

## MEMORANDUM

DATE	May 13, 2025	PROJECT NUMBER	25134
TO	Rajiv N. Jain (Owner)	PROJECT	802 Buena Vista Avenue, Alameda
OF	29523 Holyoke Avenue, Hayward, CA 94544	FROM	Aisha Sawatsky, Preservation Specialist, Page & Turnbull
CC	Christina Dikas Brobst, Principal, Page & Turnbull	VIA	Email

REGARDING Architectural Survey of 802 Buena Vista Avenue, Alameda

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## 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 character-defining 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 environments  
to cultivate thriving, sustainable, and resilient communities.

<b>GOOD</b>	<p>The building element/feature is intact, structurally sound, and performing its intended purpose. The component needs no repair or rehabilitation, but only routine or preventative maintenance. Original elements/features in good condition may be retained in place or salvaged and reinstalled.</p>
<b>FAIR</b>	<p>The building element/feature is in fair condition if either of the following conditions is present:</p> <ul style="list-style-type: none"><li>• 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</li><li>• There is failure of a feature or component.</li></ul> <p>Original elements/features in fair condition may be repaired and retained in place; or salvaged and reinstalled before or after repairs.</p>
<b>POOR</b>	<p>The building element/feature is in poor condition if any of the following conditions is present:</p> <ul style="list-style-type: none"><li>• The features are no longer performing their intended purpose; or</li><li>• Features are missing; or</li><li>• Deterioration or damage affects more than 25% of the component; or</li><li>• The component or features show signs of imminent failure or breakdown.</li></ul> <p>Original elements/features in poor condition likely need to be reconstructed or replaced with salvaged material in order to restore the original design.</p>
<b>UNKNOWN</b>	<p>The assembly or feature was not accessible for assessment or not enough information is available to make an evaluation.</p>

The survey below is organized by façade. Associated images and annotated reference elevations follow the survey. Reference elevations are color-coded according to the system above to identify the condition of the building's materials, elements, and features.

## 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 (angular wood brackets) 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 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 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, such that 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, per the Integrity Conclusion of the associated DPR forms. The City of Alameda Historic Preservation Ordinance does not explicitly require an integrity analysis; therefore, the subject property may be eligible as a City of Alameda Historical Monument.

The elements in good and fair condition on the front façade may be retained and repaired. Elements on this façade that are in poor condition 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.

In order for the building to be eligible for the National and California Registers, reconstruction or replacement of damaged and missing features would be needed to restore the building's integrity. From there, additional design changes may be considered as part of a rehabilitation project. The Secretary of the Interior's Standards for the Treatment of Historic Properties, particularly the Standards for Rehabilitation,<sup>1</sup> may be used as guidelines for the treatment of missing or deteriorated features, as well as additions or other new construction.

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<sup>1</sup> "The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation (U.S. National Park Service)," <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>. Accessed May 12, 2025.



Figure 1: Subject building viewed from northeast edge of property on Buena Vista Avenue.



Figure 2: Fieldstone chimney, covered windows, burn-damaged wood elements, and missing stucco.





Figure 3: East side of chimney above roofline with cracks and loose mortar.



Figure 4: North façade with burn-damaged porch.





Figure 5: Painted fieldstone porch piers; missing stones at furthest east pier.



Figure 6: Burn-damaged porch, looking west. Covered window openings at left.





Figure 7: Burn-damaged porch, looking east. Main entry to the house at right.



Figure 8: Extant wood windows at west end of north façade. Center window has a burn-damaged bottom rail.



Figure 9: Collapsed shed roof dormer.



Figure 10: West façade facing Eighth Street. Southwest corner pier with missing stones.





Figure 11: Missing window inside west porch recess.



Figure 12: East façade next to driveway. Burn-damaged cross gable above.





Figure 13: Missing casement windows at south end of east façade.



Figure 14: West end of south façade with wood knee braces in good condition.



Figure 15: South façade with composite siding, viewed from southwest corner of the property.



Figure 16: Wood double-hung window behind plywood cover.





Figure 17: Exposed rafters at upper floor of south façade.



Figure 18: East end of south façade with wood knee braces in fair condition.



*Note: Elevation backgrounds were extrapolated from project drawings and Google Maps Street View images predating the 2022 fire.*

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- Original Feature in Good Condition

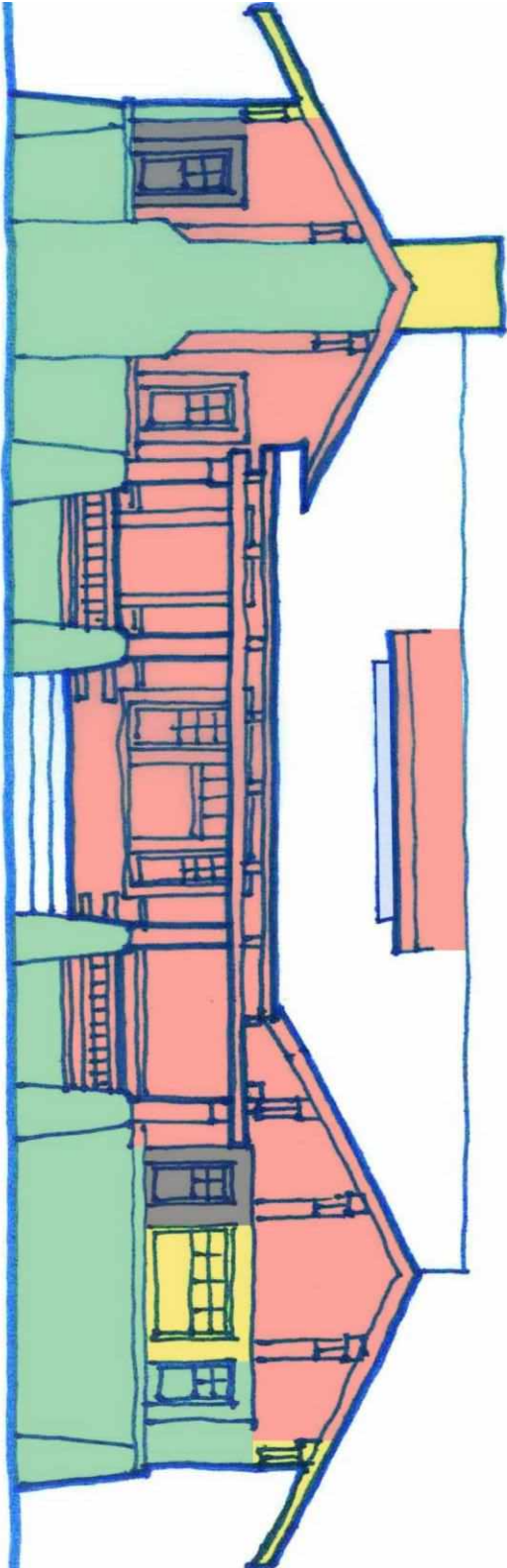
Original Feature in Fair Condition

Original Feature in Poor Condition or Missing

Original Feature in Unknown Condition

Non-original Feature

EXISTING ELEVATION 1 (FRONT, NORTH)  
BUENA VISTA AVENUE



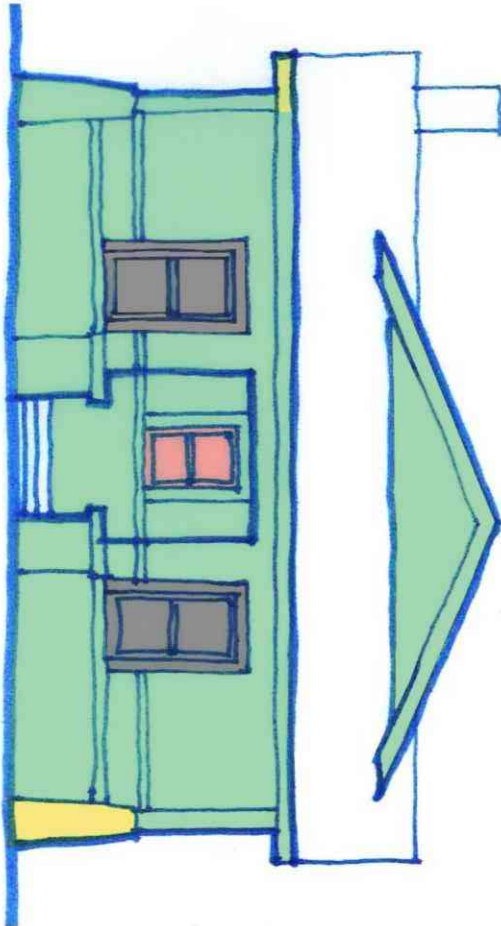
*Note: Elevation backgrounds were extrapolated from project drawings and Google Maps Street View images predating the 2022 fire.*



- Original Feature in Good Condition
- Original Feature in Fair Condition
- Original Feature in Poor Condition or Missing
- Original Feature in Unknown Condition
- Non-original Feature

**Legend**

EXISTING ELEVATION 2 (SIDE, WEST)  
EIGHTH STREET

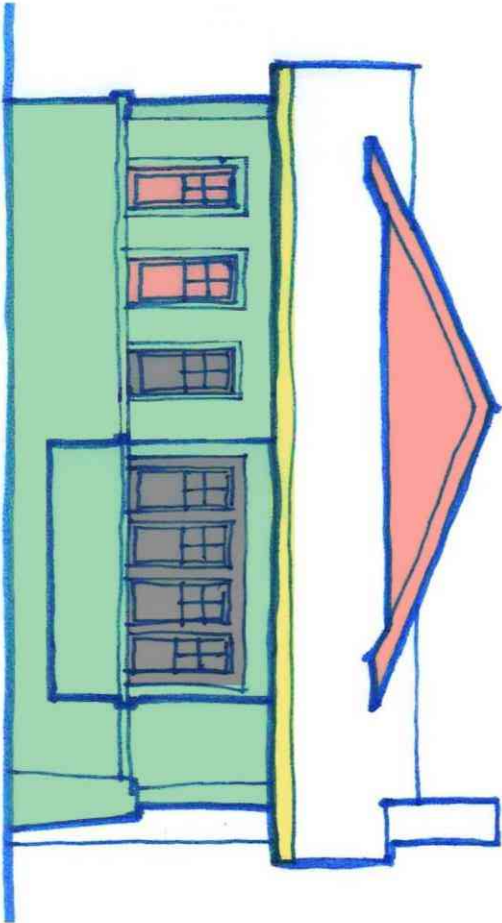


*Note: Elevation backgrounds were extrapolated from project drawings and Google Maps Street View images predating the 2022 fire.*



- Legend**
- Original Feature in Good Condition
  - Original Feature in Fair Condition
  - Original Feature in Poor Condition or Missing
  - Original Feature in Unknown Condition
  - Non-original Feature

EXISTING ELEVATION 3 (SIDE, EAST)





*Note: Elevation backgrounds were extrapolated from project drawings and Google Maps Street View images predating the 2022 fire.*



- Legend**
- Original Feature in Good Condition
  - Original Feature in Fair Condition
  - Original Feature in Poor Condition or Missing
  - Original Feature in Unknown Condition
  - Non-original Feature

EXISTING ELEVATION 4 (REAR, SOUTH)

