

Appendix C

Historic Resources Evaluation

December 8, 2016 – DRAFT

3528-3550 Jamison Way, Castro Valley
Historic Resources Evaluation

Introduction

The following Historic Resources Evaluation (HRE) was prepared at the property owner's request, for their planning information and use, including for consultation with the County of Alameda.

The subject of this evaluation is a grouping of residential properties and structures. The specific purpose of this effort is to determine if any of the existing residential buildings are or are not potential historic resources per applicable regulations.

This effort has been based on a site visit to record property and building characteristics, the review of available permit records and property deed research at the County, plus additional historical and architectural research. At the County, microfiche permit records included original and early permits for each of the properties excepting no.3528, several of which included general site plans. Each of those original and early permits are summarized below. (In the original records, the property addresses were nos.9044, 9046, 9050, 9052 and 9054, yet each of which was crossed out with the current addresses inserted.)

The subjects of this evaluation are five properties containing multiple residential buildings collectively referred to as 3528-3550 Jamison Way (figs.1-4). The subject parcels and their buildings are located in the unincorporated community of Castro Valley in eastern Alameda County. The properties go by the following addresses and parcel nos.:

- 3528 Jamison Way/APN 084A-0076-022
- 3530-32-34 Jamison Way/APN 084A-0076-023
- 3544 Jamison Way/APN 084A-0076-020-01
- 3546 Jamison Way/APN 084A-0076-021-04
- 3548-50 Jamison Way/APN 084A-0076-021-06

As detailed below, these subject properties were individually created and largely separately developed in the 1940-1960 period and are therefore solely related to mid-century suburban development, a 20th century land use which in that period wholly displaced former agrarian uses. As such, this evaluation is specifically focused on the period and subject of mid-century suburban development.

Evaluation Summary

As documented herein, the existing properties and buildings at 3528-3550 Jamison Way do not qualify as potential historic resources:

- The subject residential properties and buildings have no associations to any events or patterns of historical importance;
- While several identifiably noteworthy persons were associated with these properties, the basis of their potential importance were not associated with their residences, so the subject resources have no potential historic importance relative to an association to any persons;
- The subject buildings do not embody any qualities or characteristics of distinction, nor were they the work of any architects, nor do they possess any artistic values;
- The subject residential properties and buildings are not an identifiably distinctive architectural grouping or district.

Summary History

The overall property, consisting of the existing 5 parcels and totaling 2.04 acres, was created in 1936 by Homer Hamilton Jamison and Carrie S. Jamison. In 1901, the former had been granted a larger parcel consisting of some 27.4 acres – very likely the extent of the subject block bound by Jamison Way (south), Redwood Road (east), Lorena and Santa Maria avenues (north and west, respectively) – from Helen Lorena Jamison and Lillian Mabel Jamison. The Jamison property dates back to at least to the 1870s. It was mapped in 1878 as an elongated property extending from present day Castro Valley Blvd. to Wilson Ave. and from Redwood Rd. to Santa Maria Ave. (Thompson & West, *Historical Atlas of Alameda County California, 1878*. Map Three, p37).

The 1930 census located Homer and Carrie Jamison on Redwood Rd. and also identified their occupations as “orchardist” on a “fruit orchard,” thus confirming that their original property, of which the subject parcels are a part, was orchard land prior to its subdivision and development beginning in the 1930s. (Note: a farmhouse at 3596 Jamison Way, several properties to the east, is identified as an Alameda County historic Structure of Merit. Whether that farmhouse has an association to the Jamisons has not been researched.)

In January of 1936, the Jamisons deeded the subject 2 acre portion of property to Edwin J. Goyette. There is no evidence of any structures on the subject properties at that time. Given the maturity of some of the existing trees on these properties, it is possible that some remain from that period.

The street name Jamison was obviously eponymous of the early property owners. The above cited 1936 deed records that it was then a private road known as Jamison Way.

In the 1940 census, E.J. Goyette's residence was listed on Arbor Dr. in San Leandro, so he apparently did not acquire this land to develop on his own (yet which his wife eventually did and on the eventually last and smallest parcel – see below). Rather, Goyette further subdivided the parcel into unequal halves and, in November 1939, deeded the slightly narrower western half to Hans R. and Leta M. Nissen.

No information has been found for the origins of the existing front residence on that plot of land except for assessor's records that date the house to 1940. Subsequent permit records, including a 1951 survey, confirm that the extant house at 3528 Jamison, plus a rear garage, stood at the front of this parcel. Each of those structures appear to remain, though the garage may have been part or wholly replaced by a later structure.

As of the 1940 census, the Nissens were listed as owners and farmers of a farm on Tesla Road elsewhere in Alameda County. No further information has been located re: the Nissens on Jamison Way, and no subsequent property transfer from Nissen has been located. While there is no specific information about Nissen, including when and to whom he deeded their property, death records confirm that Hans Nissen passed away in 1949, so the subsequent property transfer may have been related to his death.

Permit records next identify the name R.W. Harbison in relation to the western parcel. In 1949, R.W. Harbison permitted the addition of a detached guest house in the middle of the parcel (front to back) along with a hand ball court with fencing in the rear yard. The guest house appears to be the extant rear wing of no.3530 and the ball court area also generally remains at the rear of that existing lot.

In September 1950, [Robert] Wallace and Helen M. Harbison deeded the overall western half of the existing parcel to Jackson B. and Muriel C. Hanley. In February of 1951, the Hanleys sold the front portion – corresponding to current lot 22 – to George W., Jr. and Miriam Phillips.

Again per permit records, between 1952 and 1954, the Phillips' added several structures to their newly acquired property, including a detached "rumpus room" at the center-rear (1952), a garage attached to the right rear side of the house (1952), and a detached "garden house" between the rear of the house and the new rumpus room. Based on several permit-related site plans from that period, the garden house either altered or replaced a garage. And all of these

structures appear to remain, as does an early swimming pool, first shown in a 1949 plan for the Harbison guest house and playing court.

Between 1951 and 1961, the Hanleys also altered and added to their portion of the property, which, when acquired and following the sale of the front house to the Phillips, would have included only the guest house, pool and playing court. A January 1951 addition to the then existing guest dwelling was permitted for Hanley, though they had in fact not yet acquired deed to the overall parcel. That 1951 addition was for the existing central portion of nos. 3530-34. In 1956, the Hanleys permitted an addition to the swimming pool, converting it from a small rectangle to the current amoeba-like shape. And in 1961, the Hanleys remodeled the interior of their house, yet including several new doors and windows. That permit maintained the label for the “rumpus room” wing, which is the existing structure directly associated with the pool.

At that juncture, construction of the western side of the existing property was largely complete. Subsequent transactions for these two properties include:

May 1975 – Phillips to Flavio and Rosemary J. Lujan (no.3528);

July 1979 – Lujan to Dan E. and Judith M. Briggs (no.3530);

July 1974 – Hanley to Briggs (no.3530).

In that same period, the slightly larger, eastern half of the property was also being developed, though in a more straightforward trajectory. The frontward residence (no.3548) was permitted for construction in March of 1948 for H.C. Pepperell and who, in 1950, also permitted a rear addition to that residence (no.3550). In August 1952, Chas. B. Koehler permitted the construction of a “dwelling with attached garage” at the rearward property (no.3544). And in December of 1956, Mrs. E.J. Goyette – the wife of the overall property owner in 1936, Edwin J. Goyette – permitted the construction of the dwelling on the remaining and small central property (no.3546).

Based on the available permit records, the front and rear east side lots were deeded by Mrs. Goyette to Koehler (no.3544) and Pepperell (no.3548-50) c1948 and c1952, respectively.

Subsequent transactions for the three east side properties include:

Oct. 1965 – C.B. Koehler to Hanley (no.3544);

July 1969 – Harold C. and Phyllis Pepperell to Hanley (no.3548);

July 1969 – Aileen Eva Goyette to Hanley (no.3546);

July 1974 – Hanley to Dan E. and Judith M. Briggs (all, including no.3530).

Summary Descriptions

The overall existing property was developed between 1940 and 1960 and, essentially, in two halves, west and east. This division is manifest in the two driveways, one for each side and separated by a line of trees and vegetation (fig.5). While the properties and their residences appear to be interrelated, the five residences were not planned or built in association with one another. Rather, they grew alongside one another within the same period, as separately owned residences and parcels with shared access and utility easements. The present parcel nos. were assigned in the 1970s, which is also when the current property disposition of one owner of multiple rental properties was initiated. Prior to then, the subject property housed five single-family residences.

All of the construction on the subject parcels was owner or contractor designed and built with the exception of the 1954 “garden house” accessory building at no.3528, for which an architect, George Agron, was identified in the permit application.

Architecturally, these houses share the mid-20th century period of their development. They fall into two architectural styles:

- Nos.3528 and 3544 are basic ranch style houses, the former an older, pre-WWII version, the latter a straightforward post-war suburban ranch style house. Their general characteristics are a low and relatively long plan under sloped roofs, along with the use of simple materials and without ornamentation.
- The other three houses are all in a basic mid-century modern architectural style, generally consisting of deeply overhanging low-slope roofs – including open car ports – dark wood siding and trim boards, and bare aluminum windows. These shared traits suggest that there was some common ground in their creation, but in the range of builders identified in permit records there is no crossover from one structure to another, with one apparently minor exception – the builder identified for the 1961 interior remodel of no.3530 and the builder of the house at no.3546 were the same (Ed Sparks). Otherwise, another identified crossover was the 1951 addition to no.3530, which was “drawn by” Chas. B. Koehler, who developed his own house at no.3544 in 1952 – though those two buildings do not share either a design style or material treatments. Nonetheless, there are enough associations amongst the several properties to reach the otherwise obvious conclusion that there were a number of close relationships amongst the original and closely residing families.

A ready conclusion about these few modern houses is that, at least at this juncture, they are bohemian in their simple, mid-century qualities and in relation to a relatively deeply wooded site.

In this respect, the modern houses are unique, at least architecturally as well as vestigially. However, the bohemian quality may simply be a factor of age, as no evidence has been found of any bohemian intent or extent.

General building-by-building and site descriptions follow, in numerical order and beginning at the west side:

3528 Jamison (figs.6-8)

Reflecting its origins c1940 and when the overall property had been divided into two lots, this house sits forward on the property facing the street in a traditional suburban manner. The 1940 structure is a small, one-story, ranch style residence with a side-gabled roof and stuccoed exterior. Its small original size evidently compelled the immediately subsequent owners to expand, first with a detached guest house (subsequently associated with no.3530), thereafter with the addition of an attached wing, originally permitted as an attached garage, also stucco faced and with an exposed brick chimney, plus detached garden house and rumpus room – the latter structure along with the pool straddling the property line so apparently in common use. A two-story, box-like rear addition was appended at an unidentified date to the rear of the original house. Consequently, the exteriors of each of the structures in this small grouping are different – the original 1940 ranch style house, a modern and stuccoed west side wing, another modern but low and dark wood finished carport/outbuilding (the 1954 garden room), and a non-descript contemporary rear addition.

3530 Jamison (figs.9-11)

Like no.3528, the building at 3530 is a composite, consisting of the shared pool and pool structure (1952 rumpus room), the 1949 guest house with attached garage, and the 1951 building at the center that conjoins the other structures. Its overall exterior characteristics are generally unified – low single-story under low-sloped overhanging roofs, dark horizontal wood siding boards, bare aluminum windows – but the parts are readily discernible as each has its own roof shape and orientation. Given that this existing building houses three rental units, it feels like a compound. Though it was once a single-family house, it was even then evidently a compound-like environment. Nonetheless, of the modern structures under consideration, this compound has the most architectural interest, including the set of large picture windows that face north into a central patio, and the split rooflines and clerestory of the rear wing. Otherwise, it is a plain grouping of structures with very basic and composite exterior character.

As the site plan clearly illustrates (fig.4), on this west side, the architectural results are fragmentary, with numerous structures the planning and design of which appear largely

coincidental. Their individual sites are also fragmented into multiple and mostly unrelated yards.

At the east side:

3544 Jamison (figs. 12-13)

Standing across the rear of the east side is a relatively open site with an elongated (east to west), single-story, suburban ranch style house with an attached garage set behind a drive and parking area and in front of a relatively open rear yard. The house form is a low, hipped roof with deep overhangs, including a covered walk/porch across the front, while the garage at the west end steps forward at an angle and under a front gabled roof. The east of the house also slips forward in the form of a large bay and under a lower and front-facing hipped roof. At the center of the building, its exterior wall materials are a skirt of brick at the and a board-and-batten sided wall above. At both projecting ends, the siding turns to broad, rough and dark shiplap boards. The sides and back are also shiplap sided. Windows are again metal, including bare aluminum. Roofing is brown composite shingle with continuous, contemporary style metal roof gutters and leaders.

3546 Jamison (figs. 14-15)

This house, sitting in the middle and east side of the property, is cottage-sized (approx. 750 s.f.). It is a small rectangle of a structure under a low slope roof with very deep overhangs and with a contiguous front carport. It is an exposed post and beam frame structure. The building is sheathed in broad, v-grooved, wood board siding and with bare aluminum windows plus some fixed wood sashes. It is as simple a house as possible and was evidently designed and fabricated for economy.

3548-50 Jamison (figs. 16-19)

This is the front house on the east side. It was originally a long rectangular building lying perpendicular to the street. Early on, a rear addition was added, which is perpendicular to and canted away from the original house, thereby forming a yard space. Its roof line is also slightly higher than the original, which is a remarkably low flat roof. Materials are again dark wood board siding and trim, in this case in a mix of directions, with both bare aluminum and fixed wood sash windows. Bands of high windows line the upper west and south facing walls and, in this context, constitute elements of architectural interest. Otherwise, like its neighbor, this building is extremely understated. Since c1980, it has housed two units, one in the original part and another in the rear wing. Each has an undated carport, one in the very front of the property and another in the rear of the central side yard.

Site (figs.20-24)

At present, given its overgrown aspect, one strong characteristic of the overall property is the wooded-ness of the overall site, the relative age of which is evidenced by the number and quantity of mature trees, into which the two dark lanes enter and under which the already-dark, central-most structures are largely concealed. Surrounding and separating the two rear properties are a set of horizontal wood board fences that use broad faced boards. Various other wood and cyclone fences surround the perimeters of the yards. Except for the rear house (no.3544), each of the houses has a carport, which, in a sense, are the one common mid-century site design feature. The seemingly level ground plane throughout the site is variously asphalt and concrete paved for driveway, parking areas, patios and walks, plus some small yards associated with each house, along with larger rear yards associated with each of the two rearward properties.

Another important characteristic of this site is its relative obscurity. From the public way and perspective, except for the signage displaying the numerous addresses housed therein, there is little potential sense of a grouping of houses. From the front, the two central yet private drives are prominent. And the front houses at each of the property are present, each representative of the two styles of houses, though each are extremely modest and understated residential buildings.

Associated Persons

Homer Hamilton Jamison and Carrie S. Jamison were the property owners from 1905, when they were granted a part of his family's farmland, up to the subdivision and sale of the overall subject parcel, in 1936. While this land was historically theirs, the Jamisons have no direct association to its residential conversion and development.

Edwin J. (and Aileen) Goyette acquired and further subdivided this land, including the sale of its western half in 1939, which precipitated the development of the first of the houses on the property, no.3528. In the 1940 census, Goyette was identified as a pump "owner-manufacturer." While full deed research was not completed for the eastern half of the property, the Goyettes evidently further subdivided and sold two of the three house parcels, nos.3544 and 3548, yet retained the smallest, middle parcel, no.3546, on which Aileen Goyette built and resided in the last of this group of houses. The Goyettes were associated with the subject property, first as overall owners then as the owner and occupant of no.3546, from 1936-1969.

Hans R. and Leda Nissen acquired the front lot of the eastern half in 1939. Though there is no

specific evidence of the origins of that house, it is understood that it dates to 1940 so is presumed to have been built by and/or for the Nissens. In 1940, the Nissen family were owners and farmers of a farm on Tesla Rd. in Livermore. No other historical information has been located about the Nissens. (Note: in the listing for an Alameda County historical Structure of Merit, located at 9355 Patterson Pass Rd. in Livermore, Hans Rasmussen Nissen is noted as having purchased that property in 1890. Whether the 19th century Nissen and the Hans R. Nissen associated with the subject property are related has not been ascertained).

Robert Wallace and Helen M. Harbison are next associated with the western half of the parcel, prior to its further sale and subdivision. While they were responsible for a number of accessory buildings thereon, possibly including the original pool, the Harbison association to this property was short lived.

In 1951, Jackson and Muriel Hanley acquired the eastern half, subdivided it front and back, then, over the course of the next decade, developed the rear parcel into a single-family residence. Based on several brief obituaries, Jackson Hanley was an insurance businessman and an active member of the Castro Valley business community. The Hanleys were associated with no.3530 Jamison from 1951-1974 and had also acquired three of the other four subject parcels – excepting no.3528, though which they had also owned prior to its 1951 subdivision and sale – between 1965 and 1969.

George W., Jr. and Miriam Phillips acquired the front portion of the Hanley property and on which the then only house stood (no.3528). George W. Phillips, Jr. was an Alameda County Superior Court judge in the 1960s and 70s. The Phillips were associated with no.3528 from 1951-1975.

Other persons associated with the development of individual parcels on the east half were Koehler (no.3544, 1951-1969) and Pepperell (no.3548-50, 1949-1969). General research has found no specific historical information about either.

Architects and Builders

As noted, only one architect has been identified for the subject buildings, George Agron, who in 1951 designed the “garden house” at no.3528 for the Phillips’. Otherwise, a number of builders were identified in building permit records:

3528:

- T.G. Silvers, 1952 rumpus room addition (Phillips);

- C.A. Gossett & Sons, 1954 guest house and attached garage (Phillips).

3530:

- Stolte Inc., 1949 Guest House (Harbison);
- Bill Nunes, 1951 house addition (Hanley);
- Miller Engineering, 1956 swimming pool addition (Hanley);
- Ed Sparks, 1961 interior alterations (Hanley).

3544:

- Chas. B. Koehler, 1951 dwelling and garage (Koehler).

3546:

- Center Construction Co./Ed Sparks, 1957 dwelling (Goyette).

3548:

- J.H. Pickrell & Son, 1948 dwelling (Pepperell);
- Harberg & Son, 1950 house addition (Pepperell).

As no architects were listed on any permit applications, with the one exception, it is presumed that the builders were also the building designers.

Evaluation

The subject properties have not previously been evaluated for historic resource eligibility. In order to address the requirements of the California Environmental Quality Act (CEQA) specific to historic resources, the current effort has been requested and is intended to provide such requisite historic resource evaluation. The following evaluates the subject properties and residences using the California Register (CR) evaluation criteria, listing each criterion followed by an evaluation statement based on the details reported herein. This evaluation additionally addresses the criteria for listing on the Alameda County Register (ACR) which, as summarized, are equivalent and parallel to the CR criteria.

To be eligible for listing on the CR (or ACR), a resource must be historically significant at the local, state, or national level, under one or more of the following four criteria:

1. *It is associated with 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.*

In its mid-20th century suburban and residential context, there are no identifiable events of historic importance associated with these private, residential properties and buildings. Their development was a general part of a larger and common pattern of suburban development in the mid-20th century, throughout the vicinity and region. Consequently, the subject

residential properties and buildings do not meet CR criterion 1 (or ACR criterion a).

2. *It is associated with the lives of persons important to local, California, or national history.*

As summarized above, the extant properties and buildings have no potential importance based on an association to any persons. While several identified persons were locally noteworthy (Hanley re: business and Phillips re: government), neither has been identified as persons of historical importance, and neither have potential importance for or with respect to their residences. Therefore, the subject properties and buildings do not meet CR criterion 2 (or ACR criterion b).

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.*

As detailed above, the subject houses fall into a couple of stylistic categories:

- No.3528 is a c1940 ranch style house, yet with colonial revival vestiges. Its appended side wing is a modern design and its attached rear addition is a nondescript box. The several forms do not relate except that they combine into a single house. Overall, no.3528 is a very modest house that has no characteristics of architectural or historic architectural distinction.
- No.3544 is also a ranch style house, though of the post war period, so no revival characteristics are present. This ranch house resembles a suburban tract house, yet it is tucked away in the rear of the property, without any tract context. Its architectural characteristics are typical of that suburban style, of which there are numerous others in the vicinity that are equivalent and even better examples, especially in their tract contexts. No.3544 is therefore also without architectural distinction.

The residences on the other three properties also share stylistic characteristics. They are each contemporary or modern designs, their traits being low, orthogonal-plan houses under low-sloped roofs with broad overhangs. Each also has an open carport at the front. They are all dark wood – i.e., natural – buildings:

- No.3530 consists of a number of structural parts: the front carport and associated outbuilding, which even straddles the south property line, as does the pool itself; a box-like building form at the center of this residence; and a rear wing. These building parts share some typical modern design traits, as summarized. Though it was once a house, it has since circa late-1970s been a set of three apartments. In fact, this house does not make sense from the outside – it is an overlapping kit of parts. That said, there are several individual architectural traits of interest, including the relatively expansive, north-

facing window wall of the central building, and the stepped roof and clerestoried form of the rear wing, which is a distinctly modern building form. Nonetheless, the house at no.3530 does not embody the distinctive forms and characteristics of a distinctive modern house of its time and place.

- No. 3546 is a diminutive house, a cottage the size and modesty of a guest house. It too has some of the general characteristics of its modern style, including its low form, low-sloped and overhanging roofs and carport, and its “natural” materials. But the building has no architectural distinction.
- No.3548 may likewise be summarized as an indistinct example of its modern style and period, even while it too has a number of the typical traits as well as a few measurable elements of interest, including its upper ribbon windows and the canted form of its plan. But also like no.3530, its parts have been split into units, and its plain if typically modern carports are again more prominent than the building itself.

As noted, no original architects or engineers have been identified. With one (minor) exception, the subject residential buildings were evidently designed by an owner and/or contractor.

Lastly, with regard to any artistic values, the subject buildings did not explore any artistry by way of artistic designs or material usage, nor did they incorporate any public art.

As the subject buildings do not embody distinctive stylistic or architectural characteristics or methodologies, or represent the work of a master, or possess artistic value, then the range of properties and their buildings do not meet CR Criterion 3 (or ACR criteria c, d or e).

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.*

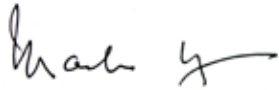
The properties and structures at 3528-3550 Jamison Ave. in Castro Valley, Alameda County have not yielded and do not appear to have the potential to yield any important prehistoric or historic information. Therefore, relative to the subject of this evaluation – potential historic resources – the subject properties do not meet CR Criterion 4 (or ACR criterion f).

Summation

As detailed above, the individual properties and structures spanning the properties and addresses 3528-3550 Jamison Way in Alameda County’s Castro Valley do not meet any criteria for listing on the CR or ACR. As a collection of resources, the overall property is an incremental and fragmentary grouping of generally but not intentionally associated residential structures,

while the property is also predominately private, with minimal exposure to the public way. What is exposed is representative of the whole: a set of basic and highly modest residences of the mid-20th century period. Qualitatively, the whole is no greater than the sum of its parts. The property therefore lacks potential distinction as an architectural grouping.

Signed:

A handwritten signature in dark ink, appearing to read 'Mark Hulbert', with a stylized flourish at the end.

Mark Hulbert
*Preservation Architect &
Historic Resources Consultant*

attached: Professional Quals., p13; figs.1-23, pp14-25; MH resume

Professional Qualifications

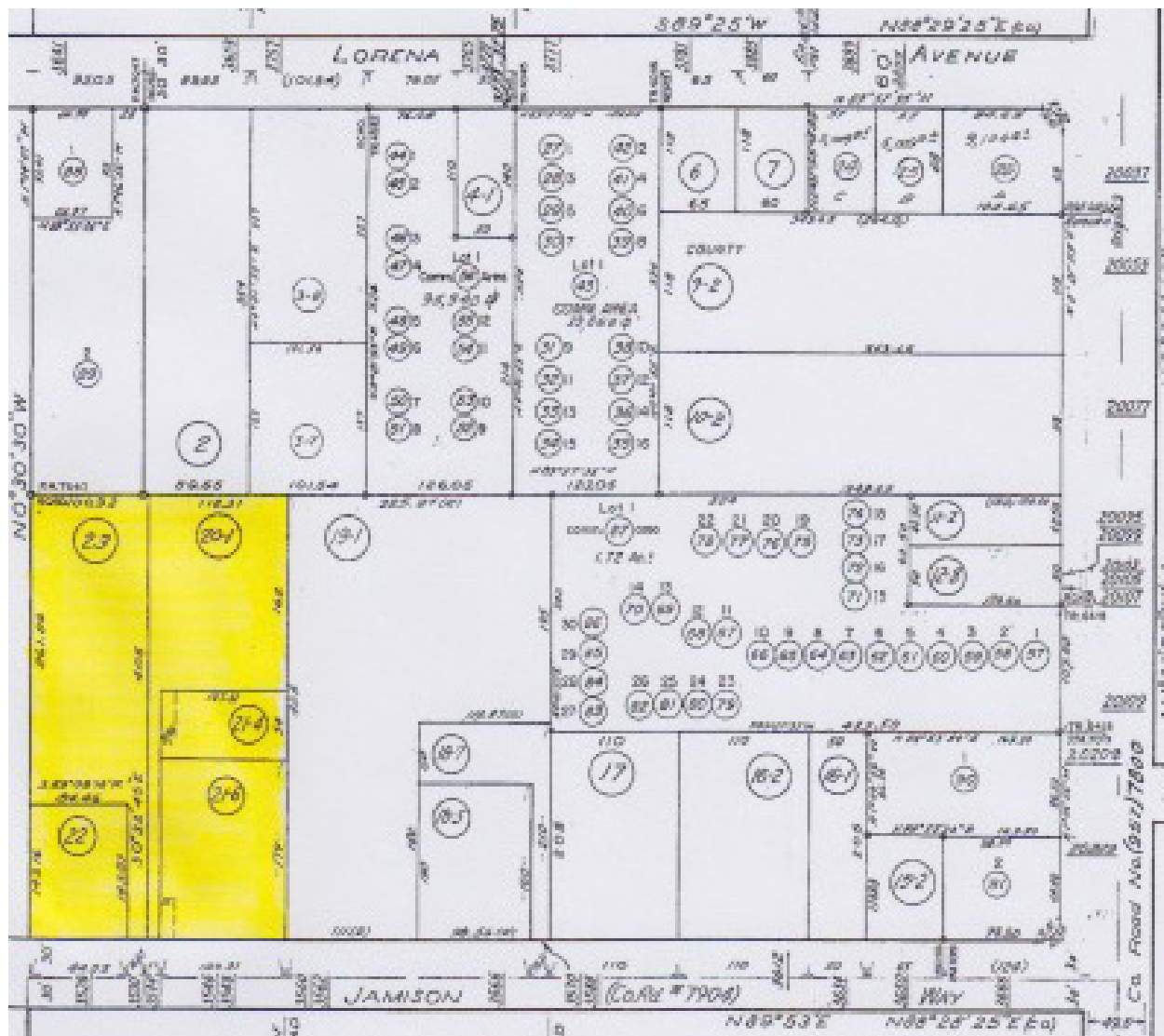
With more than thirty years as a professional historical consultant, preservation planner, historical architect and architect, the author's experience includes numerous historic architectural, historic resource and project evaluations, along with extensive preservation and rehabilitation consultation work. The author exceeds the Secretary of the Interior's Standards for Professional Qualifications for historical architecture and architecture; is listed by the State of California Historical Resources Information System (CHRIS) as a qualified historical architect and historic preservation consultant; holds a Certificate in Architectural Conservation from UNESCO's International Centre for the Preservation and Restoration of Cultural Property (ICCROM) in Rome, Italy; and has held a license to practice architecture in California since 1989. For additional detail, please see attached resume.



Fig.1 – 3528-50 Jamison Way (bounding box) – Location aerial (google earth, 2016, north is up)



Fig.2 – 3528-50 Jamison Way (bounding box) – Site aerial (google earth, 2016, north is up)



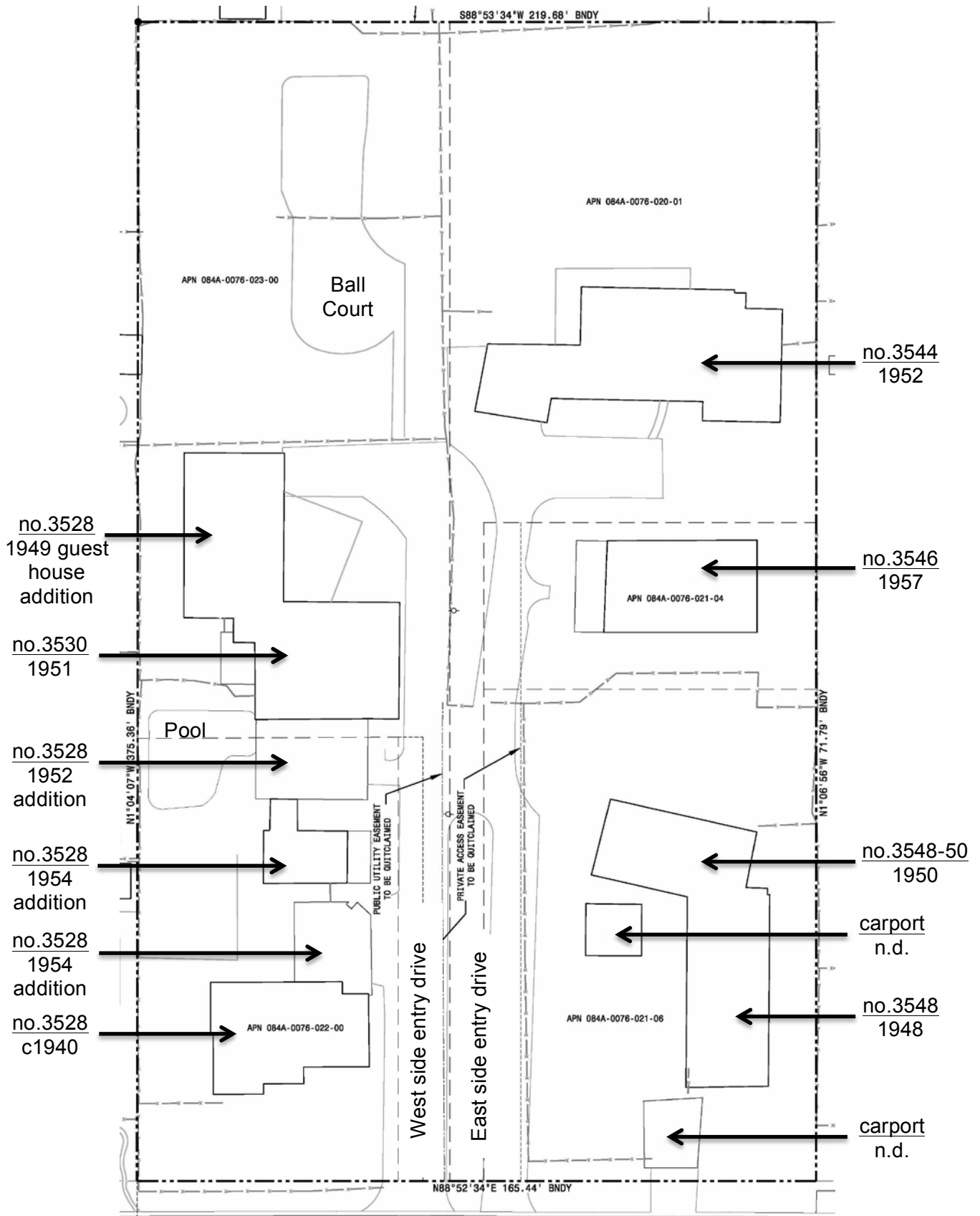


Fig.4 – 3528-50 Jamison Way – Existing Site Plan identifying buildings and dates of construction



Fig.5 – 3528-50 Jamison Way – Entry drives at front (looking north)



Fig.6 – 3528 Jamison Way – Front (looking northeast)



Fig.7 – 3528 Jamison Way – East side (looking west)



Fig.8 – 3528-3530 Jamison Way – Carports (looking west)



Fig.9 – 3530 Jamison Way – Front (east, looking west)



Fig.10 – 3530-34 Jamison Way – North and east side at rear (looking southwest)



Fig.11 – 3530-34 Jamison Way – East side at rear (looking west)



Fig.12 – 3544 Jamison Way – Front (south, looking north)



Fig.13 – 3544 Jamison Way – Front (south, looking northeast)



Fig.14 – 3546 Jamison Way – Front (west, looking east)



Fig.15 – 3546 Jamison Way – North side (looking east)



Fig.16 – 3548 Jamison Way – Front (looking north)



Fig.17 – 3548 Jamison Way – Front (looking north)



Fig.18 – 3548-50 Jamison Way – West side (looking east)



Fig.19 – 3550 Jamison Way – West side (looking east)



Fig.20 – 3528-3550 Jamison Way – Overall site (looking north)



Fig.21 – 3528-3550 Jamison Way - Overall site (looking south)



Fig.22 – 3528-3550 Jamison Way – Site fencing at rear (looking west towards no.3530)



Fig.23 – 3528-3550 Jamison Way - Pool at no.3530 (looking northwest)

PRESERVATION ARCHITECTURE

Mark Hulbert
Historic Resources Consultant

Professional Experience

2002- Mark Hulbert Preservation Architecture, Oakland, CA
1998-2002 Associate/Preservation Architect, C David Robinson Architects, San Francisco
1990-1998 Architectural Conservator/Preservation Architect, Page & Turnbull, San Francisco
1986-1989 Architect, Michael Rex Associates, Sausalito, CA
1984-1985 Architecture & Preservation, Buttrick, White & Burtis, NY, NY
1982-1984 Retail Planning, Architectural & Industrial Design, Milton Glaser, NY, NY
1981-1982 Architecture & Preservation, William A. Hall & Associates, NY, NY

Professional Education

International Centre for the Conservation of Cultural Property, Rome, Italy; ARC, 1996.
North Carolina State University School of Design, Raleigh, NC: B-Env.Des.-Arch., 1980-81.
Boston Architectural Center, Boston, MA; 1979-1980
Mercer College, Trenton, NJ: A. Arch., 1977-1979

Professional Registration

Certificate, Architectural Conservation, ICCROM, 1996
California Architect C 21014, 1989

Recent Awards

Ford Assembly Building, Richmond:

- California Governor's Historic Preservation Award for 2013
- California Heritage Council, Award of Recognition, 2013
- National Trust for Historic Preservation, National Honor Award, 2008
- California Preservation Foundation, Preservation Design Award, 2009
- American Institute of Architects East Bay Chapter, Citation Award, 2009
- American Institute of Architects San Francisco Chapter, Historic Preservation and Innovation Award, 2010

Highland Hospital, Alameda County:

- Design/Build Institute of America, Western Pacific Region, Award of Distinction, 2012

Richmond Civic Center, Richmond:

- California Governor's Historic Preservation Award, 2011
- California Preservation Foundation, Preservation Design Award, 2010
- American Institute of Architects San Francisco Chapter, Historic Preservation and Innovation Award, 2010
- Design/Build Institute of America, Western Pacific Region, Regional Award, 2010
- City of Richmond, Historic Preservation Award, 2010
- California Construction Award, Overall Top Project, 2009

Municipal Boathouse, Oakland:

- California Preservation Foundation, Preservation Design Award, 2011

Studio One Arts Center, Oakland:

- American Institute of Architects East Bay Chapter, Citation Award, 2011

Winters Building/East Bay Center for the Performing Arts, Richmond:

- American Institute of Architects East Bay Chapter, Honor Award, 2011

Selected Preservation & Rehabilitation Project Experience

General Warehouse Building 8, Alameda Point
Borreo Building (1877), Napa
Eschol/Trefthen Winery Building (Hamden McIntyre Arch., 1886), Napa
Cardiff House (1864), U.C. Santa Cruz
Gamble Building (c1850), Big Oak Flat
Pier 70/20th Street Historic Buildings (1886-1945), San Francisco
Saint Mary's College (John J. Donovan, 1928; Milton T. Pfeuger, 1960), Moraga
Marin County Civic Center Chambers (Frank Lloyd Wright, 1962), Marin County
Hawk Hill/Battery Construction 129, Marin Headlands, GGNRA
Filbert Street Cottages (1906-1946), San Francisco
The Valhalla, Sausalito
Petaluma ↔ Santa Rosa Railroad Trestle (1922), Petaluma
Highland Hospital (Henry H. Meyers Arch., Howard Gilkey Landscape Arch., 1926), Oakland
Claremont Branch Library (James Plachek, 1924), Berkeley
Richmond Civic Center (Pflueger ↔ Pflueger Arch., H. Leland Vaughan Landscape Arch., 1948), Richmond
San Joaquin Experimental Range (1934), Madera County
Shattuck Hotel (Benjamin McDougal, 1909-14; Walter Ratcliff, Jr., 1927), Berkeley
Ford Assembly Building (Albert Kahn, 1929), Richmond
Clark Kerr Campus Buildings and Landscape (Alfred Eichler, 1930-1950), UC Berkeley
Building 165/Baylink Ferry, Mare Island Naval Shipyard, Vallejo
Chi Theta Chi House (W. Corlett, 1935-1950), Stanford
Municipal Boathouse (John G. Howard, 1907), Oakland
Los Gatos High School Theatre (William Weeks, c1925), Los Gatos
Marshall General Store/Hog Island Oyster Co., Marshall
Cryer Ranch, Hayward
Kingman Hall (Drysedale ↔ Thomson, 1914), Berkeley
Petaluma Silk Mill (C. Havens, 1892; Brainerd Jones, 1922), Petaluma
YWCA (Julia Morgan, 1914), Oakland
Fruitvale Masonic Temple/Arts Center, Oakland
Studio One Arts Center, Oakland
William Colby House (Julia Morgan, 1905), Berkeley
Keeler Residence (Bernard Maybeck, 1902), Berkeley
SummerHill Historic Homes, (904-932 Bryant St., 264-270 Channing Way), Palo Alto
Edwards Stadium, UC Berkeley
Pier 40, San Francisco
Boudrow Residence (Julius Krafft, 1881), Berkeley
Love Ranch, Danville
Clark Kerr Campus, Warring Wall Restoration, UC Berkeley
Heritage Theatre (William Weeks, c1925), Campbell
Clark Kerr Campus Building 10 (Alfred Eichler, 1930), UC Berkeley
The Cliff House (Reid Bros., 1909), San Francisco
Lucie Stern Community Theater (Birge Clark, c1921), Palo Alto
Hearst Memorial Mining Building (John G. Howard, 1907), University of California, Berkeley
Geary Theater (Bliss ↔ Faville, 1910), San Francisco
Pacific Gas ↔ Electric Company (Bakewell ↔ Brown, 1922; Bliss ↔ Faville, 1925), San Francisco
California State Office Building (Bliss ↔ Faville, c1930), San Francisco

Selected Historical Resource and Project Evaluations

Kenney Park House, Napa
Cambrian Park Plaza, San Jose
Stanford Financial Square, Palo Alto
Trefethen Winery, Napa County
Sausalito City Hall, Sausalito
Point Reyes Lodge, Olema
Saint Mary's College, Moraga
3227 Peralta Street, Oakland
94th & International, Oakland
1212-1222 First Street, Napa
1945 Broadway, Oakland
Demmel Boathouse, Inverness
Mill Valley Lumber Co., Mill Valley
450 Hayes Street, San Francisco
565 Throckmorton Avenue, Mill Valley
The Valhalla, Sausalito
167 Lovell Avenue, Mill Valley
Wheeler Plaza, San Carlos
1538 3rd Street, Napa
Mare Island Cemetery, Vallejo
1501 Third Street, Napa
94th & International, Oakland
136 Ord Street, San Francisco
University/Shattuck Properties, Berkeley
466 Missouri Street, San Francisco
Lick Mansion, Santa Clara
352 Richland Ave., San Francisco
1531 Oak Park Blvd., Pleasant Hill
12 Laurel Way, Kentfield
St. Matthew School, San Mateo
2 Glenwood Avenue, Ross
Claremont Branch Library, Berkeley
Horseshoe Hill Ranch, Bolinas
Menlo Park Fire District Station 2, East Palo Alto
Yolanda-Hurd Ranch, Danville
2222 Third Street, Berkeley
350 Bella Vista, Belvedere
Fire Station 66, Richmond
Masonic Homes, Union City
280 Divisadero Ave., San Francisco
660 Bridgeway Blvd., Sausalito
24829 Palomares Road, Castro Valley
Richmond Public Library, Richmond
San Antonio Hills Neighborhood, Oakland
30935 Vallejo Street, Union City
1 Culloden Park Road, San Rafael
1500 San Pablo Avenue, Berkeley
2600 Shattuck Avenue, Berkeley
St. Brigids Church, San Francisco
2255 Lyon Street, San Francisco
216 Corte Madera Avenue, Mill Valley
Armstrong School Building, Berkeley
First Congregational Church, San Francisco
412 Monte Vista Avenue, Oakland
1849 Van Ness Avenue, San Francisco
Booker T. Washington Center, San Francisco
SF Boys & Girls Club, San Francisco
430 Main & 429 Beale Street, San Francisco
Town & Country Village, Palo Alto
Winters Building, Richmond
3900 Adeline Street, Emeryville
323 University Avenue, Palo Alto
Spring Estate, Berkeley
5924-30 Foothill Blvd., Oakland
Mazda Lamp Works, Oakland
461 Baker Street, San Francisco
Berkland Baptist Church, Oakland
Pier 40, San Francisco
1505 Shattuck Avenue, Berkeley
Harrison Street Properties, San Francisco
2121 Allston Way/Magnus Museum, Berkeley
45 Lansing Street, San Francisco
401 Alice & 420 Third Streets, Oakland
Pier 23, San Francisco
1919 Market Street, Oakland
230 BayPlace, Oakland
Terminal One, Richmond
Saratoga Lanes, San Jose
Macdonald Avenue, Richmond
Clayburgh Building, San Francisco

Historic Structure/Landscape Reports and Historic Preservation Plans

Girton Hall, UC Berkeley
The Pelican Building, UC Berkeley
Sea Scout Base, Palo Alto
Municipal Boathouse, Oakland
SummerHill Historic Homes, Palo Alto
Petaluma Silk Mill, Petaluma
Hawk Hill/Battery 129, Marin Headlands, GGNRA
Richmond Civic Center, Richmond
Cloyne Court Hotel, Berkeley
Clark Kerr Campus, UC Berkeley
323 University Avenue, Palo Alto
Camera Obscura, San Francisco
Ahwahnee Hotel, Yosemite
Geary Theater, San Francisco
California State Office Building, San Francisco
Casa Amesti, Monterey
U.S. Court House, Los Angeles
U.S. Customs House, San Francisco
U.S. Appraisers' Building, San Francisco
U.S. Court of Appeals, Pasadena
Presidio of Monterey