

ARCHITECTURAL RESOURCES GROUP

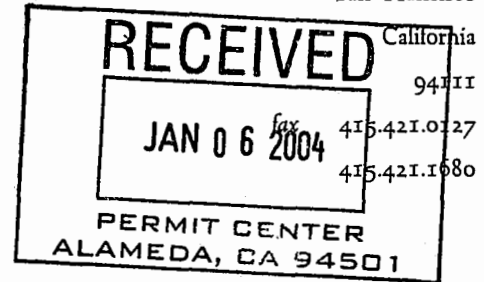
Architects, Planners & Conservators, Inc.

TRANSMITTAL

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Project: Alameda Consulting
Project No: 03229
Date: January 5th, 2004
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Remarks:

Judith,

Please find attached the Historical Evaluation of 2320 and 2322 Lincoln Avenue. Please feel free to call if you have any further questions.

Kitty

By: Kitty Vieth
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CC: NM, file

Introduction

In response to a request from the City of Alameda, Architectural Resources Group (ARG) has conducted an historical evaluation of the buildings located at 2320 and 2322 Lincoln Avenue, Alameda, California. Using the criteria of the California Register of Historical Resources, ARG has evaluated the building for potential historical significance under the California Environmental Quality Act (CEQA). ARG has prepared the following comments and developed the evaluation based on a site visit, review of documents provided by the City of Alameda Planning Department, and historical research conducted at the Planning Department, the Alameda Public Library, and the Alameda Museum.

CEQA and the California Register of Historical Resources

Under the California Environmental Quality Act (CEQA), resources are evaluated using California Register criteria. CEQA requires review of discretionary projects by the Lead Agency. Historical resources include, but are not limited to, "any object, building, structure, site, area, place, record or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code § 5020.1j). Resources that meet the California Register criteria are considered historical resources under CEQA.

Under CEQA, a project that results in a substantial adverse change in the significance of an historical resource is a project that may have a significant adverse effect on the environment (CEQA Statutes 21084.1). CEQA defines substantial adverse change in the significance of a resource as the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource is materially altered (CEQA Guidelines §15064.5).

The California Register criteria are modeled after the National Register of Historic Places (National Register) criteria. However, the California Register focuses on resources that have contributed to the development of California and its rural and municipal areas. All resources listed in or formally determined eligible for the National Register are eligible for the California Register. In addition, properties designated under municipal or county ordinances are also eligible for listing in the California Register. An historical resource must be significant at the local, state, or national level under one or more of the following criteria that are defined in the California Code of Regulations Title 14, Chapter 11.5, § 4850:

1. It is associated with events or patterns of 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; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Historical Overview

City of Alameda

The area that is now the City of Alameda began to be developed in the 1850s, when it was still a peninsula off Oakland. William Worthington Chipman and Gideon Aughinbaugh purchased a large portion of this land from Luis Peralta in 1851 and established a ferry service to San Francisco. Early residents came from a wide range of ethnicities, including Italian, German, and Chinese. Settlement originally occurred in three separate areas; these areas were eventually incorporated together into the town of Alameda in 1872 and the City of Alameda in 1884. Construction of the "Estuary" between 1874 and 1902 eventually severed the land tie to Oakland, creating the island configuration that exists today.

Lincoln Avenue

The earliest information about the road that is now Lincoln Avenue dates from 1864, when the San Francisco & Alameda Railroad was established in Alameda. The right-of-way for this broad-gauge rail service ran through town along Lincoln Avenue, then called Railroad Avenue. Buildings on Railroad Avenue are first listed with building numbers in the 1886-1887 Oakland City Directory. The road continued to be called Railroad Avenue until 1906, when it was changed to Lincoln Avenue.

2320 and 2322 Lincoln Avenue

The buildings at 2320 and 2322 Lincoln Avenue, located on the south side of the street between Oak and Park Streets, date from the late 19th century. In his book on Alameda's buildings of this

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period, George Gunn states that the house at 2320 Lincoln Avenue was standing by 1885 and the commercial building at 2322 Lincoln Avenue was constructed in 1890 by the prolific Alameda builder A.R. Denke. An incremental review of the City Directories reveals that both properties were associated with the Vogt family as early as 1883, when Frank C. Vogt is first listed as living and working at the "Railroad Exchange" on Railroad Avenue between Oak and Park. In previous City Directories, Vogt was included as the owner of a saloon on the west side of Park Street, between Santa Clara and Railroad Avenues. In 1884, Vogt is listed as a seller of wines and liquors on the south side of Railroad Avenue between Park and Oak. From 1886 through 1890, Vogt is shown as a saloonkeeper who worked and lived at 1715 Railroad Avenue, and at 1721 Railroad Avenue from 1891 to 1894. Based on the original geographic description of Vogt's property, it is presumed that this is the same building that stands today at 2320 Lincoln Avenue even though the numbering system does not match that of today until 1895. By then, Vogt is listed as the owner of a saloon at 2320 Railroad Avenue. Vogt appears to have closed his saloon by 1898, when he listed only as a resident of 2320 Railroad Avenue. The last entry for Frank C. Vogt in the directories is in 1899, as a resident of 2320 Railroad Avenue.

The Assessor's Block Books for Alameda confirm Vogt's ownership of the property that contains 2320 and 2322 Lincoln Avenue. The earliest Block Books at the Alameda Museum that contain this block date from 1896. In this year, F.C. Vogt is shown as the owner of 2 lots on the south side of Railroad Avenue, assessed at \$850. According to the Block Books, F.C. Vogt remains the owner until 1908. In 1909, the owner is recorded as Theresa Vogt, who continued to own the property through 1926 when the collection of Block Books at the Museum ends.

Sanborn Fire Insurance Maps provide a record of land use for the property at 2320 Lincoln Avenue from at least 1897, when the building is first shown as a saloon with a residence on the second floor. The building is shown with a rectangular footprint that has been enlarged with several additions to the rear of the building and a shed at the back of the property. The building at 2322 Lincoln also appears on the 1897 Sanborn Map, where it is shown as a 1-story commercial building with two additions to the rear of the building, and two ancillary structures at the back of the lot. The west side of the building is simply marked as a store, but the east side of the building is shown as a Chinese store. In addition, the buildings across the street from these properties are called out as "China Town." On the next extant Sanborn Map (1948), both buildings are shown with roughly the same footprints as in 1897. The main changes to the property at 2320 Lincoln Avenue are that the successive additions to the rear of 2320 Lincoln Avenue appear to have been incorporated into a single block, and the ancillary building has been

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replaced with another in a different orientation. By 1948, only one ancillary building is visible behind 2322 Lincoln Avenue, but it is larger than it was in 1897. In addition, both buildings are shown as dwellings in 1948, rather than the previous commercial use. In 1950, 2320 Lincoln Avenue and the west side of 2322 Lincoln Avenue are still shown as residential, but the east side of 2322 is once again a store. There appear to be no other changes to the properties between 1948 and 1950.

A review of building permits on file at the City of Alameda for the building at 2320 Lincoln Avenue reveal that the building has undergone only slight alterations, including reroofing in 1944 and the addition or replacement of redwood gutters in 1952. The remainder of the building permits for the property concerned only the surrounding land, including repair of the sidewalk and a citation for debris in the backyard. 2320 Lincoln Avenue does not appear to be occupied at this time.

According to the building permits, the building at 2322 Lincoln Avenue was more substantially altered. The permits show that the storefront and the interior were remodeled in 1953 by the owner, Gock Gim Wong. Later alterations included reroofing in 1956 and 1960, remodeling of the kitchen in 1972, repair of the deck and interior ceiling in 1985, repair of the kitchen in 1988, and another reroofing campaign in 2000. Gim's Chinese Kitchen currently occupies the building at 2322 Lincoln Avenue.

Architectural Description



Figure 1: View Southeast of 2320 (on right) and 2322 (on left) Lincoln Avenue

The building at 2320 Lincoln Avenue is a modest 1½-story end-gable house clad with wood clapboard. The original rectangular plan has been extended with a 1-bay, end-gable addition to the rear. Further additions that are shown on the Sanborn Maps are no longer extant. The roof has been covered with asphalt shingles, and there is an interior chimney with a terra cotta extension located just off the ridge of the roof. The cornice is simply decorated with plain trim. The corners of the building are similarly treated with slender wood cornerboards. A recessed entry is located off-center on the west side of the façade. The sidelights and transom window at the entrance have been replaced with plain wood panels; the door itself has been replaced. The wood windows appear to be original 2/2 double-hung sash.

The building at 2322 Lincoln Avenue appears to date from the same period as its neighbor, although it has been more significantly altered over time. The storefront on the main façade has been completely reconfigured with modern materials, but the side elevations remain clad in shiplap-type clapboard. The façade has a stuccoed false flat parapet that covers the end gable of the roof, which has been covered with asphalt shingles. The flashing running across the top of the parapet appears to be newly installed. A large commercial vent has been installed on the east slope of the roof. It is possible that the rear addition is still extant, but it is not clear from the street.

The two buildings are adjacent to each other, separated by a narrow north/south pedestrian passage. The main elevations of the two buildings face the street, and are flush with the sidewalk. Adjacent to 2320 Lincoln on the west is a spacious lawn with shrubbery around the perimeter and a dense hedge running parallel to the street that serves as a fence, however a building is shown on this lot through 1950 on the Sanborn Maps.

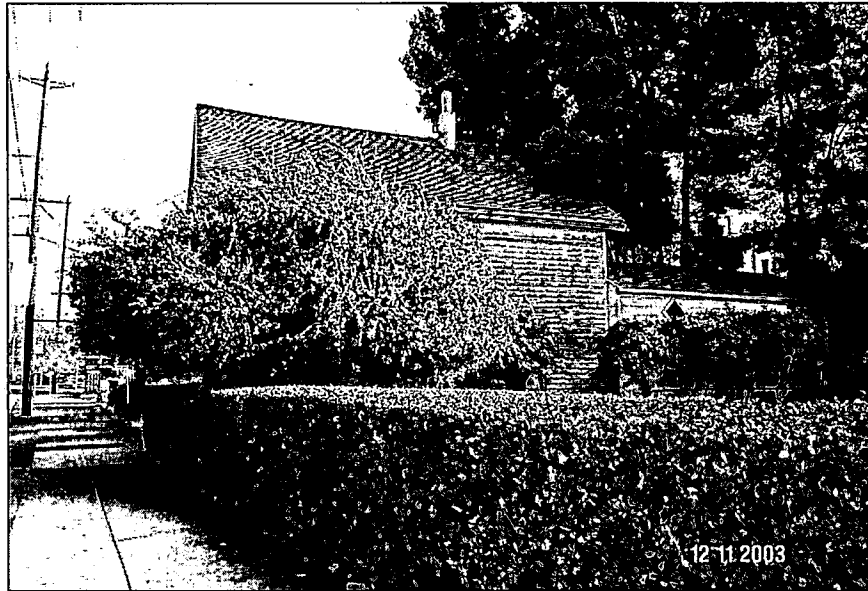


Figure 2: View East of 2320 Lincoln Avenue

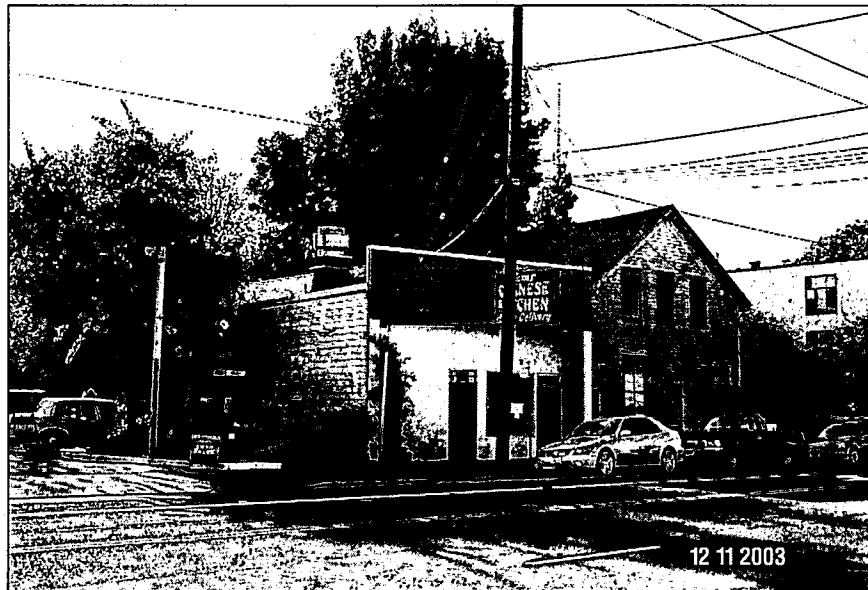


Figure 3: View Southwest of 2320 (on right) and 2322 (on left) Lincoln Avenue

Determination of Eligibility

The building at 2320 Lincoln Avenue is included on the Alameda Historical Building Study List. It is classified as "a historic resource distinguished by its architectural, historical, or environmental significance, eligible for inclusion in the State Historic Resources Inventory, and of secondary priority for inclusion on the list of Alameda Historical Monuments." The building at 2322 Lincoln Avenue is not included on the Alameda Historical Building Study List.

The buildings at 2320 and 2322 Lincoln Avenue both appear to be locally eligible for inclusion in the California Register of Historical Resources. 2320 Lincoln is potentially eligible under Criterion 3 (embodiment of a type, period, region, or method of construction). 2322 Lincoln is potentially eligible under Criterion 1 (events or patterns of events). The house at 2320 Lincoln Avenue is an intact example and a rare remnant of the housing stock that once lined Lincoln Avenue. The building containing Gim's Chinese Kitchen at 2322 Lincoln Avenue remains as an example of Chinese commercial development in the block of Lincoln Avenue between Oak and Park Streets.

Integrity

In addition to its significance, a property must also retain its integrity with regard to that significance. The seven aspects of integrity as defined by the National Register of Historic Places are location, design, setting, materials, workmanship, feeling, and association. In its current condition, the building at 2320 Lincoln Avenue maintains six of the seven aspects of integrity.

- Location – Originally constructed before 1885, the building maintains integrity of location and has not been relocated from its original site.
- Design – The original design of the building does not appear to have been severely altered. The character-defining features of the building are intact and original; the building maintains integrity of design.
- Setting – Although the building remains in its original location, other buildings of the same vintage are not extant on this block of Railroad Avenue. Outside of the plots on which 2320 and 2322 Lincoln Avenue sit, the building's original setting, as defined by similar wood-framed one- and two-story commercial and residential buildings and the presence of rail tracks, no longer exists. In addition, the immediate area was distinguished by the presence of a cohesive Chinese population that is no longer extant.
- Materials – The exterior building materials employed in the construction of the building appear to be extant, intact, and in fair-to-poor condition. As a result, the building maintains material integrity.

- Workmanship – The workmanship evident at 2320 Lincoln Avenue represents construction methods typical of the period.
- Feeling – In its current condition, the building at 2320 Lincoln Avenue articulates a feeling of the early character of Lincoln Avenue (originally Railroad Avenue). It appears to be the only remaining example of the modest housing stock from the late 19th century on this block of Lincoln Avenue (Figure 4).
- Association – 2320 Lincoln Avenue maintains integrity of association as a representative example of residential development along then-Railroad Avenue.

The building at 2322 Lincoln Avenue has been largely modified over time. As a result, the property meets only three of the seven aspects of integrity.

- Location – Originally constructed in 1890, the building maintains integrity of location and has not been relocated from its original site.
- Design – The original design of the building has been severely altered at the storefront level of the main façade and retains none of the original fabric at this location. The parapet above the storefront may be original, although it has been refaced with stucco. The other visible elevations reveal what appears to be original clapboard construction.
- Setting – Although the building remains in its original location, other buildings of the same vintage are not extant on this block of Railroad Avenue. Outside of the plots on which 2320 and 2322 Lincoln Avenue sit, the building's original setting, as defined by similar wood-framed one- and two-story commercial and residential buildings and the presence of rail tracks, no longer exists. In addition, the immediate area was distinguished by the presence of a cohesive Chinese population that is no longer extant.
- Materials – The original exterior building materials employed in the construction of the building are visible only on the east and west elevations (the south elevation is not visible from the street). The original façade at the storefront level has been completely redesigned, causing a loss of material integrity. The configuration of the parapet appears to be original.
- Workmanship – Because of the reconstruction of the storefront at 2322 Lincoln Avenue, much of the integrity of workmanship has been lost.
- Feeling – In its current condition, the building at 2320 Lincoln Avenue articulates a feeling of the early services provided on Lincoln Avenue (originally Railroad Avenue). It appears to be the only remaining example of a Chinese business sited along Lincoln Avenue, in the block that was known as "China Town."

- Association – The building at 2322 Lincoln Avenue maintains integrity of association as a representative example of a Chinese business on the 2300 Block of Lincoln Avenue.



Figure 4: View southwest along Lincoln Avenue from Park Street

Conclusions

The buildings at 2320 and 2322 Lincoln Avenue both appear to be potentially eligible on a local level for inclusion on the California Register of Historical Resources, under Criterion 3 and 1, respectively. Together, the two buildings represent the last intact examples of mixed development along Railroad Avenue (now Lincoln Avenue) from the late 19th century. In addition, although it has been altered, the Chinese restaurant occupying the building at 2323 Lincoln Avenue is a physical representation of the development of Chinese-owned businesses in Alameda's former "China Town." Neither building maintains all aspects of integrity as set forth by the National Register of Historic Places. In particular, the surrounding area has completely changed in character from the period in which the two buildings were constructed.

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