houses are "cottages", with only one story, the rest are not very large, and most lots are only 25 feet wide. Most houses occupy about half their respective lots, with small front setbacks, the notch-backs, and large back yards. Exterior ornaments are wood, concentrated especially at the entry recess or porch, on the bay windows, at cornices and gable-ends.

The most numerous building type, about one-fourth of the total, is the Queen Anne cottage. This has a single main story, with raised basement and usually an attic under a gable or hip-and-gable roof. About two-thirds of the facade width consists of a projecting polygonal bay window topped by a gable-end the full width of the bay, its lower corners cantilevered over the bay's angled sides. The cantilevered corners usually rest on a pair of highly decorated brackets at right angles to each other, often meeting with a drop finial. The projecting gable-end is a focus of ornament: barge boards, small decorative attic window, often an apex sunburst, recessed face sided with hexagonal or fish-scale shingles, with paneling and bosses, or some other highly textured surface. The other third of the facade visibly retreats under the main roof corner for an entry porch with turned corner post and matching half-posts with arches or arch-like brackets over front and side openings, and often with a band of spindlework. Additional contrasts of projecting versus receding come from the one or more notch-backs on one or both sides. The overall effect is one of sharp contrasts between light and shade, open and closed, advancing and retreating volumes.

Other styles prevalent in the district are the Queen Anne house (similar to the cottage but taller) and the Colonial Revival house or cottage (more sedate and more classical in ornamentation, with fewer contrasts, greater symmetry, allusions to 18th-century American designs such as clapboard siding, slender turned balustrades and shouldered window surrounds). There is also a handful of houses in transition between the two styles. Another important group is houses in styles that predate the local Queen Anne mode. There are a few Stick style cottages (with rectangular bay windows), a few Italianate houses (polygonal-bayed or flat-fronted with Italianate ornament) and even some very simple and very early structures of a Gold Rush or Greek Revival character.

However, the district is far from intact. Half a dozen industrial buildings intrude on the residential picture, four of them on 7th Street, three massive. There are also a dozen modern apartment buildings, ranging in size from a modest duplex to a vastly over-scale, 7-story, 48-unit structure. Although not compatible in design, their residential use does harmonize with that of the older houses.

The original buildings themselves have also been changed. Most now contain more units than originally. Many garages have been inserted under projecting bay windows. Wooden window sash has often been replaced with aluminum, usually with casements or sliders and transoms replacing original double-hung shapes. A few houses have siding covered or replaced with asbestos shingles. Some have been stuccoed over more or less completely. A less serious and almost universal change is the replacement of original exterior stairs, railings, and balusters with simpler substitutes. Quite a few need maintenance. Most have rear additions not generally visible from the street.



Street or rural address: 7th Street/Harrison Square Residential District

21. Sources (continued from page 2)

Building Permits.

Snow & Roos, "City of Oakland & Vicinity," bird's-eye sketch/map, c.1870.

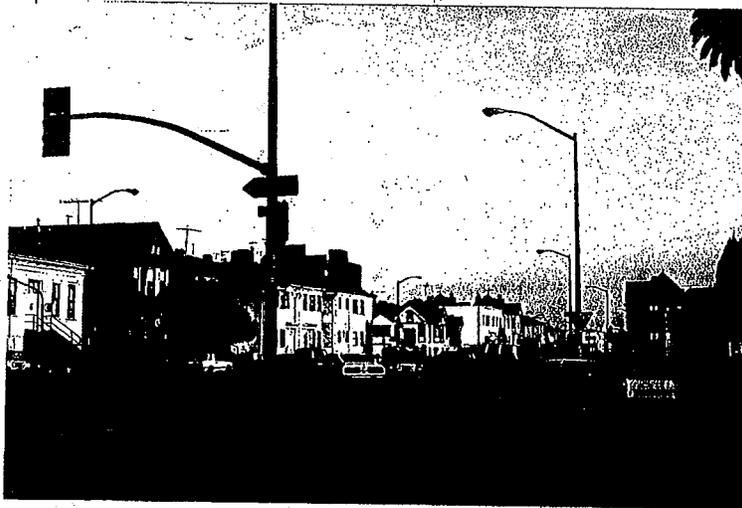
Western Title Insurance Company records.

Sanborn Map Co. Oakland, 1889-1901, 1903-1911, 1912-1950.

Thompson & West, Historical Atlas of Alameda County, Oakland 1878, reprinted Fresno 1976, Valley Publishers: 73.

"Uncle Joe Dillon Dead," S.F. Examiner, 19 Jan. 1897.

Great Register of Alameda County.



179-18A North side of 7th St.
looking east from
Harrison St.



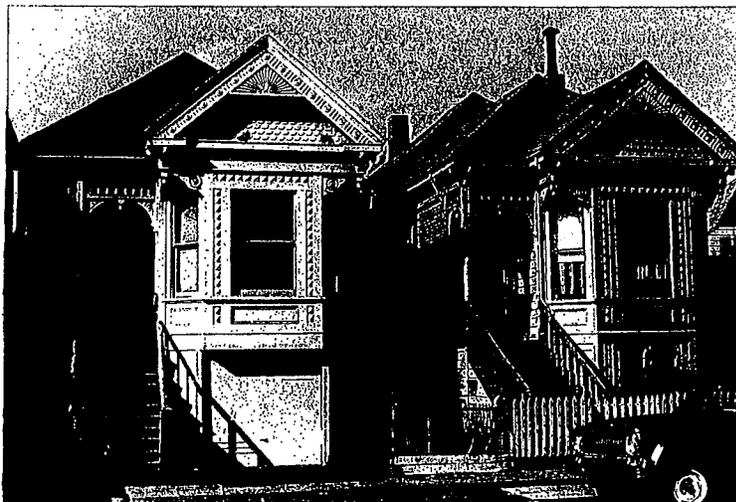
HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 7th Street/Harrison Square Residential District



176-11A Northwest corner of 6th and
Madison Sts., 4-84



250-21 Queen Anne cottages at 123-25
and 129 7th St., 1982



Street or rural address: 7th Street/Harrison Square Residential District



176-3A South side of 7th St. looking
east towards Madison St., 4-84



176-2A 612-14 and 616 Jackson St.,

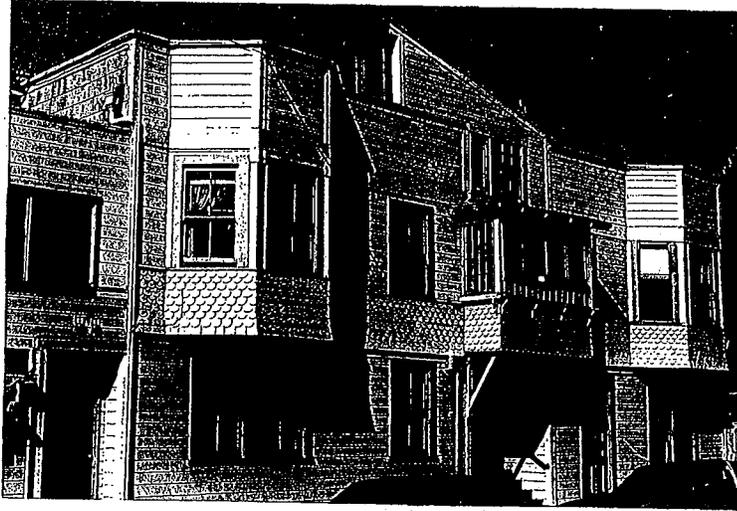
4-84



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 7th Street/Harrison Square Residential District



249-32 A carpenter's creation
at 59-61 7th St., 5-28-82



171-25A Queen Anne cottages at
southeast corner of 7th &
Madison Sts., 2-19-84

Street or rural address: 7th Street/Harrison Square Residential District19. Significance (continued from page 2)

Though platted into 25-foot lots (and Harrison Square) in Kellersberger's 1850 survey of the original town of Oakland, the district was late in being developed, probably because of its distance east from the center of town and the ferry landings: it had a reputation as "The Bloody Sixth" (Ward) till about 1888.⁽¹⁾ Most blocks seem to have been at first bought whole or in two pieces for speculation and/or country residences. The 1870 bird's-eye view map shows no buildings at all on Harrison Square and two other blocks (northeast 7th and Oak, south west 7th and Harrison), and the remaining blocks very sparsely developed.

The 1870 bird's-eye map also shows the tracks of the Oakland and San Francisco Railroad, a ferry-connecting commuter steam line which ran along the district's spine all the way out 7th Street and over a bridge into Clinton. It had begun operations in 1863; after the arrival of the transcontinental railroad in 1869, Central Pacific/Southern Pacific took over the commuter line and ran it for several decades. The railroad's presence seems to have determined the modest character of the district: cottages and small inexpensive houses for people who couldn't afford the luxuries of quiet, large lots, and distance from public transportation. From 1872 to 1893 the railroad even ran right through Harrison Square, on a curve to its Alameda line.

One early resident was Joseph Dillon, Oakland's elected Assessor 1863-1889, and Councilman before that. He owned the entire block bounded by Fallon, Oak, 6th and 7th Streets, and he lived in the middle of it, in a big square 2½-story house with verandas to north and south. Directories show him there 1870-1888, and then the house became the "Chabot Home for Domestic." The 1950 Sanborn map shows it still there, in what is now a parking lot between 65 and 77-79 7th Street. After Dillon's departure the rest of the block was subdivided and given over to small houses.

Another early owner of a whole square block was General Ralph W. Kirkham, U.S. Army Quartermaster General for the Pacific Coast and an Oakland leader in the 1850s and 1870s. He owned the two blocks bounded by Fallon, Oak, 7th and 9th Streets and had a large house on the northern portion; about 1876 the city had to cut 8th Street through his property. After 1889 he subdivided and sold off the southerly block in the subject district.⁽²⁾

A third pre-development landholder was the attorney John R. Glascock. He resided at 829 Jackson, which would have been the northwest corner of 6th and Jackson, where his property extended 200 ft. along Jackson to 7th and was 100 ft. deep.

A few modest houses still exist from the days of sparse development. Two of the earliest, 617½-21 Jackson and 272 7th Street, were both moved to their present sites just after 1900. Another, 178 7th Street, was built about 1865-66 by or for John Dolan whose son was a house painter, on his 100 x 100' lot on the north side of 7th between Madison and Jackson. Grocer Edward Kreyenhagen of 612 Jackson, built in 1868, owned that 100 x 100' plot and also, later, the lots for 228, 230 and 234 7th Street and 702 and 704 Alice. General Kirkham's gardener James Gilligan

(1) Taliesin Evans, "Harrison Square," Oakland Tribune, c. 8 August 1888.

(2) Merritt, History of Alameda County, 1928: 113, 128, 141.
Halley, Centennial Yearbook of Alameda County, 1876: 425.
Baker, Past and Present of Alameda County, 1914: 356.
Oakland Transcript, 8 February 1873: 3.



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 7th Street/Harrison Square Residential District19. Significance (continued from page 6)

~~built his home at 181 7th in 1867-68 and eventually surrounded it with four rental houses owned by his children.~~ Broker Claude Richon of 711 Jackson, built in 1872, owned a 100 x 100' lot with that house. Arnold Kuhne built 616 Jackson in 1872 on a 100 x 100' lot. In the mid-1870s, 173-75 8th Street was constructed on a 150 x 100' plot that had been owned since 1862 by gardener Dennis Collins, and where he had lived (in a now-demolished house) as early as 1870.

Contractor-builder William Atkinson owned several large plots on which he seems to have made profits by subdivision and sale with or without houses he constructed. In mid-1877 he owned a 75 x 125' lot at the northeast corner of 7th and Alice. Within 12 months he built on and sold off two lots, 708 and 712 Alice. Later Kreyenhagen (above) was to build on another two. Meanwhile Atkinson lived just outside the present district at the northeast corner of 7th and Harrison, and he owned another big empty lot, 100 x 200', at the southwest corner of 7th and Harrison. There two carpenters bought single lots from him in 1876 and 1877, immediately erecting 607 Harrison and the original part of 611-13 Harrison.

A few other 1870s buildings continue to exist as fragments of larger houses or as bases for severe remodeling (228 6th St., 170, 175-77, 176, and 182 7th Street).

No construction seems to have taken place in the district between the mid-1870s and the mid-1880s. California experienced a severe depression in the late 1870s. It may have taken quite a while for the tradesmen and craftsmen typical of the district's owners to regain enough confidence and accumulate enough cash to venture on building operations.

Then in the mid-1880s, five small cottages were built: 166 7th on the Dolan property, and for Kreyenhagen 228 and 230 7th and 702 and 704 Alice.

Development in the district received an important boost in 1887-88 when the Sixth Ward Property Owners' Improvement Association was organized and began negotiating for the restoration of Harrison Square. In its first 18 months the Association persuaded Contra Costa Water Co. to remove its pipes off the Square, and the Board of Education to move Harrison School to a different location. It was working on Southern Pacific to remove its unused tracks and on the City to improve the Square. Its President Taliesin Evans claimed, in an 1888 letter to the Tribune, that, "The agitation over the restoration of the square...has greatly improved the condition of the Sixth ward already. During the past year...new houses have been built, others are in course of erection, and old ones are being remodeled. A neighborhood pride has been awakened."⁽³⁾

From mid-1888 through mid-1905, 71 houses were constructed, 60% of the district, an average of over 4 houses a year. 1889-90 was the biggest year, with 12 houses. This 17-year period is represented on almost every block front in the district. Its houses make up the basic unity, with individual or paired variations within an overall style, scale and material.

The same characteristic development pattern continued. An owner of two or more lots would put up one or two houses and live in one. Later he would have another built in the vacant space, and would eventually fill it all. Frequently he held onto the whole

(3) Evans, op. cit.

Street or rural address: 7th Street/Harrison Square Residential District19. Significance (continued from page 7)

~~property for rental income or accommodation of relatives. There were, for example, the widow LeFevre at 606 and 612-14 Alice, "capitalist" David McMullen at 200-06 and 214 8th Street, the piano tuner/builder Smart family and the pedlar/painter Smok family at 625 and 627 Oak Street, tailor Ernest Barbeau at 631 Oak Street and 111 7th Street. Quite a few multiple-lot owners were in trades related to construction: plumber Charles Sturm at 619-21 Oak Street, 119, 121 and 129 7th Street, and his partner John Leitch at 626 Oak Street; builder-contractor James Smilie at 55 8th Street and 701 Fallon Street; blacksmith/carriage maker William Hamlin at 603-05, 607-09 and 615-17 Madison Street; lumber merchants Thomas Hogan at 615 and 619 Fallon Street and his brother Hugh at 64 7th Street. In 1889 several lots on Madison, 7th and Fallon Streets were owned jointly by plumber James McGivney and saloon keeper Peter Fieberling; subsequently they divided the lots and houses were added.~~

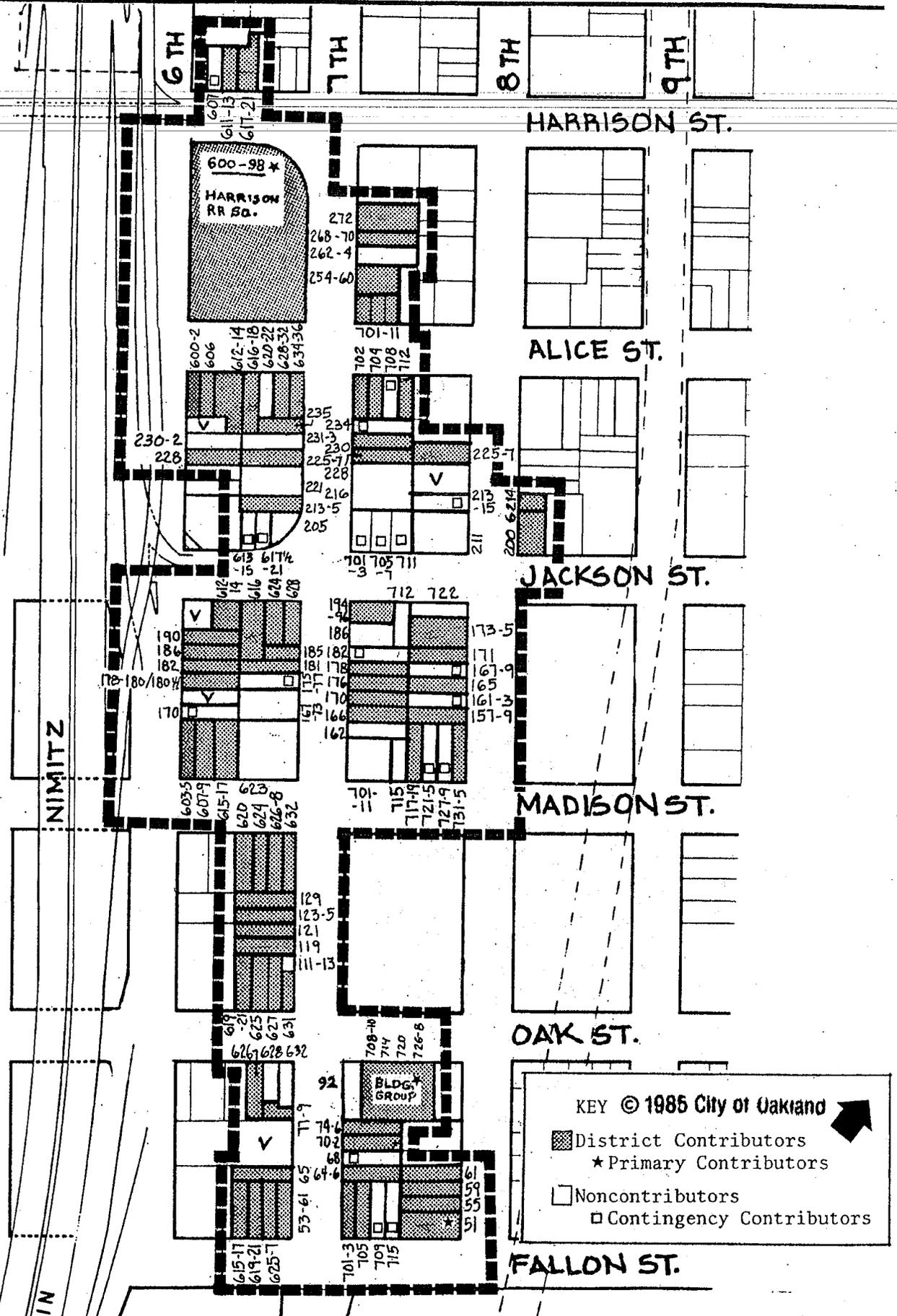
There were also many individuals who owned single lots and put up just one house, for example: grocer Frederick Hennings at 600 Alice, stock raiser James Miller at 709 Fallon, Southern Pacific yard master William Watkinson at 617-19 Harrison, harness maker Jeremiah Casey at 632 Madison, attorney Wickliffe Matthews at 726 Oak, Orpheum Theater doorkeeper Harry Lesser at 170 6th, saloon proprietor Daniel Ferguson at 65 7th, lumberyard owner Edward Derby at 225-27 7th, and driver William McCutcheon at 225-27 8th Street.

Tenants played a big role in owners' building plans. Often multiple lot owners built duplexes or flats. Two built multiple-unit housing designed with party-walls and notch-backs to look like individual dwellings: 701-11 Alice/254-60 7th and 200-06 8th. The early tenants of the various rental units are not known at this time; lengthy research in census and voting records would be required to find them. One can assume their occupations and nationalities overall were somewhat similar to those of owners, but probably with less economic security.

After the busy 17 years, no more than one building was constructed in any year, except 119-21 7th Street in 1905-06. All after 1905 were infill structures, where a lot had been left vacant as someone's garden. Between 1915 and 1945, only one new house appeared, 711 7th Street, now much altered. The six non-contributing industrial structures date half from the 1920s, half since 1945.

The district began as a residential area and continues largely so to this day. There were a few ground-floor stores, probably groceries (for example 702 Alice, 53, 62, 111, 194 7th Street), but they have been converted into housing. In spite of today's commercial zoning throughout the district (C-40), the need for housing has remained so strong that expected demolitions have not taken place. Instead, four 7-to 48-unit apartment buildings have been constructed in the last twenty years (623 and 701 Madison, 167 7th Street and 211 8th Street).

The present heavy demand for housing in the district is created largely by Asians and Asian-Americans, attracted by the proximity of shops and services in the Chinatown Commercial District (see SHRI form) immediately to the northwest. Asians seem to have begun moving into the district early in the 20th century, especially after the San Francisco fire of 1906. The 1980 Census shows that Census Tracts 30 and 33, which contain the district as perhaps a third of their combined areas, are the two most heavily Asian tracts in Oakland, their combined population of 3,310 being 56% Chinese, 3% Filipino, 1.6% Vietnamese, 1.4% Japanese and 0.8% other Asian. Ownership is now also largely in Asian or Asian-American hands. The specialized housing demands of this population give this district, a long, narrow remnant of an old residential neighborhood, a good chance of surviving into the future.



7th St./Harrison Square
Contingency Contributor

Ser. No. _____
HABS _____ HAER _____ NR4Db _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

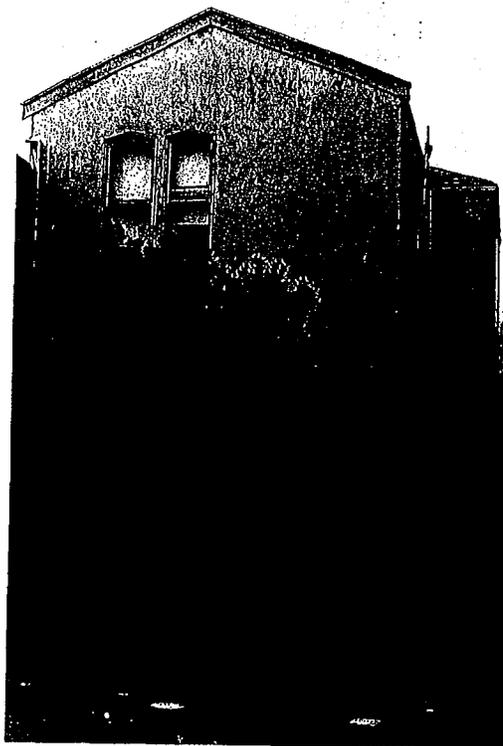
IDENTIFICATION None

1. Common name: _____
2. Historic name: Fielding (John C. & Lydia W.) House
3. Street or rural address: 607 Harrison St. (formerly 31 Harrison)
City Oakland Zip 94607 County Alameda
4. Parcel number: 1-189-11
5. Present Owner: Yick, Rose et al Address: 233 Orange St. #204
City Oakland Zip 94610 Ownership is: Public _____ Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

- 7a. Architectural style: Italianate
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A two-story house on a mid-block lot. A polygonal bay window projects on the first floor; above it are paired windows; all are double-hung with segmental heads. The building has been thoroughly stripped and stuccoed. The entry hood is totally a modern replacement. Not a trace remains of the second-floor window usually above the entry on buildings of this age. The roof is a gentle gable typical of its era, but usually then concealed behind a false-front parapet with bracketed cornice.



8. Construction date:
Estimated _____ Factual 1876
9. Architect None
10. Builder John P. Wheeler (attrib.)
11. Approx. property size (in feet)
Frontage 25 Depth 75
or approx. acreage _____
12. Date(s) of enclosed photograph(s)

171-6A 607 Harrison St., 1984

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Stuccoed facade, all ornament removed
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
 Residential X Industrial ___ Commercial ___ Other: Park; freeway
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
 Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: None

SIGNIFICANCE

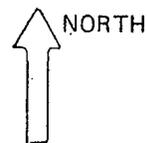
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

If this house were restored it could become a contributor to the district. It is among the district's older buildings and at a prominent location facing Harrison Square; but it is much remodeled. Title search indicates that Charles H. Simonds bought the lot from William Atkinson for \$900 on May 8, 1876, and sold it 9 days later for \$2900 to Lydia Fielding and Lucinda Morse. Seven years later Morse deeded the property to Fielding as a gift. John C. Fielding, a photographer, is listed at this address 1876-88. Simonds was probably involved only in the financing of the property; the actual builder was probably carpenter John P. Wheeler, who acted for Simonds in the sale. The nine-day period between lot sale and house sale may mean the house was paid for in advance of construction: much remains to be discovered about 19th century Oakland real estate and development practices.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 2 Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education 1
21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared May 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):



7th St./Harrison Square
District Contributor

HABS	HAER	NR	3D	SHL	Loc
UTM: A				B	
C				D	

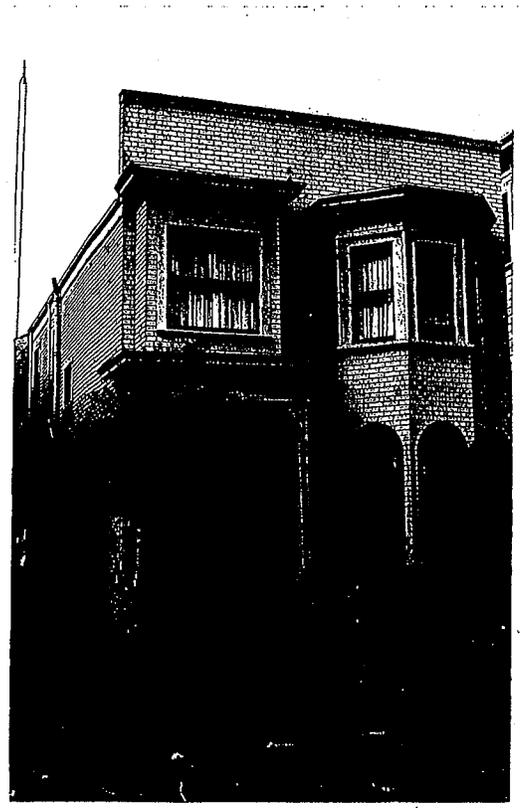
IDENTIFICATION

- Common name: None
- Historic name: Marston (Samuel I.) House
- Street or rural address: 611-13 Harrison St. (formerly 833 Harrison St.)
City Oakland Zip 94607 County Alameda
- Parcel number: 1-189-10
- Present Owner: Mew Bing K. + Chiu Soo M. Address: 613 Harrison St.
City Oakland Zip 94607 Ownership is: Public _____ Private X
- Present Use: Residence Original use: Residence

DESCRIPTION

- Architectural style: Italianate
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A two-story house on a mid-block lot. On the north (right) of the facade is a two-story polygonal bay window with round-headed windows on the lower floor; it clearly dates from the 1870s. On the south side of the facade is a double-entry portico that probably dates from when the building was changed from one residential unit into two, which may have occurred in the 1890s to judge from the spindle work decorating the porch sides or around 1906 to judge from the shallow rectangular bay with single extra-wide window above the portico. Sash is double-hung, of wood. The building has been stripped of its cornice and other trim and faced with imitation-brick tar-paper, subsequently painted over.



- Construction date:
Estimated _____ Factual 1876-77
- Architect None
- Builder Henry J. Spencer (attrib)
- Approx. property size (in feet)
Frontage 30 Depth 75
or approx. acreage _____
- Date(s) of enclosed photograph(s)

171-8A 611-13 Harrison St., 1984

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Asphalt imitation brick siding; cornice and ornament removed.
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings ___ Densely built-up
Residential Industrial ___ Commercial ___ Other: park, freeway
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: _____

SIGNIFICANCE

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

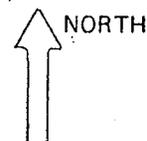
A marginal contributor to the district because the bay window footprint and the lower-story round-headed windows retain their Italianate characteristics. The porch and the shallow bay window above it are alterations that have a significance of their own in the turn-of-the-century period, but the stripping of ornament and facing with tarpaper "bricks" detract from the house's significance. Title search indicates that carpenter Henry J. Spencer bought this lot from contractor William Atkinson for \$1,250 on August 15, 1876. Spencer's widow Emma sold the lot with house to Sam Marston for \$2,300 on March 5, 1877. Marston was a realtor who lived on the property in 1877 and 1878.

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

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared: May 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):



IDENTIFICATION

1. Common name: None
2. Historic name: Watkinson (Wm. H.) House
3. Street or rural address: 617-21 Harrison St. (formerly 835 Harrison St.)
City Oakland Zip 94607 County Alameda
4. Parcel number: 1-189-9
5. Present Owner: Beatrice T. Dong Address: 621 Harrison St.
City Oakland Zip 94607 Ownership is: Public _____ Private X
6. Present Use: 3 units Original use: Residence

DESCRIPTION

- 7a. Architectural style: Queen Anne
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A three-story Queen Anne house on a mid-block lot. The hip roof extends gables to the north front and to the south side. A fascia strip extends from under the eaves all across the lower edge of the gable-end. The facade bay window has paneled aprons. Siding is rustic. Sash is 2-over-1 and 1-over-1. The second story has an entry porch with posts and cut-work brackets. The ground floor appears once to have been a basement; the building may have been raised more comfortably to accommodate the apartment there, which has a large, nearly square window of non-Victorian appearance and a brand new entry door. Leading to the second (originally main) story is a new staircase with a lower leg parallel to the sidewalk and an upper leg perpendicular to it, the whole with landing a relatively massive addition at the sidewalk line. A concrete retaining wall and wrought iron fence survived until 1983.



8. Construction date: Estimated _____ Factual 1890
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 30 Depth 80
or approx. acreage _____
12. Date(s) of enclosed photograph(s)

13. Condition: Excellent ___ Good ___ Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Front stairway rebuilt; work in progress
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential Industrial ___ Commercial ___ Other: park, freeway
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: _____

SIGNIFICANCE

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

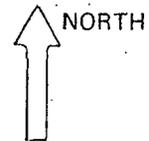
A contributor to the district for its architecture and history. The house is an example of a building type numerous in the district, the Queen Anne house. In spite of the raised lower floor and the altered staircase, it retains the characteristic appearance and ornamentation. Assessor's Block Books indicate the building was erected in 1889-90 for William H. and T. Watkinson. He was a yardmaster for Southern Pacific, and lived in the house. He had first been listed in Oakland in 1875 as a switch tender for Central Pacific Railroad. Building Permit #A87732 was issued on October 29, 1940 to "repair fire damage and rebuild front steps;" date when the building was raised has not been discovered. In 1906 the Chinese Presbyterian Church, evicted from the future Hotel Oakland site, purchased this building for its use. Their occupancy continued until 1927, when the Church moved to its present site at 165-73 8th Street (see SHRI form).

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure _____
Economic/Industrial ___ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education 2
21. Sources (List books, documents, surveys, personal interviews and their dates).

A Brief History of the Oakland Chinese Presbyterian Church, 1878-1978: 5-6

22. Date form prepared May 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):



Ser. No. _____	
HABS _____ HAER _____ NR <u>3</u> SHL _____ Loc _____	
UTM: <u>A10/564380/4183410</u> B _____	
C _____ D _____	

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

- Common name: Harrison Railroad Park
- Historic name: Harrison Square
- Street or rural address: 600-98 Harrison St. (block bounded by Harrison, Alice, 6th and 7th Streets)
City Oakland Zip 94607 County Alameda
- Parcel number: 1-183-1
- Present Owner: City of Oakland Address: 1 City Hall Plaza
City Oakland Zip 94612 Ownership is: Public Private _____
- Present Use: Park Original use: Same

DESCRIPTION

- Architectural style: Late 19th century urban square
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The park occupies the full "square" block bounded by the Nimitz Freeway, Harrison, Alice, and 7th Streets. It consists of landscaping supplemented by four stationary pieces of historic railroad rolling stock. The landscaping consists of a path-girt grass lawn and eleven mature trees: four palms, a venerable Japanese yew, a magnolia, a pine and four live-oaks. The paths are regular sidewalks along 7th and Harrison Streets, and roughly an 'X' pattern dividing the whole park and meeting in a central circle around more grass and a wisteria-covered tool shed. The latter is octagonal in plan, covered in vertical beaded boards; it has a witch's-hat roof covered with fish-scale shingles; and it is in poor condition.

Each piece of the railroad stock rests on a separate section of track, the four together forming roughly a semi-circle on the southern part of the square. Southern Pacific engine #2467 is a 4-6-2 steam engine numbered P-8 181, together with its 55-ton tender. "Behind" it are Western Pacific Railway Express car #128, Western Pacific passenger car #302, and Southern Pacific superintendent's car #121. All windows are covered and ends grilled over. Public access is limited to one engine platform.



- Construction date:
Estimated _____ Factual 1853
- Architect Unknown
- Builder Unknown
- Approx. property size (in feet)
Frontage 200 Depth 300
or approx. acreage _____
- Date(s) of enclosed photograph(s)

320-10A 600-98 Harrison St.,
Harrison Square, 4-18-85

- 13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
- 14. Alterations: Path network simplified, some trees removed, corner of 7th & Harrison rounded.
- 15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial ___ Other: Nimitz Freeway
- 16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
- 17. Is the structure: On its original site? X Moved? ___ Unknown? ___
- 18. Related features: Lafayette, Jefferson, and Lincoln Squares

SIGNIFICANCE

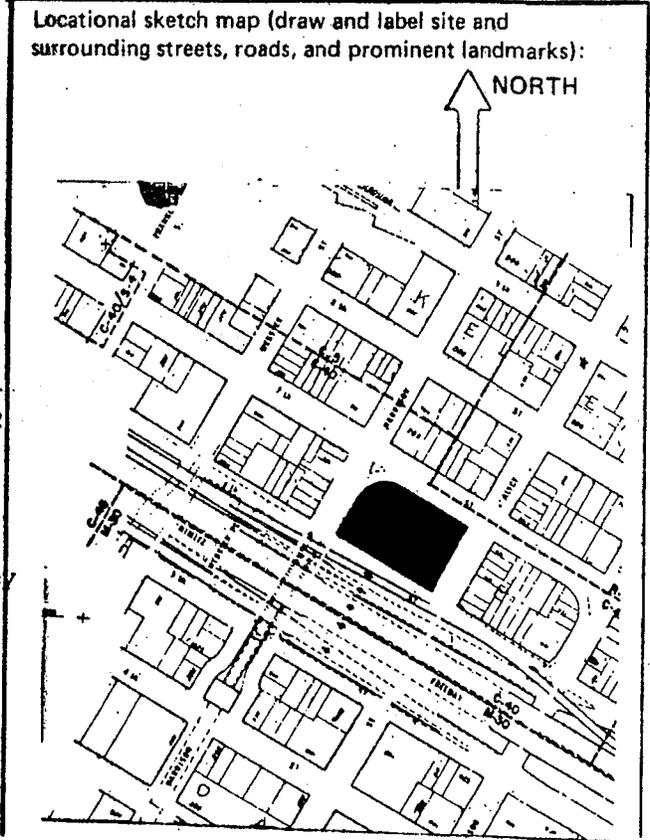
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Harrison Square appears to be individually eligible for the National Register of Historic Places and a primary contributor to the 7th Street/Harrison Square Residential District. It is a link to Oakland's pioneer days. The map that Julius Kellersberger made in 1853 for Oakland's founders distinctly showed Harrison Square, by name, in its present location. It was one of the seven squares reserved for public use from the beginnings of the city of Oakland. However, such was the 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 the Carpentier family finally relinquished title in writing at a price of \$887.50 for all seven squares. In 1873 the city franchised the Oakland and San Francisco Railroad to run south along Alice Street from 7th Street to Alameda via a bridge. To connect with the main 7th Street tracks, the Railroad tore down the Harrison Square fence and made a junction that curved diagonally through the Square from northwest to southeast. About 1880 the Board of Education built Harrison School in the square. Then the (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 1
 Government 3 Military ___
 Religion ___ Social/Education 4

21. Sources (List books, documents, surveys, personal interviews and their dates).
DeWitt Jones, ed. Oakland Parks & Playgrounds, State Emergency Relief Administration Project 3-F2-163, 1935(?) : 21-22
 (see continuation page 6)

22. Date form prepared October 31, 1984
 By (name) Staff
 Organization Oakland Cultural Heritage Survey
 Address: City Planning Dept., City Hall
 City Oakland Zip 94612
 Phone: (415) 273-3941

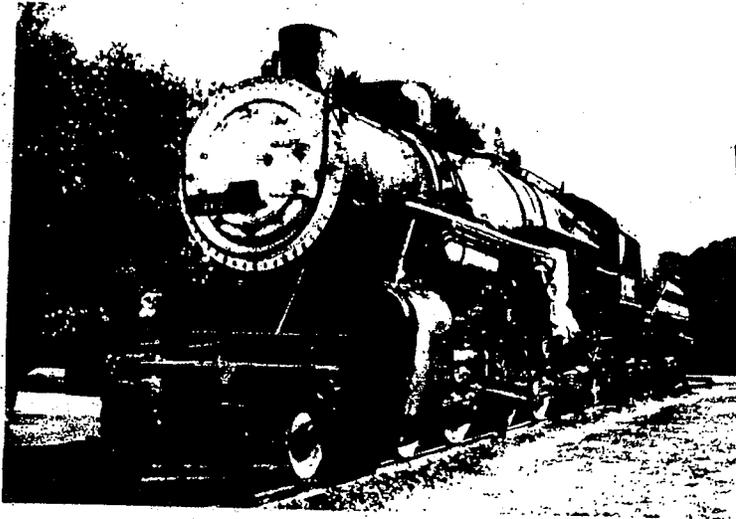




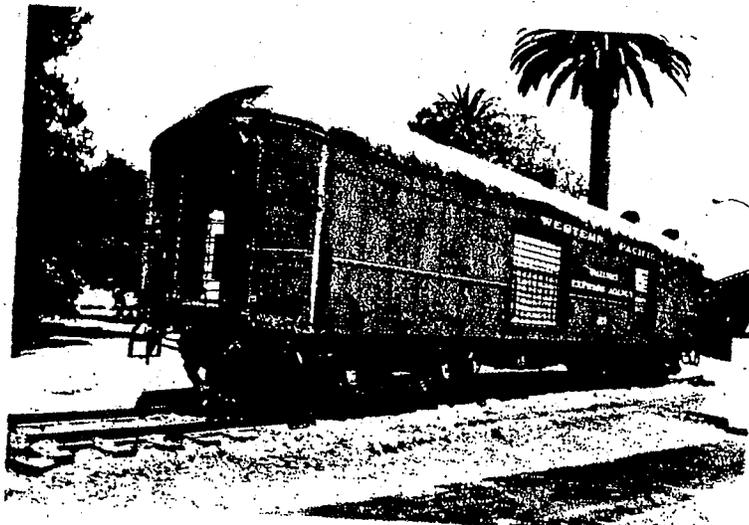
HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 600-98 Harrison St. (block bound by Harrison, Alice, 6th and 7th Sts.)



247-17A Southern Pacific Co. Engine
No. 2467; Harrison Railroad
Park (600-98 Harrison St.);
6-15-82



247-18A Western Pacific Railway Ex-
press Agency Car No. 128;
Harrison Railroad Park (600-
98 Harrison St.); 6-15-82



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 600-98 Harrison St. (block bounded by Harrison, Alice, 6th and 7th Streets)

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

Contra Costa Water Co. laid its pipes on the square, and not much public park was left.

Early in 1887 Taliesin Evans and friends organized the Sixth Ward Property Owners' Improvement Association (see SHRI form, 7th Street/Harrison Square Residential District), and one of their earliest objects was the clearing of Harrison Square. By August 1888 the water pipes and the school had departed, but the unused railroad tracks, now owned by Southern Pacific, remained. At this time Mayor Pierce recommended the City to go ahead with development of the square. The City did so, but only in the summer of 1893 did the tracks vanish, torn up by irate citizens during the excitement over the City's attempt to gain possession of the Oakland waterfront from Southern Pacific.

On the square's improvements Jones reports from city records that:

In 1890-1 over \$3,000 was spent on (Harrison Square's) improvements, a third of it for cement walks, almost a third for gardener's wages, and over \$700 for gravel. The remainder of the 1890s the park cost the city about \$1,000 per year. Park benches were purchased in 1897-98. The water for this park alone generally cost over \$100 per year and often over \$300... In 1890-91 \$70 were spent for a tool house (still there), and in 1896-97 a flagpole was erected which was kept in repair and painted until after 1906.

Accounts of the trees vary. Evans' 1888 letter to the Tribune says it then contained "some of the finest specimens of those magnificent native trees which have given the city its name," but he mentioned no other plantings. The water pipes, the school and the railroad would hardly have left room for any; so it seems reasonable to conclude the park has no trees that were on the site before 1888 (the 1984 live oaks appear to be replacements of earlier trees).

Jones, writing around 1935, reported: "some of the trees... were planted half a century ago (c.1888). The ancient drooping yew and the palm trees must be at least that old. The live oak may be even older than the 'Town of Oakland.' But its handsomest trees are the four large magnolias..." The yew and palms could have been planted as well-grown specimens shortly after Evans' 1888 letter. One of Evans' live oaks seems to have remained at least till the late 1930s, and the magnolias were obviously mature by Jones' writing.

However, Sunset in 1968 found "three 87-year-old (1881?) magnolia trees and a 106-year-old (1862?) Japanese yew, the biggest and one of the oldest trees in the Oakland park system." One magnolia and the yew remain, magnificent specimens.

In 1960 the square acquired another identity, as a small outdoor railroad museum. Southern Pacific donated to Oakland the restored old Pacific steam engine 2467, its tender, the Superintendent's car and the track they rest on. Western Pacific likewise donated two railroad cars. Retired S.P. engineer Roy H. Tallman came to live in the superintendent's car as curator and guide.

(see continuation page 6)



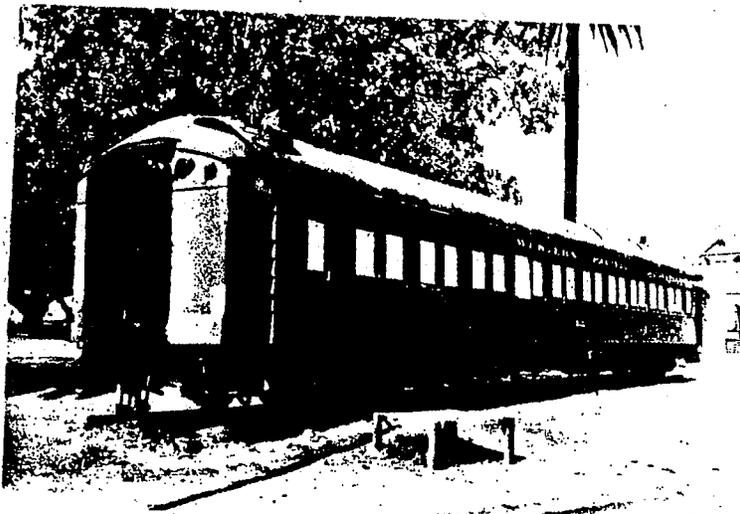
HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 600-98 Harrison St. (block bounded by Harrison, Alice, 6th and 7th Sts.)



252-7A Western Pacific Co. Day Coach
No. 302; Harrison Railroad
Park (600-98 Harrison St.);
5-22-82



247-19A Southern Pacific Co. Business
Car No. 121 "Wildwood"; Harri-
son Railroad Park (600-98
Harrison St.); 6-15-82



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 600-98 Harrison St. (block bounded by Harrison, Alice, 6th and 7th Streets)

19. Historical and/or Architectural Importance (continued from page 4)

Built about 1920, the Pacific 2400 steam engines operated on West Coast and commute runs in the 1930s and 1940s, rather than overland. Engine 2467's engineers in her work days included both curator Tallman and former Oakland Councilman Howard E. Rilea, who helped organize the park.

The luxurious superintendent's car was built in 1904 for S.P. executives. It has or had five kinds of paneling, three showers, a dining room and eleven beds. The car was used by President Taft in 1909, President Harding (ill with his fatal pneumonia) in 1923, and President and Mrs. Hoover in 1928.

After several years of guiding railroad enthusiasts and children through the well-publicized museum, Tallman retired from his curatorship about the late 1960s. Since then the active railroad museum idea has been abandoned, and the stock now stands in the park merely as background furniture.

As a surviving design element of the original city plan, the Square is very important, and its venerable trees should be protected.

21. Sources (continued from page 2)

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Carpentier to City of Oakland, 4 June 1869

