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OFFICE OF THE CITY CLERK
OAKLAND

2013 MAR 27 AM 10:31

AGENDA REPORT

TO: DEANNA J. SANTANA
CITY ADMINISTRATOR

FROM: Rachel Flynn

SUBJECT: Designate Two City Landmarks

DATE: March 14, 2013

City Administrator
Approval

Date

3/19/13

COUNCIL DISTRICT: #1 and #3

RECOMMENDATION

Staff recommends that the City Council adopt:

An Ordinance Designating 5654 Margarido Drive, The Morse House, And 1782 8th Street, The Shorey House, As Landmarks Pursuant To Section 17.136.070 Of The Oakland Planning Code

EXECUTIVE SUMMARY

The landmark nominations were submitted by the respective property owners. The Landmarks Preservation Advisory Board (LPAB) and the Planning Commission recommend designating 5654 Margarido Drive and 1782 8th Street, as City of Oakland Landmarks. The LPAB unanimously recommended designation in early 2012, as did the Planning Commission in November 2012.

City Landmark Eligibility requires a present rating of 'A' or 'B' under the Guidelines for Determination of Landmark Eligibility, as outlined in the Historic Preservation Element. The Morse House, shown in *Attachment A*, was built in 1936, is a strong and solid 'B' rating, with retention of English Tudor Revival architectural character defining features in excellent condition. The Shorey house, shown in *Attachment B*, is a two-story Italianate built in 1872-1873 and has a solid 'A' rating, with strong history. It was the residence of the Shorey family. In 1886, William T. Shorey (1859-1919) became the only black whaling industry captain on the Pacific Coast. He was a pillar of the community and a leader in society. In 1903, Booker T. Washington came to speak at a dinner hosted by the Shoreys, raising funds for the Tuskegee Institute.

There are no fiscal impacts from this action. Landmark designation encourages maintenance of existing buildings which helps to stabilize and enhance property values, acts as a catalyst for

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neighborhood revitalization and further enhances the community by creating community identity. Retention of existing buildings also helps to conserve the materials and energy used to construct those buildings, an environmental and sustainable goal.

OUTCOME

Regulations and benefits for a Landmark property include design review of exterior changes, exemption from design review fees, eligibility for a Mills Act Contract Property Tax Abatement Program, up to 240 days delay of demolition, required findings for demolition, and a duty to keep in good repair. Landmarks are treated as historic resources for purposes of CEQA review and are eligible to use the State Historical Building Code. Although the historic and architectural significance lists interior features, the City of Oakland preservation regulations, and the attached Ordinance, apply only to the property's exterior features.

Significant exterior changes to landmarks are referred to the Landmarks Preservation Advisory Board (LPAB) for recommendations (Oakland Planning Code, Section 17.136.060) before a decision on the design review application is made by the Director of Planning or the Planning Commission. Minor exterior changes can be processed administratively by the Director of Planning, who may seek input from the LPAB as needed. There are special design review findings for landmarks, including, "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..."

BACKGROUND/LEGISLATIVE HISTORY

5654 Margarido Drive, the Morse House

The Oakland Cultural Heritage Survey rating in 1986, based on a Reconnaissance (windshield) Survey, is 'C', Secondary Importance, and '2+', a contributor to the Claremont Pines Area of Secondary Importance.

Property Description

The 4,620 square foot Morse House was constructed in 1936 on a 13,924 square foot site, located on the east side of Margarido Drive, across the street from the Claremont County Club golf course. The lot is rectangular and slopes upwards from Margarido Drive to the rear of the lot. Therefore, the Morse House is very prominent on its site and highly visible to both auto and pedestrian traffic, and from the golf course. The garage is below grade and its doors are not visible from the street.

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The house was designed by E. Geoffrey Bangs, an active Bay Area architect and graduate of UC Berkeley for both his bachelor's and master's architecture degrees. Bangs worked in the offices of John Galen Howard before opening his own office. Among his local projects are Lewis Hall at UC Berkeley, the Women's Athletic Club in Oakland (now the Bellevue Club), and the Martinez Library, his most recognized architectural design. The Martinez Library is an Art Deco, Classic Modeme style, determined eligible for the National Register and listed on the California Register of Historical Resources. Please see photos in submittal.

Character defining features of the Morse House, English Tudor Revival style include:

- Steeply pitched roofs, with single dominant steeply pitched front gable;
- Decorative half-timbering;
- Exterior - brick first story contrasting with stucco above;
- Tall, narrow windows, with multiple pane glazing;
- Library oriel¹ window above the main entry;
- Bay windows (at stair and at front gable, interior side);
- Detailed wood carving at front entry with a simple arched entry doorway with heavy appearance door; and,
- Multiple chimneys, with the main chimney incorporating decorative brick work.

Overall, the visual quality of form, detailing and craftsmanship is rated "Very Good." While interior photos have been included, evaluation points are only allocated to those interiors that are open to the public. The Morse House is a superior example of the English Tudor Revival style as it exhibits all of the character-defining features of this style/type.

The construction incorporates high quality durable surface materials, including slate roofing, leaded windows and limestone retaining walls. The seismic features are forward looking, well before code requirements, including bolting down the framing to the foundation and cross-bracing of all framing for shear forces.

The property's integrity is high as it maintains its character as a contributor to the Claremont Pines Area of Secondary Importance (ASI) and no changes have been made to the overall character defining features.

Patterns include:

- Early example of design review built into tract restrictions, demonstrated by the Claremont Pines Art Jury which was comprised of prominent local Architects, to assure harmony and attractiveness and that homes were built to the image visualized;
- Early 20th century upscale tract:

¹ A bay window supported from below by corbels or brackets.

- garden suburban development with influence from the Garden City movement demonstrated in the Claremont Pines by curvilinear streets, rolled curbs, undergrounded utilities and elegant cast iron street lamps;
- improved roads and alternate transport (short-lived electric trolley along Broadway Terrace to Broadway described in the sales brochure) facilitating commuting;
- example of tract covenants and deed restrictions, including minimum building budgets restrictions, and racially based restrictive covenants, which were common in the first half of the 20th century. In 1948 the United States Supreme Court ruled such covenants unenforceable, in Shelley v. Kraemer.

Landmark Evaluation for Landmark Eligibility

The Final Total and Contingency Rating, is a strong and solid 'B' rating, with a total of 28 points. There was not any point reduction of the Preliminary Total due to the current excellent condition of the property and retention of the character-defining features, and therefore, the Adjusted Total or Present Rating is also 'B' with the same number of points. City Landmark Eligibility requires a present rating of 'A' or 'B'. Therefore, the Morse House is eligible for Landmark Designation, based on the Board's review and confirmation of staff's draft final evaluation.

1782 8th Street, the Shorey House

The Oakland Cultural Heritage Survey rating is Bal+, Major Importance with a contingency rating of Highest Importance, Contributor to an Area of Primary Importance, Designated Historic Property (Study List).

Property Description

The Shorey house is a two-story wood frame Italianate house, dating to 1872-73. It has a rectangular plan, now extended to the rear, and a new concrete foundation. It is a very early West Oakland house with strong associations with Oakland's 19th and 20th century African-American community.

It contributes to the National Register eligible Oakland Point District. This district was settled largely by families associated with the railroad or, like the Shoreys, with the waterfront. John Winfield Pearson, owner from 1872-73, was a real estate speculator and a major developer in West Oakland who reportedly owned 110 tenement houses. The Shorey family obtained title in 1888, with two interim owners. William T. Shorey (1859-1919) was born on the island of Barbados in the British West Indies. With a strong attraction to the sea, he left for Boston as a cabin boy, and then worked on a whaler out of New England until the whaling industry shifted to

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the West Coast. He rose rapidly from mate to officer to captain. In 1886 he became the only black captain on the Pacific Coast. He was a pillar of the community and a leader in society. Booker T. Washington came to speak at a dinner here in 1903, raising funds for Tuskegee Institute.

Landmark Evaluation for Landmark Eligibility

Typically, the first step for Landmark designation is for the Landmarks Preservation Advisory Board (LPAB) to review and consider the Preliminary Evaluation Sheet for Landmark Eligibility. However, a Heritage Property application was submitted in conjunction with a Mills Act application for this property in 2008. At the September 15, 2008 LPAB meeting, this property was reviewed and evaluated for eligibility for Heritage Property designation and the LPAB unanimously determined that the property is eligible based on the attached Landmarks Preservation Advisory Board Evaluation Sheet for Landmark Eligibility. The property was Designated as a City of Oakland Heritage Property, though the A rating (39.75 points) would also qualify it as a Landmark.

Please note that applications for a Mills Act Contract often qualify for Landmark Designation, a higher designation than Heritage Property designation. Heritage Property designation has been pursued in order to move the Mills Act Contracts forward, as Heritage Properties are designated by the Landmarks Preservation Advisory Board, while Landmark Designation requires adoption of an Ordinance by City Council, in addition to Planning Commission review and recommendation following the LPAB review and recommendation

The Final Total and Contingency Rating, is a strong and solid 'A' rating, with a total of 53 contingency points and 39.75 present rating. City Landmark Eligibility requires a present rating of 'A' or 'B'. Therefore, the Shorey House is eligible for Landmark Designation, based on the Board's review and confirmation of staff's draft final evaluation.

ANALYSIS

Historical and Architectural Significance

5654 Margarido Drive, the Morse House

The Morse House is eligible for landmark designation 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;

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- 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 20th 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.

1782 8th Street, the Shorey House

The Shorey House is eligible for landmark designation 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 19th and 20th 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;

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- 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 8th 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.

PUBLIC OUTREACH/INTEREST

Landmark Preservation Advisory Board Agendas are posted with the City Clerk and available at the City's website. They are also mailed to interested preservation stakeholders and preservation community groups, such as Oakland Heritage Alliance.

In addition to posting with the City Clerk and available at the City's website, Planning Commission Public Notices of the nominations were posted at each landmark nomination site and also mailed to property owners within a 300 foot radius of each landmark nomination.

COORDINATION

The Landmark nominations were submitted by the respective property owners, John Bliss and Kim Thompson – 5654 Margarido Drive, the Morse House, and Biren Tilati, Manager of Sandalstone Group, LLC – 1782 8th Street, the Shorey House.

The Landmarks Preservation Advisory Board (LPAB, Board) reviewed and made the determination that 5654 Margardio Drive, the Morse House, is Eligible for City Landmark Designation at their March 12, 2012 meeting. At the April 9, 2012 LPAB meeting the Board adopted Resolution 2012-1.

The Landmarks Preservation Advisory Board (LPAB, Board) reviewed and made the determination that 1782 8th Street, the Shorey House, is Eligible for City Landmark Designation at their January 11, 2012 meeting and adopted Resolution 2012-2.

The Planning Commission reviewed the two landmark applications at their November 7, 2012 meeting and recommended that City Council adopt an ordinance designating 5654 Margarido Drive, the Morse House, and 1782 8th Street, the Shorey House, as City of Oakland Landmarks.

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COST SUMMARY/IMPLICATIONS

The landmark designation of 5654 Margarido Drive (Morse House) and 1782 8th Street (Shorey House) does not require any additional budget allocation. No additional staffing is required.

SUSTAINABLE OPPORTUNITIES

Economic: Landmark designation encourages maintenance and careful rehabilitation of buildings, which helps to stabilize and enhance property values and can also stimulate economic revitalization of the surrounding neighborhood. Building maintenance and rehabilitation also creates skilled employment opportunities.

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 revitalization and further enhances the community by creating community identity.

CEQA

CEQA: Exempt per State CEQA Guidelines, Section 15331 – Historical Resource Restoration/Rehabilitation; and Section 15183 – projects consistent with a community plan, general plan, or zoning.

For questions regarding this report, please contact JOANN PAVLINEC, PLANNER III, at (510)238-6344.

Respectfully submitted,



RACHEL FLYNN, DIRECTOR
Department of Planning and Building

Reviewed by:
Ed Manasse, Manager
Strategic Planning

Prepared by:
Joann Pavtinec, Planner III
Strategic Planning

Attachments:

- A: Morse House Photo*
- B: Shorey House Photo*

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Oakland Landmark Application for Morse House



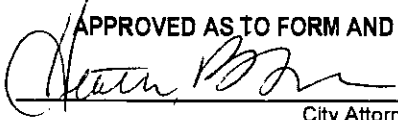
Claremont Pines Neighborhood
5654 Margarido Drive, Oakland, CA



ATTACHMENT B

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APPROVED AS TO FORM AND LEGALITY

City Attorney

OAKLAND CITY COUNCIL
ORDINANCE NO. _____ C.M.S.

AN ORDINANCE DESIGNATING 5654 MARGARIDO DRIVE, THE MORSE HOUSE, AND 1782 8TH 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 8th 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, buih 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 Ehgibility 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 soldd '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 8th 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, _____

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

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

DATE OF ATTESTATION: _____

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 20th 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: Jean 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 19th and 20th 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 8th 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 Juha Ann) House

COMMON NAME: Shorey House

ADDRESS: 1782 8th Street
(pre-1912 address 1774 8th 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

NOTICE & DIGEST

AN ORDINANCE

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