

CITY OF OAKLAND
AGENDA REPORT

OFFICE OF THE CITY CLERK
OAKLAND

2005 APR 13 PM 6:21

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: April 26, 2005

RE: **AN ORDINANCE DESIGNATING ST. ANDREW MISSIONARY BAPTIST CHURCH (HISTORIC NAME: ST. AUGUSTINE'S MISSION) AT 2624 WEST STREET AS A LANDMARK PURSUANT TO SECTION 17.102.030 OF THE OAKLAND PLANNING CODE**

SUMMARY

The City Planning Commission recommends designating 2624 West Street (St. Andrew Missionary Baptist Church; historic name – St. Augustine's Mission) as a City of Oakland landmark.

The landmark nomination was submitted to the Landmarks Preservation Advisory Board by the owner, Rev. Robert Lacy, Jr., Director of St. Andrew Missionary Baptist Church. On August 9, 2004, the Landmarks Board unanimously recommended designation, as did the Planning Commission on February 2, 2005. There is no known opposition to the landmark designation.

Staff recommends that the City Council adopt the attached ordinance designating St. Andrew Missionary Baptist Church as a City of Oakland landmark.

FISCAL IMPACT

The Landmark designation of St. Andrew Missionary Baptist Church does not require any additional budget allocation. No additional staffing is required.

BACKGROUND

St. Andrew's Missionary Baptist Church is a Potential Designated Historic Property and a contributor to the Herbert Hoover Neighborhood District, an Area of Secondary Importance.

KEY ISSUES AND IMPACTS

Historical and Architectural Significance: St. Andrew's Missionary Baptist Church is eligible

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RE: AN ORDINANCE DESIGNATING ST. ANDREW
MISSIONARY BAPTIST CHURCH AS A LANDMARK

for landmark designation in that it:

- has housed strong and civically active historically African-American congregations from the time of its construction in 1920;
- is a prominent visual and cultural landmark in its West Oakland neighborhood;
- was designed and built in 1920 as an early work of the esteemed Oakland architectural firm of Chester Miller and Carl I. Warnecke, later best known for large-scale civic and quasi-civic projects;
- is a distinctive and well-designed example of a Craftsman style church, memorable for its arched windows, buttresses, bracketed eaves, corner tower, and skillful adaptation of bungalow features and natural materials;
- was originally built and occupied by St. Augustine's Episcopal Mission, founded in 1910 to serve African-American Oaklanders including many who had relocated from San Francisco in the years after the 1906 earthquake and fire;
- was pastored from 1911 to 1946 by Father David Wallace, noted for his leadership in the NAACP and other activist organizations, his mentoring of Delilah Beasley as journalist and historian, and his championing of social service as an important part of the ministry;
- was renowned for its early youth leadership programs, inspiring historian Moira Nichols to write in 1989 that "many of the civic leaders of recent years were at one time 'St. Augustine's boys'";
- is remembered by many in the community as the site in 1969 of the first Black Panther Party breakfast program for children, initiating a nationwide movement;
- said farewell to its original congregation when they merged in 1975 with the historically European-American Trinity Church at 29th and Telegraph to form the present St. Augustine's Episcopal Church, a courageous and innovative move by both congregations;
- since 1978 has been home to St. Andrew Missionary Baptist Church under the leadership of Rev. Robert Lacy, serving West Oakland and the wider community through its ministry, social service, and educational programs;
- was recorded in the State Historic Resources Inventory in 1991 as appearing eligible for the National Register of Historic Places under Criterion A, Patterns of History, in the context of West Oakland ethnic history;

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- includes on its property an 1895 Queen Anne cottage at 2618 West Street that is proposed for inclusion in the landmark designation as a contributing feature of the main building's setting, as representative of the neighborhood setting in which the church was constructed.

The building has a rating of 'A' on the Landmarks system and a 'B' from the Oakland Cultural Heritage Survey. The reason for the difference is that the Landmarks Board System is less closely tied to the National Register criteria, giving more weight to social history and less to architectural integrity. From a practical perspective, either an 'A' or 'B' building is eligible for City Landmark Designation.

Regulatory Effect of Designation: St. Andrew's Missionary Baptist Church is located in the C-25 Zone, Office Commercial Zone. Design Review is currently required for alterations to buildings and new construction.

Regulations for the proposed landmark status provide for design review of exterior changes (only), up to 240 days delay of demolition, and a duty to keep in good repair. The landmark would be treated as a historic resource for purposes of CEQA review, would be eligible to use the State Historical Building Code, and exempt from design review fees (the only direct local monetary incentive currently offered to designated historic properties).

Significant exterior changes to landmark properties are referred to the Landmarks Preservation Advisory Board for recommendations (Section 17.136.040) before the design review application is acted upon by the Development Director or the Planning Commission. Minor exterior changes can be processed administratively by the Development Director, who may seek input from the LPAB, as needed.

For designated landmarks (Section 17.102.030) the design review criteria require "That the proposal will not adversely affect the exterior features of the designated landmark..." and "That the proposal will not adversely affect the special character, interest, or value of the landmark and its site, as viewed both in themselves and in their setting..." unless preserving the landmark is architecturally or economically infeasible.

SUSTAINABLE OPPORTUNITIES

Economic: Landmark designation encourages maintenance and careful rehabilitation of buildings, which creates skilled employment opportunities. Maintenance and rehabilitation of existing buildings also stabilize and enhance property values.

Environmental: Landmark designation encourages the maintenance and re-use of existing historic buildings and therein helps to conserve the materials and energy used to construct those buildings.

Social Equity: Landmark designation encourages continued maintenance and restoration or rehabilitation of existing buildings. Therefore, it acts as a catalyst for neighborhood

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RE: AN ORDINANCE DESIGNATING ST. ANDREW
MISSIONARY BAPTIST CHURCH AS A LANDMARK

revitalization and further enhances the community by creating community identity.

DISABILITY AND SENIOR CITIZEN ACCESS

Landmark designation does not prohibit modifications to achieve compliance with the American with Disabilities Act (ADA) and can facilitate such modifications through use of the State Historical Building Code.

RECOMMENDATION(S) AND RATIONALE

Adopt the attached ordinance designating St. Andrew Missionary Baptist Church as a City of Oakland Landmark.

Landmark designation has the potential to be a catalyst for further revitalization of Oakland's distinct and diverse neighborhoods and its strong historical character. The honorific designation and requirements for maintenance and repair would continually promote economic, quality of life and sense of community goals throughout the city as the building is restored or rehabilitated.

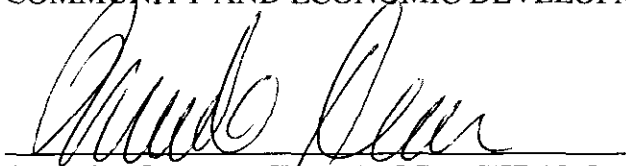
Respectfully submitted,



CLAUDIA CAPPIO
Development Director

Prepared by:
Joann Pavlinec, Planner III
Historic Preservation/Major Projects
Community and Economic Development Agency

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY:



OFFICE OF THE CITY ADMINISTRATOR

ATTACHMENTS:

- A) Ordinance designating 2624 West Street as a City of Oakland landmark
- B) Landmarks Board Resolution 2004-4
- C) February 2, 2005 Planning Commission Staff Report, including landmark nomination form and eligibility rating sheet

Ref: Mydocumetns/citycouncilreports/LM-St.Andrew's

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CED Committee
April 26, 2005

MPW

NOTICE & DIGEST

AN ORDINANCE DESIGNATING ST. ANDREW MISSIONARY BAPTIST CHURCH (HISTORIC NAME: ST. AUGUSTINE'S MISSION) AT 2624 WEST STREET AS A LANDMARK PURSUANT TO SECTION 17.102.030 OF THE OAKLAND PLANNING CODE.

This Ordinance designates St. Andrew Missionary Baptist Church at 2624 West Street as a City of Oakland Landmark.

APPROVED AS TO FORM LEGALITY

Mark P. Wald
2005 APR 13 PM 6:21
CITY ATTORNEY

INTRODUCED BY COUNCIL MEMBER _____

ORDINANCE No. _____ C.M.S.

AN ORDINANCE DESIGNATING ST. ANDREW MISSIONARY BAPTIST CHURCH (HISTORIC NAME: ST. AUGUSTINE'S MISSION) AT 2624 WEST STREET AS A LANDMARK PURSUANT TO SECTION 17.102.030 OF THE OAKLAND PLANNING CODE

WHEREAS, the Landmarks Preservation Advisory Board at its meeting of August 9, 2004, recommended designation of the Victorian Legal Center (historic name: Mason-Else-Wilson House) at 653 11th Street as a Landmark pursuant to Section 17.102.030 of the Oakland Planning Code; and

WHEREAS, notice of public hearing on this matter was given to the owner of the subject property, the property was posted, and a hearing was held by the City Planning Commission on February 2, 2005; and

WHEREAS, after the hearing, the City Planning Commission voted on February 2, 2005, to recommend landmark designation of the property; and

WHEREAS, the provisions of the California Environmental Quality Act (CEQA) and the guidelines as prescribed by the **Secretary for Resources, as amended, have been satisfied**, and pursuant to Sections 15061(b)(3), 15308, and 15331 of the **California Code of Regulations**, this designation is exempt from CEQA; and

WHEREAS, the City Council has determined that the proposed Landmark has historical and architectural significance as described and presented in the Landmarks Preservation Advisory Board Resolution 2004-4, and is a unique asset to the City; and that for these reasons the Landmark is worthy of preservation; now therefore

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

SECTION 1. St. Andrew Missionary Baptist Church (historic name: St. Augustine's Mission) at 2624 West Street is hereby designated as a Landmark pursuant to Section 17.102.030 of the Oakland Planning Code as described and presented in Landmarks Preservation Advisory Board Resolution 2004-4, attached as Exhibit A and incorporated herein by reference.

SECTION 2. Said Landmark shall be preserved in all its particular exterior features as existing on the date hereof, and as described and depicted in the photographs, case reports, Case File LM04-371, and other material in the Department of City Planning;

provided, however, it may be modified to replicate or more closely resemble its original appearance.

SECTION 3. The Development Director is hereby directed to execute and cause to be recorded in the Recorder's Office of the County of Alameda a notice of designation of said Landmark.

SECTION 4. This ordinance complies with the California Environmental Quality Act.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 20__

PASSED BY THE FOLLOWING VOTE:

AYES-

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

LaTONDA SIMMONS
Interim City Clerk and Clerk of the Council
Of the City of Oakland, California

**RESOLUTION 2004-4
LANDMARKS PRESERVATION ADVISORY BOARD
CITY OF OAKLAND**

WHEREAS, a proposal to designate the following property as an Oakland Landmark pursuant to Section 17.144 of the Oakland Planning Code has been considered by the Landmarks Preservation Advisory Board; and

WHEREAS, *the Board has reviewed and examined the material pertaining to this property in Case File LM04-371 and the Oakland Landmark Application form, a copy of which is attached; and*

WHEREAS, the Board has determined that the property meets the landmark designation criteria found at Section 17.07.030P of the Planning Code and the Board's Guidelines for Determination of Landmark Eligibility in that the property:

- has housed strong and civically active historically African-American congregations from the time of its construction in 1920;
- is a prominent visual and cultural landmark in its West Oakland neighborhood;
- was designed and built in 1920 as an early work of the esteemed Oakland architectural firm of Chester Miller and Carl I. Warnecke, later best known for large-scale civic and quasi-civic projects;
- *is a distinctive and well-designed example of a Craftsman style church, memorable for its arched windows, buttresses, bracketed eaves, corner tower, and skillful adaptation of bungalow features and natural materials;*
- was originally built and occupied by St. Augustine's Episcopal Mission, founded in 1910 to serve African-American Oaklanders including many who had relocated from San Francisco in the years after the 1906 earthquake and fire;
- was pastored from 1911 to 1946 by Father David Wallace, noted for his leadership in the NAACP and other activist organizations, his mentoring of Delilah Beasley as journalist and historian, and his championing of social service as an important part of the ministry;

- was renowned for its early youth leadership programs, inspiring historian Moira Nichols to write in 1989 that “many of the civic leaders of recent years were at one time ‘St. Augustine’s boys’”;
- is remembered by many in the community as the site in 1969 of the first Black Panther Party breakfast program for children, initiating a nationwide movement;
- said farewell to its original congregation when they merged in 1975 with the historically European-American Trinity Church at 29th and Telegraph to form the present St. Augustine’s Episcopal Church, a courageous and innovative move by both congregations;
- since 1978 has been home to St. Andrew Missionary Baptist Church under the leadership of Rev. Robert Lacy, serving West Oakland and the wider community through its ministry, social service, and educational programs;
- was recorded in the State Historic Resources Inventory in 1991 as appearing eligible for the National Register of Historic Places under Criterion A, Patterns of History, in the context of West Oakland ethnic history;
- includes on its property an 1895 Queen Anne cottage at 2618 West Street that is proposed for inclusion in the landmark designation as a contributing feature of the main building’s setting, as representative of the neighborhood setting in which the church was constructed;

And WHEREAS, an Evaluation Sheet for Landmark Eligibility has been prepared for the property in accordance with the Board’s Guidelines for Determination of Landmark Eligibility; and

WHEREAS, the Evaluation Sheet shows that the property meets the Guidelines; and

WHEREAS, the Board has reviewed and accepted the Evaluation Sheet, a copy of which is attached; and

WHEREAS, the Board has determined that this property merits Landmark designation, protective regulations, and preservation for the enjoyment of future generations;

Now therefore be it

RESOLVED: That the Landmarks Preservation Advisory Board hereby initiates, under Section 17.144.030D of the Oakland Planning Code, action to establish as a Landmark the following:

HISTORICAL NAME: St. Augustine's Mission,
later St. Augustine's Episcopal Church

COMMON NAME: St. Andrew Missionary Baptist Church

ADDRESS: 2624 West Street

DATE BUILT: 1920

ARCHITECT: Miller and Warnecke

ORIGINAL USE: Church

PRESENT USE: Church and community service; K-12 school,
vocational programs, and theological university

PARCEL NUMBER: 009 0681 022 through 028

And be it

FURTHER RESOLVED: That this property shall be preserved generally in all its exterior features as existing on the date hereof or may be modified to restore, replicate, or more closely resemble its original or other historical appearance; and be it

FURTHER RESOLVED: That this action be forwarded to the City Planning Commission for public hearing and consideration.

Approved by the Landmarks Preservation Advisory Board,
Oakland, California: August 9 2004

ATTEST: , Secretary

1.	Location: 2624 West Street, St. Augustine's Mission (APN 009-0681-025-00)
	Proposal: Application to designate 2624 West Street as a City of Oakland Landmark
	Owner/Applicant: St. Andrew Missionary Baptist Church
	Case File Number: LM04-371
	Planning Permits Required: Landmark Designation
	General Plan: Mixed Housing Type
	Zoning: C-25, Office Commercial Zone
	Environmental Determination: Exempt per Sections 15061(3) and 15331 of the State CEQA Guidelines.
	Historic Status: B+, ASI Contributor to Herbert Hoover Neighborhood District
	Service Delivery District: 1 – West Oakland
	City Council District: 3
	Status: The Landmark Preservation Advisory Board adopted a Resolution to initiate landmark designation, recommended landmark designation to the Planning Commission, and forwarded the landmark initiation to the Planning Commission for public hearing and consideration.
	Action to be Taken: Recommend Landmark Designation and forward to City Council
	Finality of Decision: City Council
	For further information: Contact case planner Joann Pavlinec at (510) 238-6344 or by email at jpavlinec@oaklandnet.com

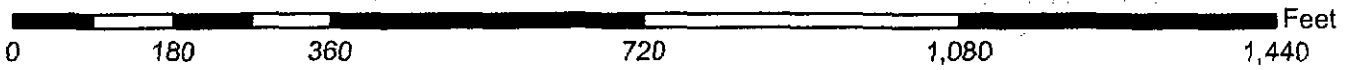
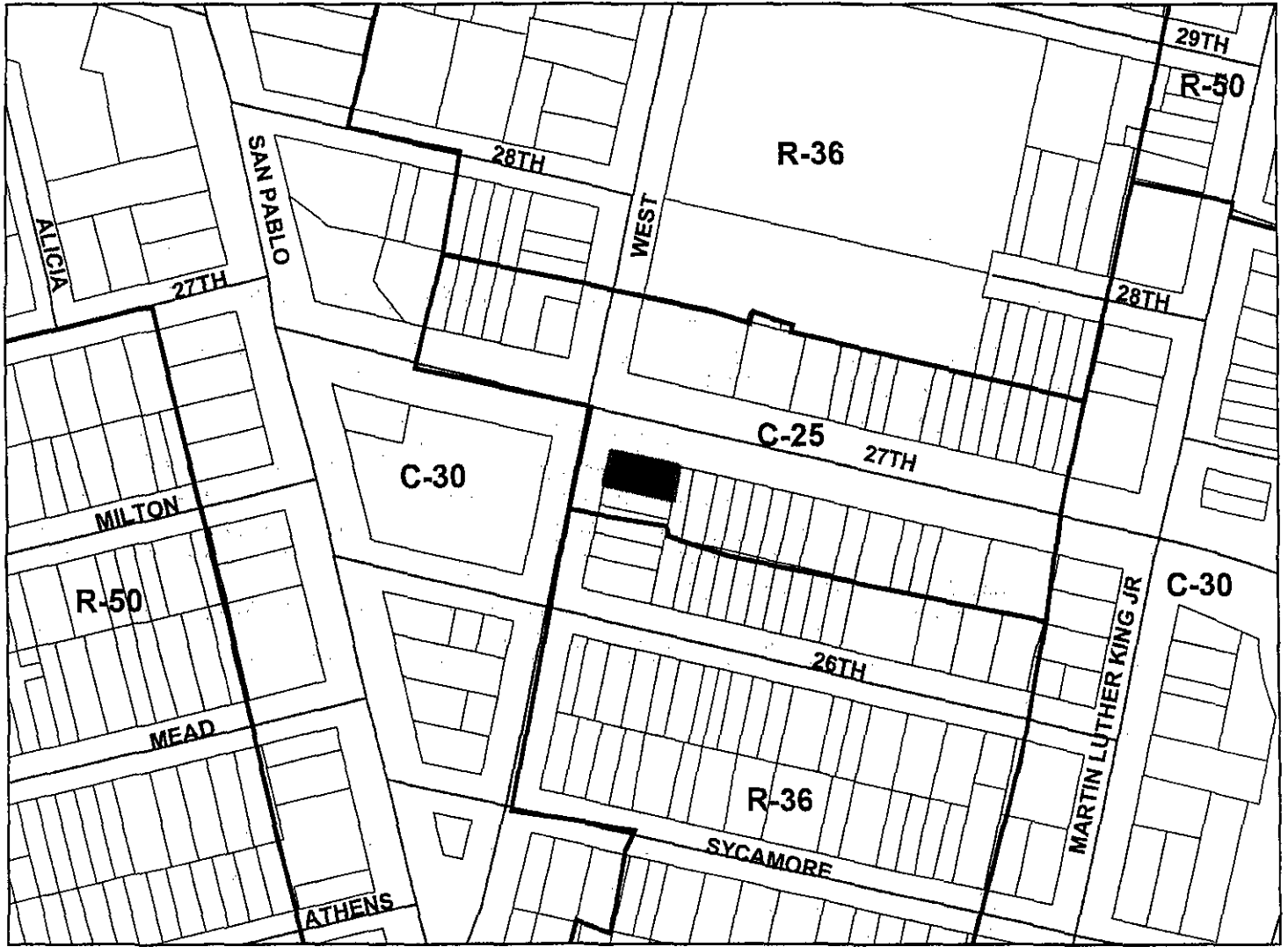
SUMMARY

The nomination of St. Augustine's Mission for Landmark Designation was submitted by the property owner, Rev. Robert Lacy, Jr., Director of St. Andrew Missionary Baptist Church, on April 8, 2004, and reviewed by the Landmarks Preservation Advisory Board (LPAB, Board) at its June 14, 2004 meeting. At that meeting the LPAB reviewed and unanimously adopted the preliminary Evaluation for Landmark Eligibility rating, and directed staff to prepare a draft resolution initiating landmark designation. The draft resolution initiating landmark designation was unanimously adopted at the LPAB meeting of August 9, 2004, with direction by the Board to forward the initiation to the Planning Commission for public hearing, after which the Commission may recommend designation to the City Council. Landmark designation is accomplished through adoption of an ordinance by the City Council.

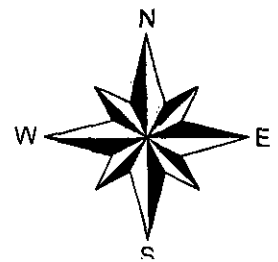
BACKGROUND

St. Augustine's Mission is a Potential Designated Historic Property and a contributor to the Herbert Hoover Neighborhood District, an Area of Secondary

CITY OF OAKLAND PLANNING COMMISSION



Case File: LM04-371
Applicant: St. Andrew Missionary Baptist Church
Address: 2624 West St.
Zone: C-25



Importance (ASI) (See Attachment A). St. Augustine's Mission is rated 'B – Major Importance' by the Oakland Cultural Heritage Survey.

Historical and Architectural Significance

As reflected in the evaluation sheet and resolution adopted by the Landmarks Board, St. Augustine's Mission has been found eligible for landmark designation in that it:

- has housed strong and civically active historically African-American congregations from the time of its construction in 1920;
- is a prominent visual and cultural landmark in its West Oakland neighborhood;
- was designed and built in 1920 as an early work of the esteemed Oakland architectural firm of Chester Miller and Carl I. Warnecke, later best known for large-scale civic and quasi-civic projects;
- is a distinctive and well-designed example of a Craftsman style church, memorable for its arched windows, buttresses, bracketed eaves, corner tower, and skillful adaptation of bungalow features and natural materials;
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- was recorded in the State Historic Resources Inventory in 1991 as appearing eligible for the National Register of Historic Places under Criterion A, Patterns of History, in the context of West Oakland ethnic history;
- includes on its property an 1895 Queen Anne cottage at 2618 West Street that is proposed for inclusion in the landmark designation as a contributing feature of the main building's setting, as representative of the neighborhood setting in which the church was constructed.

The building has a rating of 'A - Highest Importance' on the Landmarks Preservation Advisory Board Evaluation Sheet for Landmark Eligibility and a 'B - Major Importance' from the Oakland Cultural Heritage Survey. The reason for the difference is that the two evaluations use different criteria, the LPAB evaluation giving greater weight to history.

Effect of Landmark Designation

St. Augustine's Mission is located in the C-25 Zone, Office Commercial Zone. Design Review is currently required for alterations to buildings and new construction.

Regulations for the proposed landmark status provide for design review of exterior changes (only), up to 240 days delay of demolition, and a duty to keep in good repair. The landmark would be treated as a historic resource for purposes of CEQA review, would be eligible to use the State Historical Building Code, and exempt from design review fees (the only direct local monetary incentive currently offered to designated historic properties).

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RECOMMENDATION

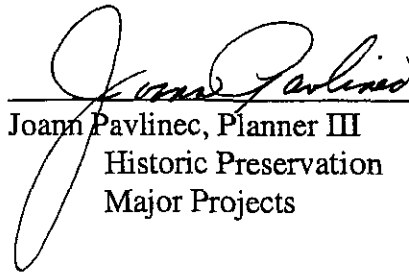
1. Affirm the environmental determination.
2. Recommend that City Council adopt an ordinance designating St. Augustine's Mission at 2624 West Street as an Oakland Landmark.

Respectfully submitted:



CLAUDIA CAPPIO
Development Director

Prepared by:



Joann Pavlinec, Planner III
Historic Preservation
Major Projects

ATTACHMENTS

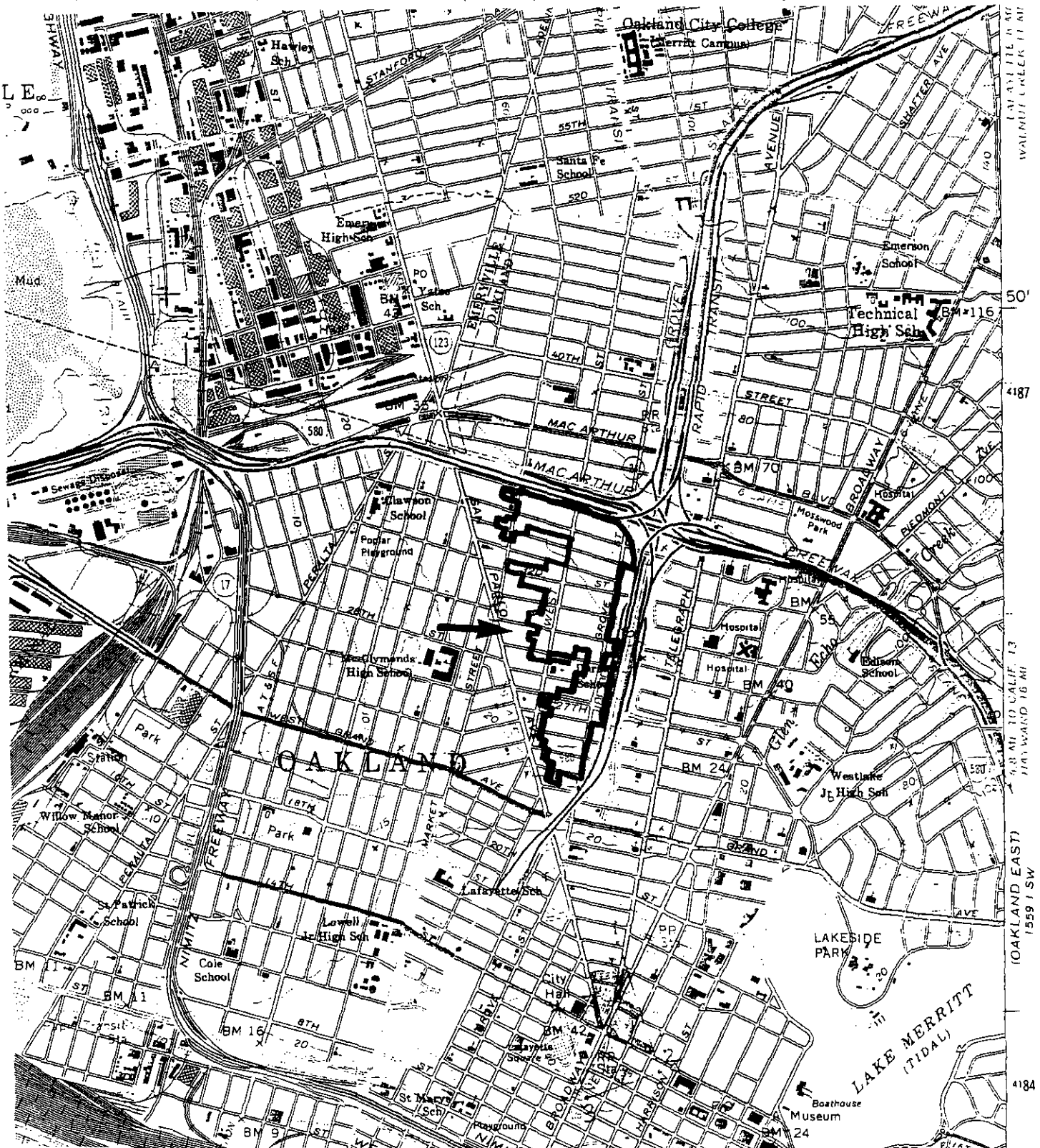
- A. Location Map and Description for Herbert Hoover School ASI
- B. Final Evaluation Sheet for Landmark Eligibility
- C. Final Evaluation Tally Sheet for Landmark Eligibility
- D. Oakland Landmark Application Form and attached submittals
- E. Landmarks Board Resolution 2004-4, adopted December 13, 2004
- F. S-7 and Landmark regulations (Planning Code Sections 17.84.010 and 17.102.030)

Ref: PlanningCommissionReports/Landmark-St.Augustine'sMission2-2-05

*Resource Name or #: HH2 - Herbert Hoover School District
2403-3435 M L KING JR WY/2618-3439 WEST ST/24TH TO 35TH ST Oakland
008 0663 HH2

*Map Name: Oakland West *Scale: 1:24,000 *Date of Map: 1959 (1980)
UTM(s): 10/564360 mE/4186380 mN 564150/4185200 563990/4185250 563750/4186570

0 | 1000 | 2000 | 3000 | 4000 | 5000 | feet NORTH at top



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

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

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Other Listings OCHS ASI
Review Code _____ Reviewer _____ Date _____

- *P1. a. Resource Identifier (assign a name or number): **HH2 - Herbert Hoover School District**
- b. Other Identifier: **008 0663 HH2**
- *P2. Location: **a. County Alameda**
- *b. Address 2403-3435 M L KING JR WY/2618-3439 WEST ST/24TH TO 35TH ST**
City Oakland, CA Zip 94612
- *c. UTM: USGS 7.5' Quad Oakland West Date 1959 (1980) Zone: 10 564360 mE/ 4186380mN**
- *d. Other Locational Data (e.g. parcel #, legal description, additional UTMs, etc.) OCHS 15A-17A,21A22A,30A-32A,40A41**
UTMs: 2. 564150 mE/ 4185200 mN 3. 563990 mE/ 4185250 mN 4. 563750 mE/ 4186570 mN
- *P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

The Herbert Hoover School district is a large Victorian/turn of the century residential district of approximately 657 buildings, on 683 assessor's parcels, on all or part of 32 blocks, in the West Oakland neighborhood. Terrain is flat. Street pattern is a regular grid. Buildings are generally similar in size, generally similar in age, and varied in design. Properties are generally in good condition; integrity is excellent to fair. Most buildings date from the 1890s-1910s. The main property type is Colonial Revival flats building. Others include Queen Anne house and Craftsman cottage. Typical buildings are two stories, rectangular plan, with hip and gable roofs, columned porch, and multiple bays. Construction is wood frame. Exteriors are mainly clapboard and rustic siding and shingles. Alterations include new steps and railings, some aluminum windows, added entry. Surroundings are densely built up, residential. Building dates are 101 from the 1860s-70s, 128 from the 1880s-90s, 357 from the 1900s-10s, 18 from the 1920s, 11 from the 1930s-40s, 24 from the 1950s and after, by field survey and research. Uses are 606 residential, 23 commercial, 11 industrial, 14 institutional. Individual building ratings are 2 A or B (highest or major importance), 200 C (secondary importance), 308 D (minor importance), 147 E or * (of no particular interest, modernized, or too recent to be rated), and the district appears locally significant. Approximately 470 properties (72%) appear to contribute to the district's significance. Another 86 might contribute if restored.

b. Resource attributes: **HP03--Domestic/multiple**

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



- *P5. Photo: Number: **739-19**
Photo date: **09/16/96**
N SIDE 32ND ST, E FROM 720
- *P6. Date Constructed/Age, and Source:
 Prehistoric Historic Both
1890s-1910s F
field survey and research
- *P7. Owner and Address:
multiple: consult assessor
- *P8. Recorded by (name, affiliation, address)
Oakland Cultural Heritage
Survey, 1330 Broadway #310,
Oakland 94612 (510-238-3941)
- *P9. Date Recorded: **09/30/96**
- *P10. Type of Survey: Intensive
 Reconnaissance Other

*P11. Report Citation: **OCHS Completion Report, CLG Project #06-95-10104, 9/30/96 (Citywide Recon.)**
OCHS vol.31, Northwest Oakland Survey, 1991

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

Preliminary Final

Address: 2624 West Street
Name: St. Augustine's Mission (H); St. Andrew Missionary Baptist Church(C)

A. ARCHITECTURE

- | | | | | | |
|----|--|---|-----------|----------|----|
| 1. | Exterior/Design: <u>straightforward gable and tower form and wood trim, tall arched windows – solid presence on prominent corner</u> | E | <u>VG</u> | G | FP |
| 2. | Interior: <u>[N/A - not a public building]</u> | E | VG | G | FP |
| 3. | Construction: <u>board siding & millwork</u> | E | VG | <u>G</u> | FP |
| 4. | Designer/Builder: <u>Miller & Warnecke (arch.)</u> | E | VG | G | FP |
| 5. | Style/Type: <u>Craftsman-bungalow church, unusual example</u> | E | <u>VG</u> | G | FP |

B. HISTORY

- | | | | | | |
|-----|---|---|----|----------|-----------|
| 6. | Person/Organization: <u>St. Augustine's Mission (congregation 1920-75), Rev. David Wallace (pastor 1911-46), T-IC; Delilah Beasley (Af.-Am. author), S-LC St. Andrew M.B.Church & Rev. Robert Lacy (1975--)</u> | E | VG | <u>G</u> | FP |
| 7. | Event: _____ | E | VG | G | <u>FP</u> |
| 8. | Patterns: <u>ethnic history – African American: P-IC</u> | E | VG | G | FP |
| 9. | Age: <u>1920</u> | E | VG | <u>G</u> | FP |
| 10. | Site: <u>original site</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|---|----|----------|----|
| 11. | Continuity: <u>contributor to surrounding Herbert Hoover Residential n'h (ASI)</u> | E | VG | <u>G</u> | FP |
| 12. | Familiarity: <u>prominent location, well-known institution</u> | E | VG | <u>G</u> | FP |

D. INTEGRITY

- | | | | | | |
|-----|---|---|---|---|---|
| 13. | Condition: _____ | E | G | F | P |
| 14. | Exterior Alterations: <u>no significant changes</u> | E | G | F | P |

Evaluated by: Betty Marvin Date: 6/7/04

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 June 14, 2004
(Date)

Attest: *Jeanette Pauline*
Secretary

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

Preliminary Final

Address: 2624 West Street
Name: St. Augustine's Mission (H); St. Andrew Missionary Baptist Church(C)

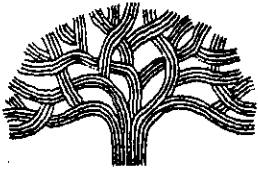
12	<u>6</u>	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	<u>2</u>	0	3. Construction	
4	<u>2</u>	1	0	4. Designer/Builder	
6	<u>3</u>	2	0	5. Style/Type	
				A. ARCHITECTURE TOTAL (max. 26)	13
30	15	<u>8</u>	0	6. Person/Organization	
30	15	8	<u>0</u>	7. Event	
<u>18</u>	9	5	0	8. Patterns	
8	4	<u>2</u>	0	9. Age	
<u>4</u>	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	32
4	2	<u>1</u>	0	11. Continuity	
14	7	<u>4</u>	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	5
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					50
<u>-0</u>	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
<u>-0</u>	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
				D. INTEGRITY	-0
ADJUSTED TOTAL (Preliminary total minus Integrity)					50

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



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK AND S-7 PRESERVATION COMBINING ZONE APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark or landmark site or to rezone one or more properties to the S-7 Preservation Combining Zone. See instructions in "HOW TO COMPLETE OAKLAND LANDMARK AND S-7 PRESERVATION COMBINING ZONE APPLICATION FORM."

1. IDENTIFICATION

A. Historic Name: St. Augustine's Mission

B. and/or Common Name: St. Andrew Missionary Baptist Church

2. ADDRESS/LOCATION

Street and number: 2624 West Street Zip Code: 94612

3. CLASSIFICATION

A. Category

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

B. Status

- Occupied
- Unoccupied
- Work in progress

C. Accessible

- Yes: restricted
- Yes: unrestricted
- No

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

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

E. Number of Resources within Property

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

4. OWNER OF PROPERTY

Name: St. Andrew Missionary Baptist Church

Street and Number: 2624 West Street

City: Oakland State: CA Zip Code: 94612

Assessor's Parcel Number: 9-681-22, 23, 24, 25, 26, 27, & 28

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

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

B. State

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

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating (if applicable)	Date	Depository
Oakland Cultural Heritage survey	B+2+	7/19/91	

Sketch Map: N



7. DESCRIPTION

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

D. Style/Type: Church

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

2624 West Street is a Craftsman church in the Herbert Hoover Neighborhood district, at the southeast corner of 27th and West Streets. It is two stories with tower, basically rectangular in plan, with the tower and two rear side bays forming a shallow or incomplete H-plan about 40 x 70'. It has a composition singled main gabled roof running east-west, 28' high at the peak, a slightly lower gable over the front vestibule section, and smaller cross gables over the two rear wings.

The tower has a flat roof with parapet about the same height as the main roof peak. Exterior walls are horizontal board siding (described in specifications as 8" redwood resaw) about a concrete foundation. The building has exposed rafters, heavy scrollsawn brackets, board and batten panels between the first and second story windows, and scrollsawn boards inset as a sort of balustrade in the tower parapet. The corners of the towers and wings have one story high battered shingled buttresses with wooden caps. Small cantilevered angled bays project from the second floor at the rear and south side of the building. Windows are large, multi-paned wood sash, mostly amber pebbled glass, with low pointed arch tops except for the first floor side windows which are tied to the second floor windows by board and batten spandrel panels. There is a circular window in the front gable end. The front door is three steps up from the street, with a hood on large brackets. This formerly had a balcony railing on top that matched the insets on the top of the tower. The building is painted light moss green, with the spandrel panels and the crosses formed by the upstairs mullions in darker green.

The sanctuary is located upstairs, reached by stairs to the left of the entrance (in the tower). It is small, about 36' wide by 40' long (10 rows of pews), plus raised choir and altar areas in front. The cantilevered bay seen on the outside rear of the building forms the back of the altar area. Interior finishes are very plain, mostly white-painted plaster and wood, with board and batten wainscot in the choir area, a turned railing across the front of the choir, and exposed roof trusses (two in the open and two "half trusses" on the end walls). Small rooms off the choir (the arms of the shallow H) are designated Choir Room and Pastor's Room on the plans. Off the upstairs front vestibule to the south, the bay-windowed room originally called Chapel is apparently now used as the pastor's office. The first floor contains the parish hall, kitchen, and stage. It is finished in white-painted plaster, and is used as classrooms.

Alterations appear limited to concrete front steps, removal of the balcony over the front door, and interior paint. The building is in good to excellent condition; its integrity is excellent. Present use is church and school, St. Andrew Missionary Baptist Church.

8. SIGNIFICANCE

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

- C. Period of Significance: 1920 - 2004 (present) D. Significant dates:
 Construction Date: 1920
 Change of Ownership: 2/1978
- E. Builder/Architect/Designer:
 Owners/Miller & Warrecke
- F. Significant persons: Delilah Beasley; Rev. David Wallace; Dr. Robert Lacy
- G. Statement of Significance (include summary statement of significance as first paragraph):
 (See Attached Sheets)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Delilah Beasley, Negro Trail Blazers of California, 1919
 Don Hausler, manuscript history of Oakland African-American churches, Oakland History Room, Oakland Public Library.
 Edgar Hinkel & William McCann, Oakland, 1852-1938..., WPA, 1939, v.1 p.401
 D.O. Kelly, History of the Diocese of California..., c.1915, p.362-63
 Moira Nichols, "The Restoration of St. Augustine's Church," Oakland Heritage Alliance News, Summer 1989
 plans and specifications for building permit #56915
 St. Augustine's parish records, as reported by Dr. Lawrence Crouchett of the Northern California Center for Afro-American History and Life
 Rev. David R. Wallace, manuscript autobiography, at Northern California Center for Afro-American History and Life
Oakland Tribune, Aug. 24, 1920 (cornerstone)
Oakland Sunshine, Dec. 18, 1920 (Christmas service)
Oakland Independent, Dec. 14, 1929 (Wallace)
California Voice, June 17, 1966 (Wallace obituary)
California Voice, June 13, 1969 (Rev. Lewis Baskerville obituary)

G. Statement of Significance:

Historically, the building reflects the early African-American community in Oakland, and civic institutions and activities (politics, religion, education, etc.). The original owner and occupant, about 1910-75, was St. Augustine's Episcopal Mission, an African-American church. St. Augustine's Mission was established in the summer of 1910 by the Rev. E.F. Gee of St. John's Church in Oakland (8th and Grove Streets), initially as "special services in his church" for "people of African descent" (History of the Diocese of California, c. 1915, p. 362). Both this account and that written in 1917 by the Rev. David Wallace (pastor of the St. Augustine's from 1911 to 1946; quoted in Delilah Beasley, *Negro Trail Blazers of California*, 1919, p. 159) agree that the immediate occasion for its founding was the relocation of much of the Bay Area's African-American population from San Francisco to Oakland in the years after the 1906 earthquake.

With assistance from the diocese and local parishes, a lot was purchased at 27th and West Streets in 1913, and the house on it converted into a chapel seating 85 people. In 1917, Rev. Wallace reported that the building fund had progressed so far that "the Archdeacon has authorized the drawing of plans and the starting of a campaign to raise six thousand dollars. The plans provide for a church seating two hundred people, with basement containing an auditorium, seating two hundred people, stage, kitchen and store room."

The building permit was filed August 2, 1920, cornerstone laid August 8, and the building dedicated November 14th. At the same time, the mission had 163 members. The Tribune (Aug. 14) reported that the cornerstone contained a Bible, a Book of Common Prayer and Hymnal, a number of Episcopal Church publications, a Tribune, and a copy of the Western Outlook, a black San Francisco newspaper. Delilah Beasley introduced her 1919 account of St. Augustine's with the remark that "The A.M.E. church has been the leading spirit in the building of California for the Negro, notwithstanding the other denominations, such as the Episcopalian church and their pastors have worked shoulder to shoulder. The other denominations were not so ably represented on the coast in pioneer days." Research in St. Augustine's parish records by Dr. Lawrence Crouchett of the Northern California Center for Afro-American History and Life, places the Episcopal mission more specifically in the context of the Oakland black community.

A later historian states that "the scouting and other youth leadership programs at St. Augustine's were a great source of pride in the black community, and many of the civic leaders of recent years were at one time 'St. Augustine's boys.' In the last few years at 27th and West, a breakfast program was maintained for school children of the neighborhood." (Moir Nichols, "The Restoration of St. Augustine's Church," Oakland Heritage Alliance News, Summer 1989).

In 1971, Pastor Earl Neil was the first African-American appointed to the Standing Committee of the Episcopal Diocese of California. In 1975, St. Augustine merged with the (historically white) Trinity Episcopal Church a few blocks away at 29th and Telegraph Avenue, and West Street became the home of St. Andrew Missionary Baptist Church.

In 1978, the St. Andrew Missionary Baptist Church was organized and founded by Dr. Robert Lacy, who, in September 1978, organized the St. Andrew Missionary Baptist Church Private School, beginning with Kindergarten and advancing one grade level each year. Currently, the St. Andrew Missionary Baptist Church Private School educates and services grades K-12, a majority of low-income and disadvantaged families.

In October 2003, the St. Andrew Missionary Baptist Church Private School broadened its educational aspects to include the St. Andrew Theological Academic University, Adult Education Vocational Training and Job Placement Program to service the adult population that are requiring educational assistance.

In addition to clothes drives, community events, the St. Andrew Missionary Baptist Church began a food outreach ministry in 2002, which would allow low income and disadvantaged families to receive free groceries and spiritual counseling. Weekly St. Andrew broadcasts a Spirit Filled worship service into various homes in the Bay Area.

We appreciate the surrounding communities that we are able to continue rendering our services. All of these services are available to all ethnic groups and involve a "Concern for the Whole Man" that is established and assisted by the help of our Lord and Savior Jesus Christ.

The church, community, and educational outreach programs continue to remain a great source of pride in this community as well as the Bay Area, and many individuals have been and are being assisted and supported by St. Andrew Missionary Baptist Church Private School Parent Cooperation Prayer Clinic Theological University.

Since the 1970s the church property has included the house at 2618 West Street, which has been used for church activities. Though not related to the church in its earlier history, the house closely adjoins the church's West Street front and is representative of the 19th century neighborhood setting in which the church was constructed. As such it is proposed for inclusion in the landmark nomination as a contributing feature of the church's setting. ✓

A typical raised-basement Queen Anne cottage with a typical West Oakland history, the house was apparently built as a rental in 1895 by John G. Peller, a carpenter who lived on 21st Street. The residents from at least 1900 (census) to 1903 (city directory) were Frank and Maggie Worrall and their two daughters. Frank Worrall, born in England, operated a business as an "advertiser" at the house, publishing a "telephone index and directory." From about 1905 to 1935 it was owned and occupied by the German-Swedish Hansen family – Hans, a cigar dealer, Mary, and five children whose occupations included sales clerk and laborer. By 1937 Jacob and Ora Granter owned and occupied the house; they had previously lived nearby at 720 and 733 27th Street. Jacob was a machinist. Ora, widowed by 1943, remained at the house until at least 1967. The house has some distinctive design features including a tall attic story with flared gable end, and star-

Theological University

Enroll Now 2004

2624 West St.
Oakland CA 94612

Special Features:

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- Theology & Academics
- Transfer of credits
- Career Opportunities
- Financial Aid/ Student Loans

Phone: (510) 465-8023

EMAIL:

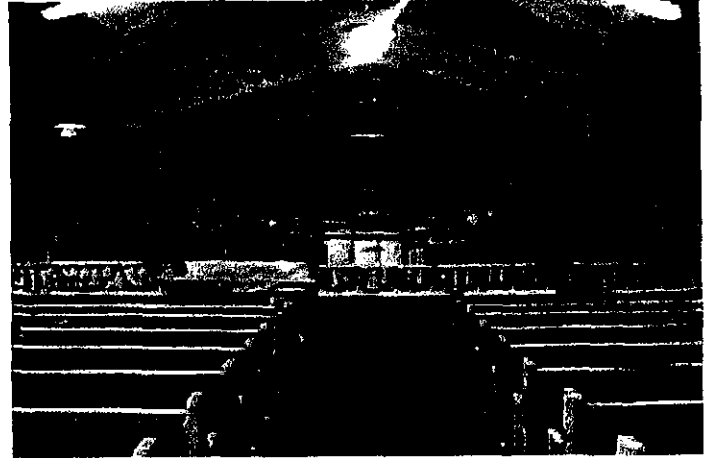
REVLACYJR@aol.com

St. Andrew Missionary Baptist Church
Private School Parent Corporation

Prayer Clinic

THEOLOGICAL UNIVERSITY

Dr. Robert Lacy, Pastor/President



Concern For The Whole World

2624 West Street (P.O. Box 70378)

Oakland CA 94612

Phone: (510) 465-8023 Fax: (510) 465-0725



SPECIAL FEATURES:

- Safe, Christian, Drug Free Environment
- Low Student/Teacher Ratios
- Above Grade Level Curriculum
- Student Learning Center
- Scholarships and Financial Assistance
- Helping the student achieve their maximum potential
- Transportation to and from school

Adult Program Design:

- 9 month certificate courses
- GED Training/ Testing
- High School Certificate Programs
- Basic Computer
- Administration Assistance/ Secretary Skills
- C.N.A. / L.V.N. & Medical Secretary
- Job Placement/ Referral

Adult Education Vocational Training &
Job Placement Program

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
HISTORIC RESOURCES INVENTORY

Serial number: 4623-
NR status: 3S

Local designation:

IDENTIFICATION AND LOCATION

1. Historic name: St. Augustine's Mission
2. Common or current name: St. Andrew's Missionary Baptist Church
3. Number & street: 2624 WEST ST/SE COR 27TH ST
City: Oakland, CA Zip: 94612 County: Alameda
4. UTM zone: 10 A: 564000/4185600
5. Quad map no. 4664 Parcel no.: 9-681-25-0

DESCRIPTION

6. Property category: building
7. Briefly describe the present physical appearance of the property:

2624 WEST ST is a Craftsman church in the Herbert Hoover Neighborhood district, at the southeast corner of 27th and West Streets. It is two stories with tower, basically rectangular in plan, with the tower and two rear side bays forming a shallow T or incomplete H-plan about 40x70'. It has a composition shingled main gabled roof running east-west, 28' high at the peak, a slightly lower gable over the front vestibule section, and smaller cross gables over the two rear wings. The tower has a flat roof with parapet about the same height as the main roof peak. Exterior walls are horizontal board siding (described in specifications as 8" redwood resaw) above a concrete foundation. The building has exposed rafters, heavy scrollsawn brackets, board and batten panels between the first and second story windows, and scrollsawn boards inset as a sort of balustrade in the tower parapet. The corners of the towers and wings have one story high battered shingled buttresses with wooden caps. Small cantilevered angled bays project from the second floor at the rear and south side of the building. Windows are large, multi-paned wood sash, mostly amber pebbled glass, with low pointed arch tops except for the first floor side windows which are tied to the second floor
(see continuation page)

8. Planning agency:
Oakland City Planning Dept

9. Owner & address:
ST ANDREW MISSIONARY BAPTIST
CHURCH
2624 WEST ST
OAKLAND CA 94612

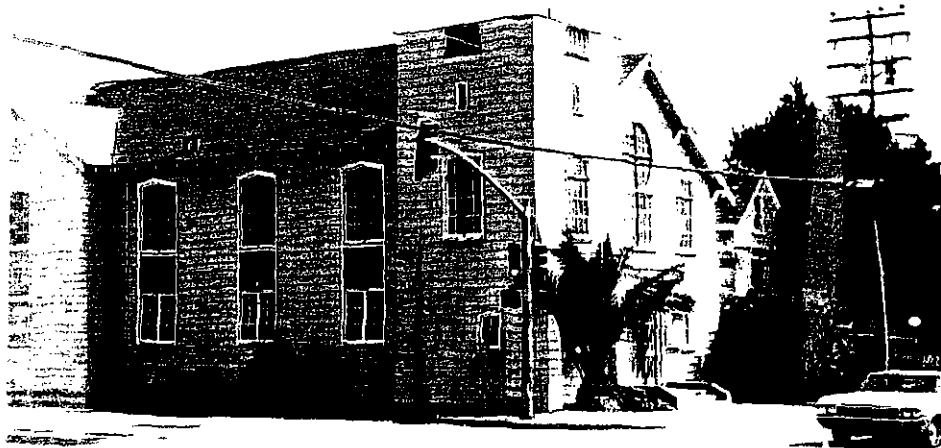
10. Type of ownership: private

11. Present use:
noncommercial

12. Zoning: C-25

13. Threats: none known

Photo number: 555-11
Photo date: 03/29/91



HISTORICAL INFORMATION

- 14. Construction date(s): 1920 F Original location: same Date moved:
- 15. Alterations & date: concrete steps
- 16. Architect: Miller and Warnecke Builder: "owner"
- 17. Historic attributes: 16--church 36--ethnic minority property: African-American

SIGNIFICANCE AND EVALUATION

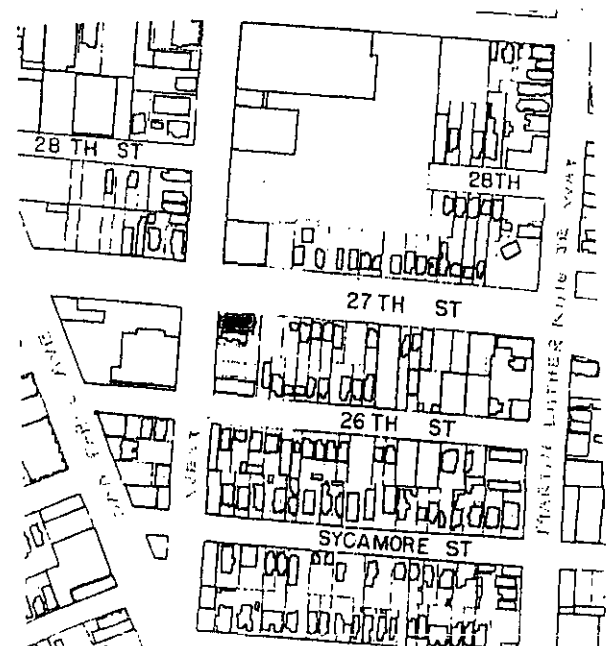
- 18. Context for evaluation: Theme: ethnic communities Area: West Oakland
 Period: 1850-1945 Property type: church Context formally developed? no
- 19. Briefly discuss the property's importance within the context.

2624 WEST ST, St. Augustine's Mission, is a very good example of a Craftsman church. It appears to be individually eligible for the National Register of Historic Places under Criterion A, patterns of history, for its importance in the context of ethnic communities in West Oakland 1850-1945. It is also a contributor to the architectural and historical significance of the locally important Herbert Hoover Neighborhood district (Market, Brockhurst, 24th, 36th, Grove Streets (Area of Secondary Importance: not National Register eligible).

It is dated by building permit 56915; it was originally valued at \$12,500. It was built in 1920, architect Miller and Warnecke and builder "owner." Historically the building reflects the early African-American community in Oakland, and civic institutions and activities (politics, religion, education, etc.). The original owner and occupant, about 1910-75, was St. Augustine's Episcopal Mission, an African-American church. St. Augustine's Mission was established in the summer of 1910 by the Rev. E.F. Gee of St. John's Church in Oakland (8th and Grove Streets), initially as "special services in his church" for "people of African descent" (History of the Diocese of California, c.1915, p.362). Both this account and that written in 1917 by the Rev. David Wallace (pastor of St. Augustine's from 1911 to 1946; quoted in Delilah Beasley, Negro Trail Blazers of California, 1919, p.159) agree that the immediate occasion for (see continuation page)

- 20. Sources:
 Building and alteration permits, City of Oakland; Sanborn maps, 1902-11, 1912-1935, 1912-1951, 1970s; city directories & telephone books; city and county block books; biographical and subject indexes, Oakland History Room, Oakland Public Library

Sketch Map: N



- 21. Applicable N.R. criteria: A
- 22. Other recognition:
- 23. Evaluator: Betty Marvin
 Date of evaluation: 07/19/91
- 24. Survey type: comprehensive
- 25. Survey name: Oakland Cultural Heritage Survey
- 26. Year form prepared: 1991
 By: Staff and Consultants
 Org: Oakland Cultural Heritage Survey
 One City Hall Plaza
 Oakland, CA 94612
 Phone: (415) 273-3941

HISTORIC RESOURCES INVENTORY CONTINUATION PAGE

Address: 2624 WEST ST

7. Physical Description (continued)

windows by board and batten spandrel panels. There is a circular window in the front gable end. The front door is three steps up from the street, with a hood on large brackets. This formerly had a balcony railing on top that matched the insets on the top of the tower. The building is painted light moss green, with the spandrel panels and the crosses formed by the upstairs mullions in darker green.

The sanctuary is located upstairs, reached by stairs to the left of the entrance (in the tower). It is small, about 36' wide by 40' long (10 rows of pews), plus raised choir and altar areas in front. The cantilevered bay seen on the outside rear of the building forms the back of the altar area. Interior finishes are very plain, mostly white-painted plaster and wood, with board and batten wainscot in the choir area, a turned railing across the front of the choir, and exposed roof trusses (two in the open and two "half trusses" on the end walls). Small rooms off the choir (the arms of the shallow H) are designated Choir Room and Pastor's Room on the plans. Off the upstairs front vestibule to the south, the bay-windowed room originally called Chapel is apparently now used as the pastor's office. The first floor contains the parish hall, kitchen, and stage. It is finished in white-painted plaster, and is used as classrooms.

Alterations appear limited to concrete front steps, removal of the balcony over the front door, and interior paint. The building is in good to excellent condition; its integrity is excellent. Present use is church and school, St. Andrew's Missionary Baptist Church. Surroundings are densely built up, residential and commercial.

20. Sources (continued)

Delilah Beasley, Negro Trail Blazers of California, 1919
Don Hausler, manuscript history of Oakland African-American churches, Oakland History Room, Oakland Public Library.
Edgar Hinkel & William McCann, Oakland, 1852-1938..., WPA, 1939, v.1 p.401
D.O. Kelly, History of the Diocese of California..., c.1915, p.362-63
Moirra Nichols, "The Restoration of St. Augustine's Church," Oakland Heritage Alliance News, Summer 1989
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St. Augustine's parish records, as reported by Dr. Lawrence Crouchett of the Northern California Center for Afro-American History and Life
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Oakland Tribune, Aug. 24, 1920 (cornerstone)
Oakland Sunshine, Dec. 18, 1920 (Christmas service)
Oakland Independent, Dec. 14, 1929 (Wallace)
California Voice, June 17, 1966 (Wallace obituary)
California Voice, June 13, 1969 (Rev. Lewis Baskerville obituary)

HISTORIC RESOURCES INVENTORY CONTINUATION PAGE

Address: 2624 WEST ST

19. Historical and/or Architectural Importance (continued)

its founding was the relocation of much of the Bay Area's African-American population from San Francisco to Oakland in the years after the 1906 earthquake.

With assistance from the diocese and local parishes, a lot was purchased at 27th and West Streets in 1913, and the house on it converted into a chapel seating 85 people. In 1917 Rev. Wallace reported that the building fund had progressed so far that "the Archdeacon has authorized the drawing of plans and the starting of a campaign to raise six thousand dollars. The plans provide for a church seating two hundred people, with basement containing an auditorium, seating two hundred people, stage, kitchen and store room. It is planned to raise \$1000 more from the colored people, and then to secure twice as much from the parishes of the diocese, and, finally, to appeal to wealthy individuals for the balance." The project was on a very limited budget: specifications called for bids with and without board and batten paneling in most of the building, and with and without "Cupola or upper part of Tower," and both these luxuries were in fact omitted.

The church was designed for the parish by Miller and Warnecke, an early work of a firm later best known for large-scale civic and quasi-civic buildings and elaborate period revival houses and apartment buildings. The 26-year-old Carl I. Warnecke joined Chester Miller's firm in 1917, the year the St. Augustine's plans were reportedly authorized. The plans on file with the City of Oakland are signed "Chester H. Miller, Architect/Carl I. Warnecke, Associate, drawn by C.I.W." The Craftsman style they used for the church lent itself well to the needs of a congregation on a limited budget: they were able to cut interior finishes to a bare minimum and turn the omissions to aesthetic advantage by provisions such as roof sheathing "where exposed to view in the inside of the building to be 1-1/8x6" special run T&G." The plans also show traces of the omitted (and erased) cupola: it would have had a hip roof and belfry.

The building permit was filed August 2, 1920, cornerstone laid August 8, and the building dedicated November 14. At that time the mission had 163 members. The Tribune (Aug. 14) reported that the cornerstone contained a Bible, a Book of Common Prayer and Hymnal, a number of Episcopal Church publications, a Tribune, and a copy of the Western Outlook, a black San Francisco newspaper. Delilah Beasley introduced her 1919 account of St. Augustine's with the remark that "The A.M.E. Church has been the leading spirit in the building of California for the Negro, notwithstanding the other denominations, such as the Episcopalian church and their pastors have worked shoulder to shoulder. The other denominations were not so ably represented on the coast in pioneer days." Research in St. Augustine's parish records by Dr. Lawrence Crouchett of the Northern California Center for Afro-American History and Life places the Episcopal mission more specifically in the context of the Oakland black community. Crouchett identified many of the early parishioners as West Indian immigrants or descendants, with Anglican backgrounds, including the Beckfords, Deanes, and Shoreys. He also found that the membership of St. Augustine's largely overlapped with the local chapter of Marcus Garvey's heavily West Indian United Negro Improvement Association, which met at Liberty Hall at 8th and Chester Streets in the 1920s (see SHRI form for 1483-85 8th Street).

HISTORIC RESOURCES INVENTORY CONTINUATION PAGE

Address: 2624 WEST ST

19. Historical and/or Architectural Importance (continued)

St. Augustine's active role in the community was largely established by its longtime pastor, David Wallace, who came to St. Augustine's from Chicago, after ministries in Nashville and Boston. In a brief autobiography written around 1950 he stated that in Boston "under the inspiration of the Cowley Fathers he was led to see the importance of Social Service as an important aspect of Christian ministry," and at St. Augustine's "The social service aspect especially as it applied to the young people was adopted; and pastoral work in the community built up a substantial organization recognized as a vital force in Oakland." He was active in the NAACP, Community Chest, and USO, and on the board of the Home for Aged and Infirm Colored People. He was also one of the first people to encourage Delilah Beasley in her career as journalist and historian. A later historian states that "the scouting and other youth leadership programs at St. Augustine's were a great source of pride in the black community, and many of the civic leaders of recent years were at one time 'St. Augustine boys.' In the last few years at 27th and West, a breakfast program was maintained for schoolchildren of the neighborhood." (Moirra Nichols, "The Restoration of St. Augustine's Church," Oakland Heritage Alliance News, Summer 1989) In 1971 pastor Earl Neil was the first African-American appointed to the Standing Committee of the Episcopal Diocese of California. In 1975 St. Augustine's merged with the (historically white) Trinity Episcopal Church a few blocks away at 29th and Telegraph Avenue, and the West Street church became the home of St. Andrew's Missionary Baptist Church.

Photo Number: 589-20
Photo Date: 09/24/91
West St. facade



HISTORIC RESOURCES INVENTORY CONTINUATION PAGE

Address: 2624 WEST ST

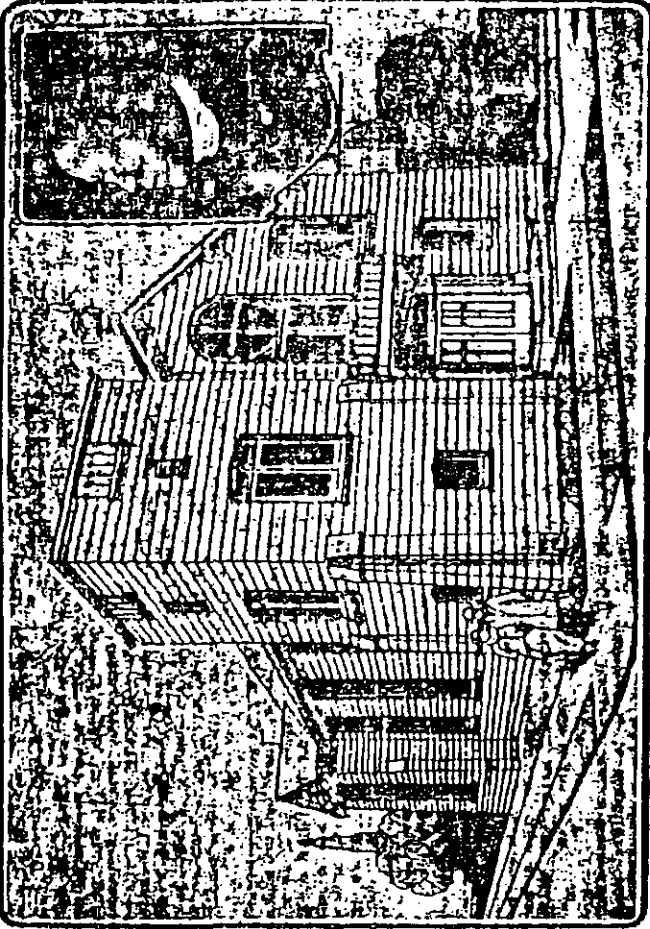
19. Historical and/or Architectural Importance (continued)

Oakland Tribune, August 14, 1920

Corner Stone Laid August 14, 1920

WESLEYAN

Corner Stone Laying of New Mission of St. Augustine's Episcopal Church Is Held



VS. CITY WORK

OAKLAND. Churches. Episcopal
Oakland Trib. Aug. 14, 1920

Plans of St. Augustine Colored Episcopal Mission, now being erected on the site of the old edifices, Twenty-seventh and West streets, Bishop Nichols having laid the corner-stone last Sunday. (Trans.) REV. D. R. ALLANCE, pastor of the Mission.

**RESOLUTION 2004-4
LANDMARKS PRESERVATION ADVISORY BOARD
CITY OF OAKLAND**

WHEREAS, a proposal to designate the following property as an Oakland Landmark pursuant to Section 17.144 of the Oakland Planning Code has been considered by the Landmarks Preservation Advisory Board; and

WHEREAS, the Board has reviewed and examined the material pertaining to this property in Case File LM04-371 and the Oakland Landmark Application form, a copy of which is attached; and

WHEREAS, the Board has determined that the property meets the landmark designation criteria found at Section 17.07.030P of the Planning Code and the Board's Guidelines for Determination of Landmark Eligibility in that the property:

- has housed strong and civically active historically African-American congregations from the time of its construction in 1920;
- is a prominent visual and cultural landmark in its West Oakland neighborhood;
- was designed and built in 1920 as an early work of the esteemed Oakland architectural firm of Chester Miller and Carl I. Warnecke, later best known for large-scale civic and quasi-civic projects;
- is a distinctive and well-designed example of a Craftsman style church, memorable for its arched windows, buttresses, bracketed eaves, corner tower, and skillful adaptation of bungalow features and natural materials;
- was originally built and occupied by St. Augustine's Episcopal Mission, founded in 1910 to serve African-American Oaklanders including many who had relocated from San Francisco in the years after the 1906 earthquake and fire;
- was pastored from 1911 to 1946 by Father David Wallace, noted for his leadership in the NAACP and other activist organizations, his mentoring of Delilah Beasley as journalist and historian, and his championing of social service as an important part of the ministry;

- was renowned for its early youth leadership programs, inspiring historian Moira Nichols to write in 1989 that “many of the civic leaders of recent years were at one time ‘St. Augustine’s boys’”;
- is remembered by many in the community as the site in 1969 of the first Black Panther Party breakfast program for children, initiating a nationwide movement;
- bade farewell to its original congregation when they merged in 1975 with the historically European-American Trinity Church at 29th and Telegraph to form the present St. Augustine’s Episcopal Church, a courageous and innovative move by both congregations;
- since 1978 has been home to St. Andrew Missionary Baptist Church under the leadership of Rev. Robert Lacy, serving West Oakland and the wider community through its ministry, social service, and educational programs;
- was recorded in the State Historic Resources Inventory in 1991 as appearing eligible for the National Register of Historic Places under Criterion A, Patterns of History, in the context of West Oakland ethnic history;
- includes on its property an 1895 Queen Anne cottage at 2618 West Street that is proposed for inclusion in the landmark designation as a contributing feature of the main building’s setting, as representative of the neighborhood setting in which the church was constructed;

And *WHEREAS*, an *Evaluation Sheet for Landmark Eligibility* has been prepared for the property in accordance with the Board’s Guidelines for Determination of Landmark Eligibility; and

WHEREAS, the Evaluation Sheet shows that the property meets the Guidelines; and

WHEREAS, the Board has reviewed and accepted the Evaluation Sheet, a copy of which is attached; and

WHEREAS, the Board has determined that this property merits Landmark designation, protective regulations, and preservation for the enjoyment of future generations;

Now therefore be it

RESOLVED: That the Landmarks Preservation Advisory Board hereby initiates, under Section 17.144.030D of the Oakland Planning Code, action to establish as a Landmark the following:

HISTORICAL NAME: St. Augustine's Mission,
later St. Augustine's Episcopal Church

COMMON NAME: St. Andrew Missionary Baptist Church

ADDRESS: 2624 West Street

DATE BUILT: 1920

ARCHITECT: Miller and Warnecke

ORIGINAL USE: Church

PRESENT USE: Church and community service; K-12 school,
vocational programs, and theological university

PARCEL NUMBER: 009 0681 022 through 028

And be it

FURTHER RESOLVED: That this property shall be preserved generally in all its exterior features as existing on the date hereof or may be modified to restore, replicate, or more closely resemble its original or other historical appearance; and be it

FURTHER RESOLVED: That this action be forwarded to the City Planning Commission for public hearing and consideration.

Approved by the Landmarks Preservation Advisory Board,
Oakland, California: August 9, 2004

ATTEST: , Secretary

17.84.010



S-7



Chapter 17.84

S-7 PRESERVATION COMBINING ZONE REGULATIONS

Sections:

- 17.84.010 Title, purpose, and applicability.
- 17.84.020 Zones with which the S-7 zone may be combined.
- 17.84.030 Design review for construction, alteration, demolition, or removal.
- 17.84.035 Special residential design review for Secondary Units.
- 17.84.040 Design review criteria for construction or alteration.
- 17.84.050 Design review criteria for demolition or removal.
- 17.84.060 Postponement of demolition or removal.
- 17.84.070 Duty to keep in good repair.

17.84.010 Title, purpose, and applicability.

The provisions of this chapter shall be known as the S-7 preservation combining zone regulations. The S-7 zone is intended to preserve and enhance the cultural, educational, aesthetic, environmental, and economic value of structures, other physical facilities, sites, and areas of special importance due to historical association, basic architectural merit, the embodiment of a style or special type of construction, or other special character, interest, or value, and is typically appropriate to selected older locations in the city. These regulations shall apply in the S-7 zone, and are supplementary to the provisions of Section 17.102.030 and to the other regulations applying in the zones with which the S-7 zone is combined.

(Prior planning code § 6400)

17.84.020 Zones with which the S-7 zone may be combined.

The S-7 zone may be combined with any other zone.

(Prior planning code § 6401)

17.84.030 Design review for construction, alteration, demolition, or removal.

In the S-7 zone no building, Sign, or other facility other than a new Secondary Unit shall be constructed or established, or altered or painted a new color in such a manner as to affect exterior appearance, and no structure or portion thereof shall be demolished or removed, unless such proposal shall have been approved pursuant to the design review procedure in Chapter 17.136 and the applicable provisions of Sections 17.84.040, 17.84.050, and 17.84.060. However, after notice to the Director of City Planning, demolition or removal of a structure or portion thereof shall be permitted without such approval upon a determination by the Inspectional Services Department, the Housing Conservation Division, their respective appeals boards, or the City Council that immediate demolition is necessary to protect the public health or safety, or after expiration of the periods of postponement referred to in Section 17.84.060. Whenever it is proposed that demolition or removal be followed within a reasonable period of time by new construction, review of the new construction shall take place in conjunction with review of the demolition or removal.

(Ord. 12501 § 60, 2003; prior planning code § 6402)

17.84.035 Special residential design review for Secondary Units.

No Secondary Unit shall be constructed or established unless plans for the proposal have been approved pursuant to the special residential design review procedure in Chapter 17.146.

(Ord. 12501 § 61, 2003)

17.84.040 Design review criteria for construction or alteration.

Design review approval for construction, establishment, alteration, or painting of a facility may be granted only upon determination that the proposal conforms to the general design review criteria set forth in the design review procedure in Chapter 17.136 and to both of the following additional design review criteria:

A. That the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to *design, form, scale, color, materials, texture, lighting, detailing and ornamentation, landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.*

B. That the proposed development will not substantially impair the visual, architectural, or historic value of the total setting or character of the surrounding area or of neighboring facilities. Consideration shall be given to integration with, and subordination to, the desired overall character of any such area or grouping of facilities. All design elements or effects specified in subsection A of this section shall be so considered. (Prior planning code § 6403)

17.84.050 Design review criteria for demolition or removal.

Design review approval, pursuant to Section 17.84.030, for demolition or removal of a structure or portion thereof may be granted only upon determination that the proposal conforms to the design review criteria set forth in subsections A and B of this section, or to one or both of the criteria set forth in subsection C of this section:

A. That the affected structure or portion thereof is not considered irreplaceable in terms of its visual, cultural, or educational value to the area or community;

B. That the proposed demolition or removal will not substantially impair the visual, architectural, or historic value of the total setting or character of the surrounding area or of neighboring facilities;

C. If the proposal does not conform to the criteria set forth in subsections A and B of this section:

1. That the structure or portion thereof is in such condition that it is not architecturally feasible to preserve or restore it, or

2. That, considering the economic feasibility of preserving or restoring the structure or portion thereof, and balancing the interest of the public in such preservation or restoration and the interest of the owner of the property in the utilization thereof, approval is required by considerations of equity. (Prior planning code § 6404)

17.84.060 Postponement of demolition or removal.

If an application for approval of demolition or removal of a structure or portion thereof, pursuant to Sections 17.84.030 and 17.84.050, is denied, the

issuance of a permit for demolition or removal shall be deferred for a period of one hundred twenty (120) days, said period to commence upon the initial denial by the reviewing officer or body. However, if demolition or removal of the structure or portion thereof has also been postponed pursuant to Section 17.102.060, the initial period of postponement under this section shall be reduced by the length of the period imposed pursuant to Section 17.102.060. During the period of postponement, the Director of City Planning or the City Planning Commission, with the advice and assistance of the Landmarks Preservation Advisory Board, shall explore all means by which, with the agreement of the owner or through eminent domain, the affected structure or portion thereof may be preserved or restored. The reviewing officer or body from whose decision the denial of the application became final may, after holding a public hearing, extend said period for not more than one hundred twenty (120) additional days; provided, however, that the decision to so extend said period shall be made not earlier than ninety (90) days nor later than thirty (30) days prior to the expiration of the initial one hundred twenty (120) day period. Notice of the hearing shall be given by posting notices thereof within three hundred (300) feet of the property involved. Notice of the hearing shall also be given by mail or delivery to the applicant, to all parties who have commented on the initial application, and to other interested parties as deemed appropriate. All such notices shall be given not less than ten days prior to the date set for the hearing. Such extension shall be made only upon evidence that substantial progress has been made toward securing the preservation or restoration of the structure or portion thereof. In the event that the applicant shall have failed to exhaust all appeals under Sections 17.136.080 and 17.136.090 from the denial of the application, the decision to extend said period shall be appealable under the provisions of Sections 17.136.080 and 17.136.090 to those bodies to whom appeal had not been taken from the initial denial of the application. (Ord. 12237 § 4 (part), 2000; prior planning code § 6405)

17.84.070

17.84.070 Duty to keep in good repair.

Except as otherwise authorized under Sections 17.84.030 and 17.84.050, the owner, lessee, or other person in actual charge of each structure in the S-7 zone shall keep in good repair all of the exterior portions thereof, as well as all interior portions the maintenance of which is necessary to prevent deterioration and decay of any exterior portion. (Prior planning code § 6406)