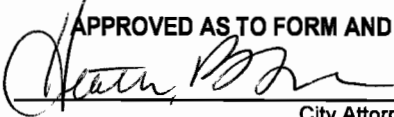


FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

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APPROVED AS TO FORM AND LEGALITY  
  
City Attorney

## OAKLAND CITY COUNCIL

### ORDINANCE No. 13157 - C.M.S.

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#### **AN ORDINANCE DESIGNATING 5654 MARGARIDO DRIVE, THE MORSE HOUSE, AND 1782 8<sup>TH</sup> STREET, THE SHOREY HOUSE, AS LANDMARKS PURSUANT TO SECTION 17.136.070 OF THE OAKLAND PLANNING CODE**

**WHEREAS**, the Landmarks Preservation Advisory Board, at its duly noticed meeting of April 9, 2012, recommended designation of the Morse House at 5654 Margarido Drive and at its duly notice meeting of June 11, 2012 recommended designation of the Shorey House at 1782 8<sup>th</sup> Street, both as Landmarks pursuant to Section 17.136.070 of the Oakland Planning Code; and

**WHEREAS**, the City Planning Commission conducted a duly noticed public hearing on November 7, 2012, and at the close of the hearing voted unanimously to recommend landmark designation of the two properties; and

**WHEREAS**, City Landmark Eligibility requires a present rating of 'A' or 'B' under the Guidelines for Determination of Landmark Eligibility, and the Morse House, built in 1936, is a strong and solid 'B' rating, with retention of English Tudor Revival architectural character defining features in excellent condition; and

**WHEREAS**, City Landmark Eligibility requires a present rating of 'A' or 'B' under the Guidelines for Determination of Landmark Eligibility, and the Shorey House, a two-story Italianate built in 1872-73, has a solid 'A' rating, with strong history, as the residence of the Shorey family; and

**WHEREAS**, William T. Shorey (1859-1919) became the only black whaling industry captain on the Pacific Coast and was a pillar of the community and a leader in society, and hosted a dinner for Booker T. Washington who came to speak to raise funds for the Tuskegee Institute; and

**WHEREAS**, the designations are exempt from CEQA, each as separate and independent basis, under CEQA Guidelines Sections 15331 (Historical Resource Restoration/Rehabilitation), 15061(b)(3) (No Possibility of Significant Effect on the Environment) and 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); and.

**WHEREAS**, the City Council's Community and Economic Development Committee, considered this matter at its April 9, 2013 meeting; and

**WHEREAS**, the City Council, at a duly noticed public hearing on April 16, 2013, determined that the proposed Landmarks have historical and architectural significance as described and presented in the Landmarks Preservation Advisory Board Resolutions, Resolution 2012-1, Morse House, and Resolution 2012-2, Shorey House; now, therefore

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

**Section 1.** The Morse House at 5654 Margarido Drive and the Shorey House at 1782 8<sup>th</sup> Street are hereby designated as Landmarks pursuant to Section 17.136.070 of the Oakland Planning Code as described and presented in Landmarks Preservation Advisory Board Resolution 2012-1, Morse House, and 2012-2, Shorey House, attached as Exhibit A and Exhibit B respectively and incorporated herein by reference.

**Section 2.** Said Landmarks shall be preserved in all their particular exterior features as existing on the date hereof, and as described and depicted in the photographs, case reports, Case Files LM11-122, Morse House, and LM 12-071, Shorey House, 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 Planning and Building 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 CEQA, under CEQA Guidelines Sections 15331 (Historical Resource Restoration/Rehabilitation), 15061(b)(3) (No Possibility of Significant Effect on the Environment) and 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), and the Planning and Building Director is

directed to cause to be filed a Notice of Exemption with appropriate agencies.

IN COUNCIL, OAKLAND, CALIFORNIA, MAY 7 2013

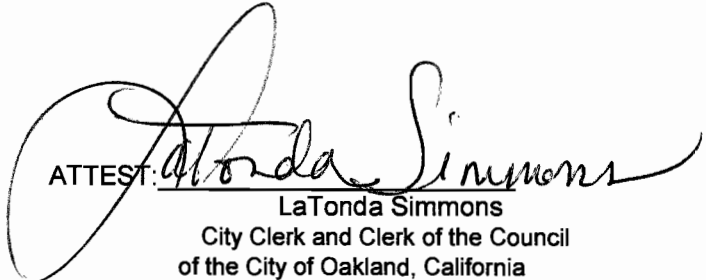
**PASSED BY THE FOLLOWING VOTE:**

AYES- BROOKS, GALLO, GIBSON MCELHANEY, KALB, KAPLAN, REID, SCHAAF, and PRESIDENT KERNIGHAN - 8

NOES- 0

ABSENT- 0

ABSTENTION- 0

ATTEST:   
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

DATE OF ATTESTATION: 5/14/13

Introduction Date APR 16 2013

RESOLUTION 2012-1  
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 **LM11-122** and the Oakland Landmark Nomination 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:

- is located within the Claremont Pines tract, a subdivision of the Philip Bowles estate developed from 1927 on, representative of the Garden City movement in its curvilinear streets, rolled curbs, undergrounded utilities and elegant cast iron street lamps;
- was designed by an active Bay Area architect, E. Geoffrey Bangs, who worked in John Galen Howard's offices before opening his own offices and was an early Oakland Planning Commissioner; Bangs is the architect of many other noteworthy buildings including the Oakland's Women's Athletic Club (1928, now the Bellevue Club, on the National Register of Historic Places); the Martinez Library (1941, determined eligible for the National Register), and Lewis Hall (1948) at the University of California, Berkeley, where he taught;
- is highly visible and uniquely prominent due to its location and siting, facing the Claremont Country Club, on a double lot that slopes upward from Margarido Drive; as such, it is a conspicuous and familiar feature in the context of the Claremont Pines neighborhood, identified as a potential historic district (Area of Secondary Importance);
- is a Tudor Revival house with high architectural integrity and visual quality, form and detailing that exhibits all the character defining features of this style, including:
  - steeply pitched roofs, with a single dominant steeply pitched front gable;
  - decorative half-timbering;
  - exterior brick first story, with contrasting stucco above;
  - tall, narrow windows, with multiple pane glazing;
  - bay windows and an oriel window (bays supported by corbels) above the main entry;

- detailed wood carving at the front entry area, with an arched entry and a wood paneled door of heavy appearance;
  - multiple chimneys, with the main chimney incorporating decorative brick work.
- 
- incorporates high quality durable surface materials and construction methods, including slate roofing, leaded windows, brick, copper gutters, and a decorative carved wooden crest above the front door, along with seismic features that are forward looking and well before code requirements;
  - includes notable site features: limestone retaining walls, two sets of flagstone steps that lead up to the large front porch, a rose garden and citrus trees in the front yard and an English garden in the rear;
  - is an early example of design review as all proposed plans were required to meet the approval of the Claremont Pines Art Jury, comprised of prominent local architects, in order to assure harmony and attractiveness and that homes be built to the image envisioned; and
  - is representative of early 20<sup>th</sup> century upscale tracts in that the Claremont Pines subdivision's covenants, codes and restrictions included both racially based restrictive covenants and minimum building budget requirements.

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 17.144.030C of the Oakland Planning Code, action to establish as a Landmark the following:

HISTORICAL NAME: Morse (Charles and Millie) House

COMMON NAME: N/A

ADDRESS: 5654 Margarido Drive  
DATE BUILT: 1936  
ARCHITECT: E. Geoffrey Bangs  
ORIGINAL USE: Residential – Single Family House  
PRESENT USE: Residential – Single Family House  
PARCEL NUMBER: 048A-7115-026-02

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 Board,

Oakland, California: April 9, 2012

ATTEST: Joan Paulsen, Secretary

Ref: Resolutions Morse House 2012-1

RESOLUTION 2012-2  
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 **LM12-071** 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:

- was built by a prolific West Oakland developer, John Winfield Pearson, in 1872-73, a very early West Oakland Italianate located at the far west end of Oakland Point, where the earliest Oakland Point residential development occurred to house families associated with the rail yards or, like the Shoreys, with the waterfront;
- is a Contributor to the National Register eligible Oakland Point Historic District in West Oakland;
- is characterized by low-hanging gable roofs and attic-like upper stories typical of these early Oakland Point Italianates, with a first floor front façade bay with a bracketed hood, a small entrance portico with pilasters and bracketed hood, second floor bracketed hood windows, and rustic siding;
- has strong associations with Oakland's 19<sup>th</sup> and 20<sup>th</sup> century African-American community through the activities of its owners, William T. and Julia Ann Shorey, who resided there from 1888-1919;
- was the residence of William T. Shorey (1859-1919), born on the island of Barbados in the British West Indies, who had a strong attraction to the sea, worked on a whaler out of New England until the bulk of the whaling industry shifted to the West Coast, rose rapidly from mate to officer to captain, sailing on ships from the South Pacific to the Arctic, and in 1886 became the only black captain on the Pacific Coast;
- was the residence of Julia Ann Shelton (1865-1944) who married Shorey in 1886, was active in the Oakland black community as president and chair of the boards of directors of the Beulah Rest Home, Companions of the Forest, the Herames of

Jericho, and the Household of Ruth, and accompanied her husband on voyages writing articles for the San Francisco *Elevator*;

- was the location of the January 14, 1903 dinner, hosted by the Shoreys, for influential black citizens from around the Bay Area in honor of Booker T. Washington, who spoke at the dinner to raise funds for educational growth and his school at Tuskegee;
- was the home of the first black Oaklander to be so honored by the City fathers, in 1907, with the renaming of Short Street, the extension of 8<sup>th</sup> Street beyond Pine, to Shorey Street;
- was acquired in 2005 after it had fallen into disrepair in the decades after Shorey passed away, and the front façade was substantially restored.

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 17.144.030C of the Oakland Planning Code, action to establish as a Landmark the following:

HISTORICAL NAME: Shorey (William T. and Julia Ann) House

COMMON NAME: Shorey House

ADDRESS: 1782 8<sup>th</sup> Street  
(pre-1912 address 1774 8<sup>th</sup> Street)

DATE BUILT: 1872-73

ARCHITECT: John Winfield Pearson (developer)



ORIGINAL USE: Residential – Single Family House  
PRESENT USE: Residential – 4-unit condominium  
PARCEL NUMBERS: APNs 6-35-77, 6-35-73, 6-35-74, 6-35-75, 6-35-76 (common area and 4 condos);  
former APN 006-0035-530-00

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 Board,

Oakland, California: June 11, 2012

ATTEST: , Secretary

Ref: Resolutions Shorey House 2012-2