

RESOLUTION No. 2020-1  
LANDMARKS PRESERVATION ADVISORY BOARD  
CITY OF OAKLAND

WHEREAS, a proposal to designate 664 Haddon Road, also known as the Henry J. Kaiser Residence (the “Property”) as an Oakland landmark pursuant to Section 17.144 of the Oakland Planning Code has been considered by the Landmarks Preservation Advisory Board (the “Board”); and

WHEREAS, the Board has reviewed and examined the material pertaining to the Property in Case File **LM19012** and the Oakland Landmark Nomination Application form, a copy of which is attached hereto as Exhibit A; 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:

- is of the highest importance and is a contributor to the Haddon Hill Area of Primary Importance;
- is a high-style representation of the Italian Renaissance Revival style in Oakland and whose character-defining features include simple, rectangular massing; two-story height; low-pitched hipped roof with ceramic roof tiles; moderate overhanging eaves supported by a compound cornice molding; flat primary façade; stucco cladding; symmetrical arrangement of fenestration at the primary façade; recessed primary entrance; full-height windows on the first floor; round arches above doors and first-floor windows; smaller and less elaborate windows on the second floor; balustrades at the entry staircase; and decorative façade articulation including quoins and molded cornices;
- was constructed in 1924 and designed by master architect William E. Schirmer, who also designed later additions;
- is closely associated with the productive life of Henry J. Kaiser, a prominent American industrialist, who resided there from 1924 to 1946;
- was the site of an important conference hosted by Kaiser in 1943, during which a plan was developed that would open the Kaiser employee health care plan to community enrollment; and
- is associated with Clausen House, a system of care for developmentally disabled adults, which operated there from 1967 to 1977.

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 hereto as Exhibit B; and

WHEREAS, the Board has determined that the Property merits designation as an Oakland landmark, 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 17.144.030 C of the Oakland Planning Code, action to establish as an Oakland landmark the following property:

HISTORICAL NAME: Henry J. Kaiser Residence  
COMMON NAME: 664 Haddon Road  
ADDRESS: 664 Haddon Road  
DATE BUILT: 1924-32  
ARCHITECT: William E. Schirmer  
ORIGINAL USE: Single-family residential  
PRESENT USE: Vacant  
PARCEL NUMBER: 023 0430 001 00

And be it

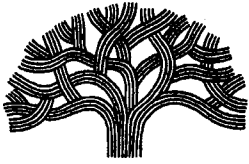
FURTHER RESOLVED: That this action be forwarded to the City Planning Commission for public hearing and consideration;

Approved by the Landmarks Preservation Advisory Board,  
Oakland, California: June 22, 2020

ATTEST:  \_\_\_\_\_, Secretary

Exhibit A  
Oakland Landmark Nomination Application Form

# EXHIBIT A



## Oakland Landmarks Preservation Advisory Board

### OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND 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 establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

#### 1. IDENTIFICATION

- A. Historic Name: Henry J. Kaiser Residence  
B. and/or Common Name: 664 Haddon Road

#### 2. ADDRESS/LOCATION

Street and number: 664 Haddon Road                      Zip Code: 94610

#### 3. CLASSIFICATION

##### A. Category

- District  
 Building(s)  
 Structure  
 Site  
 Object

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

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

##### B. Status

- Occupied  
 Unoccupied  
 Work in progress

##### E. Number of Resources within Property

Contributing	Non-contributing
<u>  1  </u>	<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
<u>  1  </u>	<u>  0  </u> Total

##### C. Accessible

- Yes: restricted  
 Yes: unrestricted  
 No

##### F. Application for:

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

#### 4. OWNER OF PROPERTY

Name: Kaiser Foundation Health Plan, Inc.

Email: skyler.x.denniston@kp.org

Street and Number: 1800 Harrison Street, 19<sup>th</sup> Floor, Attn.: Terry Wood

City: Oakland                      State: CA                      Zip Code: 94612

Assessor's Parcel Number: 23-430-1

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

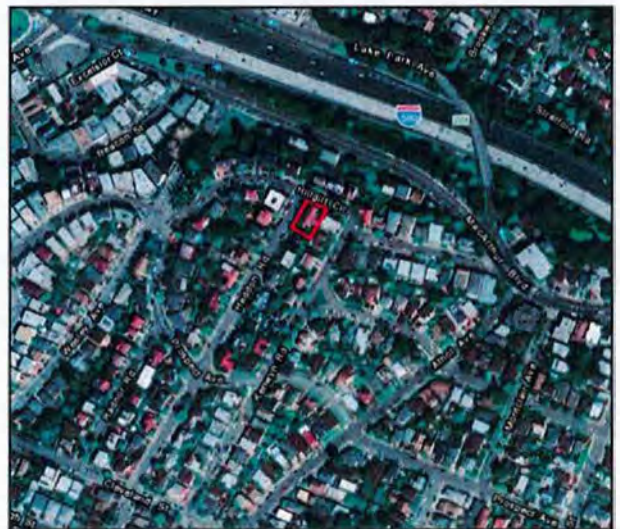
Name of Survey	Survey Rating (if applicable)	Date	Depository
Oakland Cultural Heritage Survey	C1+ (Preliminary)	September 1996	Oakland Planning Dept. & CHRIS NWIC

Photographs

Location Map



Overview of north and primary (west) façade at 664 Haddon Road, view east (SWCA, 2019).



Project location on 2016 aerial photography with local streets, 1:4,000 scale.

Photographs



Figure 1. Overview of north and primary (west) façade at 664 Haddon Road, view east (SWCA, 2019).



Figure 2. Overview of primary (west) façade at 664 Haddon Road, view east (SWCA, 2019).



Figure 3. Detail of compound staircase, view east (SWCA, 2018).



Figure 4. Overview of north façade, view south (SWCA, 2018).



Figure 5. Overview of south façade, view north (SWCA, 2018).



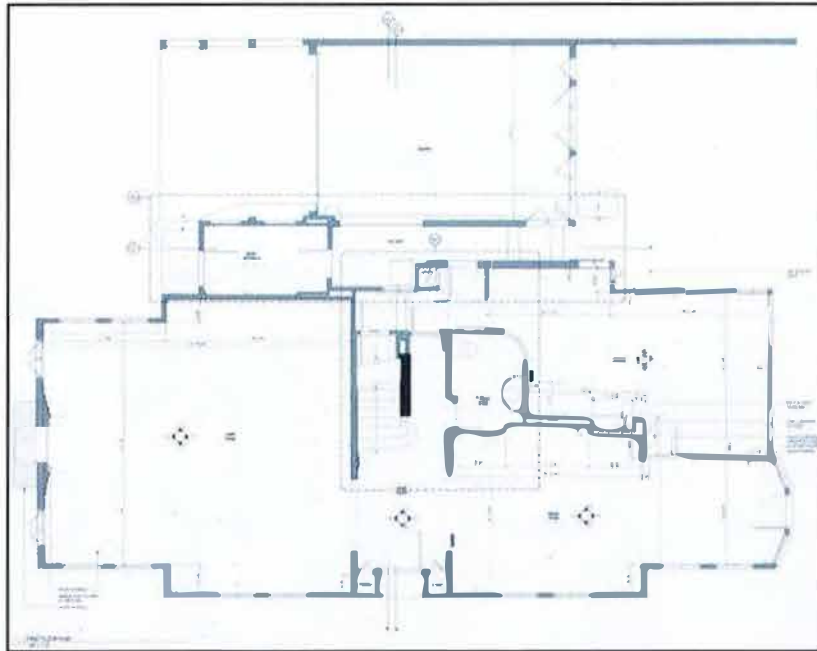


Figure 6. As-Built plan of first floor, 2017 (Revel Architecture & Design).

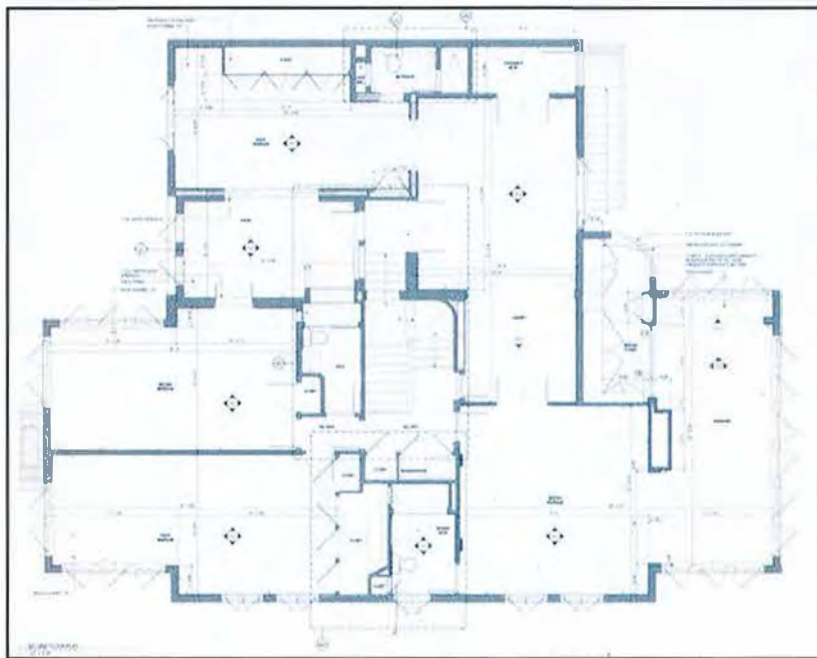


Figure 7. Second-floor plan (Revel Architecture & Design).



Figure 8. Primary entrance and closets in the foyer, view west (SWCA, 2018).

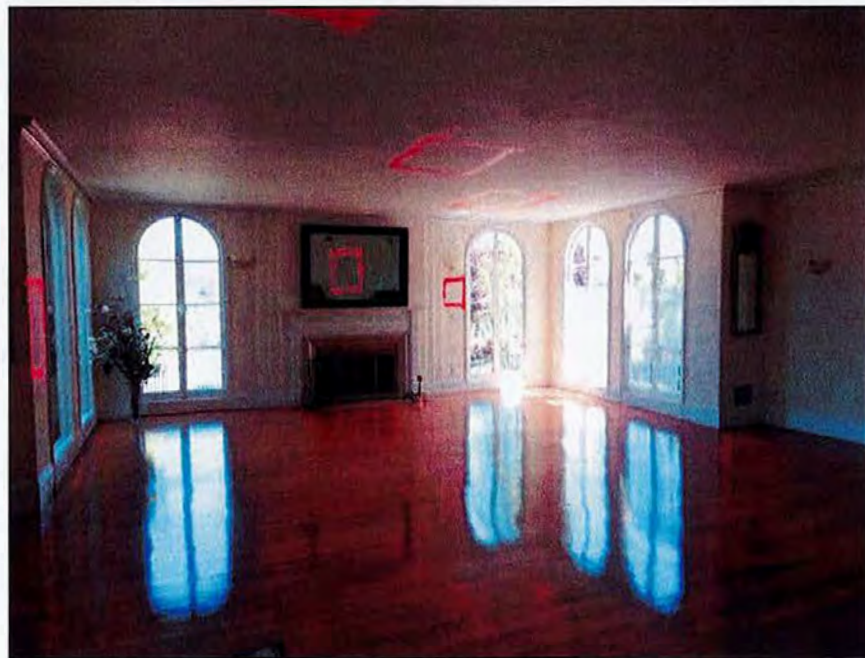


Figure 9. Living room, view north from foyer (SWCA, 2018).

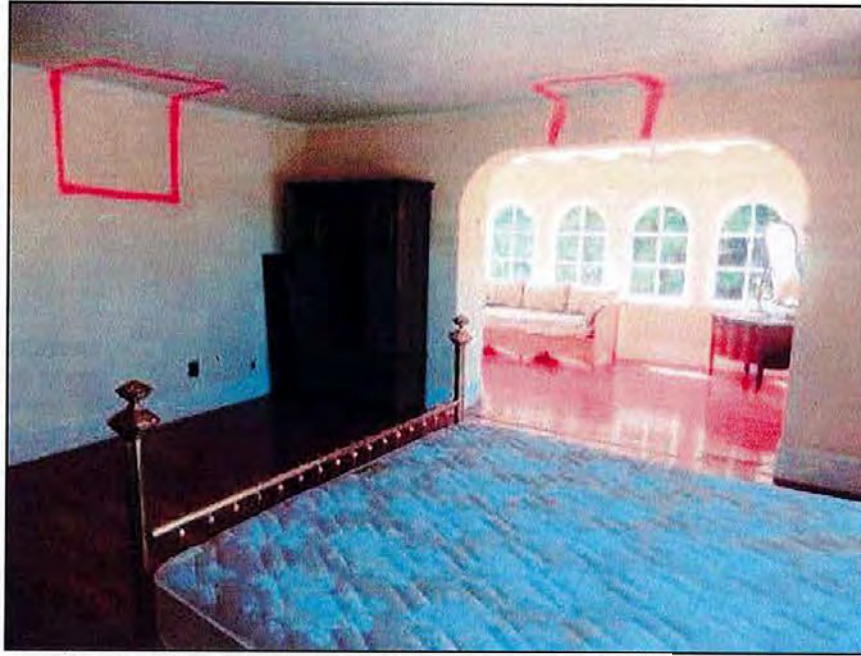


Figure 10. Master bedroom, view southeast (SWCA, 2018).

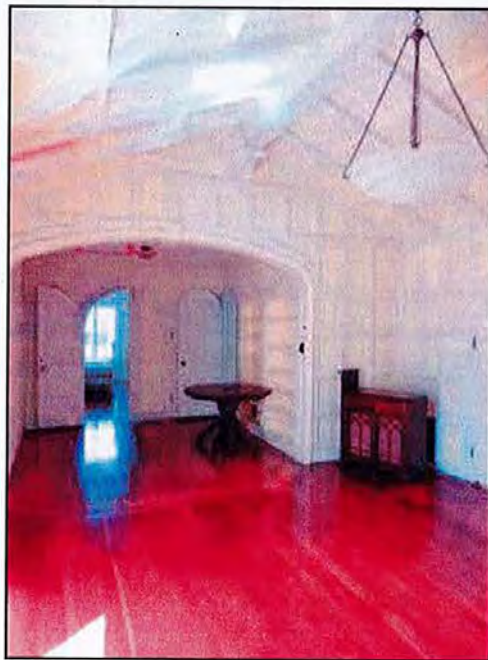


Figure 11. Library, view west (SWCA, 2018).

7. DESCRIPTION

A. Condition:

<input type="checkbox"/> Excellent	<input type="checkbox"/> Deteriorated
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins
<input type="checkbox"/> Fair	<input type="checkbox"/> Unexposed

B. Alterations:  
(Check one)

Unaltered  
 Altered

C. Site  
(Check one)

Original Site  
 Moved

D. Style/Type: Italian Renaissance Revival

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

**Introduction**

664 Haddon Road is a two-story-over-raised-basement, single-family dwelling clad in stucco and capped with a hipped roof covered in red tile. The Italian Renaissance Revival-style dwelling was designed by architect William E. Schirmer and constructed in 1924 for first owner Henry J. Kaiser. The 5,000-square-foot wood-frame dwelling is located on an 8,056-square-foot lot at the southeast corner of the intersection of Haddon Road and Hillgirt Circle. The primary (west) façade is set back from Haddon Road and the rear (east) is flush with the lot line. North and south side yards are small. The site includes mature vegetation, and due to topography, the dwelling is approximately 12 feet above street grade. Windows and doors are wood unless otherwise noted.

**Primary (West) Façade**

The primary (west) façade is generally symmetrical, with a broad central volume flanked by narrower, slightly recessed volumes (Figure 2). A compound concrete staircase with a balustrade of simplified urn-shaped balusters provides access from the street to the house; a small niche fountain faces the street at the stairs' intermediate landing (Figure 3). The basement includes four narrow, three-lite casement windows at left, which are partially above-grade and further exposed by an areaway, and three small narrow vented openings at right.

An arched eight-panel wood door is located within an arched recess at the center of the first floor. The recess is lit by an amber-glass pendant lamp; ornamented by stucco quoins; enclosed by a wrought-iron scroll-work security gate; and flanked by wrought-iron amber-glass sconce lamps. The door is flanked by pairs of full-height, four-lite French casement windows with exaggerated sills and recessed blind lunettes, trimmed together at their upper perimeter with molded cornices. Other first-floor windows include two full-height, arched, undivided fixed windows at the far left, and two pairs of full-height, arched, four-lite French casement windows at the far right, all finished with exaggerated sills, recessed blind lunettes, and trimmed together at their upper perimeter with molded cornices.

Windows at the second floor continue the symmetrical arrangement of the first floor. At the center, full-height, three-lite French casement windows open onto a small balcony with a wrought-iron railing and balustrade. This window is flanked by two pairs of three-lite French casement windows. At the far left and the far right, there are three, arched, six-lite casement windows that are trimmed together with wood molding which gives the appearance of engaged pilasters, and that have simple raised circular moldings within their spandrel panels. The corners of the second story are beveled, and the façade terminates with a molded cornice and moderate eave overhang, with ball-cap finials at the roof corners.

### **North Façade**

The north façade is asymmetrically arranged, with the primary volume of the house at right (including north-facing and east-facing facets), and a recessed volume at left (Figure 4).

At the right side of the north façade, the basement level is at grade due to the slope of the lot, and includes a two-panel wood door, scored at the upper panel to form the letter "H." The north-facing facet is dominated by an oversized brick chimney with decorative brickwork, which narrows in several steps as it ascends from the ground level to above the roofline. The chimney is flanked at the first-floor level by full-height, arched, four-lite French casement windows with simple wrought-iron balconettes, and at the second floor by pairs of six-lite, arched, casement windows. The east-facing facet includes two full-height, arched, four-lite French casement windows at the first floor, and three, arched, six-lite casement windows at the second floor. The corners of the second story are beveled, and the façade terminates with a molded cornice and moderate eave overhang, with ball-cap finials at the roof corners.

At the left side of the north façade, there is a recessed two-car garage with a wide, articulated wood door with a molded, six-pointed star pattern. The ceiling of the recess is ornamented by dropped stucco-clad beams spanned by arches and groin arches, and supported at far left by square stucco posts topped by molded cornices and scrolled brackets. Brick half-walls topped by wood pickets with floral cut-outs mark the east lot line.

A secondary entrance is located at the junction of the two volumes. The fully glazed arched door is composed of leaded circular glass panes and ornamented by a decorative wrought-iron grate which includes the letter "K." The entry door provides access to a vestibule paved in ceramic brick and lit by two full-height, arched, undivided fixed windows with the same wrought-iron grate found at the door.

Above the garage, a second-floor addition constructed in 1936 includes an arched, steel-sash fixed and casement window group with a simple wrought-iron balconette. Right of this window, the façade is slightly recessed and encloses an interior sunroom, which was enclosed in 1940-1941. Windows here include two six-lite, arched, French casement windows. The left side of the north façade terminates with a band of flat wood molding and flush eaves.

### **South Façade**

The south façade is also asymmetrically arranged, with the primary volume of the house at left (including south-facing and east-facing facets), and a recessed volume at right (Figure 5).

At the left side of the south façade, there is a canted bay at the first floor with a fully glazed door flanked by full-height, six-lite fixed windows. Right of the canted bay there are two non-original metal sliding windows. At the second floor there are two eight-lite, full-height arched casement windows with a wrought-iron balconette, flanked by pairs of six-lite, arched casement windows. At the east-facing facet, there is a non-original metal sliding window at the left side of the first story, and three six-lite, arched casement windows at the second story. The left side of the façade terminates with a molded cornice and moderate eave overhang, with ball-cap finials at the roof corners, and a stucco-clad chimney rises from the ridgeline of the hipped roof.

At the junction of the two portions of the façade, there is an entry door at the first floor and a semicircular tower with a large glass-block window at the second floor.

At the right side of the south façade, there is a band of seven eight-lite casement windows at the first floor. A wood stair rises to the second floor, which was constructed in 1936, and includes a large, arched, steel-sash, six-part fixed and casement window and a half-glazed single-panel wood door at far right. This portion of the façade terminates with a shallow eave overhang: above the window the roofline has a gabled profile trimmed with red tile.

### **Rear (East) Façade**

The rear (east) façade is flush with the east lot line and has no windows or doors.

### **Overview of Interior**

The interior of 664 Haddon Road includes a finished basement and first- and second-floor levels (Figures 6-7). The basement includes a small apartment and storage areas. The first floor includes a central foyer (Figure 8), large living room (Figure 9), smaller dining room with attached breakfast room, kitchen which is currently unfinished, small bathroom, and several closets and circulation corridors. From the foyer, the second floor is accessed via a double-return stair with two upper landings. The second floor includes four bedrooms (Figure 10), a sunroom, a library with a vaulted coffered ceiling (Figure 11), three restrooms, an enclosed solarium, and several closets and circulation corridors. At both floor levels, rooms are generally laterally arranged around the centrally-located stairwell. Throughout the interior, floors are hardwood, wall finishes are smooth painted plaster, and doors are solid wood or wood panel with ornamental glass doorknobs. The second-floor restrooms retain their original fixtures.

### **Alterations**

At the primary façade, 664 Haddon Road largely retains its historical appearance from its 1924 date of construction. Permit research and secondary sources indicate that Henry J. Kaiser made a series of alterations during the years that he owned the house (1924-1950), including enclosure of a second-floor room to make a sunroom (1931); addition of a single room (potentially the garage; 1932); addition to the existing garage (1935); new rooms in the basement (1936); addition of a second-floor bedroom above the garage (1936); remodel of the kitchen and breakfast room (1939); roof repairs (1940); fireplace work (1940); and enlargement and enclosure of the solarium with a glass skylight (1941). Additional alterations that are not reflected in the permit record include construction of the tower and glass block window (ca. 1945); updates to the first-floor bathroom (ca. 1990); and installation of non-original metal kitchen windows (ca. 1975). The house is currently unoccupied.

**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 type="checkbox"/> Religion                       |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Science                        |
| <input type="checkbox"/> Economics               | <input type="checkbox"/> Sculpture                      |
| <input type="checkbox"/> Education               | <input checked="" type="checkbox"/> Social/humanitarian |
| <input type="checkbox"/> Engineering             | <input type="checkbox"/> Theater                        |
| <input type="checkbox"/> Exploration/settlement  | <input type="checkbox"/> Transportation                 |
| <input checked="" type="checkbox"/> Industry     | <input type="checkbox"/> Other (specify)                |
| <input type="checkbox"/> Invention               |   |

**C. Period(s) of Significance:** The property has five periods of significance: 1924; 1924-1932; 1924-1946; 1943; and 1967-1977.

**D. Significant dates:** April 9, 1943

**E. Architect:** William E. Schirmer

**F. Significant Persons:** Henry J. Kaiser

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

664 Haddon Road appears eligible for Oakland Landmark status under five findings of historic significance: as a property that embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture; for an association with a master architect, William E. Schirmer; for an association with American industrialist Henry J. Kaiser, who lived at the property from its construction in 1924 through 1946; for its association as the site of a 1943 conference where Kaiser and colleagues discussed the creation of the Kaiser employee health care plan, precursor to the Kaiser Permanente health care system; and for association with development of Clausen House, an innovative system of care for developmentally disabled adults.

664 Haddon Road embodies the distinctive characteristics of the Italian Renaissance Revival style of architecture. The property includes close to the full complement of character-defining features of the style, including 1924 date of construction; simple, rectangular massing; two-story height; low-pitched hipped roof with ceramic tile; moderate overhanging eaves supported by a compound cornice molding; flat primary façade; stucco cladding; symmetrical arrangement of fenestration at the primary façade; recessed primary entrance; full-height first-floor-level windows; round arches above doors and first-floor-level windows; smaller and less elaborate second-floor-level windows; balustrades (at the entry staircase); and decorative façade articulation including quoins and molded cornices. While some ornamental elements such as the wrought-iron balconettes, gates, railings, and lighting, reflect a broader

Mediterranean Revival style, the fundamental design elements of the building are overwhelmingly Italian Renaissance Revival, and the building exemplifies the style. Alterations are generally concentrated at the rear and south façade and do not detract from the building's overall Italian Renaissance Revival style and the original design of the building remains readily identifiable. The period of significance for this finding is 1924, the year the building was constructed.

664 Haddon Road represents the work of master architect William E. Schirmer, who worked nearly exclusively throughout his career in Oakland and Piedmont and is recognized for his specialization in fine residential designs. Starting in 1925, after training with master architect Willis Polk and a partnership with architect Arthur S. Bugbee, Schirmer practiced independently and primarily designed large single-family houses in Period Revival styles. His designs are noted for their attention to detail, such as wrought-iron work at windows and doors, and the integration of outdoor and indoor space, especially in his use of sunrooms, French doors, and expansive windows. He is also known for his use of sprawling floor plans, a precursor to the Ranch style which would later exemplify California residential architecture. 664 Haddon Road includes many of the design features which characterize Schirmer's residential designs, including large size and Period Revival style; integration of outdoor and indoor space through the use of French doors, full-height windows, and sunrooms; and architectural details including wrought-iron work at windows and doors. Additionally, the 1924 date of construction indicates that 664 Haddon Road was one of Schirmer's earliest commissions following establishment of his independent practice. Schirmer also designed a one-room addition to the building in 1932, indicating that owner Henry J. Kaiser enjoyed Schirmer's design for the home to a degree that he wished to continue Schirmer's involvement in the property. Alterations that are not known to be the work of Schirmer were concentrated at the rear and south façade and do not detract from the building's overall ability to convey its design as conceived by Schirmer. The period of significance for this finding is 1924-1932, representing the year of construction through the last William E. Schirmer-designed addition.

664 Haddon Road is directly associated with Henry J. Kaiser, a significant American industrialist, builder, and innovator of health care systems. As an industrialist, he was the founder of the Kaiser Company, which grew from a small road paving company to a global enterprise. He also manufactured cement, steel, aluminum, and automobiles. As a builder, he constructed roads, dams, tunnels, pipelines, ships, and houses. As the co-founder of Kaiser Permanente, he worked with partnerships of physicians, built hospitals and other health care facilities, established a nursing school, and contributed to medical education. Kaiser established his business headquarters in Oakland in 1921 and commissioned the subject property in 1924. With his wife, Bess Kaiser, he raised two sons at the subject property. Kaiser also used his home as a business and social center. The house was the site of elaborate Christmas parties for his employees and their families, and was decorated extensively at the exterior as a gesture to the neighborhood. In 1943, he hosted at the subject property a conference where the tentative plan to open the Kaiser employee health care plan to community enrollment was developed. Kaiser commissioned nine alterations to the property between its original construction in 1924 and 1941. He was documented in a contemporaneous publication as regarding the ongoing alterations and improvements to his Oakland home as one of his "thrills." Kaiser lived in the subject property from its construction in 1924 through 1946, during extremely productive years of what can only be called a remarkably and



consistently significant life: he was living at the subject property by 1927, when he went to Cuba to build a 200-mile highway and 500 bridges; during the 1930s, when he oversaw the construction of the Hoover and Grand Coulee dams; and during the 1940s, when Kaiser and his associates operated 58 shipways at seven yards that built 1,490 ships during World War II. While Kaiser presumably conducted the vast majority of the operation of his companies from corporate business offices in Oakland, his long residence at the subject property, as well as the documented use of the subject property for important business and social events and Kaiser's continued hand in the physical development of the house, is evidence of a direct association between the subject property and Henry J. Kaiser. The period of significance for this finding is 1924-1946, representing the years that Henry J. Kaiser lived at the property.

664 Haddon Road is directly associated with the development of the Kaiser Permanente health care system. Henry J. Kaiser established himself as a pioneer in the provision of health care in the late 1930s, a period when most Americans had little or no access to health care. Kaiser developed a health care program that evolved from the need to provide health care at affordable costs for his remotely-located workers and their families. During World War II, the program was replicated to serve Kaiser's shipyard and steel mill workers and their families. On April 9, 1943, Henry J. Kaiser hosted a small conference of physicians and medical industry professionals at 664 Haddon Road, by the end of which a tentative plan was formulated to open the Kaiser employee health care plan to community enrollment. The events of this conference were characterized as "the promise of a model for the community Mayo Clinic for the common man," and led over following decades to the formation of thousands of similar organizations across the United States. Historians writing about major events of the 20th century today see the work of Henry J. Kaiser in co-founding Kaiser Permanente and launching employer-sponsored health care in the United States as one of the century's major social contributions. Additionally, the establishment of the Kaiser Permanente health care system was regarded by Henry J. Kaiser as his most significant work: "Of all the things I've done, I expect only to be remembered for my hospitals. They're the things that are filling the people's greatest need – good health." Because the subject property is the location of the 1943 conference where Kaiser and a small group of physicians and medical industry professionals established a tentative plan for a health care plan open to community enrollment, it is directly associated with the development of the Kaiser Permanente health care system. The period of significance for this finding is 1943, representing the year the conference was held.

664 Haddon Road is also directly associated with the establishment of Clausen House, which, when it opened in 1967, introduced to the Bay Area a paradigm-shifting system of care for developmentally disabled adults. In contrast to existing models in the 1960s, in which care options were generally limited to custodial care or institutionalization in California's overcrowded mental institutions, Clausen House was a residential group home located within a residential community, in which clients could live together, somewhat independently and under supervision, and receive an individualized assistance to develop skills to help them participate more fully in mainstream society. Following establishment of the Clausen House facility at 664 Haddon Road, there was immediately a waiting list for more clients with developmental disabilities, indicating the efficacy of this new model of care. Within ten years of its establishment in 1967, Clausen House expanded into additional single-family dwellings and apartment buildings, and initiated what is now its Independent Living Services program (ILS), the first of its kind in Northern California. Clausen House has expanded further, and

currently the organization operates three residential group homes, an apartment complex, and a community center. It provides independent and supported living, education, supported employment, and social recreation programs. Because 664 Haddon Road was the first location of Clausen House, it is directly associated with the establishment of an innovative system of care for developmentally disabled adults which remains in operation today. The period of significance for this finding is 1967-1977, representing the years during which the Clausen house was established and operated at 664 Haddon Road.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

American Institute of Architects. "Membership File of William E. Schirmer."

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Clausen House. "A Brief History of Clausen House." Electronic document.  
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County of Alameda, Assessor.

De Kruijff, Paul. *Kaiser Wakes the Doctors*. New York: Harcourt, Brace and Co., 1943.

Eliassen, Roger and Jerr Metzker. *Piedmont Post*. "Clausen House – Serving the Community for 50 Years." October 4, 2017.

Heiner, Albert. *Henry J. Kaiser, Western Colossus: An Insider's View*. San Francisco: Halo Books, 1991.

Oakland Cultural Heritage Survey. "HD1 – Haddon Hill District, HRI# 4623-3511-9999." Form DPR 523, Department of Parks and Recreation, The Resources Agency, State of California. September 30, 1996.

Phillips, Ed, Betty Marvin, and Lynn Fonfa. Handout for Oakland Heritage Alliance Walking Tour of Haddon Hill, August 12, 1989.

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SWCA Environmental Consultants. *Historical Resource Evaluation for 664 Haddon Road, City of Oakland, County of Alameda, California*. February 2019.

Weinstein, Dave. "Serious Craftsmanship," *SF Gate*, August 2, 2008,  
<https://www.sfgate.com/bayarea/article/Serious-craftsmanship-3201625.php#photo-2342213>, accessed May 24, 2018.

10. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres): 0.189 acres

B. UTM References: [National Register boilerplate, feel free to ignore]

USGS Quadrangle Name: Oakland, CA USGS Quadrangle Scale: 7.5'

Zone: 10N Easting: 566559 Northing: 4184734

C. Verbal boundary description (address):

The property at 664 Haddon Road (APN: 23-430-1) is located on an 8,056-square-foot corner lot. To the west the property is bordered by Haddon Road and to the north it is bordered by Hillgirt Circle. To the south and east the property is bordered by adjacent properties. The dwelling sits flush with the east lot line and has no rear yard.

11. FORM PREPARED BY

Name/Title: Nelson White & Stacy Farr (Architectural Historians)

Organization: SWCA Environmental Consultants Date: April 12, 2019

Street and Number: 330 Townsend Street, Suite 216 Telephone: (415) 536-2883

City/Town: San Francisco State: CA Zip Code: 94107 Email: [NWhite@swca.com](mailto:NWhite@swca.com)

DEPARTMENTAL USE ONLY

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

Recommended  Not recommended for landmark/S-7 designation

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

D. Action by City Council

Designated  Not Designated

Date: \_\_\_\_\_ Ordinance No: \_\_\_\_\_

Exhibit B  
Evaluation Sheet for Landmark Eligibility

# EXHIBIT B

Historical Resource Evaluation for 664 Haddon Road, City of Oakland, County of Alameda, California

Oakland General Plan  
Historic Preservation Element

Appendix D

LPAB FORM 3.1

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

Address 664 Haddon Road  
Name Henry J. Kaiser home

- |                          |   |    |      |
|--------------------------|---|----|------|
| <b>A. ARCHITECTURE</b>   |   |    |      |
| 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>B. HISTORY</b>        |   |    |      |
| 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 |
| <b>C. CONTEXT</b>        |   |    |      |
| 11. Continuity           | E | VG | G FP |
| 12. Familiarity          | E | VG | G FP |
| <b>D. INTEGRITY</b>      |   |    |      |
| 13. Condition            | E | VG | G FP |
| 14. Exterior Alterations | E | VG | G FP |

Evaluated by SWCA, Inc. Date June 8, 2018

<b>STATUS</b>	
Rating: _____	
City Landmark Eligibility:	<input type="checkbox"/> Eligible <input type="checkbox"/> Not eligible
National Register Status:	<input type="checkbox"/> Listed <input type="checkbox"/> In process
	<input type="checkbox"/> Determined eligible <input type="checkbox"/> Appears eligible
	<input type="checkbox"/> Appears ineligible
Site of Opportunity	<input type="checkbox"/>

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

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

Appendix D

Oakland General Plan  
Historic Preservation Element

LPAB FORM 3.2

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

Address 664 Haddon Road  
Name Henry J. Kaiser Home

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					18 (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					75 (max. 60)
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
C. CONTEXT TOTAL					6 (max. 14)
PRELIMINARY TOTAL (Sum of A, B and C)					99 (max. 100)
0	-3%	-5%	-10%	13. Condition (From A, B and C total)	0
0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	-50
D. INTEGRITY					-50
ADJUSTED TOTAL (Preliminary total minus Integrity)					49

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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