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Exhibit 2 Item 4-A
Historical Advisory Board
September 4, 2025

MEMORANDUM

Date: July 10, 2025

To: Kenny Kwong
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510-326-4929

From: Kathleen McDonald, Conditions Assessment Specialist/ Architectural Historian
Joseph van den Berg, Architectural Historian

Project: 2025051 - 1711 Arbor Street, Alameda

Re: 1711 Arbor Street, Alameda – Historic Resource Evaluation and Condition Assessment Memorandum

Via: E-mail

INTRODUCTION

Garavaglia Architecture, Inc. (GA) was retained by Mr. Kwong on behalf of the property owners of 1711 Arbor Street in Alameda, in order to provide historic preservation consulting services related to the property. The following memorandum was requested by the City of Alameda due to the building's local historic inventory status ("H") and in connection with potential development of the property. This memo will include relevant historical information about the building, an analysis of the integrity of the building as a historic resource, an existing conditions assessment summary, recommendations for re-use vs. demolition, and supporting evidence for the final evaluation. For ease of reference, this memo is divided into two parts, which are: Part 1 - Historic Resource Evaluation, and Part 2 - Existing Conditions and Demolition vs. Re-Use.

PROPERTY OVERVIEW

The subject property at 1711 Arbor Street consists of a two-story wood frame building located on the block of Arbor Street between Pacific Avenue and Buena Vista Avenue in Alameda, CA. The surrounding area consists of low-density residential housing (Figure 1). The building is located on Arbor Street, towards the North side of the island. The assessor parcel number is 72-355-9, according to the Alameda County assessor. The building sits on the Northwest corner of the lot, facing East.



Figure 1. Aerial view of 1711 Arbor Street with the property outlined in yellow (Google Earth, amended by author)

PART 1 - HISTORIC RESOURCE EVALUATION

CURRENT HISTORIC STATUS

The subject property is listed with an “H” designation on the City of Alameda’s Historical Buildings Study List, which was compiled through a survey conducted in 1978.¹ The “H” designation is meant to represent the following:

H - A resource which may have Historical importance because of its apparent age or location, or may have architectural importance because of its similarity to other buildings done by important architects and/or builders. Historic research should precede further evaluation of this resource.²

¹ City of Alameda website, “Historical Preservation: Historic Buildings Study List,” <https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Planning-Division/Historic-Preservation#HBSL>.

² Ibid.

CONSTRUCTION HISTORY

Year Completed	Description of Work	Source/Explanation
Pre-1897	<ul style="list-style-type: none"> • Building with front-facing gable roof constructed • South shed-roofed addition constructed • West (rear) shed-roofed addition constructed • Rear porch constructed at same time or after West shed-roofed addition 	<ul style="list-style-type: none"> • Sanborn and Newspaper Record confirm the building was constructed (close to its current form) by 1897³ • Site visit observations: cut (square) nail fasteners (c. 1800s) present at South and West (rear) shed roof portions of the building indicate that they are of early construction, but more modern framing confirms they were an early addition to the building; this means the rear porch was constructed at the same time or after the West addition was constructed
1930	Reroof	Building Index Card (Permit #1243) ⁴
Pre-1948	One-story rear porch replaced with small rear addition (likely the existing rear bump-out)	1948 Sanborn Map ⁵ shows a rear addition in place of the rear porch in the 1897 Sanborn map
1965	<ul style="list-style-type: none"> • Porch repair • Foundation replaced 	Building Index Card (Permit #220) ⁶
1967	Reroof	Building Index Card (Permit #459)
1970	Front steps replaced	Building Index Card (Permit #1292)
2024	Front porch removed (likely due to unsafe condition)	Google Maps and Google Earth imagery
Pre-2025	Rear staircase removed (likely due to unsafe condition)	Site visit observations: there is currently no rear staircase, but an outline in the paint on the rear facade indicates there was one; the presence of vine growth in this area likely led to an unsafe condition with the stairs, warranting their removal

³ City of Alameda Sanborn Maps, accessed from the Library of Congress Sanborn Map database, <https://www.loc.gov/collections/sanborn-maps/?q=alameda>; "Proceedings Begun for a Divorce," *Alameda Times Star*, Wed, Oct 28, 1896, 1; because the front porch is no longer extant and could not be assessed during the site visit, it is unclear whether the front porch was part of the original construction, or if it was an early addition.

⁴ Building Index Card for 1711 Arbor Street, accessed from the County of Alameda Planning Department Historic Building Permit Search website, <https://docs.alamedaca.gov/WebLink/DocView.aspx?id=705550&dbid=0&repo=CityofAlameda&searchid=8404bd7-8043-4921-926a-bb9aa44c690a>

⁵ City of Alameda Sanborn Maps.

⁶ Building Index Card for 1711 Arbor Street.



Figure 2. 1897 Sanborn map, subject property outlined in red (Library of Congress Sanborn Map database, amended by author)



Figure 3. 1948 Sanborn map, subject property outlined in red (Library of Congress Sanborn Map database, amended by author)



Figure 4. 1950 Sanborn map, subject property outlined in red (Library of Congress Sanborn Map database, amended by author)

BRIEF ARCHITECTURAL DESCRIPTION

The building at 1711 Arbor Street is a two-story wood frame structure with a front facing gable on the main roof, and shed-roofed additions on the South and West (rear) facades. The building is clad in a mix of channel rustic and tongue-and-groove wood siding, and the roof is covered with composition shingles. All windows and doors are wood with wood frames and trims. There is an exterior wooden staircase on the front (East) facade, which provides the only existing access (exterior or interior) to the 2nd floor. However, there was once an exterior rear staircase that also provided access to the 2nd floor. The rear staircase has been removed, but the rear staircase landing/porch addition still remains at the 2nd floor of the West elevation.

The building exhibits different architectural detailing on the 1st floor and the 2nd floor—both on the interior and exterior—possibly indicating that the 1st floor and 2nd floor were once two separate buildings, with one added on top of the other. Alternatively, it may indicate that the 2nd floor was the original building that was raised, with the 1st floor added underneath at the time the original building was raised. The theory that the existing building is a fusion of two different structures or different dates of construction is evidenced by architectural features of Queen Anne style on the 1st floor (including ornamental exterior window aprons, paneled wood doors, stained-glass wood casement windows, vertical panel interior wainscoting, and rosette corner blocks at the interior door and window trims) and vernacular Italianate features on the 2nd floor (including a front-gable roofline with two flat extensions on each end, a side entrance, a full-width hipped roof porch, double doors and double-width doorways, an interior door with a transom, one-over-one double-hung wood windows, and a picture rail at the interior). Furthermore, the building's later additions communicate a more utilitarian nature to the building. The fact that there is no existing internal staircase—and no evidence of one—also indicates that the building was likely two separate dwelling units.

The front 2nd floor's lack of detailing at the exterior, the presence of several later additions, the replacement of the stairs (c. 1970), the removal of the 2nd-story porch and associated hipped porch roof from the front facade (c. 2024), and a mix of channel rustic and tongue-and-groove siding throughout the building communicate an overall lack of architectural cohesion.



Figure 5. View of the front (East) facade of 1711 Arbor Street from Arbor Street (GA, June 2025)

Character-Defining Features

Exterior:

- Full-width 2nd-story porch on front facade (not extant, but remnants still located on site)
- Channel rustic wood siding
- Wood casement windows with stained glass
- Ornamental window aprons on front (East) elevation (1st floor)
- Wood double doors on front (East) elevation (2nd floor)

Interior:

- Beadboard wainscoting in some rooms (1st floor)
- Interior window and door trim with rosette corner blocks (1st floor)
- Wood baseboards (many have been removed)
- Wide variety of wallpaper
- Bathroom tiling (2nd floor)
- Old carpet in street-facing rooms (2nd floor)
- Plaster walls and ceilings
- Picture rail in some rooms (2nd floor)
- Paneled wood doors (many interior doors have been removed)
- 1"x4" wood flooring



Figure 6. Front porch in 2022; note that the tree is leaning onto the porch, compromising its structural integrity (Google Maps)

EVALUATIVE FRAMEWORK

In order to effectively evaluate a historic property, the National and California Register criteria must be applied, along with any local listing criteria. In order for something to be eligible for listing in the National and California Registers, said item must be fifty years old for the National Register. Since the criteria for the National and California Registers are similar, they will be evaluated together. The City of Alameda Study List has its own evaluation criteria that will be analyzed separately. Because the building's current historic status "H" (see page 2 for full definition) is tied to its architectural importance, and not importance of related persons or events, only the criteria related to architecture and design have been evaluated here, as per instructions from the City of Alameda Planning Department.

NRHP/CRHR Criterion C/3: Design and Construction

Under this criterion, properties may be eligible if they:

- Embody the distinctive characteristics of a type, period, or method of construction represent the work of a master
- possess high artistic values, or
- represent a significant and distinguishable entity whose components may lack individual distinction."⁷

City of Alameda Historical Buildings Study List Evaluation Criteria

The City of Alameda has its own criteria to list buildings on its Historical Buildings Study List, "based on a combination of the criteria for listing in the National Register of Historic Places, for inclusion in the State Historic Resources Inventory, and for designation as an Alameda Historical Monument."⁸ Relevant criteria for this evaluation include the categories of architectural significance and design integrity:

- Architectural Significance has to do with the style of a historic resource, the reputation and ability of the architect, the quality of the design, its uniqueness and its execution, and the materials and methods of construction.
- Design Integrity has to do with alterations which have been made over time to the original materials and design features of the resource.⁹

Historic Integrity

When evaluating a resource for the NHRP or CRHR, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets the criteria for significance and it possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance.

The following seven aspects define historic integrity:

- Location. The place where the historic property was constructed or the place where the historic event occurred.
- Design. The combination of elements that create the form, plan, space, structure, and style of a property.

⁷ Cultural Resources staff, National Register Bulletin: *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, rev. 1991, 1995, 1997). https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

⁸ City of Alameda website, "Historical Preservation: Historic Buildings Study List."

⁹ Ibid.

- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.¹⁰

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance. Comparisons with similar properties should also be considered when evaluating integrity as it may be important in deciding what physical features are essential to reflect the significance of a historic context. If a property is determined to not be eligible or individual listing on the NRHP or CRHR, then it will not be evaluated for historic integrity.

EVALUATION FINDINGS

NRHP/CRHR Criterion C/3: Design and Construction

The building is not eligible for listing under Criterion C/3. The building's architectural features that could show the building as a representative of a Queen Anne or Italianate style are either very few, damaged, or no longer present. In many ways, the argument for Criterion C/3 is intertwined with the integrity argument, given how many physical changes the building has undergone.

The building is also not built by a master architect. There appears to be no original building permit on file, and a search through newspaper databases yielded no original architect. As a result, the building cannot be said to be built by a master architect.

The building does not possess high artistic value. In order to possess high artistic value, something about its appearance must be exceptional or different than its neighboring buildings. In this case, 1711 Arbor Street mirrors the designs of neighboring buildings in material, shape, and construction. Because of its lack of unique characteristics of a particular style, it does not possess high artistic value.

In that vein, it also does not represent a building whose components lack individual distinction. The building is comprised of a variety of components, being the stairs, the porch, the stained-glass windows and aprons, the gable roof, and the paneled doors, to which the sum of the building's components does not yield a significantly unique and distinguishable entity.

Because of the above, the building is not eligible for listing under Criterion C/3.

¹⁰ National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*

City of Alameda Historical Buildings Study List Evaluation Criteria

Architectural Significance

As previously noted, the style of the building is not historic. It is fairly commonplace among the area, as its materials, construction type, and style present among other Alameda buildings. As a result, the building has no architectural significance.

Design Integrity

The building has no design integrity. The front porch was a large signifier for the type and status of the building. Without its front porch, much architectural context is lost as to what the building's original type, style, and design was. The replacement of the stairs, the change in foundation, the change in roof material, and multiple different layers of different types of siding all deviate from the building's original design. As a result, the building does not maintain integrity of design.

Historic Integrity

According to National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*, "Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity."¹¹ Since the property at 1711 Arbor Street was not found to exhibit historic architectural or design significance, evaluation of the building's integrity is unnecessary, as there is no area of significance to tie to historic integrity.

Historic Significance and Integrity Conclusion

As a result, the building is not historically significant and does not maintain historic integrity. The building does not meet the NRHP/CRHR Criterion C/3, and does not hold any architectural significance or design integrity as outlined in the City of Alameda Historical Buildings Study List Evaluation Criteria. Because 1711 Arbor Street was not found to exhibit historic architectural or design significance, the building was not evaluated under the seven aspects of integrity, as no area of historic significance means there is no historic integrity. GA recommends that 1711 Arbor Street be removed from the City of Alameda's Historical Buildings Study List, where it is currently listed with an "H" status, which noted further research and evaluation required to establish historic architectural importance. Since this evaluation has been based on further research and has found that 1711 Arbor Street exhibits no historic architectural significance, there is no need for the "H" designation to remain.

¹¹ National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*.

PART 2 - EXISTING CONDITIONS AND DEMOLITION VS. RE-USE

EXISTING CONDITIONS

In order to assess existing conditions of the building at 1711 Arbor Street—as requested by the City of Alameda Planning Department—GA carried out a site visit to the property on June 27, 2025. Both the exterior and interior of the building were accessed, and conditions were recorded via field notes and photographs.

Exterior

Foundation

- Brick foundation at main portion of the building appears to be in good condition
 - Vegetation is overgrown at building base on North elevation
- There is earth-to-wood contact around the entire base of the building, which is likely leading to excess moisture and pest infiltration
- Concrete foundation at rear shed addition is in poor condition
 - The foundation at the rear of the building is sinking
- A portion of the 2nd story is supported by a pier and post foundation on the South elevation



Figure 7. View of the brick foundation at the front (East) facade of 1711 Arbor Street (GA, June 2025)

Building Envelope

- Channel rustic and tongue-and-groove wood siding is in fair-poor condition throughout
 - Peeling paint throughout
 - There is significant damage from vines on North and West elevations, where vines had started growing behind the siding
- The structure appears to be platform-framed
 - There is out-of-plane displacement on the South elevation near the window on the 2nd floor, which may indicate a structural issue with the framing or post supports



Figure 8. View of vine damage at the rear (West) facade of 1711 Arbor Street (GA, June 2025)

Windows/Doors

- Windows are a mix of six wood casement windows (some with stained glass) and six wood double-hung windows, with the casements likely being original; windows throughout are in fair-poor condition
 - A window on 2nd floor of North elevation is missing (likely one of the double-hung units based on the size of the opening), leaving the interior exposed to the elements
 - The extant windows on the North and West facades are in poor condition due to deterioration caused by the vine growth on both elevations
 - Other windows on the South and East facades are in fair condition due to hardened or missing glazing putty, broken or missing panes, racking, failing paint, and/or deteriorated wood sash elements
 - Some windows on the 1st floor are boarded up from the interior
- Doors consist of two 4-panel wood doors, two half-glazed wood double doors, and two carpenter-made board-and-batten doors; doors throughout are in fair-poor condition
 - One of the half-glazed wood double doors on the East elevation is in poor condition due to deteriorated wood elements, hardened or missing glazing putty, and failing paint; the lower panel of the South-side door was replaced with plywood
 - Both board-and-batten doors on the South elevation are in poor condition due to deterioration of the wood (particularly at the base) and failed paint
 - Other doors on the South and East facades are in fair condition due to hardened or missing glazing putty (at the half-glazed door on the E), lack of weatherstripping, failing paint, and/or weathered wood elements



Figure 9. (Left) View of 1st floor window at East elevation. Note window is boarded up from the interior due to missing panes (GA, June 2025); **(Right)** View of window windows and doors on the East elevation (GA, June 2025).

Roofing/Drainage

- Roofing at the main roof and shed additions is composition shingle, which is in poor condition throughout
 - Most of the shingles are curled up or failing
 - Some shingles are missing
- The soffit at the porch on the 1st floor of the South elevation is beadboard, which appears to be in good condition
- Wood fascia and eave trims throughout are in poor condition due to deterioration of the wood
- Drainage
 - There is a metal gutter and rainwater leader (RWL) on the West elevation, which appears to be in fair condition, as one of the RWLs is bent and showing signs of corrosion
 - There is a wood gutter on the South elevation that does not appear functional

Miscellaneous

- The wood stairs leading to the 2nd floor are in poor condition due to loose boards, deteriorated and cracked wood, and gaps between the boards



Figure 10. View of exterior staircase at East elevation. Note deteriorated and cracked wood (GA, June 2025)

Interior

Floor Framing/Flooring

- The floor framing structure is in poor condition, as it is sitting in soil
- This is likely due to sinking of the foundation or the floor being constructed without a crawlspace
- Flooring throughout the 1st floor is a mix of linoleum and wood laminate, all in fair-poor condition
 - The linoleum is in poor condition, likely due to excess moisture and/or sinking of the foundation causing it to peel or bubble; the linoleum in the kitchen is particularly bad, as it has become extremely warped
 - The wood laminate flooring is in fair condition, due to excess moisture causing warping at the edges of the laminate
- Flooring throughout the 2nd floor is a mix of linoleum, carpeting, and plank floor, all in good-poor condition
 - The linoleum and carpeting are in poor condition, due to excess moisture causing peeling and failure of the linoleum and staining and deterioration of the carpeting
 - The wood plank flooring is present in one of the bedrooms of the rear shed addition and appears to be in good condition overall, though most of it was covered by a rug at the time of the site visit
 - The flooring in one of the bedrooms of the rear shed addition was not accessible, as it was covered by a protective layer of MDF at the time of the site visit
- Baseboards throughout the building are wood and are in fair-poor condition
 - Most of the baseboards have been removed or are missing; those that remain are in fair condition due to deterioration of the wood



Figure 11. (Left) View of bubbling and warped linoleum at 1st floor kitchen (GA, June 2025); **(Right)** View of stained and deteriorated carpeting and linoleum at 2nd floor reception hall and living room (GA, June 2025).

Walls

- Interior walls on the 1st floor are clad in wood lath, which was finished with plaster originally, and later covered with wallpaper or thin wood paneling in some rooms; the kitchen and living room spaces have beadboard wainscoting and there is a board wall clad in beadboard that divides the kitchen and living room

- Plaster appears to be in fair condition throughout, as it has delaminated in some areas
- Wallpaper is in poor condition throughout, as most of it is peeling or water-stained
- The thin wood paneling is in poor condition throughout, as most of it is warped or delaminating
- The beadboard wainscoting appears to be in good condition throughout, though some paint is failing
- Where the wood lath is exposed, there are signs of rot and deterioration of the wood
- The presence of mold in the kitchen and the bedroom to the North of the kitchen, along with delaminated plaster, peeling/stained wallpaper, warping/delaminating paneling, and rot in the wood lath, indicate that there is excess moisture in the walls
- Interior walls on the 2nd floor are clad in wood lath, which was finished with plaster originally, and later covered with wallpaper or thin wood paneling in some rooms; the kitchen has a porcelain tile backsplash; one bathroom has porcelain tile wainscoting, while the other has Formica laminate wainscoting and vinyl trims
 - Plaster appears to be in fair condition throughout, as it has delaminated in some areas
 - Wallpaper is in poor condition throughout, as most of it is peeling or water-stained
 - The thin wood paneling is in poor condition throughout, as most of it is warped or delaminating
 - The porcelain tile backsplash and wainscoting is in poor condition throughout, as it has delaminated in many areas
 - Where the wood lath is exposed, particularly around the missing window on the North elevation, there are signs of rot and deterioration of the wood
 - Delaminated plaster, peeling/stained wallpaper, warping/delaminating paneling, delaminated tile, and rot in the wood lath, indicate that there is excess moisture in the walls
- Wood trims throughout the building, including picture rails, corner trims, and wainscoting trims, are in good condition, though some are missing or have been removed



Figure 12. (Left) View of mold on West wall of 1st floor kitchen (GA, June 2025); **(Right)** View of warped wood paneling at North wall of 2nd floor living room (GA, June 2025).

Windows/Doors

- Windows are a mix of six wood casement windows (some with stained glass) and six wood double-hung windows, with the casements likely being original; windows throughout are in fair-poor condition
 - See section above for exterior window conditions
 - A window on 2nd floor of North elevation is missing (likely one of the double-hung units based on the size of the opening), leaving the interior exposed to the elements; wood rot was visible in the exposed window framing around the opening from the interior
 - The extant windows on the North and West facades are in poor condition due to deterioration caused by the vine growth on both elevations; wood rot and deterioration are visible at the interior sills and sashes of these windows
 - Some windows were covered over from the interior and were not accessible
- Exterior doors consist of two 4-panel wood doors, two half-glazed wood double doors, and two carpenter-made board-and-batten doors; extant interior doors (most have been removed) are mostly 4-panel, with one 6-panel door; doors throughout are in fair-poor condition
 - See section above for exterior door conditions
 - Interior doors are all in fair condition due to deterioration of wood elements and failed paint



Figure 13. (Left) View of 1st floor window from the East wall interior. Note window is racked and boarded up from the interior due to missing panes (GA, June 2025); **(Right)** View of 2nd floor window from the North wall interior. Note missing window and framing damage (GA, June 2025).



Figure 14. (Left) View of 1st floor entrance door from the South wall interior. Note failing paint and weathered wood elements (GA, June 2025); **(Right)** View of 2nd floor door from the East wall interior. Note deteriorated wood elements, failing paint, and plywood at the lower panel of the South-side door (GA, June 2025).

Roof Framing/Ceiling

- Roof framing consists of 2"x4" rafters, spaced 32" on center, with 1"x6" skip sheathing and 2"x4" ceiling joists
 - Wood rot and deterioration is visible in some of the exposed roof framing on the 2nd floor
- Light is coming through the roof in some locations on the 2nd floor, indicating there are holes in the roof that are leading to water intrusion
- Ceilings throughout the building are clad in wood lath, which was finished with plaster originally, and later covered with wallpaper or acoustic tile in some rooms
 - Plaster appears to be in poor condition throughout, as it has delaminated in many areas
 - Wallpaper is in poor condition throughout, as most of it is peeling or water-stained
 - Acoustic tiles appear to be in good condition throughout
 - Where the wood lath is exposed, there are signs of rot and deterioration of the wood
 - Delaminated plaster, peeling/stained wallpaper, and rot in the wood lath, indicate that there is excess moisture in the ceiling and/or roof framing



Figure 15. (Left) View of failed plaster at ceiling of 1st floor living room (GA, June 2025); **(Right)** View of failed plaster and deteriorated wood lath at ceiling of 2nd floor kitchen (GA, June 2025).

IMPLICATIONS OF DEMOLITION VS. RE-USE

Impacts of Demolition

GA finds that there would be no impact to an historic resource resulting from the demolition of 1711 Arbor Street, as it has been found—through the evaluation in Part 1 of this document—to have no historic significance or integrity.

Re-Use Requirements

The building is currently uninhabitable. If the building were to be re-used, it would need to be brought up to current building codes. The re-use design would not need to meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as the building was found to have no historic significance or integrity. Re-use recommendations would include the following:

- Complete gutting of the interior, due to extensive interior finish damage and the presence of mold and lead paint
- Replacement of the majority—if not all—of the 1st floor framing and roof framing, due to significant damage from wood rot
- Complete removal of rear staircase landing/porch elements due to deteriorated condition
- Complete rehabilitation or replacement of all doors and windows
- Repair or replacement of damaged or deteriorated siding that is coated with lead paint