## GENERAL NOTES

1. Site Review: Contractor shall verify all conditions and dimensions at the job site. If any discrepancies are found, Contractor shall notify the Architect /Project Coordinator.

2. Code Compliance: The work shall comply with and conform to all laws, rules, codes, ordinances, etc., of the governing body having Jurisdiction over the work, as well as the rules and regulations of the various utility companies serving the building. Nothing In these drawings shall be construed as directions to perform work contrary to. these requirements. Applicable codes Include, but are not limited to, the following: "California Building Code" 2022 edition, State and local building codes.

3. Job Site Conditions: Contractor by accepting contract and beginning the work shall assume sole and complete responsibility for job site conditions during the course of construction including safety all persons and property. This requirement shall apply

continuously and not be limited to normal working hours. Contractor shall defend, indemnify and hold the Architect, Engineer and Owner harmless from any and all liability, real or alleged, In connection With the performance or work on this Project. Contractor shall show proof of Worker's Compensation Insurance, as required prior to issuing a permit.

4. Fire Protection: Additional on Site Fire Protection during construction to be provided as required by Fire Inspector or Department.

5. Stored Materials: All materials stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.

6. Utilities: Contractor shall be responsible for locating, maintaining, relocating and/or removing existing utilities as required.

7. Changes, Additions and Revisions: Prior to the start of any construction work, the General Contractor shall layout the work In conformity With these drawings. Any changes and/or revisions of the structure due to relocation or addition shall be brought to the attention of the Architect prior to the commencement of said change or revisions on. Structural members or elements that require changing or relocation shall be the responsibility of the trade or trades Involved.

The Architect or Owner shall not be liable for cost of the changes or revisions required.

8. Workmanship and Materials: All workmanship materials are subject to the approval of the Architect and the Owner.

9. Accessibility: All portions of the work shall be accessible to persons with disabilities as required by Chapter I I B, of the California Building Code 2022 Edition, and Federal Laws, Rules and Regulations.

10. Details: Where certain construction features are not fully shown, the construction shall repeat Similar conditions shown elsewhere.

11. Coordination: The General Contractor must coordinate all phases of the project, including work done by others, to Insure the smooth progress of the project. The General Contractor is also responsible for the receiving and safekeeping of all Items shipped to the job site for the project for his use or others.

12. Guarantee: All work is to be done In a first class workmanship manner. All work done by the General Contractor or subcontractors must be guaranteed for a minimum of one year and prompt repair or replacement of defective Items must be provided at the notice of the Owner.

13. Safety Measures: At all times, the Contractor shall be solely and completely responsible for conditions of the Job site including the safety of persons and property and for all necessary Independent engineering and/or architectural review of these conditions. The Contractor shall also provide and maintain fire extinguishers and other equipment as required by local codes for proper fire protection during construction.

14. Job Site Maintenance: The General Contractor shall maintain the premises In a clean and orderly fashion during the entire construction period, removing all trash and rubbish from the Job site. Upon completion of all construction, the General Contractor shall perform a general clean-up of the premises In order to facilitate the turnover to the Owner.

15. Mechanical: Any of the work shall be on a DESIGN/ BUILD basis. The contractor shall submit all plans and other necessary Information to the local Building Officials to their satisfactions. All work on the mechanical system shall conform to the requirements of the "California Mechanical Code", 2022 adopted edition, California's Title 24 and state and local codes.

16. Plumbing: Any of the work shall be on a DESIGN/ BUILD basis. The contractor shall submit all plans and other necessary information to the local Building Officials to their satisfactions. All work on the plumbing system shall conform to the requirements of the "California Plumbing Code", 2022 adopted edition. California's Title 24 and state and local codes.

17. Electrical: Any of the work shall be on a DESIGN/ BUILD basis. The contractor shall submit all plans and other necessary information to the local Building Officials to their satisfactions. All work on the electrical system shall conform to the requirements of the "California Electrical Code", 2022 adopted edition. California's Title 24 and state and local codes.

## ABREVIATIONS

AFFABOVE FINISH FLOOR (E)EXISTING FDFLOOR DRAIN FOBFACE OF BLOCK FOCFACE OF CONCRETE FOMFACE OF MASONRY FOSFACE OF STUDS.E.D. FOWFACE OF WALLS.M.D. S.I.D.SEE INTERIOR DESIGN DRWGS GC.GEN. CONTRACTOR MFRMANUFACTURER (N)NEW

N.A.NOT APPLICABLE NTSNOT TO SCALE PLBR.PLUMBER ROROUGH OPENING S.A.D.SEE ARCHITECTURAL DRWGS S.C.D.SEE CIVIL DRAWINGS S.E.D.SEE ELECTRICAL DRWGS S.M.D.SEE MECHANICAL DRWGS

S.P.D.SEE PLUMBING DRAWINGS S.S.D.SEE STRUCTURAL DRAWINGS U.N.O.UNLESS NOTED OTHERWISE



BACKGROUND.

Address numbers shall be internally or externally lighting during nondaylight hours.

switching shall be controlled by a time

address from the street fronting the dwelling.

Owner:

Rajiv Nandanlal Jain & Supriya Sharma Phone: 510-755-6047 e-mail: rjain@btwl.com

Designer:

ADOLFO M MARTINEZ 24301 SOUTHLAND DR SUITE 605C, HAYWARD CA 94545 Phone: 510-828-3033 e-mail:adolfo@ housecadrafting.com

GPM Engineers MOHAMED GENIDY 3340 Walnut Ave, Suite 292 Fremont, CA 94538 Ph: 650-331-7264

**BUILDING NOTES:** 

INCLUDING THE: CITY OF ALAMEDA Local Ordinances 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA GREEN BUILDING CODE 2022 BUILDING ENERGY EFFICENCY STANDARDS

## FIRE SITE

FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION. - 2 BEDROOMS AND 2 BATHROOM

- 1 STUDY ROOM, 1 FULL BATHROOM, LAUNDRY, KITCHEN, LIVING AND

ON 1ST FLOOR

**DINING ROOM.** 

- FRONT PORCH.

ATA	DR/	AWING INDEX	No.	Descripti	on Date
		Sheet List			
	Sheet Number	Sheet Name			
MOLISH & NEW CONSTRUCTION RUCTURE WITH FIRE DAMAGE STA AVE, ALAMEDA, CA 94501 LK LOT ,500 SF 913 ,466 SF 198 SF 140 SF NIT I & 2 45.79 SF 2 1,685.53 SF 1,731.32 SF	A1 A101.1 A101.2 A101.3 A101.4 A102 A102 A103 A104 A105 A106 A107 A108 A108.1	TITLE SHEET - GENERAL NOTES EXISTING & NEW SITE PLAN PRIMARY RECORD 1 - 73-049-32 PRIMARY RECORD 2 - 73-049-32 ARCHITECTURAL SURVEY OF RESIDENTIAL BUILDING EXISTING & PROPOSED F. FLOOR - NOTES PROPOSED SECOND FLOOR PLAN & NOTES EXISTING & PROPOSED ROOF PLAN (E) & (N) EXTERIOR ELEVATIONS (E) & (N) EXTERIOR ELEVATIONS (E) & (N) BUILDING SECTIONS BUILDING DETAILS BUILDING NOTES & WINDOW AND DOOR SCHDL.	Raiiv Nandanlal Jain & Supriya	Sharma	TITLE SHEET - GENERAL NOTES
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Designer : Adolfo M Martinez Address : 224301 Southland Dr Suite 605D Hayward CA 94545 : 510-828-3033 hone e-mail adolfo@housecadrafting.com



Owner: Rajiv N Jain; Supriya Sharma 802 BUENA VISTA AVE, ALAMEDA, CA 94501-Phone: 510-755-6047 e-mail: rjain@btw1.com

Structural Engineer GPM Engineers MOHAMED GENIDY 3340 Walnut Ave, Suite 292 Fremont, CA 94538 Ph: 650-331-7264 mgenidy@gpmengineers.com

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SECOND

VISTA AVE. A 94501-2206

802 BUENA V ALAMEDA CA











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DEF	PARTMENT OF PARKS AND RECREATION	HRI#
вι	JILDING, STRUCTURE, AND OBJE	CT RECORD
Pag	e_7_of_16_	*NRHP Status Code 5S3
*Re	source Name or #_802 Buena Vista Avenue	
B1.	Historic name: N/A	
B2.	Common name: 802 Buena Vista Avenue	
B3.	Original Use: Residential	
B4.	Present use: Residential	
B5.	Architectural Style: Craftsman bungalow	
B6.	Construction History: (Construction date, alterations, and	d date of alterations)

#### \*B7. Moved? XNo DYes DUnknown Date: Original Location: \*B8. Related Features: No B9a. Architect: Unknown Builder: Unknown

\*B10. Significance: Theme Architecture Area Alameda, CA

Period of Significance ca. 1908\_Property Type\_Residential Applicable Criteria\_C/3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The block where 802 Buena Vista Avenue is located is in Alameda's earliest 20th-century subdivision, Mastick Park. Historian Woody Minor describes the single-family residential subdivision's history in the Alameda Preservation Press:

Laid out in 1907 on the site of a grand 19th century estate, Mastick Park is Alameda's oldest 20th century subdivision...The tract's nine blocks extend north from Pacific Avenue east of Constitution Way, in the vicinity of Eighth and Ninth Streets...Mastick Park was perfectly timed to coincide with the emergence of the bungalow, the quintessential early 20th century house, and its streets are lined with early examples...Mastick Park was named for the Mastick family, whose 22-acre estate, replete with mansion and gardens, lay vacant after the passing of Edwin and Lucretia Mastick in 1901....George H. Mastick [their heir], was apparently a partner in the Greater San Francisco Investment Company which subdivided the land early the following year... Mastick Park contained nearly 200 lots, extending north from Pacific Avenue between about Eighth Street and Wood Street...[It] was laid out as a traditional grid with rectangular lots, as shown in the tract map from a 1907 ad in the Alameda Daily Argus. The subdivision developed rapidly under the energetic marketing of realtor C. C. Adams, who excelled in eye-catching inducements like the 1908 "Argus" ad. The influx of residents to the Island City in the aftermath of the [1906] earthquake assured brisk sales, and the tract was largely built by World War I.<sup>3</sup> (Figure 20 and Figure 21)

(Refer to Continuation Sheet, page11)

B11 Additional Resource Attributes: (List attributes and codes

t. Evaluator: <u>Page &amp; Turnbull, Inc.</u>	Source: Alameda County Assessor's Office, 1976. Subje property shaded red. Modified by Page & Turnbull. 회 Bueng Vista
	21-002 30 × 66" 32" vr 21-000 /22.#*
(This space reserved for official comments.)	
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<sup>2</sup> Composite Survey Staff – Alameda Architectural/Historical Survey, "State of California Department of Parks and Recreation - Historic Resources Inventory - 802 Buena Vista Avenue," December 1979. <sup>3</sup> Woody Minor, "An Early 20<sup>th</sup> Century Subdivision," Alameda Preservation Press, August 2012. \*Required information DPR 523B (9/2013)

State of California — The Resources Agency Primary #\_ DEPARTMENT OF PARKS AND RECREATION HRI# CONTINUATION SHEET Trinomial Page 8 of 16 \*Recorded by Page & Turnbull, Inc. Resource Name or # 802 Buena Vista Avenue \*Date May 2, 2025 S Continuation Update

\*B6. Construction History (continued):

As explained in the City's 1980 Historic Preservation Element,

After the earthquake of 1906, thousands of San Franciscans moved to Alameda. A whole generation of builders was kept busy. C.C. Adams was a local realtor and builder who engineered the Mastick Park Subdivision of 1907 and Waterside Terrace of 1912. Builders like Mark Cole and Ken Kopf worked for Adams, producing small, shingled cottages in the Craftsman Style, and later stucco bungalows...The Strang Brothers, who also did their first houses around the time of the earthquake, produced many houses in Alameda. They became one of the foremost builders of California Bungalows [in Alameda]. The Bay Park development, including Burbank Street, was primarily their project.<sup>4</sup>

As noted in Minor's history of Mastick Park, the subject property was constructed on a portion of the former Mastick estate, which featured a large residence and a number of outbuildings on the block, evidenced in an 1897 Sanborn map (Figure 13). The earliest depiction of the subject building identified during research is a 1946 aerial photograph, along with a 1948 Sanborn map, both of which show the original building footprint with a H-plan evidenced at the north, given the open front porch; bay windows are seen at the east and south facades and notation indicates the presence of a stone chimney. The driveway and detached garage are also seen in the southeast of the parcel (Figure 14 and Figure 15). Alterations documented by permit records provided by the City of Alameda include reroofing multiple times in 1930, 1942, 1945, 1974, and possibly in 1999 (permit expired). Other alterations include undefined "repairs" in 1958, the raising of the foundation in 1964, sanitary and electrical alterations in the 1990s, and the installation of solar panels on the roof in 2014. The lattice fencing along the north side of the property was installed in 2002 (refer to Table 1). Historic images are limited to a 1979 photograph (Figure 16). The building, however, generally appears to have few other exterior changes; visual analysis of Google Earth historic aerial imagery images continuously show the shed roof dormer above the front porch and the shed roof component at the rear above the half-story/attic level (Figure 17 and Figure 18). Visual analysis of the earliest Google Streetview images available to 2008 through 2020 show no detectable exterior changes on the primary (north) or west (Eighth Street) facades from 1979 through 2020, with exception of exterior paint color (Figure 19). Unpermitted alterations determined via close visual inspection at the site include the recladding of the rear/south façade in contemporary horizontal siding, replacement of some original wood sash windows with vinvl windows also on the rear facade, and the replacement of a rear door, all at unknown dates. In 2022, a fire erupted in the residence, and the burn and smoke damage to certain architectural components remains evident in the building's current appearance.<sup>5</sup>

State of California — The Resources Agen DEPARTMENT OF PARKS AND RECREAT CONTINUATION SHEET Page 6 of 16 \*Recorded by Page & Turnbull, Inc.

DPR 523L





ng single-family (former auto repair side of Buena Vista Avenue across the street from the subject building, looking northeast.

<sup>4</sup> City of Alameda, "Historic Preservation Element," 6 May 1980, 16. https://alamedapost.com/news/house-fire-on-buena-vista-ave/. **DPR 523L** 

**DPR 523L** 

#### State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

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Surrounding Neighborhood





The surrounding neighborhood along Buena Vista Avenue as well as along Eighth Street consists of a grouping of mainly singlefamily Craftsman bungalow houses ranging from modest designs to more elaborate. They generally range in height from one to two stories and are mostly capped by front-gabled, hipped, or compound roofs. More specifically, adjacent to the subject building to the east, west, and south are Craftsman bungalows with front-gabled, side-gabled and hipped roofs; dormers and exposed rafters are common as are use of stone or brick chimneys (Figure 9 and Figure 10). Other building styles within the surrounding neighborhood include early 20th-century multi-family buildings and some early 20th-century commercial buildings. For example, across from the subject property on the north side of Buena Vista Avenue is a two-story multi-family (four-plex) apartment building as well as a converted auto repair garage (Figure 11). Exterior cladding materials present within the surrounding neighborhood consist of horizontal wood siding, including clapboard, as well as stucco, and some wood shake.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI #
CONTINUATION SHEET	Trinomial
Page 3 of 16 Reso	ource Name or # (Assigned by recorder) 802 Buena Vista Avenue
*Recorded by Page & Turnbull, Inc.	*Date May 2, 2025 S Continuation Update

The rear façade faces a narrow yard between the neighboring building at 1720 Eighth Street. It contains a central one-to-one and a-half-story component with shed roofs at multiple planes between recessed gabled ends that feature decorative half-timbering. Friangular knee-brace brackets of wood like those of the north façade support the gables and exposed rafter tails are evident at the shed roofs. The shed roofs have experienced fire damage. The rear façade is clad in horizontal composite board siding. Fenestration consists of a stuccoed bay window opening beneath the eastern gable. The center portion's fenestration is asymmetrical. A contemporary door is located at grade at roughly the center. To its east are paired contemporary sliders at both first story level and the half-story or attic level. To the west of the door is a contemporary multi-light window at grade and a window opening concealed by plywood. Beneath the façade's western gable is a partially concealed wood hung window (Figure 4, Figure

The east façade faces the short paved driveway and the small wood framed garage. The east façade is clad in horizontal wood clapboard siding in its lower portion and painted stucco in the upper portion. Like the west facade, it is capped by a cross gable above a narrow shed roof with overhanging eaves and exposed beams. The fenestration consists of a bay window opening at the northern portion concealed by plywood and three evenly spaced smaller openings in the southern portion, two of which are missing sash and one which is concealed by plywood (Figure 6, Figure 7).

Adjacent and to the east of the east façade is the property's wood frame garage. The garage was likely constructed simultaneously with the residence in ca.1908. It has a low-pitched front gabled roof sheathed in asphalt shingles, featuring overhanging eaves with exposed rafter tails. It is clad in horizontal wood clapboard siding. Its north facade contains a wood garage door and its west façade contains an infilled window opening at its center (Figure 9). The south and east facades are visually inaccessible due to proximity to the adjacent unrelated properties at the rear and east side of 802 Buena Vista Avenue.

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#### Resource Name or # (Assigned by recorder) 802 Buena Vista Avenue \*Date May 2, 2025 S Continuation Update







garage) and multi-family (four-plex) buildings along north residences east of the subject property along Buena Vista Avenue, looking southeast. Source: Google Street View,

2025.











portion view southwest

DPR 523L

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI #	
		Trinomial NRHP Status Code	
Ott	Other Listings	Deuteure	Dete
Page 1 of 16	Review Code	or number (assigned by recorder)	802 Buena Vista Avenue
P1. Other Identifier:	state in the second second		
*b. USGS 7.5' Quad Oakland W	est, CA	*a. County Ala Date 2021	ameda
to Address 902 Duene Mista A	Venue	City Alamad	7 in 04501

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) 802 Buena Vista Avenue (APN 73-409-32) is a one-and-a-half-story Craftsman bungalow built in ca. 1908, likely by local builders, the Strang Brothers. The subject building is located on a roughly 4,500-square foot, rectangular lot with a setback of approximately 22-feet from the south side of Buena Vista Avenue at the southeast corner of the Buena Vista Avenue intersection with Eighth Street. The subject parcel also includes a short, paved drive with garage located in the southeast corner of the parcel (Figure 1). The property is zoned R-2 (Two Family Residential) and is in the West End of Alameda with proximity to the historic downtown commercial core along Webster Street. The subject block is bounded by Pacific Avenue to the south, Eighth Street to the west, Nason Street to the east, and Buena Vista Avenue to the north. The subject building has an H-plan with a wood frame, concrete foundation, and is clad in a combination of horizontal wood siding and stucco. It is capped with intersecting gabled roofs sheathed in contemporary asphalt shingles. Two gable ends (one at the east and one at the west) front Bunea Vista Avenue, joined by a central roof component under which is a centered and partial width porch. A shed roof dormer (partially collapsed) is set on the gable slope above the porch. The building's roofs feature overhanging eaves and exposed rafter tails, with some areas supported by triangular knee-brace brackets. The primary (north) facade of 802 Buena Vista Avenue faces a small front yard enclosed by a lattice wood fence and a recently installed temporary metal security fence. The residence is accessed through the partial-width front porch centered between the gabled ends. The porch is clad in painted fieldstone. Its roof is supported by square wood columns set in tapered painted fieldstone piers. A brick stoop provides access to a tiled floor. A low wood railing with thick square pickets secures the perimeter (Figure 2). The porch is capped by a low shed roof with exposed structural members and exposed rafter tails. The porch and its wood members are severely fire damaged. The front entrance is concealed behind plywood infill as are adjacent porch window openings. (Refer to Continuation Sheet, page 2).

**\*P3b. Resource Attributes:** (list attributes and codes) <u>HP2. Single family property</u> **\*P4. Resources Present:** ⊠Building □Structure □Object □Site □District □Element of District □Other



\*e. Other Locational Data: Assessor's Parcel Number 73-409-3

P5b. Photo: (view and date) View of the primary façade, view orthwest

\*P6. Date Constructed/Age and Sources: Mistoric Ca. 1908/City of Alameda Historic Resources Inventory, dated 1979

\*P7. Owner and Address: Rajiv N. Jain 302 Buena Vista Avenue Alameda, CA 94501

\*P8. Recorded by: Page & Turnbull, Inc.

170 Maiden Lane, 5th F San Francisco, CA 94010

\*P9. Date Recorded: May 2, 2025

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") <u>None</u> \*Attachments: DNone DLocation Map DSketch Map ⊠Continuation Sheet ⊠Building, Structure, and Object Record □Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record □Photograph Record □ Other (list)

DPR 523A (9/2013)

\*Required information

State of California — The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI#\_ CONTINUATION SHEET Trinomial Page 2 of 16 \*Recorded by Page & Turnbull, Inc. Resource Name or # (Assigned by recorder) 802 Buena Vista Avenue \*Date May 2, 2025 S Continuation Update





Figure 1. Context view of the subject building at 802 Buena Vista Avenue with garage indicated by red arrow, looking



west. The western gable end of the primary façade contains a central elongated hung wood window with multiple panes in the upper sash and a single pane in the lower sash; to its west is a similar, narrower hung wood window. The likely similar opening to its east has been concealed by plywood. This gable end has experienced severe fire damage as evidenced by the partially destroyed stucco and exposing wood lath above the window openings. The eastern gable end of the primary façade is pierced in its center by an exterior fieldstone chimney that extends above the roof; the chimney is flanked by small, high window openings, both concealed by plywood.

The west façade faces a small side yard between Eighth Street to the west. The west façade is clad in horizontal clapboard wood siding in its lower portion and horizontal wood board in the upper portion. It is capped by a cross gable above a narrow, shed roof with overhanging eaves and exposed beams. Towards the north end is a concrete stoop flanked by square piers that are clad in horizontal clapboard siding matching the remainder. The stoop leads to a recessed landing. A square shaped vinyl window is featured at the center of the landing's west facade. No other openings are present. Flanking either side of the stoop is an opening currently concealed by plywood (Figure 3).

DPR 523L



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**Owner:** Rajiv N Jain; Supriya Sharma 802 BUENA VISTA AVE, ALAMEDA, CA 94501-Phone: 510-755-6047 e-mail: rjain@btw1.com

Structural Engineer: GPM Engineers MOHAMED GENIDY 3340 Walnut Ave, Suite 292 Fremont, CA 94538 Ph: 650-331-7264 mgenidy@gpmengineers.com



Date

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Scale

Checked by

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State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
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Page <u>15</u> of <u>16</u>	Resource Name or # 802 Buena Vista Avenue
*Recorded by Page & Turnbull, Inc.	*Date May 2, 2025 ⊠ Continuation □ Update

bases. However, substantial portions of the original materials, particularly wood and stucco members of the front porch and of the entire upper level of the front façade, have been irreparably damaged by fire.

#### Workmanship

The subject property at 802 Buena Vista retains partial integrity of workmanship. Principal features evidencing the building's ca. 1908 Craftsman-style construction consist of those on the intact east and west facades, such as the horizontal clapboard siding, the horizontal board siding, and stucco finishes. A few features are intact at the front facade and also express integrity of workmanship, such as the fieldstone chimney, the fieldstone column supports and base of the porch, and the two remaining Craftsman-style wood windows below the west gable. In locations such as at the east and west facades, the roof's overhanging eaves, exposed rafter tails, and triangular knee-brace brackets, as well as the heavy wood trim framing windows, continue to express integrity of workmanship.

#### Feeling and Association

The subject property at 802 Buena Vista Avenue retains integrity of feeling and association of an early 20th-century Craftsman-style single-family house.

Integrity Conclusion The subject property at 802 Buena Vista Avenue retains integrity of location and setting and the general feeling and association of an early 20th-century Craftsman-style single-family house. However, some of the building's design, materials, and workmanship have been compromised due to fire damage, particularly the partial width porch, the shed dormer, and certain original wood features and materials at the front facade. Therefore, the building does not appear to retain sufficient overall integrity for listing in the National Register of Historic Places or California Register of Historical Resources. Because the City of Alameda Historic Preservation Ordinance does not explicitly require an integrity analysis and therefore integrity in addition to significance for eligibility as a local monument, the subject property may be eligible as a City of Alameda Historical Monument.

#### Character-Defining Features:

When a property appears to be eligible for listing as a local City of Alameda Historical Monument under one (or more) local criteria for designation, then a list of character-defining elements or features is necessary, "Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody its significance for association with specific events or persons and it is those tangible elements both on the exterior and interior that should be preserved."<sup>21</sup> In other words, characterdefining features — the distinctive characteristics — both define why a property is significant and when it was significant, and should be determined for each criteria criterion under which it appears to be eligible. Characteristics can be expressed in terms such as form (shape), proportion (size), structure, plan, style, materials, craftsmanship, decorative details, spatial relationships and aspects of its site and environment. Character-defining features are those that relate to the subject property's indicated period of significance, ca 1908.

The character-defining features of the subject property at 802 Buena Vista Avenue include but are not limited to: H-plan consisting of two gable ends (one at the east and one at the west) fronting Bunea Vista Avenue and joined by a

- central roof component that is partially voided to establish a partial width porch. intersecting gable roofs with triangular knee braces (angular brackets) underpinning overhanging roof eaves
- exposed roof rafters and some exposed rafter tails
- shed roof dormer (albeit partially collapsed)
- fieldstone exterior chimney partial-width front porch with wooden railing and wooden posts on fieldstone bases
- exterior materials of: horizontal clapboard wood siding
- horizontal wood board siding
- stucco fieldstone
- Craftsman-style fenestration pattern at the front facade consisting of narrow window openings on either side of the chimney and on either side of the broad center window under the west gable

### Craftsman-style wood windows containing multi-light panes over single-pane

Conclusion Because the property at 802 Buena Vista Avenue does not have sufficient integrity, it does not appear to be individually eligible for listing in the National Register or California Register under any criteria. Because the City of Alameda Historic Preservation Ordinance does not explicitly require an integrity analysis and therefore integrity in addition to significance for eligibility as a local monument, the subject property may be eligible as a City of Alameda Historical Monument. As such, California Historical Resource

<sup>21</sup> See <u>https://www.nps.gov/orgs/1739/upload/preservation-brief-17-architectural-character.pdf</u>.

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State of California — The Resources Agency	Primary #	
CONTINUATION SHEET		72-
Page <u>16</u> of <u>16</u> *Recorded by Page & Turnbull, Inc.	Resource Name or # 802 Buena Vista Avenue         *Date May 2, 2025       ⊠ Continuation       □ Update	State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET
Status Code (CHRSC) of "5S3" has been assigned to the designation through survey evaluation. $^{\rm 22}$	e property, meaning ""Appears to be individually eligible for local listing or	Page <u>14</u> of <u>16</u> *Recorded by <u>Page &amp; Turnbull, Inc.</u>
*B12. References:		limited to age-eligible resources above ground a archaeological information.
1920 United States Federal Census. National Archives	and Records Administration, 1920.	City of Alameda Historical Monument Evalua
1930 United States Federal Census. National Archives	and Records Administration, 1930.	The City of Alameda maintains a list of propertie Municipal Code, Much like the National and Cali
1940 United States Federal Census. National Archives	and Records Administration, 1940.	a property to gain Historical Monument designati these criteria to the subject property is provided
1950 United States Federal Census. National Archives	and Records Administration, 1950.	Historical Monument shall mean any site includi
Alameda Daily Argus		a structure, or group of structures of particular hi
Alameda Post		<ul> <li>which are identified with historic person bistory.</li> </ul>
Alameda Times Star		<ul> <li>which embody the distinguishing characteristic period, type or method of construction.</li> </ul>
Alameda County Clerk Recorder Records		Discussion:
California State Office of Historic Preservation, Built Environment September 2022.	vironment Resource Directory (BERD), Alameda County, updated	<ul> <li>802 Buena Vista Avenue does not appendent Nation, State or community.</li> <li>802 Buena Vista Avenue does not appendent of the state of the sta</li></ul>
California State Office of Historic Preservation, Departm Guide to the California Historical Resource Status Code 2004).	nent of Parks and Recreation, Technical Assistance Bulletin No. 8: User's s & Historical Resource Inventory Directory, (Sacramento, November	<ul> <li>currents of national, State or local histo</li> <li>802 Bunea Vista Avenue does not appe However, 802 Buena Vista Avenue doe specimen, inherently valuable for a study</li> </ul>
Cartwright Aerial Surveys. <i>Flight CAS_65_130, Frame</i> 2 University of California, Santa Barbara Special Collection	15-130 and Frame 15-131, May 18, 1965. FrameFinder Historic Aerials. ons. <u>https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=C-</u>	a Craftsman-style bungalow during the
1023.		In order to qualify for listing in any state or nation least one evaluative criterion and retain integrity.
City of Alameda Historic Building Permit Records		authenticity of an historical resource's physical ic
Composite Survey Staff – Alameda Architectural/Histori Historic Resources Inventory – 802 Buena Vista Avenue	cal Survey, "State of California Department of Parks and Recreation - e," December 1979.	considers the subject property at 802 Bunea Visi significance the date of construction ca 1908
Historicaerials.com		Location
L. Polk & Co., Oakland, Alameda, Berkeley, Emeryville	and Piedmont City Directories, 1915- 1929.	The subject property at 802 Buena Vista Avenue such as its garage and drive as well as its front a
McAlester, Virginia Savage. "Craftsman: 1905 - 1930,"	in A Field Guide to American Houses (New York: Alfred A. Knopf, 2013).	Satting
Minor, Woody. "An Early 20th Century Subdivision," Alar	meda Preservation Press, August 2012.	The subject property at 802 Buena Vista retains single-family homes immediately to its' south and
Oakland Tribune		north, too, the since-converted auto repair garag of which the property is part and that was largely
Parker, Rodney Douglas. "The California Bungalow and Journal of American Culture 15, vol. 4 (1992).	d the Tyrolean Chalet: The III-Fated Life of an American Vernacular,"	<i>Design</i> The subject property at 802 Buena Vista Avenue
Sanborn Map Company. "Insurance Maps of Alameda,	California," 1:21. Alameda, California: Historical Information Gatherers,	building retains its original footprint and H-style p

-------. "Insurance Maps of Berkeley, California," 1:21. Alameda, California: Historical Information Gatherers, 1948.

DPR 523L

DPR 523L

#### State of California — The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI# CONTINUATION SHEET Trinomial

corded by Page & Turnbull, Inc.

Resource Name or # 802 Buena Vista Avenue \*Date May 2, 2025

### Previous Evaluations and Historic Status

The property at 802 Buena Vista Street is not currently listed in the National Register of Historic Places (National Register). The property is listed in the most recent published version of the California Historical Resources Information System (CHRIS) Built Environment Resource Directory (BERD) for Alameda County dated 2022, with a status code of "3S" indicating that a previous survey or evaluation affiliated with the State of California Office of Historic Preservation (OHP) is on file and that the property as a result of that survey, "Appears eligible for NR (National Register) individually through survey evaluation." The property is also currently listed on Alameda's Historic Buildings Study List with a designation of "S," indicating that it is an historic resource distinguished by its architectural, historical, or environmental significance, and is of secondary priority for inclusion on the list of Alameda Historical Monuments. The December 1979 historic resource evaluation of the property stated that the "house is an important component of the Mastick Park subdivision begun in 1907 by C.C. Adams, Alameda realtor. It stands on an important intersection and is one of the visual anchors of the area. It is an excellent example of the Craftsman style of dwelling built in Alameda from ca. 1905-ca. 1915."<sup>19</sup> Although not explicitly defined as such, the 1979 evaluation described the following Craftsman-style architectural characteristics of the building: H-plan, intersecting gable roofs with angular brackets underpinning roof eaves, a shed roof dormer, a fieldstone chimney, a porch with wooden railing and wooden posts on fieldstone bases, and exterior materials of horizontal wood siding and stucco and fieldstone.20

In order for a property to be considered eligible for listing in the National Register of Historic Places or California Register of Historical Resources (California Register), the property must possess significance and retain integrity to convey that significance. Discussion of National Register and California Register criteria are discussed below. Each criterion is followed by discussion relative to the property at 802 Buena Vista Avenue.

#### National Register Criterion A/California Register 1 (Events)

802 Buena Vista Avenue does not appear to be individually significant under Criterion A/1 (Events) for its association with any events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The property is one of hundreds of single-family Craftsman-style residences built in the Mastick Park subdivision - a 200-lot subdivision built up between the early 20th-century to World War I. Therefore, the subject property at 802 Buena Vista Avenue does not appear to have been individually associated with any notable local, regional, or national events or patterns of development.

#### National Register Criterion B/California Register Criterion 2 (Persons)

802 Buena Vista Avenue does not appear to be individually significant under Criterion B/2 (Persons) as a property associated with the life of a person important to local, state, or national history. Available documentation on former owners and occupants including the Freeman, Johnson and Young families, does not suggest that any individuals who owned or resided at the property were particularly significant to local, state, or national history in any way directly associated with the subject building.

#### National Register Criterion C/California Register Criterion 3 (Architecture)

802 Buena Vista Avenue does appear to be individually significant under Criterion C/3 (Architecture) as a building that embodies the distinctive characteristics of a type, period, or method of construction. The subject property exhibits a Craftsman style residential design typical during the period of construction as evidenced by its intersecting low-pitched gable roofs with triangular knee braces (angular brackets) underpinning overhanging roof eaves that feature exposed rafters and some rafter tails. The front porch with wood railing and square wood posts on fieldstone bases and the exterior materials of horizontal wood siding, stucco and fieldstone also express Craftsman design. Other features, such as the shed roof dormer (albeit partially collapsed) above the partial width porch, prominent fieldstone chimney, narrow window openings at the front facade, and multi-pane sash over one large glass pane (intact below the west gable on the front facade), express the Craftsman style. The subject property was one of numerous bungalows constructed by the Strang Brothers, local builders. Along with others, such as Mark T. Cole and Ken Kopf, they helped build out the Mastick Park subdivision, realtor C. C. Abrams' vision. However, research did not uncover notable works built by the Strangs and therefore, the building cannot be attributed as the work of a builder or architect of merit.

#### National Register Criterion D/California Register Criterion 4 (Information Potential)

802 Buena Vista Avenue does not appear to be individually significant under Criterion D/4 (Informational Potential) as a building or property that has the potential to provide information important to the prehistory or history of the City of Alameda, state, or nation. The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion D/4 does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. The subject property does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was

<sup>19</sup> Composite Survey Staff – Alameda Architectural/Historical Survey, "State of California Department of Parks and Recreation - Historic Resources Inventory - 802 Buena Vista Avenue," December 1979.

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Date	Permit #	Owner	Builder/Contractor	Description
5-01-2002	B02-0413	R. Reynado	Not indicated	Fence 7-ft open lattice on Buena Vista Ave w/ 8-ft arbor.
5-06-2014	SPV14-0017	R. Reynado	A1 Solar Power Inc	Install solar photovoltaic system on roof
6-30-2022	FDR22- 0003	N/A	N/A	Fire Damage report for burned single family residence at 802 Buena Vista Ave. Interior inspection not possible. House has been boarded and secured.

### \*B10. Significance (continued):

Owner/Occupant History An historic resources inventory conducted in 1979 indicates the property was estimated constructed in 1908, although no source for this date was provided.<sup>6</sup> Research indicates that as of 1913, however, F. N. Strang owned the property and its improvements as he was noticed by the city tax collector for delinquent tax payment on said property.<sup>7</sup> F.N. Strang and his brother V.N. heavily invested in the Mastick Park subdivision. In addition to the parcel of 802 Buena Vista Avenue, they had acquired from the Greater San Francsico Investment Corporation, lot 14 and lot 8 in the same block, to name a couple.<sup>8</sup> The Strang brothers thus appear to have had a hand in developing the subject property, among others in the Mastick Park subdivision. This is noted in the city's 1979 Historic Resources Inventory and as further evidenced in local newspapers.<sup>9</sup> However, the Strang Brothers had a more prominent role in the establishment of the Bay Park Tract, where beginning in 1912 they built 47 bungalows, three-fourths of the 62 homes in the Bay Park subdivision.10

Research indicates that by 1914, the subject property was occupied by the Dayre Freeman family, evidenced by a wedding announcement indicating he and his wife hosted the wedding of her sister in their home at the subject property.<sup>11</sup> Sidney Dayre Freeman was a shipping clerk and appears to have rented the home, having previously rented a home at 555 Lincoln in 1911 and beginning in 1915 was renting at 743 Taylor Street. According to census records, by 1920 the property was occupied by new renters, John W. Johnson, his wife, Hazel, their son, as well as Hazel's mother and sister. The Johnsons were from Massachusetts and John was an insurance auditor while his sister-in-law clerked at the shipyards.<sup>12</sup> Sometime between 1921 and 1923, Claude J. Fitzsimmons, a chemist, and his wife purchased the property.<sup>13</sup> They vacated the home and divorced shortly thereafter and thus, by 1927, new owners, Edward L. Young and wife, Stella, had acquired the home, sharing it with Stella's mother and sister. Young had various professions, including playing billiards and later as a proprietor of a soft drink parlor, while Martha Meaker, his sister-inlaw, marketed herself as a cake baker.<sup>14</sup> In the latter half of the 1920s, city directories also indicate that Vera P. Bergstedt, a student, rented a room in the home. After the Youngs died, Glenn F. Stanley acquired the property in 1957. Stanley worked at the U.S. Naval Station in Alameda.<sup>15</sup> In September 1964 the property transferred hands briefly to Dominic J. and Hidako Scalzo and subsequently to Robert C, and Shirley J. McCrea that same year. The McCreas resided there until 1988. The property transferred hands twice more post-1988 until the current owner acquired the property in 2023, according to records of the City of Alameda.

#### Craftsman Bungalows The subject building at 802 Buena Vista Avenue is a good example of Craftsman bungalow design. The Craftsman style evolved from the English Arts and Crafts Movement and later, the work of innovative American architects working in the Midwest and California, in particular, Frank Lloyd Wright and Greene & Greene<sup>16</sup>. The Craftsman style was utilized predominantly in residential properties from the 1900s to 1920s, with some later examples built in the1930s. The Craftsman magazine, published in America

<sup>6</sup> Composite Survey Staff – Alameda Architectural/Historical Survey, "State of California Department of Parks and Recreation - Historic Resources Inventory - 802 Buena Vista Avenue," December 1979.

"Delinquent Tax List" Alameda Times Star, 6 June 1913 and Oakland Tribune, 23 June 1913. <sup>8</sup> "Official Records - Deeds Recorded Monday, August 7," Oakland Tribune, 8 August 1911.

Composite Survey Staff – Alameda Architectural/Historical Survey, "State of California Department of Parks and Recreation - Historic Resources Inventory - 802 Buena Vista Avenue," December 1979; see also "Delinquent Tax List" Alameda Times Star, 6 June 1913 and Oakland Tribune, 23 June 1913.

<sup>10</sup> <u>https://alamedapost.com/history/rifle-range-becomes-a-neighborhood</u> <sup>11</sup> "Alameda Girl In Pretty Wedding," Oakland Tribune, 16 June 1914. <sup>12</sup> 1920 United States Federal Census (National Archives and Records Administration, 1920).

<sup>13</sup> "Woman Says Spouse Called Her Names," Oakland Tribune, 31 January 1923.

14 "Advertisement - will lease 6 room well-furn. home," Alameda Times Star, 16 February 1923; L. Polk & Co., Oakland, Alameda, Berkeley, Emeryville and Piedmont City Directories, 1915-1929; 1920 United States Federal Census (National Archives and Records Administration, 1920); 1930 United States Federal Census (National Archives and Records Administration, 1930); 1940 United States Federal Census (National Archives and Records Administration, 1940); "Advertisement - Cakes, Fancy, Plan," Alameda Times Star, 27 February 1933 1950 United States Federal Census (National Archives and Records Administration, 1950).

<sup>16</sup> Virginia Savage McAlester, "Craftsman: 1905 – 1930," in A Field Guide to American Houses (New York: Alfred A. Knopf, 2013), 568, 578. DPR 523L

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I to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of eological information.

#### of Alameda Historical Monument Evaluation

a Craftsman-style bungalow during the period of significance, ca. 1908.

City of Alameda maintains a list of properties designated as local monuments under Article VII. 13-21.2 of the Alameda ipal Code. Much like the National and California Registers, the Municipal Code provides criteria that must be met in order for perty to gain Historical Monument designation. The designation criteria for Historical Monuments, and the applicability of criteria to the subject property is provided below.

ical Monument shall mean any site, including significant trees or other plant life located thereon, building, structure, portion of cture, or group of structures of particular historic significance to the City, such as historic structures or sites in which: the broad cultural, political, economic or social history of the Nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local

which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, type or method of construction, or a notable work of a master builder, designer or architect.

802 Buena Vista Avenue does not appear to exemplify the broad cultural, political, economic or social history of the Nation, State or community 802 Buena Vista Avenue does not appear to be identified with historic personages or with important events in the main

currents of national. State or local history 802 Bunea Vista Avenue does not appear to be a particularly notable work of a master builder, designer or architect. However, 802 Buena Vista Avenue does appear to embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, type or method of construction. Specifically, it is a good example of

grity Analysis der to qualify for listing in any state or national historic register, a property or landscape must possess significance under at one evaluative criterion and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the nticity of an historical resource's physical identity by the survival of certain characteristics that existing during the resource's of significance," or more simply defined as "the ability of a property to convey its significance." The following discussion ders the subject property at 802 Bunea Vista Avenue as a good example of the Craftsman style during the period of

ubject property at 802 Buena Vista Avenue retains integrity of location, as the building and associated landscape elements, as its garage and drive as well as its front and side yards, remain at the site of their original construction.

bject property at 802 Buena Vista retains integrity of setting. The neighboring properties, including the Craftsman-style family homes immediately to its' south and east are extant, as are similar Craftsman style bungalows to its' west. To its too, the since-converted auto repair garage and the multi-family four-plex also remain. The historic Mastick Park subdivision, hich the property is part and that was largely built up from the early 20th-century to World War I remains.

ubject property at 802 Buena Vista Avenue retains partial integrity of its original ca. 1908 Craftsman-style design. The ng retains its original footprint and H-style plan. This is evidenced by the two gable ends (one at the east and one at the west) fronting Buena Vista Avenue that are joined by a central roof covering a Craftsman-style partial width porch. The porch is generally legible but is fire damaged, which compromises the property's design. The property continues to be capped by intersecting gabled roofs. These continue to feature triangular knee braces (angular brackets) underpinning roof eaves with exposed rafters and some exposed rafter tails, although these design elements are obscured at the front façade, again due to fire damage. The building's design has been further compromised by the partial collapse of the shed roof dormer. In addition, decorative half timbering previously evident on the front façade's gables in pre-2022 images are missing because of the fire.

The subject property at 802 Buena Vista Avenue retains partial integrity of materials, including horizontal wood siding, stucco, and fieldstone. Original wood and stucco materials are intact, mainly only at the east and west facades. A few original wood windows, including the Craftsman-style multi-light over single-light windows at the front facade, also remain. The property continues to feature a fieldstone chimney at the east side of the front facade, and the porch retains its wood railing and wood posts on fieldstone

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from 1901 to 1917, helped to disseminate the ideas associated with the style in North America, such as anti-industrialism and emphasis on handcrafted products. The Craftsman style took off in California during the first decade of the twentieth century in response to the work of Greene & Greene in Southern California. Additional influences included Japanese architecture, Swiss chalets, and the indoor/outdoor traditions of the Spanish and Mexican homes of the region.

Craftsman bungalows are typically characterized by low-pitched gabled roofs with wide, unenclosed eave overhangs; decorative beams or braces; exposed rafter tails; tapered square columns or pedestals; and extending porch elements.<sup>18</sup> Small-scale, woodframed Craftsman bungalows could be constructed easily and affordably, which contributed to their popularity in the Bay Area following the 1906 earthquake. They were often available as kit houses or plans in pattern books during the 1890s through 1910s and were advertised to a growing middle-class market and young families.

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Figure 20. Tract map of Mastick Park. Source: Alameda Preservation Press, August 2012.



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and 1908 (bottom). Sources: Alameda Preservation Press August 2012; and Alameda Daily Argus, 20 June 1908.

<sup>17</sup> Rodney Douglas Parker, "The California Bungalow and the Tyrolean Chalet: The III-Fated Life of an American Vernacular," Journal of American Culture 15, vol. 4 (1992): 1. <sup>18</sup> McAlester, 568, 578.

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Figure 15. 1948 Sanborn fire insurance map, subject parcel outlined in red dashed line. Source: Sanborn Map Company, Insurance Maps of Alameda, volume one, sheet 21. Edited by Page & Turnbull.

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the subject property, view southeast. Source: City of PACIFIC-Alameda

Primary #

Trinomial

HRI#



Designer : Adolfo M Martinez Address : 224301 Southland Dr Suite 605D Hayward CA 94545 Phone : 510-828-3033 e-mail adolfo@housecadrafting.com

🔏 🕂 dolfo M Martinez

Owner: Rajiv N Jain; Supriya Sharma 802 BUENA VISTA AVE, ALAMEDA, CA 94501-Phone: 510-755-6047 e-mail: rjain@btw1.com

Structural Engineer: GPM Engineers MOHAMED GENIDY 3340 Walnut Ave, Suite 292 Fremont, CA 94538 Ph: 650-331-7264 mgenidy@gpmengineers.com



No.	Description	Date



Scale



iqure 17. 1965 aerial view of subject property; shed roof dormer and rear shed roof visible. Source: USCB FrameFinder Historic Aerials.

Figure 18. 2020 aerial view of subject property; shed roof dormer and rear shed roof visible. Source Google Earth Historical Aerial Imagery, 2014.



Figure 19. Primary (north) façade of 802 Buena Vista Avenue, view south. Source: Google Streetview, 2020.

Table 1: Permitted Alterations to 802 Buena Vista Avenue							
Date Permit #		Owner	Builder/Contractor	Description			
9-08-1930	1297	Not indicated	Not indicated	Reroofing			
11-20-1942	659	Not indicated	Not indicated	Reroofing			
7-11-1945	450	Not indicated	Not indicated	Reroofing			
5-28-1958	411	Stanley	Not indicated	Repairs			
9-02-1964	1520	Not indicated	Not indicated	Raise foundation			
11-27-1974	1181	Christy	Not indicated	Reroofing			
4-18-1997	EX97-003	Not indicated	Not indicated	Excavate 8" Sanitary Sewer			
9-14-1999	B99-1924 *Expired	R. Reynado	Nams Roofing	Reroofing single family dwelling			
11-18-1999	E99-3987	R. Reynado	Mayon Electric	Replace Service with 100 Amp Service			

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16). The wood braces are generally in good condition (Figure 14, Figure 17); the braces and fascia of the east gable are in fair condition and exhibit weathering (Figure 18). The wood soffits are in fair condition with smoke damage, particularly at the center of the façade.

Most windows and all doors on this façade are non-original additions or replacements. The clapboard siding and trim on this façade are mostly unpainted non-original composite material with wood texture (Figure 15). A stucco-clad projection with a non-original window is centered under the gable at the east end of the façade. These non-original finishes are generally in good condition.

#### CONCLUSION

The front façade of 802 Buena Vista Avenue exhibits the most burn damage, particularly within and around the porch. While many elements on this façade are in poor condition, they generally retain their shape, dimensions, and proportions such that they could be reconstructed based on available pre-fire photographs (such as Google Maps Street View) and by matching elements in good condition on other facades. The side facades are generally in good condition and can likely be retained and repaired to address smoke damage and weathering. The original features of the rear façade are generally in good condition and may be salvaged to replace damaged features on the front façade or used as references for reconstruction.

As the interior was not assessed, it is unknown how original features, such as the triangular knee braces, extend into the interior and whether they served any structural function that has been compromised by fire damage. The condition of framing and substrates is also unknown. Cladding materials that appear to be in good condition on the exterior may be damaged on the interior; they may also be supported by or attached to fire-damaged framing or substrates. Salvage and reuse of any original features should be coordinated with building code requirements and construction best practices while retaining as much original material as possible.

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#### MEMORANDUM

DATE	May 2, 2025	PROJECT	25134
		NUMBER	
TO	Rajiv N. Jain (Owner)	PROJECT	802 Buena Vista Avenu
OF	29523 Holyoke Avenue,	FROM	Aisha Sawatsky, Preser
	Hayward, CA 94544		Specialist, Page & Turni
CC	Christina Dikas Brobst, Principal,	VIA	Email
	Page & Turnbull		

REGARDING Architectural Survey of 802 Buena Vista Avenue, Alameda

### INTRODUCTION

Page & Turnbull has been engaged to conduct an architectural survey of the residential building at 802 Buena Vista Avenue in Alameda, CA. The building suffered from fire damage in 2022 and has been vacant since. The purpose of this memorandum is to identify which architectural characterdefining features can be salvaged and which could be successfully replaced in-kind. Updated State of California Department of Parks and Recreation (DPR) Primary Record (523A) and Building, Structure, and Object Record (523B) forms have been prepared to accompany this memorandum. The character-defining features of 802 Buena Vista Avenue are listed in the updated DPR forms.

Aisha Sawatsky and Jennifer Hembree visited the site on April 21, 2025, to survey the exterior facades. The interior of the building was not examined. Existing conditions and character-defining features were documented using digital photographs and field notes.

Jennifer meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History. Aisha meets the Secretary of the Interior's Professional Qualifications Standards for Architecture and Historic Architecture.

#### ARCHITECTURAL SURVEY

The building's materials, elements, and features were assessed according to a "good," "fair," and "poor" rating system as defined below:

#### We imagine change in historic and contemporary environment to cultivate thriving, sustainable, and resilient communities.

170 MAIDEN LANE, 5TH FLOOR SAN FRANCISCO, CALIFORNIA 94108 TEL 415-362-5154

#### Architectural Survey Memorandum [25134 – 802 Buena Vista Avenue, Alameda] Page 2 of 17

GOOD: The building element/feature is intact, structurally sound, and performing its

### preventative maintenance. FAIR: The building element/feature is in fair condition if either of the following conditions is

- present: There are early signs of wear, failure, or deterioration though the component and its features are generally structurally sound and performing their intended purpose; or There is failure of a feature or component.
- **POOR:** The building element/feature is in poor condition if any of the following conditions is present:
- The features are no longer performing their intended purpose; or Features are missing; or
- Deterioration or damage affects more than 25% of the component; or • The component or features show signs of imminent failure or breakdown.
- UNKNOWN: The assembly or feature was not accessible for assessment or not enough information is available to make an evaluation.

The survey below is organized by façade. Associated images and annotated reference elevations follow the survey.

#### North (Primary Façade)

The main entrance to the building is on the north façade that faces Buena Vista Avenue (Figure 1). This façade exhibits the most fire damage of all exterior walls. The wood entry porch structure and railings are in poor condition and likely cannot be repaired (Figure 4). The shed roof dormer on the gable slope above the porch is in a state of collapse (Figure 9). Most of the wood triangular knee braces supporting the roof eaves are in poor condition like the porch. The stucco cladding is largely missing (Figure 2). The wood clapboard siding within the porch is in poor condition (Figure 6, Figure **7**). Many of the window and door openings on this façade are covered by plywood and are presumed to be in poor condition based on the condition of the adjacent wall surfaces. Where the adjacent walls are in fair condition, removal of the plywood covers for assessment of the windows is recommended.

The fieldstone features are generally in good condition, including the chimney, piers, and porch facing. Select stones at the tops of the porch piers are missing (**Figure 5**). The chimney above the roofline is in fair condition and exhibits cracks and loose mortar (Figure 3). Paint coatings at the

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porch piers appear to be trapping moisture and may be deteriorating the stone. The wood clapboard siding on either side of the porch is in good condition with some smoke damage. Two original window sashes are visible at the west end of the north façade; one window appears to be in good condition, while the other appears to be in fair condition and may be repaired by selectively replacing components like the bottom rail (**Figure 8**). As the building was not assessed from the interior, it is unknown whether the windows were burned beyond repair on their interior surfaces.

#### West (Secondary Façade)

This side façade faces Eighth Street and is generally in good condition (Figure 10). A smaller, secondary porch is centered on this façade. The windows on either side of this porch are covered by plywood and are in unknown condition. A small window in the recessed wall behind the porch is missing its sash but retains its trim and screen frame (Figure 11). The wood cladding, trim, rafter ends, fascia, and soffits are generally in good condition with some smoke damage at the north end of the façade and at the bottom of the small central window. The recessed cross gable above the eave of this façade is in good condition with some smoke damage.

The fieldstone corner piers are in good to fair condition. The southwest corner pier is missing several of its stones and would need to be partially rebuilt. The stones appear to have been scattered around the pier in the side yard.

#### East

This side façade faces the driveway and is generally in good condition (Figure 12). Stucco cladding is extant above the wood clapboard siding; both are in good condition. Limited clapboard pieces are loose and need to be re-secured to the wall. The rafter ends, fascia, and soffits are in fair condition with some smoke damage and weathering.

A plywood cover obscures the bay window at the north end of the façade. The south end of the façade has three individual window openings with exterior trim in good condition (Figure 13). Two windows are missing their sashes, and one is blocked with painted plywood that likely predates the fire. Hinges that remain at the two uncovered windows indicate that they were casement windows. The recessed cross gable above the eave of this façade exhibits burn damage and is in poor condition.

#### South

This rear façade retains some original features, such as wood triangular knee braces matching the north façade and a wood double-hung window that is partially obscured by a plywood cover (Figure

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# 2 NEW FIRST FLOOR PLAN scale: 1/4" = 1'-0"

	Existing Door Schedule 1st floor									
Mark	Height	Width	Phase created	Exterior Interior	Family	Comments				
d01	7' - 2 1/2"	3' - 0"	Exterior	(E) F.F	Door-In_Swing-Milgard-Tuscany_Series-French_ Style-1_Panel_Dual_Sidelite					
d02	6' - 8"	2' - 10"	Exterior	(E) F.F	Single-Decorative 2					
d03	6' - 8"	2' - 8"	Interior	Ground	Single-Flush					
d04	7' - 0"	8' - 0"	Exterior	Ground	Door-Garage-Flush_Panel					

			Existing	Window Schedule 1st	Floor
Mark	Width	Height	Level	Phase Created	Comments
w01	4' - 3"	4' - 0"	(E) F.F	Existing	
w02	4' - 3"	4' - 0"	(E) T.P	Existing	
w03	4' - 3"	4' - 0"	(E) T.P	Existing	
w04	5' - 0"	4' - 0"	(E) F.F	Existing	
w05	4' - 5"	5' - 0"	(E) F.F	Existing	
w06	4' - 5"	5' - 0"	(E) F.F	Existing	
w07	4' - 5"	5' - 0"	(E) F.F	Existing	
w08	5' - 0"	4' - 0"	(E) F.F	Existing	
w09	4' - 5"	5' - 0"	(E) F.F	Existing	
w10	5' - 0"	4' - 0"	(E) F.F	Existing	
w11	4' - 5"	5' - 0"	(E) F.F	Existing	
w12	4' - 5"	5' - 0"	(E) F.F	Existing	
w13	4' - 3"	4' - 0"	(E) F.F	Existing	
w14	4' - 3"	4' - 0"	(E) F.F	Existing	
w15	3' - 0"	3' - 0"	Ground	Existing	
w68	2' - 6"	4' - 0"	(E) F.F	Existing	
w69	2' - 6"	4' - 0"	(E) F.F	Existing	

1 A107

		Ne	w Wii
Marca	Altura	Anchura	
		-	
w16	4' - 0"	6' - 6"	New
w17	4' - 0"	6' - 6"	New
w18	5' - 0"	4' - 5"	New
w19	5' - 0"	2' - 6"	New
w20	5' - 0"	2' - 6"	New
w24	4' - 0"	6' - 6"	New
w27	4' - 0"	6' - 6"	New
w28	5' - 0"	4' - 5"	New
w29	4' - 0"	4' - 0"	New
w30	5' - 0"	4' - 5"	New
w31	5' - 0"	2' - 6"	New
w32	5' - 0"	2' - 6"	New
w33	5' - 0"	4' - 5"	New
w47	4' - 0"	6' - 6"	New
w55	4' - 0"	6' - 6"	New
w64	4' - 0"	6' - 6"	New
w71	5' - 0"	4' - 5"	New
w72	5' - 0"	4' - 5"	New
			New [
Marca	Altura	Anchura	

d05	7' - 0"	5' - 2"	Nev
d06	6' - 8"	2' - 4"	Nev
d07	6' - 8"	2' - 4"	Nev
d08	6' - 8"	4' - 0"	Nev
d09	6' - 8"	3' - 6"	Nev
d12	6' - 8"	3' - 6"	Nev
d13	6' - 8"	4' - 0"	Nev
d14	6' - 8"	2' - 4"	Nev
d15	6' - 8"	2' - 4"	Nev
d16	7' - 0"	5' - 2"	Nev
d27	6' - 8"	2' - 6"	Nev
d28	6' - 8"	2' - 6"	Nev



New Window Schedule 2nd Floor								
Marca	Altura	Anchura	Fase de creación	Nivel	Comentarios			
w34	5' - 0"	3' - 0"	New Construction	(N) 2nd F.F				
w35	5' - 0"	3' - 0"	New Construction	(N) 2nd F.F				
w36	4' - 0"	6' - 6"	New Construction	(N) 2nd F.F				
w40	4' - 0"	5' - 0"	New Construction	(N) 2nd F.F				
w41	4' - 0"	6' - 6"	New Construction	(N) 2nd F.F				
w42	5' - 0"	3' - 0"	New Construction	(N) 2nd F.F				
w43	5' - 0"	3' - 0"	New Construction	(N) 2nd F.F				
w50	4' - 0"	6' - 6"	New Construction	(N) 2nd F.F				
w52	5' - 0"	4' - 5"	New Construction	(N) 2nd F.F				
w53	5' - 0"	4' - 5"	New Construction	(N) 2nd F.F				
w56	4' - 0"	6' - 6"	New Construction	(N) 2nd F.F				
w66	4' - 0"	6' - 6"	New Construction	(N) 2nd F.F				
w67	4' - 0"	6' - 6"	New Construction	(N) 2nd F.F				
w70	4' - 0"	5' - 0"	New Construction	(N) 2nd F.F				

	New Door Schedule 2nd F.F								
Marca Altura Anchura		Fase de creación	Nivel	Comentarios					
d17	7' - 0"	5' - 0"	New Construction	(N) 2nd F.F					
d22	7' - 0"	5' - 0"	New Construction	(N) 2nd F.F					
d32	6' - 8"	2' - 6"	New Construction	(N) 2nd F.F					
d33	7' - 0"	5' - 0"	New Construction	(N) 2nd F.F					
d34	6' - 8"	2' - 4"	New Construction	(N) 2nd F.F					
d35	6' - 8"	2' - 6"	New Construction	(N) 2nd F.F					
d36	7' - 0"	5' - 0"	New Construction	(N) 2nd F.F					
d37	6' - 8"	2' - 4"	New Construction	(N) 2nd F.F					

#### BATHROOM NOTES

1. Minimum ceiling height in a bathroom is 7' clear, from the finished floor to the finished ceiling. 2. Insulation is required to be installed in all walls, floors and ceilings open for construction between conditioned space and

unconditioned space, such as exteriors, garages, crawl spaces and attics. Type or insulation typically required: Walls: 2x4 R-13 or 2x6 R-19 Ceiling R-30 – Floor R-19)

3. Water resistant drywall (green-board (GB)) must be installed at all wet locations (Not allowed for direct tile application in a shower stall). For gypsum board used as the backer or base for ceramic tiles or other non-absorbent finish materials, provide fiber-cement, fiber-mat reinforced cement, glass mat gypsum or fiber-reinforced gypsum backers such as wonder board, hardy backer, dens shield or equivalent. CRC section R702.4.2. Must be installed to a point a min. of 72" above the shower drain. On the ceiling unless the ceiling joist are no greater that 12" apart.

3a. Provide waterproofed material at shower walls.

3b. Exhaust fan are required in all bathroom, even if an operable window is installed. (Energy Efficency Standard section 150.)

3c. Exhaust fan shall terminate a minimum of 3' from property line and 3' from openings into a building (CMC) 504.5) Exhaust fan at shower shall be listed for wet locations and shall be GFCI protected (CEC 210).

3d. shower encloser door open outwardand mantain 22" clearance (CPC 408.5) Shower compartment shall be a minimum 1,024 square inchesencompasing a 30" circle.( CPC 408.6).

3e. Water closet maximum (maximum 1.28 GPM) shall be clear 30" wide (15" on center) and 24" in front. 3f. Shower heads (Max.2.0 GPM) & Faucets Lavatory Faucets 1.2 Gallons / minute. at 60 PSI

(Min. shall not be less than 0.8 gpm at 20PSI). 3g. Bathtub whirpools and shower valves shall be approved pressure balanced or thrmostatic

mixing type adjusted to a maximum of 120 degress. (CPC 408.3). 4. Concrete board requires a vapor barrier to installed between it and the drywall and or framing.

Corrosion resistant fasteners must be used. 5. Bathrooms with steam showers shall have a min. sloped ceilings 1"to 2" per foot. Walls and

ceilings shall have an approved Water proofing system installed. GB PROHIBITED IN STEAM SHOWERS for tile backing.

6. Windows within 60" of the tub or shower drain require safety glazing. Windows within 24" of doorjambs shall be safety glazing.

7. All shower and tub door assemblies and glass splashguards shall be safety glazing. 8. Bathrooms, which open into kitchen, must have tight fitting doors.

**ELECTRICAL** 

9. The 20-amp bathroom circuit shall only serve receptacles within the bathroom. The circuit may serve the receptacles and lights in stand-alone bathrooms. The circuit may serve multiple bathrooms for receptacles ONLY. \*No motors loads shall be on the bathroom circuit.

10. Receptacles are to be located within 36" from the edge of the sink.

11. High efficacy fixtures are required or Low efficacy fixtures may be installed but only if they are equipped with an occupancy sensor that is manual-ON and automatic-OFF.

12. Hyrdromassage Bathtubs are required to be GFIC protected and the disconnect must be within sight of the motor. The motor must be accessible.

13. Light fixtures located in wet location must be listed for wet location and require water resistant trims.

14. Electrical panels are prohibited in bathrooms

PLUMBING

15. A listed anti-scald/ pressure balance valve is required in all bathtub and shower compartments. 16. The toilet must be a 1.28-gallon flush.

17. Shower waste pipe must be a minimum of 2."

18. Shower pans: minimum size 1,024 sq inches min. interior diameter 30".

19. Plastic liners and underlayment must be sloped a minimum of <sup>1</sup>/<sub>4</sub>" to the drain and be wrapped up the wall a minimum of 3 inches above the dam. A water test is required to verify the pan does not leak and to verify the weep holes are draining correctly.

20. All new plumbing piping is required to be tested with 10' head of water above the highest fixture or <u>Air test</u>. The portion under test shall be maintained at a gauge pressure of 5 pounds per square inch (psi) (34 kPa) or 10 inches of mercury column (34 kPa). This pressure shall be held without

introduction of additional air for a period of 15 minutes. 21. Toilets require a net clear area of 30" measured from the center of the toilet and 24 "clear space in front...

22. Toilets and all plumbing fixtures must be sealed at all wall and floor penetrations **MECHANICAL** 

23. Mechanical ventilation will be required in the bathroom if no operable windows or skylights with a net clear opening of a least

5% of the floor area and equaling a minimum of 1.5 sq ft are not provided. 24. Back draft damper are required on ventilation systems exhausting to the exterior. All exhaust must be a minimum of 3' from

windows and doors

25. The following items are not permitted to be located in a bathrooms: \*Furnace, \*water heaters and return air plenums

(\* Ok if located is an adjoining closet and direct vent units or electrical appliances)



Smoke Alarms shall be installed in the following locations:

In each sleeping room.

 Outside each sleeping area in the immediate vicinity of the bedrooms. • On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics

Carbon Monoxide Alarms shall be installed in the

following locations:

• Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).

• On every level of a dwelling unit including basements. Power and Interconnection

• Power must be supplied by the buildings primary power source for both smoke and carbon

monoxide detectors and they must have a battery back up.

For existing buildings where walls are not being opened a battery only device may be used. • Where more than one smoke detectors is installed they must be interconnected • Where more than one Carbon monoxide alarm is installed they must be interconnected

## S D & Carbon Mon. CRC

. EXTERIOR DOOR SHALL BE SELF-CLOSING. TIGHT FITTING 1 3/8" MIN, THICKNESS, SOLID CORE & WEATHER STRIPPED. 2.ALL DOOR HINGE PINS ACCESIBLE FROM THE OUTSIDE SHALL BE THE NON-REMOVABLE TYPE.

3.EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A LATCH AND KEY OPERATED DEADBOLT OR DEAD LATCH TYPE KEY LOCKING DEVICE. DEADBOLTS SHALL HAVE A HARDENED INSERT, 1" MIN. THROW AND 5/8" JAMB EMBEDMENT.

4. EXTERIOR IN-SWINGING DOORS WITH WOOD JAMB SHALL HAVE ONE PIECE OR RABBETED DOOR STOPS.

5.PANELS IN WOOD DOORS SHALL BE MIN. 9/16" THICK AND NOT MORE THAN 30 SQ. IN. AREA.STILES AND RAILS SHALL BE MINIMUN 1 3/8" THICK AND 3" IN WIDTH.

6.ALL GLASS DOORS AND DOOR PANELS SHALL BE SAFETY-GLAZED WITH TEMPERED GLASS. IN ADDITION ALL GLASS USED WITHIN 24" OF DOORS SHALL BE TEMPERED.

7.0VERHEAD AND/OR SLIDING GARAGE DOOR SHALL BE SECURED WITH A CYLINDER LOCK OR PADLOCK EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER OPERATION. JAMB LOCKS SHALL BE PROVIDED ON BOTH JAMBS FOR DOORS EXCEEDING 9'-0" IN WIDTH.

### Door Notes

### **DEMOLITION NOTES:**

1. Demolition shall be done in a safe, orderly manner without damaging to other parts of the premises or adjacent properties.

2. All demolished items shall be disposed of by the contractor unless otherwise directed by the owner, verify with the owner on items to be saved and stored. All removed items to be saved for reuse shall be handled with care.

3. All public improvements shall be made in accordance with the latest adopted city standards if any applicable.

GREEN REMODELING NOTES:

- 1. IMPLEMENT CONSTRUCTION SITE STORM WATER PRACTICES. 2. MINIMIZE DISCRUPTION OF EXISTING PLANTS & TREES.
- 3. PROTECT THE NATIVE SOIL.
- 4. RECYCLE JOB SITE CONSTRUCTION AND DEMOLITION WASTE.
- 5. SALVAGE REUSABLE BUILDING MATERIALS.
- 6. PROVIDE FOR ON SITE WATER CATCHMENTS / RETENTION. 7. RE-USE MATERIALS OR USE RECYCLED-CONTENT MATERIAL FOR
- LANDSCAPE AREAS.

## **Demolition Notes**



1/4" = 1'-0"

Scale

### **Technical Data Sheet** Presidential Solaris® Shingles



#### PRODUCT INFORMATION

Presidential Solaris innovative technology produces a shingle that reflects solar energy in a traditional color palette. All colors are rated by Cool Roof Rating Council (CRRC) and meet California's Title 24 requirements for cool steep slope roofing. Presidential Solaris Gold Max Def Weathered Wood complies with ENERGY STAR® requirements. These shingles are manufactured using the same high standards as all CertainTeed roofing products and are covered by the same superior warranty protection.

		Salar Salar
1952 (1963) 27 (1972) (1		
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		ГП Г

Presidential Solaris Gold Max Def Weathered Wood algae-resistant (AR) shingles help protect against staining, discoloration, or black streaking caused by blue-green algae.

Presidential Solaris shingles, with unique sculptured tabs, provide the distinct styling, depth and dimension of wood shakes. It is constructed using two laminated layers of the industry's strongest, most durable roofing materials and is designed to resist blow off in high wind conditions up to 110-mph with normal installation and 130-mph with special installation.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

	Solar Radiative Properties								Energy
Color	CRRC	Solar Reflectance		Thermal Emittance		Solar Reflective Index		California	Star
	ID	Initial	Aged	Initial	Aged	Initial	Aged	Title 24?	Certified?
		R		Preside	ntial Solaris	Gold			
Max Def Weathered Wood	0668- 0076	0.25	0.23	0.93	0.90	27	23	Yes	Yes
				Presi	dential Sola	ris			
Autumn Blend	0668- 0127	0.21	Pending	0.92	Pending	21	21*	Yes	No
Country Gray	0668- 0128	0.21	Pending	0.92	Pending	21	21*	Yes	No

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.











# $\frac{\text{Elevation Existing 2}}{\frac{1}{2}}$

**EXTERIOR ELEVATION NOTES:** 

1. Engineered Wood (Wood Composite) LP SmartSide, Collins TruWood.

1a. 7/8" Cement plaster, 3 coats o/ metal lath o/ 2 Layers of "D" building paper o/ ply sheathing (LaHabra , Pacific sand x97 base 200 ) match with existing.

2. Roofing: Composition Shingle CertainTeed Saint Gobain. Presidential Solaris Shingles -Wetherwed Wood-color. 40 Years.

3. Windows: MarvinUltimate Wood/Clad Collection Simulated divided lite (SDL), custom radius, narrow profiles. See additional options on A103.1 (Andersen, Pella, Kolbe and Sierra Pacific).

4. Windows Trims: TRU WOOD SIDING / TRIM, color to match building.

5. Weep Screed: @+4" min above finished grade or +2" above conc. Porch.

- 6. Fascia Gutter: G.I. Fascia gutter painted.
- Fascia Board painted, color same as gutter. 7
- 8. G.I. wall to roof Flashing painted.

9. Window Sill: **TRU WOOD SIDING / TRIM**, color to match building, color to match building.

10. Address shall be internally lit during non daylight hours . Switching shall be controlled by the clock or photo sensor. Address numbers shall read from left to right with 4" hight minimun on a contrastting background.

11. Fieldstone features should be preserved and incorporated into porch columns

## **Elevation Notes**



Project number 013-2024

A105

02-2024 Author

Checker

1/4" = 1'-0"

Date

Drawn by

Checked by

Scale







### 84.(a) Exterior Doors

- 2. 1) Exterior doors on dwellings and garages and doors leading from garage areas into private residences and multiple dwelling residences shall comply with UBC Standard No. 10-5, Part 1; doors in pairs shall be tested in pairs.
- 3. 2) Exterior doors on dwellings and garages and doors leading from garage areas into private residences or multiple dwelling residences shall have a deadlocking latch device with a minimum throw of one-half inch and a deadbolt lock with a cylinder guard, a hardened steel insert and a minimum throw of one inch. This provision shall not apply to vehicular doors.
- 4. 3) All main and front entry doors shall be 1-3/4 inch in thickness, solid core. Other exterior doors on dwellings and garages shall be not less than 1-3/8 inch in thickness, solid core. Exterior doors 1-3/4 inch in thickness containing solid wood panels not less than 9/16 inch in thickness are a satisfactory alternate to solid core doors specified in this section.
- 5. 4) Entry Vision. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer having a field of view not less than 180 degrees, through windows or through view ports.
- 6. 5) Hinges which are exposed to the exterior shall be equipped with non removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.
- 7. 6) In-swinging exterior doors shall have rebated jambs.
- 8. 7) Strike Plate Installation. In wood frame construction any open space between trimmers and wood door jambs shall be solid shimmed by a single piece extending not less than six inches above and below the strike plate. Strike plates shall be attached to wood with not less than two No. 8 x 2 inch screws. Strike plates, when attached to metal, shall be attached with not less than two No. 8 machine screws. All strike plates of doors in pairs shall be installed, as tested.
- 9. 8) Jambs for all doors shall be constructed or protected so as to prevent violation of the function of the strike from the outside
- 10. 9) Light panels in exterior doors or within 36 inches of the inside activating device shall be of laminated security glass which is a minimum 1/4 inch in thickness with a .060 inch vinyl interlayer or 1/4 inch polycarbonate security sheets or their equivalent. 11. 10) Garage doors shall have an inside slide bolt lock or its equivalent located at the
- bottom of the garage door on the inside. 12.
- 13. (b) Sliding Glass Doors
- 15. 1) Sliding glass doors regulated by this Code shall have a vertical hook bolt dead lock or shall comply with UBC Standard No. 10-5, Part II or shall be labeled as "SECURITY TESTED" meeting the California Model Building Security Ordinance (CMBSO). Doors not so equipped or tested and labeled as complying with such standard shall be secured as follows:
- 16
- 17. (A) Nonconforming sliding glass doors shall have a secondary bolt lock mounted on the bottom of the door. The bolt lock shall be no less than 1/4 inch in thickness and shall have a minimum throw of 2 inches. The bolt for such secondary to the frame or floor.
- 18. (B) Double sliding patio doors shall be capable of feign locked at the meeting rail. 19. 2) Non-crushable anti-lift devices shall be securely fastened in the top track of the door frame within three inches of each side of the moveable pane when in the closed position.
- 20. 21. c) Window security

22.

- 23. 1) Window assemblies which are designed to be open able and which are regulated by this chapter shall have a vertical hook bolt dead lock or shall comply with UBC Standard No. 10-6, or shall be labeled as "SECURITY TESTED", meeting the California Model Building Security Ordinance (CMBSO) unless such windows are protected by approved metal bars, screens or grilles. Louvered windows regulated by his chapter shall be protected by approved metal bars or grilles.
- 24. 2) Sliding glass windows not so equipped or tested and labeled as complying with such standard shall be secured as follows:

25.

- 26. (A) If a vertical hook bolt deadlock is used, it shall be of hardened steel and shall have a minimum thickness of 1/8 inch. The strike used for the vertical hook deadlock shall be made of hardened steel. When the vertical hook bolt deadlock is in the closed position, it shall be at least 180° around the strike.
- 27. (B) If a secondary lock is used, along with a lock other than a vertical hook bolt deadlock, the secondary lock shall be mounted on the bottom of the window. The secondary lock shall be a bolt lock and shall be no less than 1/8 inch in thickness, and shall have a minimum throw of one-half inch. 28.
- 29. 3) All sliding glass windows shall have the movable section of the window on the inside of the fixed portion of the window. 30
- 31. Non-crushable anti-lift devices shall be securely fastened in the top track of the window frame within three inches of each side of the moveable pane when in the closed position.

## **Exterior Doors**

scale: 1/4" = 1'-0"

## WINDOW SCHEDULE





Andersen Pella Kolbe Sierra Pacific

## DOOR SCHEDULE

	iptic		ecad Supi /IST A 94 55-6 om <b>ngin</b> ers BEN Ave, 945: 7264 men	ADr eCAI blfo l i301 aywa 0-8;
BUILDING NOTES & WINDOW	on                 	802 BUENA VISTA AVE.	drafting M MM Friya Sł FA AVE 4501- 5047 HDY , Suite 38 4 ngineel	afting Draftir M Mar I South ard CA 28-303
AND DOOR SCHDL.	Date	ALAMEDA CA 94501-2206	p.com artinez narma =, 292 rs.com	ng.com tinez hland Dr 94545 33

Project number 013-2024 Date 02-2024 Drawn by Author Checked by Checker A108.1 Scale 1/4" = 1'-0"