

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 16 Resource name(s) or number (assigned by recorder) 802 Buena Vista Avenue

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted \*a. County Alameda  
\*b. USGS 7.5' Quad Oakland West, CA Date 2021  
\*c. Address 802 Buena Vista Avenue City Alameda Zip 94501  
\*e. Other Locational Data: Assessor's Parcel Number 73-409-32

\*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 Buena 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) façade 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) HP2. Single family property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



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

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

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

\*P8. Recorded by:  
Page & Turnbull, Inc.  
170 Maiden Lane, 5<sup>th</sup> Fl  
San Francisco, CA 94010

\*P9. Date Recorded:  
May 30, 2025

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments: ☐ None ☐ Location Map ☐ Sketch 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)



**\*P3a. Description (continued):**



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



**Figure 2. Oblique view of the primary (north) façade, view west.**



**Figure 3. Oblique view of the west façade, view northeast.**

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**).

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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. Triangular 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 5**).

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 façade, 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 façade contains a wood garage door and its west façade contains an infilled window opening at its center (**Figure 8**). 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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Figure 4. Oblique view of the rear south façade, view west.



Figure 5. Oblique view of the rear south façade and bay, view east.



Figure 6. Oblique view of the east façade, northern portion, view southwest.



Figure 7. Oblique view of east façade, southern portion view southwest.

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**Figure 8. Garage, north façade, view south.**

*Surrounding Neighborhood*

The surrounding neighborhood along Buena Vista Avenue as well as along Eighth Street consists of a grouping of mainly single-family 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 20<sup>th</sup>-century multi-family buildings and some early 20<sup>th</sup>-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 and Figure 12**). Exterior cladding materials present within the surrounding neighborhood consist of horizontal wood siding, including clapboard, as well as stucco, and some wood shake.



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Figure 9. Example of neighboring Craftsman bungalow single-family residence with shed dormer along Eighth Street directly adjacent to the subject building, looking southeast.



Figure 10. Example of neighboring Craftsman bungalow single-family residence with hipped roof and stone chimney along Buena Vista Avenue at the southwest corner of the intersection with Eighth Street, looking southwest.



Figure 11. Neighboring single-family (former auto repair garage) and multi-family (four-plex) buildings along north side of Buena Vista Avenue across the street from the subject building, looking northeast.

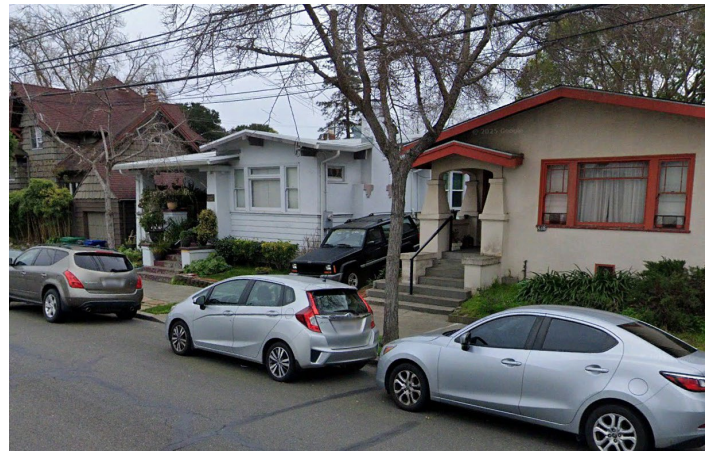


Figure 12. Neighboring Craftsman bungalow single-family residences east of the subject property along Buena Vista Avenue, looking southeast. Source: Google Street View, 2025.

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 5S3

\*Resource 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 date of alterations)

No original permit was found in available research files. According to the historic building permit record card at the City of Alameda Planning Building and Transportation Department, the subject property was "built before 1909."<sup>1</sup> An historic resources inventory conducted in 1979 indicates the property was estimated constructed in 1908.<sup>2</sup> (Refer to Continuation Sheet, page 5)

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown 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 20<sup>th</sup>-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, page 11)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: Refer to Page 16

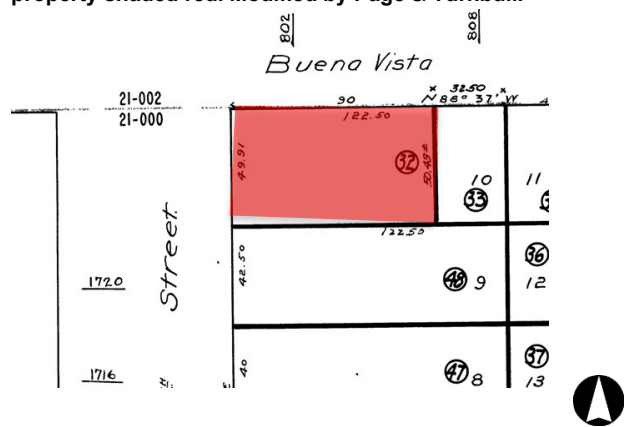
B13. Remarks: None

\*B14. Evaluator: Page & Turnbull, Inc.

\*Date of Evaluation: May 30, 2025

(This space reserved for official comments.)

Source: Alameda County Assessor's Office, 1976. Subject property shaded red. Modified by Page & Turnbull.



<sup>1</sup> City of Alameda Historic Building Permit Records, electronic resource at:

<https://docs.alamedaca.gov/WebLink/CustomSearch.aspx?SearchName=HistoricBuildingPermitsRecordsSearch>

<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.

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**\*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 vinyl windows also on the rear façade, 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>

<sup>4</sup> City of Alameda, "Historic Preservation Element," 6 May 1980, 16.

<sup>5</sup> <https://alamedapost.com/news/house-fire-on-buena-vista-ave/>.



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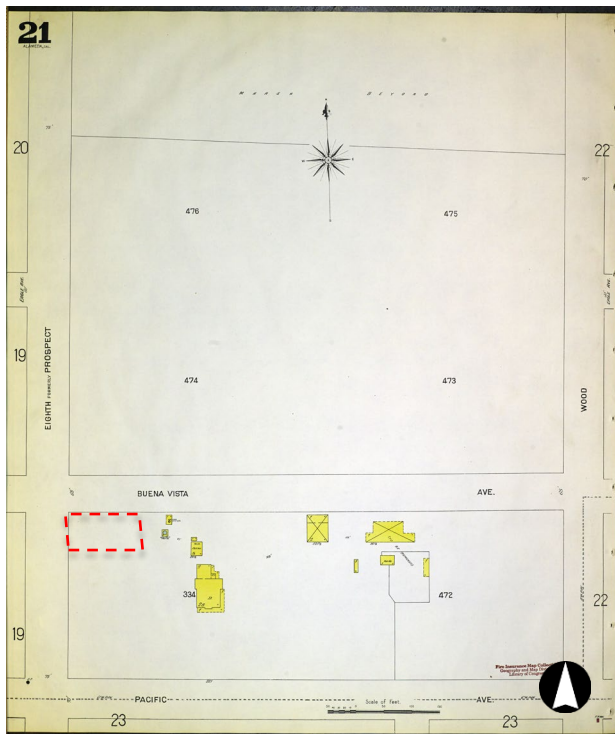


Figure 13. 1897 Sanborn fire insurance map, with the future location of the subject parcel outlined in red dashed line. Source: Sanborn Map Company, Insurance Maps of Alameda, volume one, sheet 21. Edited by Page & Turnbull.



Figure 14. 1946 aerial photograph; the subject parcel outlined in red, showing the residence, with drive and garage at right. Source: [www.historicaerials.com](http://www.historicaerials.com). Edited by Page & Turnbull.

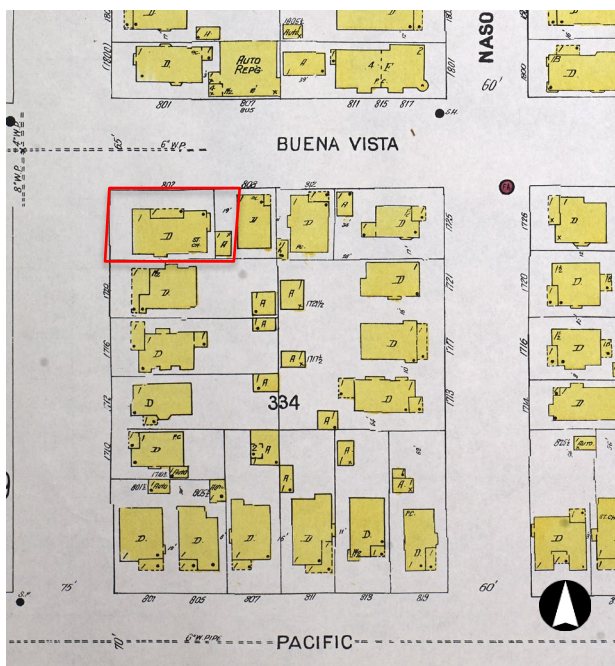


Figure 15. 1948 Sanborn fire insurance map, subject parcel outlined in red dashed line. Source: Sanborn Map Company, Insurance Maps of Alameda, volume one, sheet 21. Edited by Page & Turnbull.



Figure 16. 1979 historic survey photo of the primary façade of the subject property, view southeast. Source: City of Alameda.

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Figure 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.

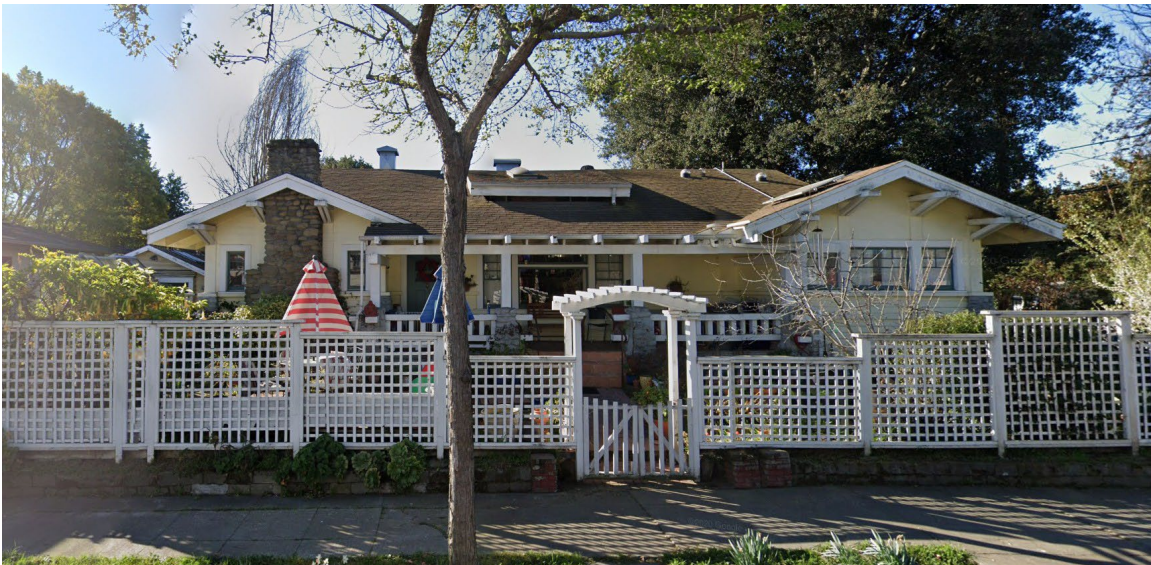


Figure 19. Primary (north) façade of 802 Buena Vista Avenue, view south. Source: Google Streetview, 2020.

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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Table 1: Permitted Alterations to 802 Buena Vista Avenue				
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 Francisco 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.<sup>10</sup>

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-in-law, 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 the 1930s. 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.

<sup>7</sup> "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.

<sup>9</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; see also "Delinquent Tax List" *Alameda Times Star*, 6 June 1913 and *Oakland Tribune*, 23 June 1913.

<sup>10</sup> <https://alamedapost.com/history/rifle-range-becomes-a-neighborhood/>

<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.

<sup>14</sup> "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.

<sup>15</sup> 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.

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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.<sup>17</sup>

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, wood-framed 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.

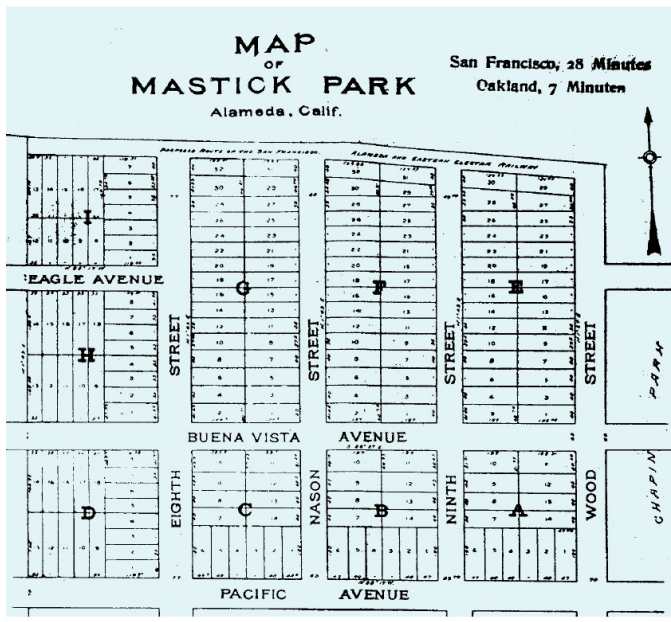


Figure 20. Tract map of Mastick Park. Source: *Alameda Preservation Press*, August 2012.

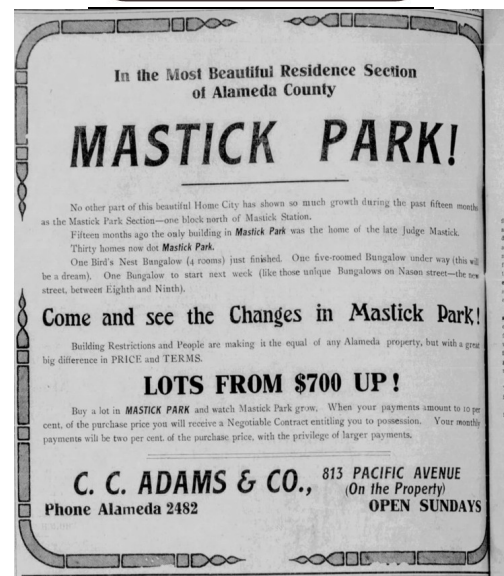
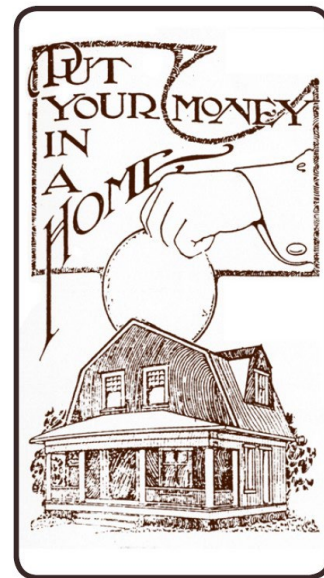


Figure 21. Advertisements for Mastick Park, 1907 (top) and 1908 (bottom). Sources: *Alameda Preservation Press*, August 2012; and *Alameda Daily Argus*, 20 June 1908.

<sup>17</sup> Rodney Douglas Parker, "The California Bungalow and the Tyrolean Chalet: The Ill-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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**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.<sup>20</sup>

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 20<sup>th</sup>-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.

<sup>20</sup> Ibid.

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

### City of Alameda Historical Monument Evaluation

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

*Historical Monument shall mean any site, including significant trees or other plant life located thereon, building, structure, portion of a structure, 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 history, or*
- *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.*

### Discussion:

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

### Integrity Analysis

In order to qualify for listing in any state or national historic register, a property or landscape must possess significance under at least one evaluative criterion and retain integrity. Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity by the survival of certain characteristics that existing during the resource’s period of significance,” or more simply defined as “the ability of a property to convey its significance.” The following discussion considers the subject property at 802 Buena Vista Avenue as a good example of the Craftsman style during the period of significance, the date of construction, ca. 1908.

### Location

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

### Setting

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

### Design

The subject property at 802 Buena Vista Avenue retains partial integrity of its original ca. 1908 Craftsman-style design. The building 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.

### Materials

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 façade, 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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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 façade 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 20<sup>th</sup>-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 20<sup>th</sup>-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 façade. 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, character-defining 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 Buena 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 façade 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 <https://www.nps.gov/orgs/1739/upload/preservation-brief-17-architectural-character.pdf>.

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Status Code (CHRS) of "5S3" has been assigned to the property, meaning ""Appears to be individually eligible for local listing or designation through survey evaluation."<sup>22</sup>

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