

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

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

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

### **1. IDENTIFICATION**

Historic Name: \_\_\_\_\_

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

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

Street and number: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Assessor's Parcel Number: \_\_\_\_\_

### **3. OWNER OF PROPERTY**

Name: \_\_\_\_\_ email: \_\_\_\_\_

Street/Number: \_\_\_\_\_ Telephone \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

### **4. APPLICATION FOR**

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

<b>5. SURVEY RATING</b>	<b>NAME OF SURVEY</b>	<b>DATE</b>	<b>DEPOSITORY</b>
	Oakland Cultural Heritage Survey		Oakland City Planning Dept.

**Photo**

**Location Map**

**7. DESCRIPTION**

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

☐ Building(s)      ☐ District      ☐ Structure      ☐ Site      ☐ Object  
☐ Residential      ☐ Commercial      ☐ Industrial      ☐ Institutional  
☐ Other (specify): \_\_\_\_\_

**B. Condition:**

☐ Excellent      ☐ Fair  
☐ Good      ☐ Poor

**C. Alterations:**

☐ Unaltered  
☐ Altered

**D. Site**

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

**E. Style/Type:** \_\_\_\_\_

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

**8. SIGNIFICANCE**

**A. Construction date(s):** \_\_\_\_\_

**B. Architect/Builder/Designer:** \_\_\_\_\_

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

**9. SOURCES / BIBLIOGRAPHICAL REFERENCES**

**10. FORM PREPARED BY**

Name: \_\_\_\_\_

Organization/Title (if any): \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email \_\_\_\_\_

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**DEPARTMENTAL USE ONLY**

rev. 1/10/2020

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

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

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

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

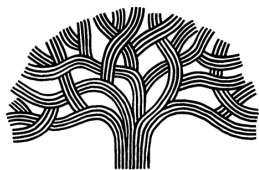
(2) \_\_\_\_Designated as Heritage Property Date: \_\_\_\_\_

**C.** Action by City Planning Commission Date: \_\_\_\_\_

\_\_\_\_Recommended \_\_\_\_Not recommended for Landmark/ S-7/S-20 designation

**D.** Action by City Council Date: \_\_\_\_\_

\_\_\_\_Designated: Ordinance No: \_\_\_\_\_ \_\_\_\_Not Designated



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

### **NOTICE OF INTENT TO SUBMIT AN OAKLAND LANDMARK AND S-7 PRESERVATION COMBINING ZONE APPLICATION FORM**

The undersigned propose that the Oakland Landmarks Preservation Advisory Board initiate, pursuant to Section 17.144.030 of the Zoning Regulations, designation of the property described below as an Oakland landmark or rezoning the property to the S-7 Preservation Combining Zone. If after reviewing this proposal and requesting and considering comments from the property owner(s) the Board determines to proceed with the proposal, the undersigned intends to submit a completed Oakland Landmark and S-7 Preservation Combining Zone Application Form within six (6) months from the date of such determination.

1. **TYPE OF APPLICATION:**      ☐ Oakland Landmark      ☐ Heritage Property  
   ☐ S-7 Zone                              ☐ S-20 Zone
2. **IDENTIFICATION**
  - A. Historic name if known: \_\_\_\_\_
  - B. Common Name: \_\_\_\_\_
3. **ADDRESS/LOCATION** (List all addresses and attach map if more than one address): \_\_\_\_\_
4. **OWNER OF PROPERTY** (Use attached sheet if multiple parcels with separate owners):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Assessor's Parcel Number: \_\_\_\_\_

**(Attach Photo)**

5. **SIGNIFICANCE**

- A. Date constructed or established, if known:
- B. Builder, architect and/or designer, if known:
- C. Summary statement of significance (Please clearly explain why the property is significant and why it merits landmark or S-7 Zone designation)

6. **NOTICE SUBMITTED BY**

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

Name/Title:

Organization:

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

=====

**DEPARTMENTAL USE ONLY**

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Included in Oakland Cultural Heritage Survey: ☐ Yes ☐ No Survey rating: \_\_\_\_\_

State Historical Resources Inventory Form prepared: ☐ Yes ☐ No

Included in Preliminary Citywide Historical and Architectural Inventory:

☐ Yes; Preliminary rating: \_\_\_\_\_ ☐ No

**APPENDIX D: LANDMARKS PRESERVATION ADVISORY BOARD  
GUIDELINES FOR DETERMINATION OF LANDMARK ELIGIBILITY**

(Appendix 3 of Landmarks Preservation Advisory Board's Rules of Procedure)

APPENDIX 3: GUIDELINES FOR DETERMINATION OF  
ELIGIBILITY FOR LANDMARK DESIGNATION

These guidelines are for the purpose of interpreting the landmark eligibility criteria at Section 2002(p) of the Zoning Regulations. The guidelines are expressed as the attached Evaluation Criteria and Ratings for Landmark Eligibility and the accompanying Evaluation Sheet and Evaluation Tally Sheet.

In order to determine whether a property is eligible as a landmark, the property is rated on the Evaluation Sheet for each of the fourteen evaluation criteria shown on the Sheet and defined in the Evaluation Criteria and Ratings.

The Evaluation Sheet ratings are next converted to numerical scores on the Evaluation Tally Sheet and added together for a total score. The total scores are then converted into an overall rating -- A, B, C, or D.

Properties receiving A or B ratings are considered eligible as landmarks.

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LPAB FORM 3.1

City of Oakland -- Landmarks Preservation Advisory Board  
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address \_\_\_\_\_

Name \_\_\_\_\_

A. ARCHITECTURE

- |                          |   |    |   |    |
|--------------------------|---|----|---|----|
| 1. Exterior/Design_____  | E | VG | G | FP |
| 2. Interior_____         | E | VG | G | FP |
| 3. Construction_____     | E | VG | G | FP |
| 4. Designer/Builder_____ | E | VG | G | FP |
| 5. Style/Type_____       | E | VG | G | FP |

B. HISTORY

- |                             |   |    |   |    |
|-----------------------------|---|----|---|----|
| 6. Person/Organization_____ | E | VG | G | FP |
| 7. Event_____               | E | VG | G | FP |
| 8. Patterns_____            | E | VG | G | FP |
| 9. Age_____                 | E | VG | G | FP |
| 10. Site_____               | E | VG | G | FP |

C. CONTEXT

- |                      |   |    |   |    |
|----------------------|---|----|---|----|
| 11. Continuity_____  | E | VG | G | FP |
| 12. Familiarity_____ | E | VG | G | FP |

D. INTEGRITY

- |                               |   |    |   |    |
|-------------------------------|---|----|---|----|
| 13. Condition_____            | E | VG | G | FP |
| 14. Exterior Alterations_____ | E | VG | G | FP |

Evaluated by \_\_\_\_\_ Date \_\_\_\_\_

STATUS

Rating: \_\_\_\_\_

City Landmark Eligibility: ☐ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process

☐ Determined eligible ☐ Appears eligible

☐ Appears ineligible

Site of Opportunity ☐

This evaluation sheet was accepted by the Landmarks Preservation Advisory Board at its  
meeting of \_\_\_\_\_  
(Date)

Attest: \_\_\_\_\_  
(Secretary)

LPAB FORM 3.2

City of Oakland -- Landmarks Preservation Advisory Board  
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY

Address \_\_\_\_\_

Name \_\_\_\_\_

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

## STATUS/RATING

Present Rating (Adjusted Total): ☐ A(35+) ☐ B(23-34) ☐ C(11-22) ☐ D(0-10)Contingency Rating (Preliminary Total): ☐ A(35+) ☐ B(23-34) ☐ C(11-22) ☐ D(0-10)City Landmark Eligibility: ☐ Eligible (Present Rating is A or B)☐ Not eligible

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

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

CRITERION	RATINGS	COMMENTS AND GUIDELINES
<b>A. ARCHITECTURE</b>		
1. <b>EXTERIOR/DESIGN</b> QUALITY OF FORM, COMPOSITION, DETAILING, AND ORNAMENT MEASURED IN PART ON ORIGINALITY, ARTISTIC MERIT, CRAFTSMANSHIP, SENSITIVITY TO SURROUNDINGS AND OVERALL VISUAL QUALITY.	E EXCELLENT VG VERY GOOD G GOOD FP UNDISTINGUISHED	APPLIES TO NATURAL FEATURES AS WELL AS TO MAN-MADE FEATURES.  A "G" RATING IS APPROPRIATE FOR PROPERTIES WHICH HAVE ANY CLEARLY IDENTIFIABLE VISUAL OR DESIGN VALUE.  AN "E" RATING IS APPROPRIATE FOR PROPERTIES WHICH BASED ON EXTERIOR VISUAL QUALITY ALONE APPEAR ELIGIBLE FOR OAKLAND LANDMARK DESIGNATIONS.
2. <b>INTERIOR</b> DESIGN QUALITY OF INTERIOR ARRANGEMENT, FINISH, CRAFTSMANSHIP AND/OR DETAIL OR ASSOCIATION WITH A PERSON, GROUP, ORGANIZATION OR INSTITUTION USING THE	E EXCELLENT VG VERY GOOD G GOOD FP UNDISTINGUISHED	IN MOST USES, THIS CRITERION WILL BE APPLIED ONLY TO INTERIORS WHICH ARE ACCESSIBLE TO THE PUBLIC.  UNLIKE THE CASE OF EXTERIORS, THIS CRITERION SHOULD BE APPLIED TO INTERIORS AS THEY PRESENTLY EXIST, REGARDLESS OF ALTERATIONS.
3. <b>CONSTRUCTION</b> SIGNIFICANCE AS EXAMPLE OF A PARTICULAR STRUCTURAL MATERIAL, SURFACE MATERIAL OR METHOD OF CONSTRUCTION.	E ESPECIALLY FINE OR VERY EARLY EXAMPLE IF FEW SURVIVE VG ESPECIALLY FINE OR VERY EARLY EXAMPLE IF MANY SURVIVE; G GOOD EXAMPLE IF FEW SURVIVE. FP NO PARTICULAR INTEREST.	EXAMPLES OF "ESPECIALLY FINE" CONSTRUCTION METHODS OR STRUCTURAL MATERIALS INCLUDE THOSE WHICH SUCCESSFULLY ADDRESS CHALLENGING STRUCTURAL PROBLEMS, OR WHICH ARE TREATED AS VISIBLE DESIGN ELEMENTS THAT CONTRIBUTE SIGNIFICANTLY TO THE FEATURE'S OVERALL DESIGN QUALITY, OR WHICH EXHIBIT FINE CRAFTSMANSHIP.  SURFACE MATERIALS SHOULD BE TREATED UNDER THIS CRITERION ONLY ACCORDING TO THEIR TYPE AND ACCORDING TO THE LEVEL OF CRAFTSMANSHIP WHICH THEY REPRESENT. THE CONTRIBUTION OF SURFACE MATERIALS TO A FEATURE'S DESIGN QUALITY SHOULD BE TREATED IN CRITERION 1. (EXTERIOR/DESIGN)  EXAMPLES OF "ESPECIALLY FINE" SURFACE MATERIALS INCLUDE STONE (GRANITE, MARBLE) AND POLYCHROME TERRA COTTA.

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

CRITERION	RATINGS	COMMENTS AND GUIDELINES
7. EVENT ASSOCIATED WITH AN EVENT THAT HAS MADE A SIGNIFICANT CONTRIBUTION TO THE COMMUNITY, STATE OR NATION.	<p>E EVENT OF PRIMARY IMPORTANCE INTIMATELY CONNECTED WITH THE PROPERTY.</p> <p>VG EVENT OF PRIMARY IMPORTANCE LOOSELY CONNECTED, OR EVENT OF SECONDARY IMPORTANCE INTIMATELY CONNECTED.</p> <p>G EVENT OF SECONDARY IMPORTANCE LOOSELY CONNECTED, OR EVENT OF TERTIARY IMPORTANCE INTIMATELY CONNECTED.</p> <p>FP EVENT OF TERTIARY IMPORTANCE LOOSELY CONNECTED OR NO CONNECTIONS WITH EVENT OF IMPORTANCE.</p>	SEE COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).
8. PATTERNS ASSOCIATED WITH AND EFFECTIVELY ILLUSTRATIVE OF BROAD PATTERNS OF CULTURAL, SOCIAL, POLITICAL, ECONOMIC, OR INDUSTRIAL HISTORY, OR OF THE DEVELOPMENT OF THE CITY, OR OF DISTINCT GEOGRAPHIC REGIONS OR ETHNIC GROUPS, OR OF A PARTICULAR WELL-DEFINED ERA.	<p>E PATTERNS OF PRIMARY IMPORTANCE INTIMATELY CONNECTED WITH THE PROPERTY.</p> <p>VG PATTERNS OF PRIMARY IMPORTANCE LOOSELY CONNECTED, OR PATTERNS OF SECONDARY IMPORTANCE INTIMATELY CONNECTED.</p> <p>G PATTERNS OF SECONDARY IMPORTANCE LOOSELY CONNECTED, OR PATTERNS OF TERTIARY IMPORTANCE INTIMATELY CONNECTED.</p> <p>FP PATTERNS OF TERTIARY IMPORTANCE LOOSELY CONNECTED OR NO CONNECTION WITH PATTERNS OF IMPORTANCE.</p>	<p>A HELPFUL MEASURE OF THIS CRITERION IS TO CONSIDER HOW USEFUL THE PROPERTY WOULD BE FOR THE TEACHING OF CULTURAL HISTORY.</p> <p>A PROPERTY IS NORMALLY "INTIMATELY CONNECTED" WITH A PATTERN IF THE PROPERTY EXHIBITS THE ESSENCE OF THE PATTERN. A PROPERTY IS NORMALLY "LOOSELY CONNECTED" WITH A PATTERN IF THE PROPERTY ONLY EXHIBITS THE INFLUENCE OF THE PATTERN. A PATTERN WILL NORMALLY BE CONSIDERED "INTIMATELY CONNECTED" WITH THE PROPERTY IF ONLY A FEW EXAMPLES ASSOCIATED WITH THE PATTERN SURVIVE.</p> <p>"INTIMATE" AND "LOOSE" CONNECTIONS FOR SIGNIFICANTLY ALTERED PROPERTIES ARE TREATED THE SAME WAY AS FOR CRITERION 6 (PERSON/ORGANIZATION).</p> <p>SEE ALSO OTHER COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).</p> <p>THE WESTERN TERMINUS OF THE TRANSCONTINENTAL RAILROAD WAS COMPLETED IN OAKLAND IN 1869, INAUGURATING AN IMPORTANT PERIOD OF RAPID URBAN DEVELOPMENT.</p> <p>THE 1906 EARTHQUAKE HELPED STIMULATE ANOTHER IMPORTANT PERIOD OF RAPID DEVELOPMENT IN OAKLAND.</p> <p>AT THE END OF WORLD WAR II, URBAN DEVELOPMENT BEGAN TO SHIFT FROM CENTRAL CITIES LIKE OAKLAND TO THE SUBURBS.</p> <p>IF THE PROPERTY HAS BEEN SIGNIFICANTLY ALTERED SINCE THE TIME OF ITS ORIGINAL CONSTRUCTION OR ESTABLISHMENT, USE THE ORIGINAL DATE IF THE NATURE OF THE ORIGINAL DESIGN IS STILL RECOGNIZABLE (E.G. ROOF SHAPE OR AT LEAST SOME ELEMENTS OF THE ORIGINAL FACADE COMPOSITION); USE THE DATE OF THE ALTERATION IF THE NATURE OF THE ORIGINAL DESIGN IS NOT RECOGNIZABLE.</p>
9. AGE COMPARATIVELY OLD IN RELATION TO DEVELOPMENT OF THE CITY.	<p>E ESTABLISHED PRIOR TO 1869.</p> <p>VG ESTABLISHED BETWEEN 1869 AND APRIL 1906.</p> <p>G ESTABLISHED BETWEEN MAY 1906 AND 1945.</p> <p>FP ESTABLISHED SINCE 1945.</p>	

CRITERION	RATINGS	COMMENTS AND GUIDELINES
10. SITE RELATION OF FEATURE TO ITS ORIGINAL SITE AND NEIGHBORHOOD.	E HAS NOT BEEN MOVED. G HAS BEEN MOVED WITHIN THE BOUNDARIES OF ITS ORIGINAL SITE. F HAS BEEN RELOCATED TO A NEW SITE IN THE SAME NEIGHBORHOOD AS THE ORIGINAL SITE. P HAS BEEN RELOCATED TO A NEW SITE IN A DIFFERENT NEIGHBORHOOD.	* "ORIGINAL SITE" MEANS THE SITE OCCUPIED BY THE FEATURE AT THE TIME THE FEATURE ACHIEVED SIGNIFICANCE, WHICH IN SOME CASES MAY HAVE BEEN AFTER THE FEATURE WAS CONSTRUCTED OR ESTABLISHED.
C. CONTEXT		
11. CONTINUITY CONTRIBUTES TO THE VISUAL, HISTORIC OR OTHER ENVIRONMENTAL CONTINUITY OR CHARACTER OF THE STREET OR AREA.	E HELPS ESTABLISH THE CHARACTER OF AN AREA OF PRIMARY IMPORTANCE OR CONSTITUTES A DISTRICT. VG MAINTAINS THE CHARACTER OF AN AREA OF PRIMARY IMPORTANCE OR HELPS ESTABLISH THE CHARACTER OF AN AREA OF SECONDARY IMPORTANCE OR CONSTITUTES A FEATURE GROUP. G COMPATIBLE WITH THE CHARACTER OF AN AREA OF PRIMARY IMPORTANCE OR MAINTAINS THE CHARACTER OF AN AREA OF SECONDARY IMPORTANCE. FP INCOMPATIBLE WITH AN AREA OF PRIMARY IMPORTANCE OR NOT LOCATED IN AN AREA OF PRIMARY OR SECONDARY IMPORTANCE.	"AREA OF PRIMARY OR SECONDARY IMPORTANCE" GENERALLY MEANS A DISTRICT, GROUP OF PROPERTIES, OR OTHER AREA NOTABLE ENOUGH TO WARRANT SPECIAL RECOGNITION, SUCH AS INCLUSION IN THE CITY'S S-7 PRESERVATION COMBINING ZONE. AREAS OF PRIMARY IMPORTANCE ARE LIMITED TO POTENTIAL NATIONAL REGISTER DISTRICTS.  IF THE FEATURE HAS BEEN REMOVED (I.E., GIVEN A "P" RATING UNDER CRITERION 14), AND THE PROPERTY HAS THEREFORE BECOME ONLY A "SITE", CONTINUITY SHOULD BE EVALUATED BY IMAGINING THE FEATURE RESTORED TO ITS SITE, BUT IN THE EXISTING SURROUNDINGS.
12. FAMILIARITY PROMINENCE OR FAMILIARITY WITHIN THE NEIGHBORHOOD, CITY OR REGION.	E A FEATURE WHICH MAY BE TAKEN AS SYMBOL FOR THE CITY OR REGION AS A WHOLE. VG A CONSPICUOUS AND FAMILIAR FEATURE IN THE CONTEXT OF THE CITY OR REGION. G A CONSPICUOUS AND FAMILIAR FEATURE IN THE CONTEXT OF THE NEIGHBORHOOD. FP NOT PARTICULARLY CONSPICUOUS OR FAMILIAR.	A HELPFUL MEASURE OF THIS CRITERION IS TO CONSIDER WHETHER A TYPICAL RESIDENT OF THE NEIGHBORHOOD, CITY OR REGION WOULD NOTICE THE FEATURE AND REMEMBER IT.  IF THE FEATURE HAS BEEN REMOVED, THIS CRITERION SHOULD BE EVALUATED BY CONSIDERING THE FEATURE'S ROLE (IF ANY) AS A "LANDMARK" PRIOR TO ITS REMOVAL.
D. INTEGRITY		
13. CONDITION EXTENT TO WHICH THE FEATURE HAS EXPERIENCED DETERIORATION.	E NO APPARENT SURFACE WEAR OR STRUCTURAL PROBLEMS. G EXHIBITS ONLY MINOR SURFACE WEAR. F EXHIBITS CONSIDERABLE SURFACE WEAR OR SIGNIFICANT STRUCTURAL PROBLEMS. P EXHIBITS CONSIDERABLE SURFACE WEAR AND SIGNIFICANT STRUCTURAL PROBLEMS.	"MINOR SURFACE WEAR" GENERALLY MEANS THAT NO RE-PLACEMENT OF DESIGN ELEMENTS DUE TO DETERIORATION IS REQUIRED.  "CONSIDERABLE SURFACE WEAR" GENERALLY MEANS THAT SOME DESIGN ELEMENTS HAVE DETERIORATED TO SUCH AN EXTENT THAT THEY MUST BE REPLACED.  "SIGNIFICANT STRUCTURAL PROBLEMS" WILL GENERALLY BE ASSOCIATED WITH SAGGING FLOOR LINES, OUT-OF-PLUMB WALLS AND FIRE DAMAGE.

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

F- EVALUATE.CB  
AUGUST 6, 1987

**APPENDIX E: SUMMARY OF PROCEDURE FOR INITIATION OF LANDMARK  
OR S-7 ZONE DESIGNATION**



Landmarks Preservation Advisory Board  
Oakland, California

**SUMMARY OF PROCEDURE FOR LANDMARKS BOARD  
INITIATION OF LANDMARK OR S-7 ZONE  
DESIGNATION**

September, 1993

**NOTE:** For complete description of procedure, see Article 4 of the Landmarks Board's Rules of Procedure.

**A. IF APPLICANT IS OTHER THAN THE OWNER:**

- Step 1. Applicant submits completed "Notice of Intent to Submit an Oakland Landmark and S-7 Preservation Combining Zone Application Form" (Form LPAB-1) to Landmarks Board Secretary. If applicant is Landmarks Board, Notice of Intent is prepared by Secretary or individual Boardmember.
- Step 2. Secretary forwards Notice of Intent to Board for consideration along with preliminary recommendation as to whether the proposal meets the Zoning Regulations' landmark or S-7 designation criteria. For landmark designation proposals, the recommendation is based on and accompanied by a completed draft preliminary Evaluation Sheet (Form LPAB-2) prepared by the Secretary.
- Step 3. Board reviews Notice of Intent, Secretary's recommendation and, if applicable, draft Evaluation Sheet and preliminarily determines whether the property meets (either) the landmark or S-7 designation criteria.
- Step 4. If the property meets the criteria, written comments from the property owner(s) are requested.
- Step 5. Board considers owner's comments and determines whether to proceed with designation.
- Step 6. If Board proceeds with designation, applicant submits completed "Landmark and S-7 Preservation Combining Zone Application Form" (Form LPAB-4) to Secretary. If applicant is Landmarks Board, Application Form is prepared by Secretary or by individual Boardmember.

**Summary of Procedure for Landmarks Board  
Initiation of Landmark or S-7 Zone Designation  
September, 1993**

- Step 7. Secretary forwards Application Form to Board for consideration along with final recommendation as to whether the proposal meets the landmark or S-7 designation criteria. For landmark designation proposals, the recommendation is based on and accompanied by a completed draft final Evaluation Sheet prepared by the Secretary.
- Step 8. Board makes final determination of landmark or S-7 eligibility. If property is determined eligible, Board considers resolution formally initiating landmark or S-7 designation. If resolution is adopted, proposal is sent to City Planning Commission for public hearing and recommendation to the City Council.

The above process normally requires three Landmarks Board meetings, corresponding with Steps 3, 5 and 8.

- B. IF APPLICANT IS THE OWNER: Process begins with owner's submittal of Application Form to Secretary for forwarding to Board as per Step 7, above. Steps 1-6 are omitted.

AOP 8.02

F-LM265 1S7DESIG.CB

## ACKNOWLEDGMENTS

### **Mayor and City Council**

Elihu Harris, Mayor  
Sheila Jordan, District 1  
Mary Moore, District 2  
Natalie Bayton, District 3  
Richard Spees, District 4  
Ignacio De La Fuente, District 5  
Nate Miley, District 6  
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### **Oakland City Planning Commission**

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### **Landmarks Preservation Advisory Board**

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