

Appendix B

Cole Middle School 1011 Union Street, Historic Resource Evaluation (HRE)

Page & Turnbull, December 23, 2019

COLE MIDDLE SCHOOL
1011 UNION STREET
HISTORIC RESOURCE EVALUATION

OAKLAND, CALIFORNIA
[19216]

PREPARED FOR:
LAMPHER-GREGORY



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

DECEMBER 23, 2019

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of Lamphier-Gregory for the former Cole Middle School campus located at 1011 Union Street (APN 4-53-7) in West Oakland's Oak Center neighborhood. The generally rectangular parcel is roughly 112,820 square feet in area and is located at the northwest corner of 10th and Union streets.¹ This report evaluates two educational buildings situated within the property: a classroom building (Cole School) originally constructed in 1925 and renovated 1936; and a cafeteria building constructed in 1949. Each of these buildings shares the address 1011 Union Street. The report does not address the ancillary building at the northeast corner of the site, which was built in 2011. The campus was originally used as an elementary or grammar school and was converted to a middle school in 1980. The school closed in 2009, and the campus has since been used as an Oakland Unified School District (OUSD) administrative facility, with one of OUSD's two Data Centers occupying space in the former Cole School. The Cole School building has also housed the headquarters for the OUSD police unit since 2009. Since 2015, OUSD's Special Education Department has occupied five classrooms spread across the two subject buildings for students with special needs.

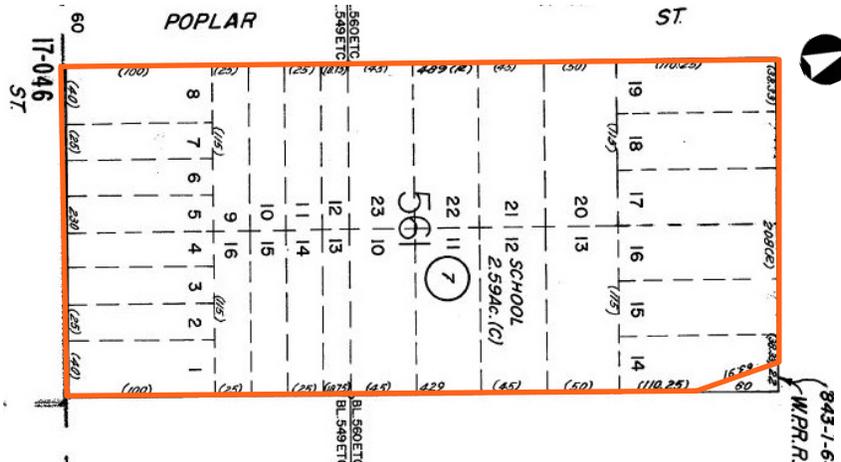


Figure 1: Assessor parcel map showing location of subject property (outlined in orange).
Source: Alameda County Assessor's Office, Online. Edited by Page & Turnbull.

METHODOLOGY

Page & Turnbull prepared this report using research collected at various local repositories, including the Alameda County Office of the Clerk-Recorder, the City of Oakland Building Department and Oakland Public Library History Room, as well as various online sources including California Digital Newspaper Collection, Newspapers.com, and the David Rumsey Map Collection. Key primary sources consulted and cited in this report include Sanborn Map Company fire insurance maps, historic newspapers, building permit applications, city directories, and historic building plans provided to Page & Turnbull by OUSD. On October 29, 2019, Page & Turnbull visited the site with Lamphier-Gregory and completed architectural photography and field notes. All photographs in this report were taken by Page & Turnbull October 29, 2019, unless otherwise noted.

SUMMARY OF FINDINGS

This HRE finds that the Cole School classroom building and cafeteria at the Cole Middle School campus (1011 Union Street) **do not appear to qualify as eligible historic resources** for the purposes of review under the California Environmental Quality Act (CEQA).

¹ Area calculation provided at online at <http://gisapps1.mapoakland.com/planmap/planmap.html?apn=004%20005300700>. Accessed October 25, 2019.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the property at 1011 Union Street.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

1011 Union Street is not currently listed in the National Register of Historic Places.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through several methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

1011 Union Street is not currently listed in the California Register of Historical Resources.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of “1” to “7” to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of “1” or “2” are either eligible for listing in the California Register or the National Register or are already listed in one or both registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

“Cole School” is listed in the California Historic Resources Information System (CHRIS) database with a Status Code of 6Z (Found ineligible for NR, CR or Local designation through survey evaluation). In the case of the subject property, its 6Z status relates to a survey and evaluation undertaken in 1990, which evaluated the building for eligibility to the National Register but did not address eligibility for the California Register. The most recent update to the CHRIS database for Alameda County that lists the Status Codes was in March 2011.

CITY OF OAKLAND HISTORIC PRESERVATION

City of Oakland Thresholds of Significance Guidelines²

Per the City of Oakland's Thresholds of Significance Guidelines, an historical resource under the California Environmental Quality Act (CEQA) is a resource that meets any of the following criteria:

- 1) A resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources;
- 2) A resource included in Oakland's Local Register of historical resources, unless the preponderance of evidence demonstrates that it is not historically or culturally significant;³
- 3) A resource identified as significant (e.g., rated 1-5) in a historical resource survey recorded on Department of Parks and Recreation Form 523, unless the preponderance of evidence demonstrates that it is not historically or culturally significant;
- 4) Meets the criteria for listing on the California Register of Historical Resources; or
- 5) A resource that is determined by the Oakland City Council to be historically or culturally significant even though it does not meet the other four criteria listed above.

Oakland Cultural Heritage Survey

The Oakland Cultural Heritage Survey (OCHS), established in 1981, evaluates individual properties according to a five-tiered alphanumeric system. The alphabetical portion, the Individual Property Rating, is based on evaluation of a property according to the following four criteria:

- Visual Quality/Design: Evaluation of exterior design, interior design, materials and construction, style or type, supporting elements, feelings of association, and importance of designer.
- History/Association: Association of person or organization, the importance of any event, association with patterns of history, and the age of the building.
- Context: Continuity and familiarity of the building within the city, neighborhood, or district.
- Integrity and Reversibility: Evaluation of the building's condition, its exterior and interior alterations, and any structural removals.

Evaluated properties are assigned an Individual Property Rating corresponding to their ability to meet these criteria as follows:

- A. Highest importance (Outstanding architectural example or of extreme historical importance);
- B. Major importance (Fine architectural example or of major historical importance);
- C. Secondary importance (Superior or visually important architectural example, or very early);
- D. Minor importance (Representative architectural example);
- E. Of no particular interest; and
- F. Less than 45 years old or modernized.

A building's rating in its existing condition is expressed as a capital letter. Contingency ratings, expressed after the rating as a lower-case letter, indicate a potential rating under certain conditions. Contingency ratings may be applied to buildings whose rating would change with restoration or increased age, or for which additional information is needed.

² City of Oakland, CEQA Thresholds of Significance Guidelines, October 28, 2013. Website accessed January 2019 from: <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak051200.pdf>.

³ The City of Oakland's Local Register includes all designated historic properties (Landmarks, Heritage Properties, Study List Properties, Preservation Districts, and S-7 and S-20 Preservation Combining Zone Properties) as well as all Potential Designated Historic Properties that have an existing rating of "A" or "B" or are located within an Area of Primary Importance.

A property's relationship to an Area of Primary or Secondary Importance is expressed as part of its rating in numeric form as follows:

1. Located in an Area of Primary Importance, or National Register quality district;
2. Located in an Area of Secondary Importance, or district of local interest; and
3. Not located in a historic district.

Properties that are contributors to a district are assigned a "+", non-contributors a "-", and potential contributors are assigned a "*" as part of their numeric rating. Many of the preliminary ratings assigned as part of the Oakland Cultural Heritage Survey through the 1980s were based on reconnaissance level survey. These initial findings may be updated based on additional information about historic context and property integrity found through intensive surveys.

Designated Historic Properties

City of Oakland Historic Landmarks are the most prominent historic properties in the city. They may be designated for historical, cultural, educational, architectural, aesthetic, or environmental value. They are nominated by their owners, the City, or the public and are designated after public hearings by the Landmarks Board, Planning Commission, and City Council. This category also includes preservation districts and Heritage Properties. Since the program began in 1973, 145 individual landmarks, 9 preservation districts (designated S-7 or S-20 Preservation Zones), and 45 Heritage Properties have been designated, out of nearly 100,000 buildings in Oakland. Proposed alterations and demolitions that would affect landmarks and preservation districts require review by the Landmarks Preservation Advisory Board.

Potential Designated Historic Properties

Any property that has at least a contingency rating of "c" and/or is a contributor (+) or potential contributor (*) to a historic district but is not yet individually designated is considered a Potential Designated Historic Property (PDHP).

Local Register of Historic Resources

The Oakland City Council enacted the Historic Preservation Element (HPE) in 1994.⁴ The HPE presents goals, policies, and objectives that guide historic preservation efforts in Oakland. It defines the criteria for legal significance that must be met by a resource before it is listed in Oakland's local register of historical resources and would therefore be considered a historical resource under CEQA. According to the HPE, for purposes of environmental review under the California Environmental Quality Act, the following properties will constitute the City of Oakland's Local Register of Historical Resources (Local Register).

- 1) All Designated Historic Properties (including Oakland Landmarks, S-7 and S-20 Preservation Districts, and Preservation Study List properties), and
- 2) Those PDHPs that have an existing rating of "A" or "B" or are located within an Area of Primary Importance.

City of Oakland Historic Preservation Status of 1011 Union Street

1011 Union Street was preliminarily documented by the Oakland Cultural Heritage Survey in 1990 and has been assigned an OCHS rating of "C3," indicating the property is of secondary importance (representative architecture example) and is not located within a historic district. 1011 Union Street is not a City of Oakland Landmark and is not currently listed in the Local Register.

⁴ City of Oakland. 1994. Historic Preservation Element of the Oakland General Plan. Adopted March 8, 1994. Website accessed January 2019 at: <http://www2.oaklandnet.com/Government/o/PBN/OurServices/GeneralPlan/DOWD009018>

III. ARCHITECTURAL DESCRIPTION

The subject site is generally rectangular in shape, with a clipped northeast corner, due to a rail right-of-way. The Cole School classroom building is situated at the south end of the site, with its primary façade fronting Union Street (east), and secondary facades fronting 10th Street (south) and Poplar Street (west). The Cafeteria building is situated northwest of the Cole Schools’ west wing, with its west façade fronting Poplar Street and its south façade facing the rear of the Cole School. A wood-frame modular building built in 2011 is located at the far northeast corner of the site. The remainder of the property is paved with asphalt. Parking areas and a playground occupy the northern end of the site (**Figure 2**).



Figure 2: Aerial view of the subject property. The subject parcel is outlined in orange. A red dashed line indicates the perimeter of the OUSD police unit’s parking lot within the property.
Source: Alameda County Assessor Online. Edited by Page & Turnbull.

COLE SCHOOL BUILDING

The Cole School is a two-story, U-plan building of reinforced-concrete and wood-frame construction. The school was built in 1925 and designed in the Gothic Revival style, but was renovated and restyled in 1936, resulting in its current Moderne aesthetic. The building has a smooth cement plaster exterior and a flat roof with a parapet at all façades. A sheet metal beltcourse divides the first and second story, serving as a sill beneath most of the second story windows. The cornice is formed from a sheet metal fascia that is continuous across all facades. Fenestration consists primarily of banks of five aluminum-frame, one-over-one, single-hung replacement windows with individual transoms above; these windows will be referred to throughout this report as “standard windows.” Most windows at the first story have metal security screens at the exterior (**Figure 3 and Figure 4**). Second story windows above first story entrances (where bays are narrower) are typically of similar design but in a paired configuration. All doors at the exterior appear to be replacement flush doors of either wood or steel.



Figure 3: Typical first story windows with security screens.



Figure 4: Typical second story windows without security screens.

Exterior detailing includes overlapping concrete vertical elements with rounded edges and metal capitals that flank the main at the main entrance at the east façade and two entrances at the south facade (**Figure 5**). The main entrance also features a curved canopy with a streamlined sheet metal fascia and vertical corrugated metal directly flanking the main doors. Concave stripes are visible at concrete walls adjacent to the main entrance. The side entrances at the west façade feature similar portals that feature a monumental stucco surround with fluted keystones and a scalloped frieze (**Figure 6**). Doors are flush metal or flush wood, with minimal to no glazing. At the rear facade, fluted engaged concrete columns extend from ground level to the second story, dividing each auditorium window.



Figure 5: Scalloped capital details, visible at columns flanking main entrance, looking west.

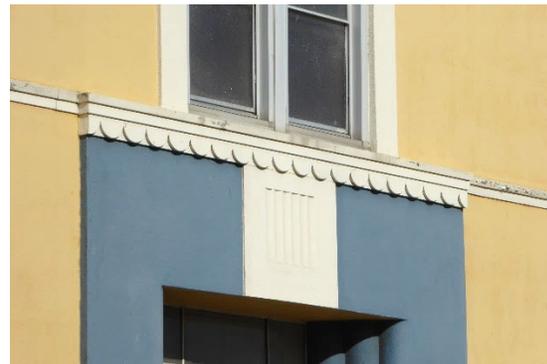


Figure 6: Fluted keystone and scalloped details above each entrance at south facade.

Primary (East) Façade (Union Street)

The Cole School's primary façade is visible at the east wing of the school's U-plan, parallel to Union Street, and is set back from the street roughly 15 feet (**Figure 7**). The façade has five bays, with two bays on either side of the central main entrance bay. The southernmost bay features similar banks of five standard windows at the first and second story. A fence enclosure surrounding HVAC equipment is visible at the base of the first story. The second to southernmost bay contains paired windows at the first and second stories; those at the first story being slightly narrower overall (**Figure 8**). The building's main entrance is visible just south of mid-façade and has flush metal doors; each with a single, narrow rectangular lite (**Figure 9**). The entrance is flanked on each side by four overlapping, engaged concrete columns that have decorative metal capitals with scalloped detailing. Letters reading "COLE SCHOOL" mounted to the façade above the canopy (**Figure 9**).



Figure 7: Cole School, looking northwest from Union Street.



Figure 8: Two southernmost bays at the primary façade, looking west.

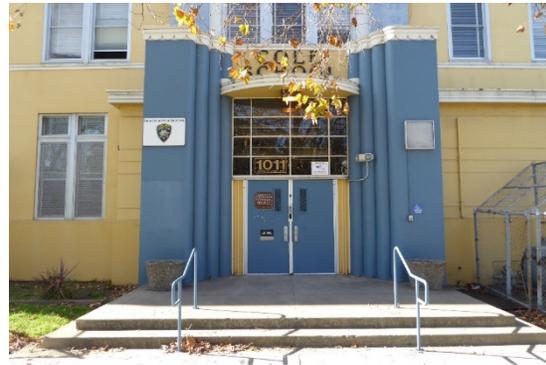


Figure 9: Primary entrance, looking west.

A fixed divided lite transom window with steel sash is visible above the main entrance doors. A curved canopy is visible above the transom and spans the width of the main entrance (Figure 10). The central bay at the second story features a tripartite window (Figure 11).



Figure 10: Divided-lite steel-frame window above main entrance, and curved entrance canopy, looking west.



Figure 11: Tripartite window at second story above main entrance, looking west.

To the north of the main entrance, the façade features a blank wall with streamline groove details at the first story (**Figure 12**). A sill with molded sheet metal fascia extends northward from the entrance as a continuation of the curved entrance canopy, terminating after the second to northernmost bay. Above, the second story has a single standard window (**Figure 13**). To the north, the first and second story each feature two bays of similar width containing banks of standard windows. The first story bays feature four windows with a single door inserted where a fifth window would typically be located (**Figure 15**). The second story bays each contain five standard windows. Each of the doors are accessed by concrete steps with a wide landing and flat metal railing with a curved stair rail, that ties into the building's Moderne styling (**Figure 15**).



Figure 12: Three westernmost bays at the primary façade, looking northwest.



Figure 13: Molded sheet metal fascia extending northward from the main entrance above the second to northernmost bay of the primary façade.



Figure 14: Secondary entrance within a bank of three windows at northernmost bay of primary façade, looking southeast.



Figure 15: Concrete steps and landing with metal railing at the north end of the primary façade, looking northwest.

South Façade (10th Street)

The south façade fronts 10th street and is set back from the street roughly 15 feet. The façade has five bays, including: two outer bays containing entrances at the first story and paired standard windows at the second story; and three central bays, each with a bank of five standard windows at the first and second story (**Figure 16**). Each entrance is similar, with a set of flush metal double doors placed beneath a divided lite steel-sash transom. The entrances are recessed into a concrete surround with overlapping engaged columns at each side and a monumental flat surround. Keystones have fluting and the cornice of the entrance surround has metal scalloped detailing. Each entrance is accessed by two concrete steps with a landing (**Figure 17 and Figure 18**).



Figure 16: South façade, view southwest.



Figure 17: East entrance at south façade,
looking north.

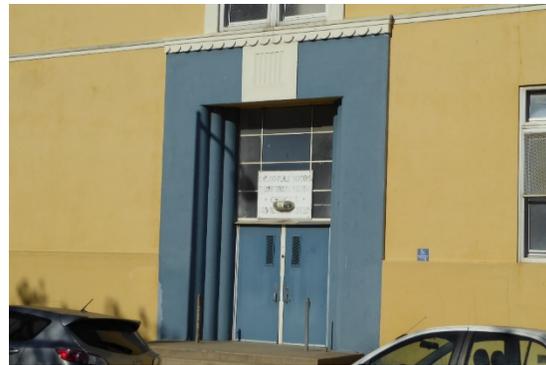


Figure 18: West entrance at south façade,
looking north.

West Façade (Poplar Street)

The west façade fronts Poplar Street and is set back from the street roughly 15 feet. The façade has four bays at each story, each containing a bank of five standard windows (Figure 19).



Figure 19: Looking northeast at west façade.

Rear (North) Façade (Site Interior)

The rear façade overlooks parking areas within the property, and is deeply recessed between the east and west wings of the u-shaped plan. A two-story staircase and elevator shaft that was added to the building in 1973 is visible at the north façade of the east wing (**Figure 20**). The staircase has a steel frame and steel railing and handrails. Steps are concrete set in steel beds (**Figure 21**). Landings are visible at the first and second stories. The first-story bay to the east of the staircase contains two single standard windows. A first story entrance located beneath the staircase contains a wood-frame entrance with a central column dividing two flush wood replacement doors. Each door has a transom above that appears to be infilled with a painted panel. A remnant of a circular concrete detail within the entrance surround is visible just beneath the staircase landing above (**Figure 22**). An additional entrance at the second story contains a similar replacement door (**Figure 23**). The remainder of the north façade at the east wing is not fenestrated.



Figure 20: View of northeast wing at rear façade, looking southeast.

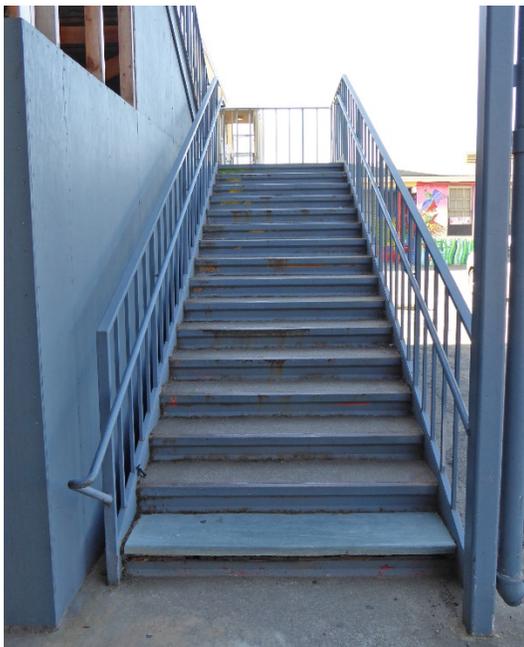


Figure 21: Looking west at steel-frame staircase at rear of the east wing.



Figure 22: Looking south at entrance at rear of east wing. Note concrete detail where staircase is attached to façade.

The west façade of the east wing features two bays with typical standard windows at each story. Entrances with single-entry flush doors and concrete steps are located within the two bays at the first story. The recessed central portion of the north façade features an entrance with flush double doors at the east side of the first story (**Figure 24**). A similar entrance is located at the opposite, west side of the first story. The second story is fenestrated with five bays containing similar steel-frame windows with a grid of nine divided lites. Four pilasters with fluted details and no capitals are placed between each bay. The windows at the second story light the gymnasium/auditorium at the interior and are set at a height slightly below that of the second story windows visible at other locations (**Figure 25**). The east façade of the west wing features similar fenestration to the west façade at the east wing, however, a single-entry door is set in the southernmost bay (**Figure 26**).



Figure 23: Detail of staircase and second story landing, looking southeast.



Figure 24: Entrances and windows at rear façade.



Figure 25: Center, recessed portion of rear façade at auditorium/gymnasium, looking south.



Figure 26: East-facing windows along northwest wing of the rear façade, looking south.

An entrance with flush steel double doors is located at the first story of the west wing's north façade. A linear staircase extends from grade to the second story where an additional entrance is located. The staircase was built in 1973 and shares similar materials with the staircase located at the north façade of the east wing (**Figure 27 and Figure 28**).



Figure 27: Looking southwest at first story entrance with double doors at rear facade, west wing.



Figure 28: Linear staircase at rear façade of the west wing, looking west.

CAFETERIA BUILDING

The Cafeteria Building was built in 1949 and is situated immediately north of the west wing of the Cole School building. The building has a rectangular footprint and a moderately pitched gabled roof with a projecting monitor near center. The roof is covered with asphalt shingles and has a molded wood cornice. The building features a cohesive fenestration pattern that reflects the division of classrooms and cafeteria spaces at the interior. The building is fenestrated with six-over-six, wood-sash, double-hung windows (referred to as “standard sash windows,” hereafter) at most locations. These windows are primarily arranged in groups of four along the east and west façades. Additional standard sash windows are visible at the northwest corner of the building. Entrances are located at the center of the north and south façades and at the recessed southeast and northwest corners. Original doors are flush wood with four divided lites in the upper half (referred to as “original doors,” hereafter). The southeast and northwest corners of the building are recessed, forming covered entries beneath the overhanging roof eaves (**Figure 29 and Figure 30**).



Figure 29: Cafeteria Building viewed from second story of Cole School, looking northwest.

East and North Façades

The recessed southeast corner of the building contains an entrance with an original door set beneath a four-lite transom window. Three standard sash windows are visible immediately south of the door. The three northernmost bays in the façade contains groups of four standard sash windows. The north façade has a grouping of three standard sash windows divided by wood mullions at its east bay (**Figure 31**). The central bay features a monumental entrance with a stucco surround, circular medallion and sheet metal cornice trim. The door at this location has been replaced by a contemporary flush steel door with a single rectangular lite. An original door surround of glass block, visible on original plans for the cafeteria, has been replaced by a plastered surround (**Figure 32**). Paired standard sash windows and a single smaller wood sash window are visible to the west of the entrance (**Figure 33**).



Figure 30: Recessed entrance at southeast corner, looking northwest.



Figure 31: Three standard sash windows divided by wood mullions at the north façade, looking southeast.



Figure 32: Entrance at center of north façade, looking southeast.



Figure 33: Paired and a smaller single wood-sash window at the west side of the north façade, looking south.

West and South Façades

At the northeast corner of the building the west façade is recessed. A flush wood door is set beneath a six-lite, wood transom window and is flanked by standard sash windows (**Figure 34**). The remainder of the façade is divided into three similar bays with four standard sash windows each (**Figure 35**). The south façade has a recessed entrance bay at center. The entrance has two similar original doors that are divided by a wood column. A single steel-sash window with four lites is located to the immediate east of the doors (**Figure 36**).



Figure 34: Recessed northwest corner of building, looking east.



Figure 35: West façade, looking north.



Figure 36: Looking northwest at recessed entrance at south façade featuring two flush- wood doors with four divided lites each.

SITE FEATURES

The generally rectangular subject site is planted with grass to the southeast, south, and west of the Cole School building. A wood flagpole is set at the southeast corner of the site (Figure 37). A fenced enclosure surrounds HVAC equipment at the southeast corner of the Cole School (Figure 38). Beginning at the main entrance of the Cole School, the east perimeter of the site is paved with concrete, which extends to the parking lot area to the rear of the school that is paved with asphalt. Concrete steps with metal railings access the Cole School's main entrance (Figure 39). To the north, several raised planting beds and movable planters occupy the portion of the site immediately east of the Cole School, south of the parking area (Figure 40). The majority of the interior of the site to the north of the Cole School and the north/northeast of the Cafeteria building is paved with asphalt. Parking lots for OUSD and OUSD's Police Unit are divided by a chain-link fence (Figure 41).



Figure 37: Wood flagpole at northwest corner of 10th and Union Streets (the far southeast corner of the site), looking east.



Figure 38: HVAC equipment enclosure at south end of primary façade, looking west.



Figure 39: Concrete steps and landing with metal railings at main entrance, looking northwest.



Figure 40: Wood fence at northwest property boundary, view northwest.



Figure 41: View of rear section of property and parking lots, looking north.

The area surrounded on three sides by the rear façade of the Cole School contains an outdoor storage area for various equipment such as filing cabinets, enclosed by a chain-link fence (Figure 42). Additional raised planting beds are located to the immediate west of the Cafeteria Building (Figure 43). A security gate is located along the west perimeter of the site and accesses a pathway located between the Cafeteria building and the west wing of the Cole School (Figure 44). The area north of the Cafeteria building is paved with asphalt and leads to a basketball court. The north perimeter of the site is enclosed by chain-link fencing (Figure 45).



Figure 42: Fenced equipment storage area to immediate north of rear façade, looking southwest.



Figure 43: Raised planting beds located between Cafeteria building’s west façade and the west perimeter of the property, looking north.



Figure 44: Security fence with gate along west perimeter of property, looking east.



Figure 45: View looking north at north perimeter of the site from basketball court.

Several flat roof shade structures are visible at the rear of the, immediately south of the north perimeter fence (**Figure 46**). An ancillary building constructed at the site in 2011 is visible at the northeast corner of the property. This building is not age-eligible for historic evaluation (**Figure 47**).



Figure 46: Structures at rear of site near north perimeter, looking east.



Figure 47: Ancillary building at northeast corner of site, built in 2011.

SURROUNDING NEIGHBORHOOD

The subject property is situated at the southwest edge of Oakland’s Oak Center neighborhood, where the Acorn neighborhood to the southeast, and the Prescott neighborhood to the west merge at 10th street (**Figure 48**). The surrounding area is primarily residential, with a cluster of late 19th and early 20th century houses located on the five blocks between Union Street (west) and Filbert Street (east), between 10th and 12th streets. Residences designed in the Queen Anne, First Bay Tradition, and Neoclassical styles are visible along block faces joining at the northeast corner of 10th and Union streets, to the immediate east of the subject property. Most of the residences in this area predate the original construction of the subject building in 1925 and the façade reconstruction of the subject building in 1936 (**Figure 49 to Figure 53**). Residences of more recent origin in the Acorn neighborhood are located to the south along Union Street and are vernacular in style (**Figure 52 and Figure 53**). To the west and southwest, Peralta Villa Public Housing Community occupies blocks between Union Street (east) and Mandela Parkway (west) between 8th and 12th streets. This community was constructed during World War II (**Figure 54**). An office building occupied by Oakland Housing Authority is located opposite 10th street, south of the subject property (**Figure 55**). A public park with a playground is located immediately north of the subject property. An industrial facility operated by California Cereal Products is located to the north of the park (**Figure 56**).



Figure 48: Area surrounding the subject property with boundary of subject property outlined in orange. Nearby neighborhood boundaries are indicated with yellow dashed line. Source: Microsoft, BingMaps, 2019. Edited by Page & Turnbull.



Figure 49: Residences along the north side of 10th Street, looking northeast.



Figure 50: View eastward along 10th Street toward downtown Oakland.



Figure 51: Looking east from subject property toward Queen Anne and Neoclassical residences located along the east side of Union Street.



Figure 52: Looking southeast toward vernacular houses of more recent origin located east of the subject property along the east side of Union Street.



Figure 53: Vernacular residences of more recent origin located southwest of the subject property along 10th and Union streets. View faces southeast.



Figure 54: Looking southwest along Poplar Street toward vernacular housing typologies within the Peralta Villa Public Housing Community located west and southwest of the subject property.



Figure 55: Looking southeast toward the City of Oakland Housing Authority building opposite 10th street from the subject property.



Figure 56: Looking north from interior of subject property toward public park and playground. California Cereal Products facility further north is visible in the background.

IV. HISTORIC CONTEXT

The following historic context focuses primarily on the West Oakland area within the City of Oakland and includes context specific to the vicinity of Oak Center neighborhood and subject property, which is located near the center of southern half of West Oakland (**Figure 57**). This context is expanded upon in the Site Development History section of this report.



Figure 57: Map of West Oakland Planning Area. An orange arrow points to the subject property located within the Oak Center neighborhood, along its border with the Acorn (southeast) and Prescott (west/southwest) neighborhoods. Source: West Oakland Specific Plan, Draft EIR, prepared by JRDV Intl. Edited by Page & Turnbull.

EARLY OAKLAND

Native Americans known as the Ohlone were the first inhabitants of the Oakland area, with known settlements along the banks of Temescal creek dating from the 16th century.⁵ The earliest documented European contact in the area occurred in 1772, when a Spanish expedition heading north from Monterey passed through.⁶ Thereafter, the Spanish virtually ignored the East Bay region until 1820, when the government granted a large tract of land to Luis Maria Peralta upon his retirement from the Spanish military.⁷ Peralta's grant extended from the shore of the bay to the crest of the Oakland hills, and from San Leandro Creek to "El Cerrito," or the little hill (most likely Albany Hill). The grant included the area that became Oakland, which was then known as Encinal (meaning Oak Grove in Spanish). It also included the future cities of Piedmont, Berkeley, Emeryville, Alameda, Albany, and part of San Leandro.⁸ Peralta used the land as a cattle ranch, which he subdivided and bequeathed to his four sons in 1842.⁹ Most of what is now East Oakland was given to Antonio Peralta, and most of what is now North and West Oakland was given to Vicente Peralta.¹⁰

The 1849 Gold Rush that dramatically influenced San Francisco's development also brought fortune-seekers to Oakland.¹¹ Miners, lumbermen, businessmen, bankers, speculators, and opportunists settled across the bay in what was then known as Contra Costa, or "the other coast."¹² In 1850, three East Coast men arrived in Contra Costa: Horace W. Carpentier, Edson Adams, and Andrew J. Moon.¹³ Each man leased 160 acres of land from Vicente Peralta and opened the area to squatters.¹⁴ Swiss engineer Julius Kellersberger was hired to plat the land in a grid pattern starting at the shoreline. The lots were then sold, even though Carpentier, Adams, and Moon had no legal claim to the land.¹⁵ Two years later, on March 25, 1852, the town of Oakland was incorporated.¹⁶ Named for an oak grove that stretched from Lake Merritt to the bay, the city encompassed the present-day downtown area and West Oakland to 22nd Street.¹⁷ The town's citizens, who numbered less than 100, elected Carpentier as the city's first mayor.¹⁸ Oakland's first public school was established in 1853 at Clay and 5th streets.¹⁹

Oakland saw rapid growth and improvement after transportation connections were established with other communities.²⁰ Ferry service to San Francisco began in 1854, and the small settlements of San Antonio and Clinton east of Lake Merritt were connected with Oakland by a bridge built in 1856. Commercial and industrial businesses were established near the wharves, and the Central Pacific Railroad ran through downtown Oakland by 1863.²¹ In 1868, Oakland was chosen as the western terminus for the Transcontinental Railroad. Beginning in 1869, the train brought tourists and workers to California and made Oakland a major port city and manufacturing center.²² West Oakland became a shipping hub for western U.S. factories and a processing and manufacturing center for raw commodities such as agricultural products and lumber.

⁵ Lois Rather, *Oakland's Image: A History of Oakland, California*, (Oakland, CA: The Rather Press, 1972), 20, 22.

⁶ *Ibid.*, 22.

⁷ Beth Bagwell, *Oakland, The Story of a City*, (Oakland, CA: Oakland Heritage Alliance, 1982), 5.

⁸ *Ibid.*, 10.

⁹ Rather, 26.

¹⁰ West Oakland Specific Plan Draft EIR, Page 4.3-3.

¹¹ Historic Preservation Element, Oakland General Plan, (Oakland: Oakland City Council, 1993), 1-4.

¹² Bagwell, 25.

¹³ *Ibid.*

¹⁴ Rather, 35.

¹⁵ Bagwell, 27.

¹⁶ *Ibid.*, 27.

¹⁷ Historic Preservation Element, 1-4.

¹⁸ Bagwell, 27.

¹⁹ *History of Alameda County, California: Including Its Geology*, Vol. 2, (Oakland, CA: M. W. Wood, Publisher, 1883).

²⁰ Historic Preservation Element, 1-4.

²¹ *Ibid.*, 1-5.

²² Rather, 53-54.

GROWTH OF WEST OAKLAND

As Oakland became an increasingly popular industrial core, residential and commercial neighborhoods expanded within the city limits. In 1873, Oakland became the county seat of Alameda County.²³ By 1880, the city's population rose to 34,555, more than 20 times what it had been in 1860.²⁴ Many of the new residents were San Francisco commuters drawn by Oakland's relatively low density and the ferry service across the bay. A large demographic consisted of railroad workers, many of whom were African American.²⁵ Oakland Point, which included a ferry stop, was connected with central Oakland by the local rail line along 7th Street, with stations at Wood, Center, Adeline, and Market Streets. The entire length of west 7th Street became a major commercial, lodging, and entertainment center which survives today only in fragments (the Arcadia Hotel, the Lincoln Theater, the Brotherhood of Sleeping Car Headquarters, Esther's Orbit Room). The subject property was developed as part of this period of population growth, with the first Cole Grammar School building completed by 1880.

Regarding West Oakland's pattern of early settlement and demographics leading into the 20th century, the West Oakland Specific Plan describes:

The railroad yards and local parish church at [Oakland] Point began with a reputation as an Irish enclave, but there were strong Scandinavian, German, and African-American presences from the beginning. From around the turn of the century large numbers of Italian, Portuguese, and Eastern European residents appeared in the neighborhood, many of them recent immigrants or San Francisco earthquake refugees, at first living together in groups of lodgers while working as laborers. By the late 1910s and 1920s many of these new immigrants had become property owners in the district, and increasingly had occupations like factory worker, driver, and a whole range of food-related jobs, reflecting the increasing amount and diversity of industry in West Oakland and in Oakland as a whole.²⁶

Promotional materials advertised Oakland's "world-renowned" climate, the prosperity of its citizens, its paved streets, and extensive streetcar lines.²⁷ It was home to several colleges, including the College of California (the precursor of the University of California, Berkeley), Mills Seminary (later Mills College), and St. Mary's College, located at 30th and Broadway. By 1895, the city hosted four daily newspapers, 50 churches, 14 schools (including the first Cole Grammar School, housed in a wood-frame building at the subject property ca. 1880-1923), four theaters or opera houses, and a public library. The health of the city was served at this time by a variety of personal physicians, small benevolent institutions and medical associations, and one hospital.²⁸

Oakland expanded by annexing existing settlements and developing new districts.²⁹ Clinton, San Antonio, and the small town of Lynn (or Brooklyn) were annexed in 1872, pushing Oakland's eastern city limits out to 36th Street.³⁰ The small Temescal community, located in north Oakland, expanded in the 1860s with the installation of a telegraph line down present-day Telegraph Avenue and the establishment of a streetcar line to the University of California, Berkeley. Klinknerville, later Golden Gate, developed around Stanford and San Pablo avenues in North Oakland. Recreational facilities

²³ Historic Preservation Element, 1-5.

²⁴ Bagwell, 59.

²⁵ Historic Preservation Element, 1-5.

²⁶ West Oakland Specific Plan, Final EIR, Page 7-6. The preceding three sentences reflect revised text that was incorporated into the Final EIR. <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak049143.pdf>.

²⁷ Rather, 63.

²⁸ Husted's Alameda, Berkeley, and Oakland City Directory, 1895.

²⁹ Bagwell, 59.

³⁰ Historic Preservation Element, 1-5.

like the Tubbs Hotel and Idora Park spurred expansion into areas such as East Oakland and North Oakland. Neighborhoods north of Lake Merritt were annexed in 1891, and Temescal, Golden Gate, and other north Oakland neighborhoods were annexed in 1897.³¹ By 1900, Oakland's population numbered almost 67,000.

POST-EARTHQUAKE EXPANSION

The 1906 earthquake and fires displaced thousands of San Francisco residents to the East Bay for temporary and permanent housing. As described by author Robert Douglass, “The 1906 Earthquake left West Oakland virtually unscathed. By sparing the community, however, the quake affected it nonetheless... Many San Francisco businesses that had been wiped out by the quake and fire relocated to West Oakland or elsewhere in the East Bay.”³² Accordingly, West Oakland's demography showed a decrease in single-family households and an increase in the number of lodgers. Industries that West Oakland received included milling, canning, iron works, and light-manufacturing.³³

On the whole, Oakland continued to grow geographically, increasing to nearly its present size by 1909, with the annexation of the hills area, Fruitvale, Melrose, Elmhurst, and the area south to San Leandro.³⁴ With those additions, the city's area nearly tripled to 60 square miles. Meanwhile, private developers saw an opportunity to plan communities for both the affluent and working classes in the North Oakland, West Oakland, and East Oakland neighborhoods, and parts of these areas became thoroughly family-friendly residential enclaves, including a cluster of turn of the 20th century residential properties on blocks east of Cole School property.

In 1910, the City of Oakland assumed control of its waterfront, which previously was held by private entities. The change of ownership prompted the expansion of the Port of Oakland.³⁵ As described in the West Oakland Specific Plan:

The construction of the Shredded Wheat plant [(currently California Cereal Products)] at 14th and Union [streets, one block north of the subject property,] in 1915 was said to mark the end of today's Oak Center-Ralph Bunche neighborhood as a desirable residence district, and those who could afford it and found the changes in the old neighborhoods objectionable were beginning to move to the new tracts of bungalows and larger houses which developed in the lower hills in the building boom that followed the 1906 earthquake.³⁶

³¹ Ibid., 1-7.

³² Robert Douglass, “Chapter 2: A Brief History of West Oakland,” in Putting “There” There: Historical Archaeologies of West Oakland, online. Sonoma State University Anthropological Studies Center, 40. Accessed November 27, 2019. <http://web.sonoma.edu/asc/cypress/finalreport/chapter02.pdf>.

³³ Ibid.

³⁴ Historic Element, 1-7.

³⁵ Ibid.

³⁶ West Oakland Specific Plan, Final EIR, Page 7-6. The preceding three sentences reflect revised text that was incorporated into the Final EIR. <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak049143.pdf>.

WARTIME REDEVELOPMENT AND POST-WAR GROWTH

During World War I, Oakland's shipyards provided a "fleet of steel and concrete ships that...within the short space of a year put the Oakland estuary in the national limelight."³⁷ Development slowed during the Great Depression, but Oakland grew into a major shipbuilding center in the decade prior to World War II.³⁸ Beginning in 1936, the City of Oakland and Works Progress Administration (WPA) undertook studies related to the siting of a federal public housing project in Oakland. Two West Oakland sites including Peralta Villa, immediately west and southwest of the subject property, and Campbell Village at Oakland Point, were selected for redevelopment. Plans to redevelopment each neighborhood were met with protest from citizens that believed they resided in healthy neighborhoods of owner-occupied housing, while authorities were suspected of targeting African-American residents for removal. The public housing projects were completed at the dawn of World War II and converted to defense worker housing. Through labor recruitment efforts of both white and black workers from the South, Oakland's population grew, with the city's African-American population growing more than five-fold during the war years, with many newcomers settling in West Oakland.

In the mid-1950s industrially zoned, largely minority West Oakland was cut in half by a major public works project, the Cypress Freeway. In the following decades, several more housing projects were built in West Oakland: the Acorn and neighboring projects south of Oak Center, Westwood Gardens in Prescott, and Chestnut Court in McClymonds.

Transportation systems played a major role in the development of West Oakland. The Bay Bridge, which opened in 1936, eased the commute between Oakland and San Francisco and likely attracted more residents to Oakland. In 1945, the city's population was 405,301. Transportation also directly impacted Oakland's physical development. The postwar emphasis on the automobile resulted in a high concentration of automobile dealerships, garages, and other automobile-related businesses established along the Broadway corridor between Grand Avenue and what is now I-580.³⁹ In the mid-1950s West Oakland, a largely-minority neighborhood with much industrial zoning, was divided by a major public works project, the Cypress Freeway.⁴⁰ The rise of the automobile also led to increased development in the suburbs and new freeways to reach these outlying areas.⁴¹ As described by Douglass:

As the system of freeways grew around the Bay Area and the rest of the nation, the original Cypress Freeway was designed as an efficient connector between the Bay Bridge and the Nimitz Freeway. It was completed in 1957, resulting in demolition of buildings [along Cypress Street, roughly two blocks west of the subject property,] physically dividing West Oakland. At the same time, as the de facto western limit of area "slum clearance," it acted to partially protect the neighborhoods between it and the bay.⁴²

³⁷ Florence B. Crocker, *Who Made Oakland?* (Oakland: Clyde Dalton, 1925), quoted in Rather, 87.

³⁸ *Ibid.*, 1-9.

³⁹ "All About Auto Row: A Brief History." City Homestead, (July 8, 2009). Website accessed January 2019 from: <https://cityhomestead.wordpress.com/2009/07/08/all-about-auto-row/>

⁴⁰ West Oakland Specific Plan, Final EIR, Page 7-6. The preceding three sentences reflect revised text that was incorporated into the Final EIR. <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak049143.pdf>.

⁴¹ Historic Preservation Element, 1-9.

⁴² Douglass, 44.

While freeway construction and redevelopment enticed some businesses and residents away from the city center, in many cases businesses and residents were forced into relocation as historic commercial and residential fabric in downtown and West Oakland disappeared. Increased economic and racial segregation were byproducts of this freeway and redevelopment orientation, and through the 1960s and 1970s Oakland experienced infrastructure decline associated with entrenched poverty, deindustrialization, and a weak urban tax base.⁴³

In 1965, the Oak Center Urban Renewal Plan prepared by the Redevelopment Agency of the City of Oakland was adopted by the Oakland City Council.⁴⁴ This neighborhood redevelopment plan, combined with urban renewal in the neighboring Acorn redevelopment area to the southeast, brought extensive change to the immediate vicinity of the subject property during the late 1960s and 1970s. The subject property was within the Oak Center plan area, which spanned an approximately 500-acre section of West Oakland between 10th and 18th streets, bound by Brush Street to the east and Cypress Street (now Mandela Parkway) to the west. As of 1965, the project was reported to be the largest rehabilitation project ever attempted in the Western United States.⁴⁵

Between 1969 and 1972 the new main Post Office and West Oakland BART Station heavily impacted West Oakland's 7th Street commercial strip and the entire Gibbons Tract west of South Prescott. A tight real estate market in San Francisco in the early 1980s sparked new development and preservation projects in Oakland, especially downtown.⁴⁶ Homebuyers began seriously considering Oakland neighborhoods, many of which retained strong local character.⁴⁷ In 1989 the Loma Prieta earthquake damaged many of the area's historic buildings, brought down the Cypress Freeway, and prompted a new look at West Oakland.⁴⁸ The city's population has remained steady throughout the 1990s and 2000s and was recorded as 425,195 in 2017.⁴⁹

⁴³ Robert O. Self, *American Babylon: Race and the Struggle for Postwar Oakland*, (Princeton, NJ: Princeton University Press, 2003).

⁴⁴ *Oak Center Urban Renewal Plan*, Adopted November 30, 1965 as amended February 7, 2006. Accessed online November 26, 2019. <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/marketingmaterial/dowd007635.pdf>; and, "The Meaning of 'HUD 6230'," *Oakland Tribune*, June 11, 1967.

⁴⁵ "Oak Center Clears Next to Last Hurdle," *Oakland Tribune*, November 17, 1965.

⁴⁶ Bagwell, 260-262.

⁴⁷ *Ibid.*, 263.

⁴⁸ West Oakland Specific Plan, Final EIR, Page 7-6. The preceding three sentences reflect revised text that was incorporated into the Final EIR. <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak049143.pdf>.

⁴⁹ United States Census.

V. PROJECT SITE HISTORY

The existing Cole School stands on a site that was acquired by the City of Oakland's Board of Education (Board of Education) in 1875, and which appears to have been a vacant parcel prior to 1878 (**Figure 58**).⁵⁰ Between 1877 and 1880, the original Cole Grammar School Building was built at the site, based upon research of city directories for Oakland that began listing the school in 1880 and one secondary source that provides the 1877 date of construction.⁵¹ The original school was a two-story, Gothic Revival style building with a hipped roof and tall narrow windows, based upon a rendering published in 1885. The school was named in honor of Rector E. Cole, a prominent dentist and City Council member who was at the time of the school's founding president of the Oakland Board of Education (**Figure 59**).⁵²

Between 1892 and 1922, the Board of Education acquired several lots located to the north of the Cole School with the block bound by Union, 10th, Poplar, and 12th streets (**Figure 60**). Acquisition of two residential lots immediately north of the original property resulted in the Cole School property's growth to roughly half the block's area.⁵³ In 1896, the Cole School served over 600 students.⁵⁴ The 1902 Sanborn map was the first to record the subject property and shows the original Cole School building had an L plan with a secondary, one-story rear volume. The map also shows the school property occupied the south half the block, with residential properties and five vacant lots within the northern half of the block (**Figure 61**).



Figure 58: Thompson & West's Map of Oakland and Vicinity, 1878. An orange line shows the current boundary of the Cole School Property. Orange shading shows the original property dimension as of 1878. Source: David Rumsey Map Collection.

⁵⁰ Deed on file with Oakland Unified School District; and, Joseph E. Baker, *Past and Present of Alameda County*, (North Charleston, SC: Createspace, n.d.), 262. Google Books.

https://books.google.com/books?id=yDIuDwAAQBAJ&pg=PA270&dq=cole+school+oakland&hl=en&newbks=1&newbks_redir=0&sa=X&ved=2ahUKEwi9-cap_PzIAhVPJDOIHdyrCqoQ6AEwBXoECAUQA#v=onepage&q=cole%20school%20oakland&f=false. Accessed November 26, 2019.

⁵¹ Thompson & West, *Map of Oakland and vicinity*, (Oakland, CA: Thompson & West, 1878). David Rumsey Map Collection.

⁵² The Knave, "Original Cole School," June 24, 1951. Cole School file, Oakland Public Library.

⁵³ Deeds referenced herein relating to acquisition of parcels between 1892 and thereafter were provided to Page & Turnbull by OUSD.

⁵⁴ "Schools Largely Attended," *San Francisco Call*, Vol. 80-, No. 59, July 29, 1896.

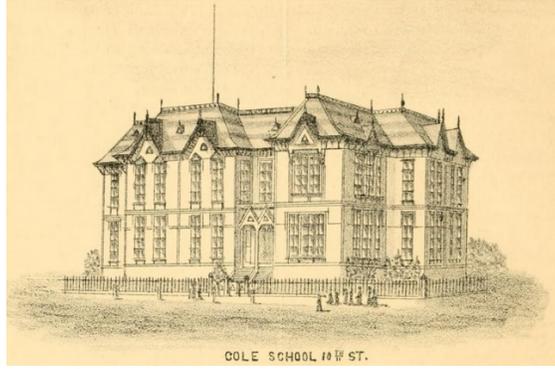


Figure 59: The original Cole School building as rendered in 1885. Source: *Oakland and Surroundings*.⁵⁵

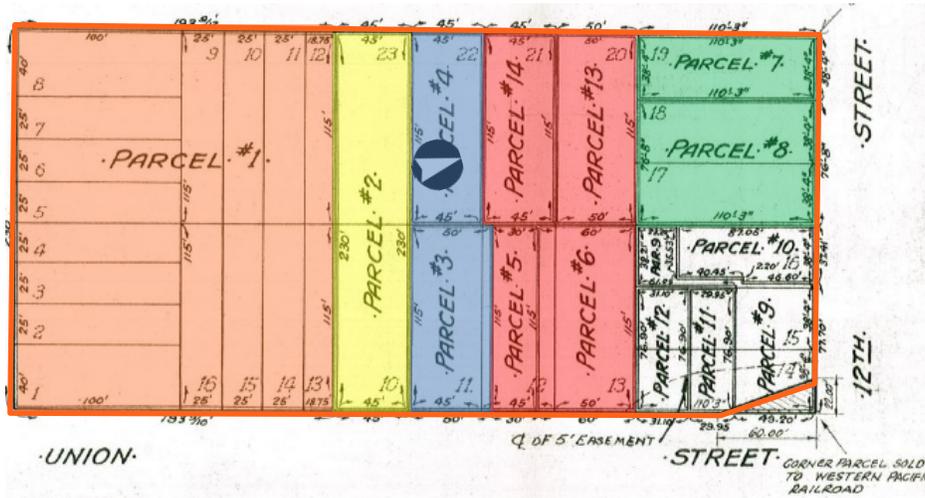


Figure 60: Diagram showing parcels acquired by Board of Education ca. 1892 to 1922. Current property boundary shown with orange line. Shading shows properties acquired in: 1892 (yellow); 1905-1907 (blue); 1912 (red); 1922 (green); after 1922 (white). Source: OUSD. Edited by Page & Turnbull.

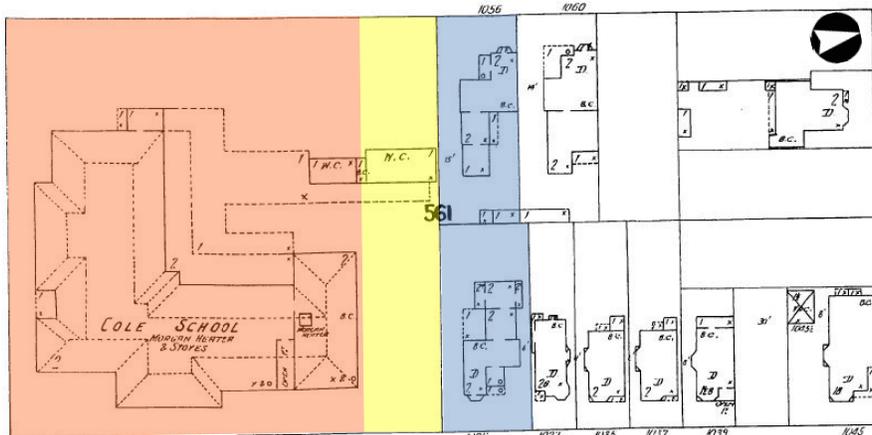


Figure 61: Sanborn-Perris Map Co.'s 1902 fire insurance survey map illustrating the first Cole School building, which occupied a parcel (shaded orange) spanning roughly half the area of the subject property. Approximate area acquired in 1892 is shaded yellow. Properties acquired in 1905 and 1907 are shaded blue. Source: San Francisco Public Library. Edited by Page & Turnbull.

⁵⁵ W.W. Elliot, *Oakland and Surroundings*, (Oakland, CA: W.W. Elliot, 1885). Library of Congress.

By 1911, the subject site expanded slightly further northward through acquisition of the two more residential lots to the immediate north in 1905 and 1907.⁵⁶ A Manual Training building was built between 1902 and 1911 and stood near the center of the northern perimeter of the campus. A small one-story building with a triangular plan and an unknown use was illustrated to the west of the Cole School (**Figure 62**). In 1912, four additional lots were acquired by the Board of Education, resulting in the school property's expansion to roughly 75 to 80 percent of the block's area. Around 1917, the Cole School's student population of around 700 students included relatively large groups of Italian- and Portuguese-American students.⁵⁷

After World War I, the Board of Education acquired two additional parcels near the northeast end of the block, situated near the southeast corner of Poplar and 12th streets. These parcels were recorded on the 1911 Sanborn map as having an apartment or flats building and an adjacent residence. The Board of Education was permitted to alter the two-story flats building for Cole School use in 1922. The work was related to conversion of the residential building to use as a kindergarten facility.⁵⁸

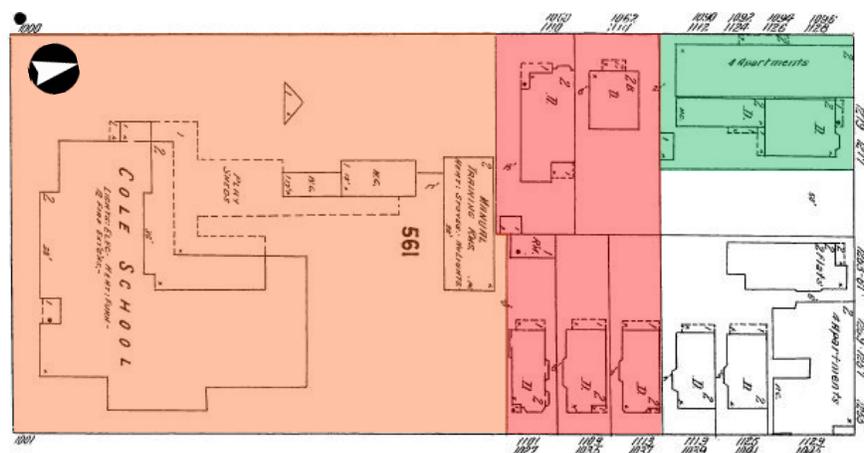


Figure 62: Sanborn-Perris Map Co.'s 1911 fire insurance survey map. Between 1902 and 1911 a Manual Training Rooms building was built near the rear of the school property. Properties acquired in 1912 are shaded red. Properties acquired in 1922 are shaded green. Source: San Francisco Public Library. Edited by Page & Turnbull.

In late December 1923, the original Cole Grammar School building was destroyed by arson, occurring shortly after arson destroyed the Lincoln School in Alameda and Woodland High School in Yolo County.⁵⁹ In the immediate days after, schools in Oakland were patrolled by fire department personnel and police.⁶⁰

Between 1924 and 1925, the first iteration of the existing, subject Cole School building was designed and constructed, while temporary school buildings were placed at the subject site. The cornerstone for the Cole School building that currently stands at the subject property was laid in May 1925.⁶¹ Funding provided by a school bond building program that enabled over 300 classrooms to be added throughout Oakland's school district.⁶² An architect or designer was not identified on original plans

⁵⁶ Ibid.

⁵⁷ Oakland Public School Board of Education, Report of the Superintendent of Schools, 1917-1918, (Oakland California: Tribune Publishing Company, February 1, 1919).

⁵⁸ "Cole School Alterations," *Building and Engineering News*, June 3, 1922, 15. See building permit table for building permit reference.

⁵⁹ "Mystery Fire Destroys School," *Santa Cruz Evening News*, December 31, 1923. "Arsonists Burn School Houses," *Petaluma Daily Morning Courier*, January 1, 1924.

⁶⁰ "Structures Guarded to Save Them From Arson," *The Bakersfield Californian*, January 2, 1924.

⁶¹ "Cornerstone of New School laid by Mason Body," *Oakland Tribune*, May 29, 1925.

⁶² "Cole School Plans Given Body's O.K.," *San Francisco Chronicle*, March 29, 1925.

prepared for the City of Oakland Board of Education, which presented a Late Gothic Revival design with a brick exterior and cast cement exterior ornamentation, across a U-shaped plan (**Figure 63 to Figure 66**). Key features of the 1925 design included a cast cement beltcourse at the sill line of the first story windows, two-story main body, and parapet. The building also featured pointed arch entrances and projecting oriel windows over the entrances along the south façade. Windows were arranged in groups of five within each bay and were six-over-six, divided-lite, wood-sash windows with individual three-lite transoms above. Recessed spandrel panels quatrefoils were recessed slightly behind the brick exterior walls, creating a horizontal division between the first and second stories. The brick exterior walls between each grouping of windows featured quoins.

The builder of the school in 1925 was identified as Alfred Olson.⁶³ Plans for the school were confirmed in March 1925, but one year later, the Superintendent of buildings and grounds for Oakland schools recommended that the nearly complete building's as-built design be rejected, due to Olson's failure to comply with the material specifications".⁶⁴

In 1936, following the passage of the Field Act of 1933, and likely stemming further from previously determined deficiencies in the Cole School's design including major water infiltration problems, the school was renovated with a Moderne style exterior (**Figure 67 to Figure 71**). Exterior brick and cast concrete ornamentation and window mullions were removed and replaced with cement plaster exterior surfaces and wood, respectively. Based upon plans prepared under the supervision of architect and engineering consultant William G. Corlett, most window openings retained their original locations and dimensions. A similar approach was undertaken with entrances throughout the building, resulting in a very similar overall massing, fenestration pattern, and building footprint, yet very different exterior materials.

During the decade between 1936 and 1946, the subject site featured the Cole School building at its south end, with open land along the remainder of the block. An aerial photograph taken in 1946 shows several trees were standing along the east and west sides of the property (**Figure 72**). Peralta Villa, a segregated public housing community constructed in the early 1940s was to the west and southwest of the Cole School property. The area immediately east of the subject property contained older residential properties developed around the turn of the 20th century. The property north of the subject property, opposite 12th street was developed in 1915 as a food production facility, and introduced industrial use into the vicinity. A railroad spur located immediately west of the facility would later be extended southward, clipping the northeast corner of the subject property, with rail tracks extending southward along Union Street.

⁶³ Board Asked to Reject Cole School," March 2, 1926. Cole School file. Oakland Public Library.

⁶⁴ "Cole School flaws Laid to Builder," March 2, 1926. Cole School file. Oakland Public Library.

Elevations of Cole School as Designed in 1925

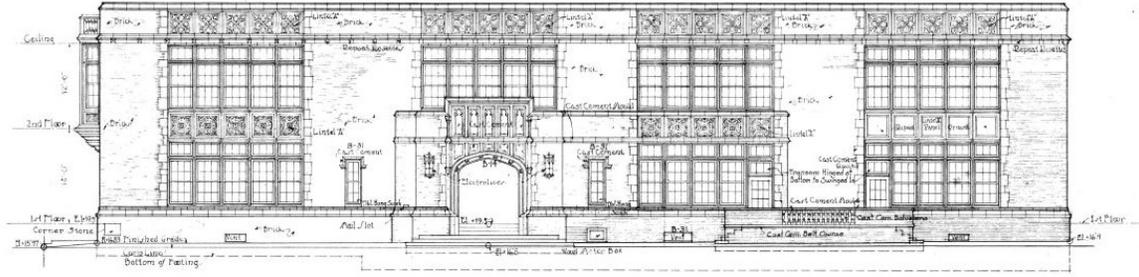


Figure 63: Primary (east) façade, as designed in 1925. Source: OUSD.

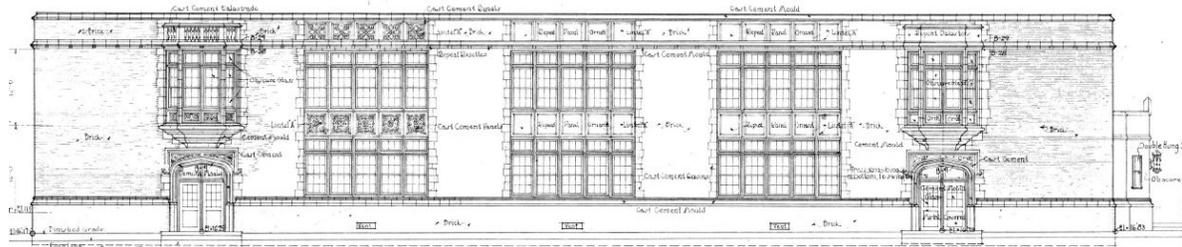


Figure 64: South façade, as designed in 1925. Source: OUSD.

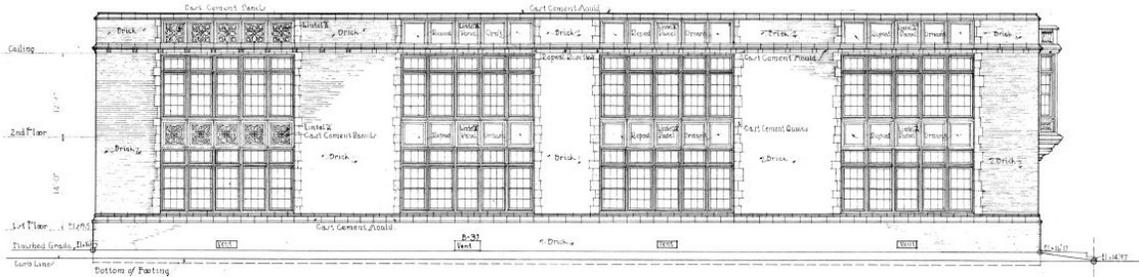


Figure 65: West façade, as designed in 1925. Source: OUSD.

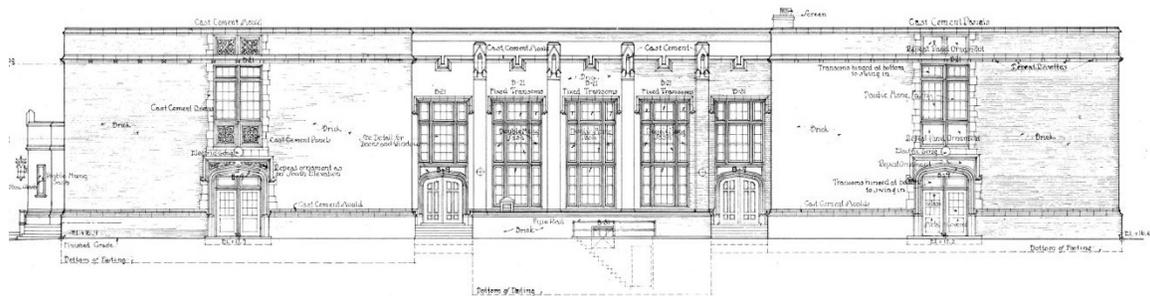


Figure 66: North façade, as designed in 1925. Source: OUSD.

Elevations of Cole School Façade Renovation, 1936

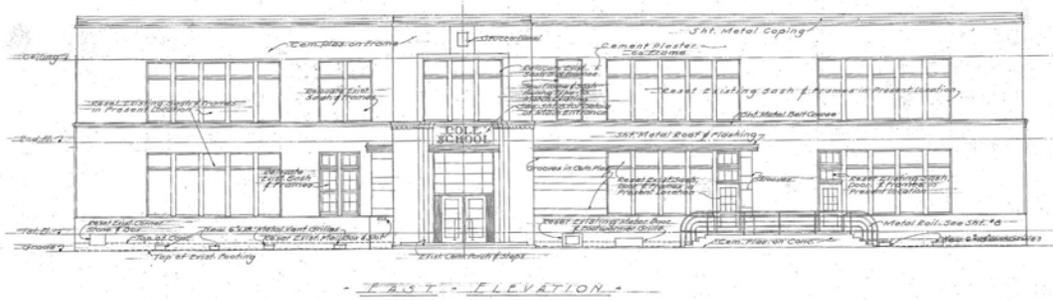


Figure 67: Primary (east) façade, as designed in 1936. Source: OUSD.

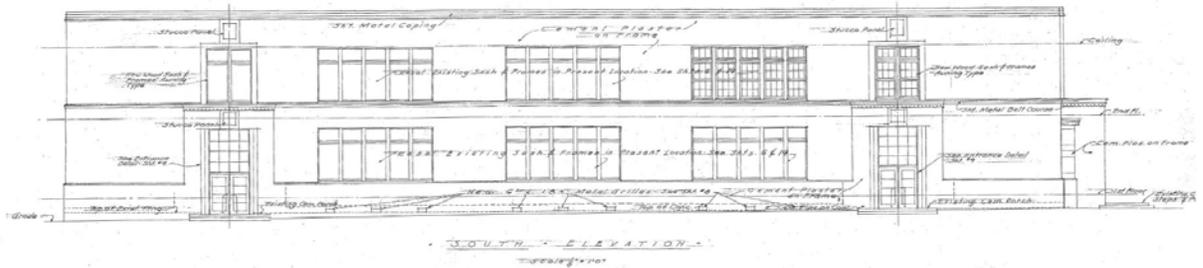


Figure 68: South façade, as designed in 1936. Source: OUSD.

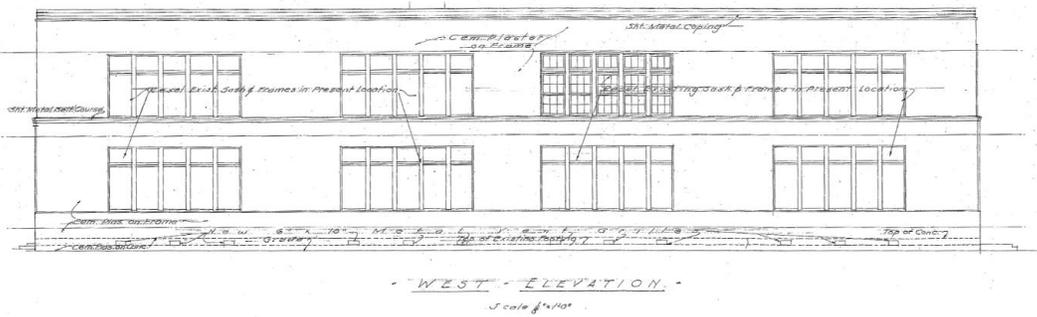


Figure 69: West façade, as designed in 1936. Source: OUSD.

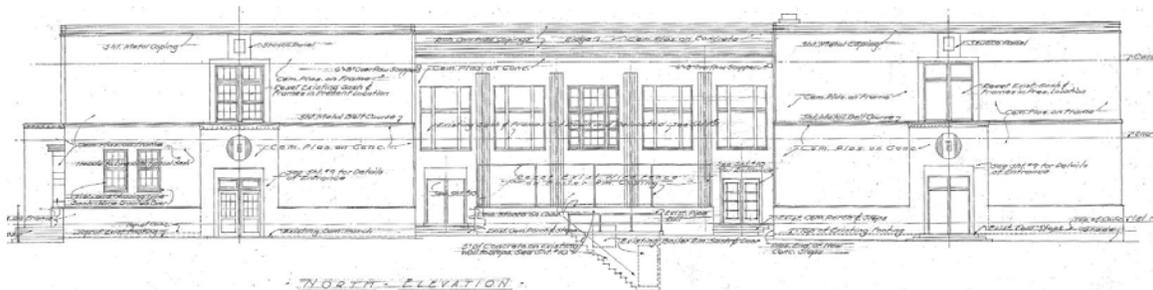


Figure 70: North façade, as designed in 1936. Source: OUSD.



Figure 71: Cole School, 1938. Source: Oakland Cultural Heritage Survey.



Figure 72: Aerial photograph of subject property and vicinity, 1946. Source: UC Santa Barbara Library Special Collections, Jack Ammann Photogrammetric Engineers, Flight GS-CP, Frame 1-17.

In 1949, the Cafeteria building was designed by Oakland-based architect, Edward O. Blodgett. The one-story, hybrid reinforced-concrete and wood-frame building was described as a new “wing” to the Cole School when it was dedicated in March of 1950 (**Figure 73 to Figure 76**). The Cafeteria building was also designed to house the school’s music program and had one additional classroom and an overall capacity for 214 students.⁶⁵ Plans prepared by Blodgett specified two skylights that do not appear on the existing building. At the north façade, the entrance at the center of the façade was specified to be surrounded by glass block, which has since been replaced.

⁶⁵ “Cole School Dedicates \$76,176 New Wing,” *Oakland Tribune*, March 21, 1950.

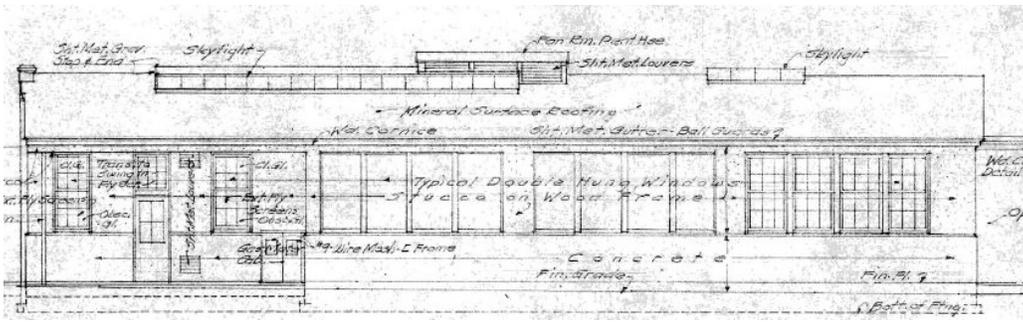


Figure 73: West façade of Cafeteria building as designed in 1949. Source: OUSD.

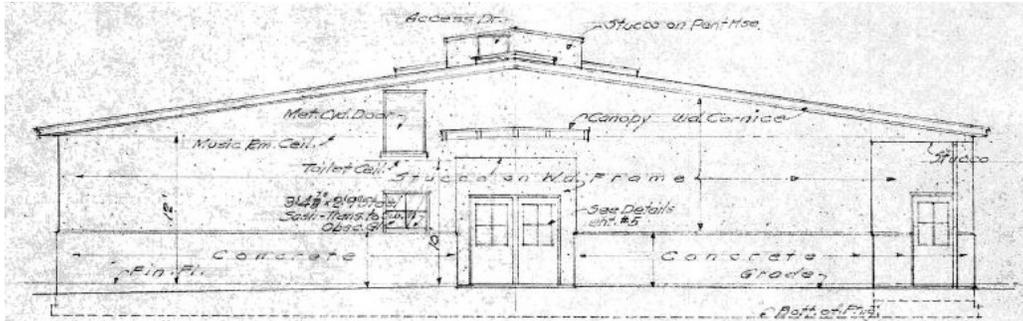


Figure 74: South façade of Cafeteria building as designed in 1949. Source: OUSD.

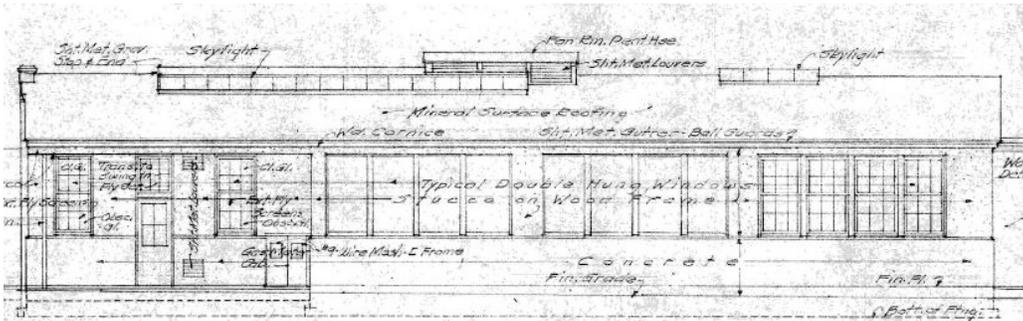


Figure 75: East façade of Cafeteria building as designed in 1949. Source: OUSD.

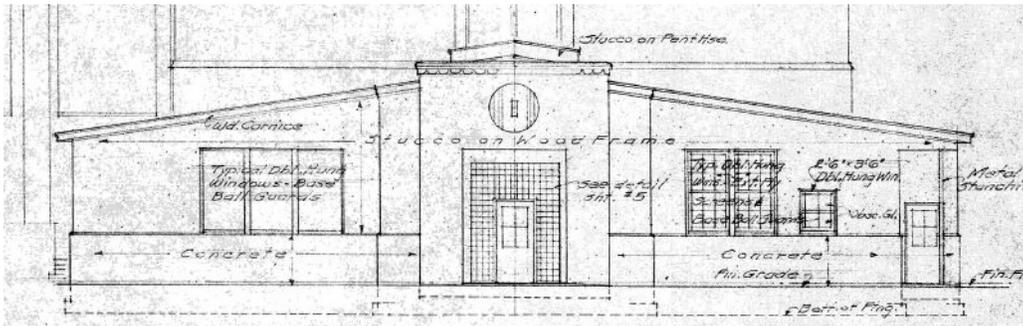


Figure 76: North façade of Cafeteria building as designed in 1949. Source: OUSD.

In 1952, an updated Sanborn map was published and is the first available Sanborn map to record the subject the Cole School building following its façade reconstruction in 1936, and the Cafeteria building for the following its original construction in 1949. Five detached, one-story classroom buildings were aligned north to south along the east perimeter of the site. No additional buildings or structures were recorded at the property (Figure 77).

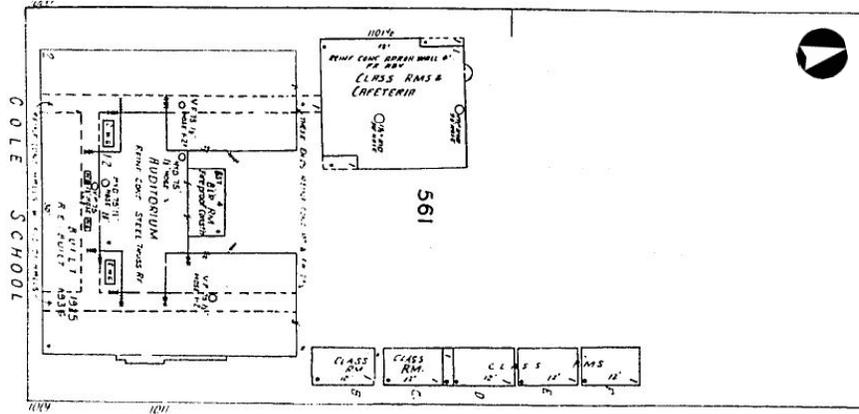


Figure 77: Sanborn-Perris Map Co.'s 1952 fire insurance survey map illustrating the second Cole School building following its façade reconstruction in 1936. The Cafeteria building (1949) and several one-story classroom buildings near the east perimeter of the site were also illustrated on the map. Source: San Francisco Public Library.

By 1961, three additional detached classroom buildings were built along the west perimeter of the site. These buildings featured a similar height and dimension to the five classroom buildings situated along east perimeter, recorded in 1952. No changes were illustrated at the Cole School or Cafeteria buildings (Figure 78). The aforementioned railroad track wrapping around neighboring property to the north of the Cole School was extended southward. This was enabled by sale of a small corner parcel containing roughly 660 square feet of area to the Western Pacific Railroad by around 1956.⁶⁶ Within the subject site, the Cole School, Cafeteria building, and single, detached classroom building along the east perimeter of the site were recorded. By this time, it appears that the majority of the site's surface was paved, rather than grass (Figure 79).

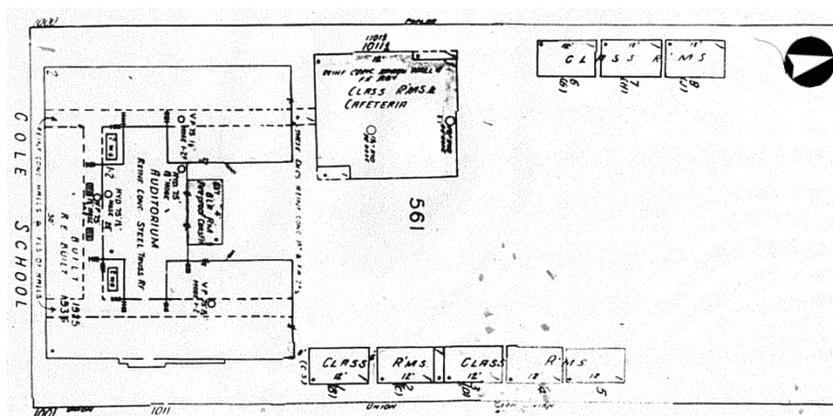


Figure 78: Sanborn-Perris Map Co.'s 1961 fire insurance survey map illustrating the subject property. The Cafeteria building (1949) and eight (8) one-story classroom buildings situated along the east and west perimeters of the site were also illustrated on the map. Source: San Francisco Public Library.

⁶⁶ Cole Diagram, October 9, 1956. This document illustrates parcels within the Cole School property by 1956. Provided to Page & Turnbull by OUSD. See also, excerpts of Board Minutes of November 20, 1956. Provided to Page & Turnbull by OUSD.

During the 1960s period of redevelopment, Cole School continued to operate as an elementary school and served a primarily African American student body, according to a newspaper report.⁶⁷ As of 1965, the property had its current dimension and featured the two subject buildings along with a single temporary school building at the east perimeter of the site, just north of the Cole School's east wing (Figure 79).



Figure 79: Aerial photograph of subject property and vicinity, 1965. Source: UC Santa Barbara Library Special Collections, Cartwright Aerial Surveys, Flight CAS_65_130, Frame 15-117.

As part of the redevelopment plan, the Board of Education argued a new model school should be constructed to induce middle class whites to move back into West Oakland.⁶⁸ Some funding was to be set aside to renovate the Cole School which was described as “outmoded”.⁶⁹ The redevelopment plan proposed to close or abandon the section of 12th street bordering the Cole School property to the north as part of an effort to expand the school property. This led to controversy regarding the impact of the closure of the street on the ability for police and fire departments to maintain accessibility to the area, in addition to concerns over traffic loads along 10th Street.⁷⁰

By September of 1968, over 1,700 units of pre-existing housing were demolished in the Acorn redevelopment area to be replaced with 1,000 units in what was described in the *Oakland Tribune* as a “slum clearance program.”⁷¹ Within the Oak Center plan, roughly 650 to 1,500 new housing units were planned as renewal efforts in the area were said to be focused on rehabilitation of existing housing rather than clearance.⁷² In 1967, the first private residential rehabilitation project began, and the Oakland Redevelopment Agency hoped that another 600 homeowners would participate in the rehabilitation program over the next three years. Nonetheless, the area plan still called for a displacement of around 4,000 residences “living either in areas that are too far gone to rehabilitate or are in areas slated for “public taking” for parks and schools.

⁶⁷ “Tax Would Help Integrate School,” *Oakland Tribune*, March 29, 1968.

⁶⁸ Oak Center School 5-Cent Tax Sought,” *Oakland Tribune*, September 22, 1967.

⁶⁹ “Tax Would Help Integrate School,” *Oakland Tribune*, March 29, 1968.

⁷⁰ “Oak Center Clears Next to Last Hurdle,” *Oakland Tribune*, November 17, 1965.

⁷¹ “Loans to Fix Homes Needed,” *Oakland Tribune*, September 1, 1968.

⁷² Ibid.

At the subject property, several temporary school buildings were relocated to the property between 1963 and 1968, however, these structures were removed from the site by 1980, based on review of historic aerial photography.

In 1973, the Cole School was closed for renovation in lieu of replacement by a new school building, and appears to have remained closed until ca. 1975 as the Oakland Redevelopment Agency and the Board of Education worked through funding issues related to the school's renovation.⁷³ During this time the exterior staircases and elevator at the rear wings of the building were constructed.⁷⁴ By 1980, 12th Street was closed between Union and Poplar Streets, and replaced with green space (**Figure 80**). The Cole School converted from original use as an elementary school to that of a middle school in 1980, and continued to operate as such until 2009, when it was closed as a school. The building began its present use housing administrative offices for OUSD and the OUSD Police Unit.



Figure 80: 1980 aerial photograph of subject property and vicinity. Source: UC Santa Barbara Library Special Collections, Western Aerial Photos, Flight GS-VEZR, Frame 1-25.

Review of available aerial photographs shows the existing fence separating the OUSD Police Unit's parking area was installed ca. 2009 to 2010. The existing playground area with a basketball court was installed at the north end of the site ca. 2010 to 2012 (**Figure 81 and Figure 82**).

⁷³ "Redevelopers In School Dilemma," *Oakland Tribune*, November 1, 1974.

⁷⁴ "Renewal Agency May Help School," *Oakland Tribune*, November 15, 1974.



Figure 81: 2010 aerial photograph of subject property and vicinity. Source: HistoricAerials.com. Edited by Page & Turnbull.



Figure 82: 2012 aerial photograph of subject property and vicinity. Source: HistoricAerials.com. Edited by Page & Turnbull.

CONSTRUCTION CHRONOLOGY

The following provides a timeline of construction and alterations to 1011 Union Street based on available building permits and plans on file with the City of Oakland or included in the Oakland Cultural Heritage Survey property files. Some permits available on microfiche were poorly scanned and are illegible. Some permits are incomplete and do not include full date information or permit number information. The following table includes only those for which the microfiche permits can be deciphered, and those which are digitized and appear to have been implemented. Copies of the digitized permits are appended to this report (see Appendix B).

Date	Permit	Owner	Builder/Contractor	Description
1/3/1924	86959	City of Oakland	J.R. Faulkes, Builder	Eight portable classrooms.
3/12/1924	70525	City of Oakland	F.J. Maurie, Builder	Partitions at two-story flats building at 12 th and Poplar streets to be used as a kindergarten.
3/2/1925	Original Plans on file with OUSD Permit A2200.	Board of Education	Oakland Public Schools Buildings and Grounds Department Contractor, Alfred Olson	Cole School, Polar, 10 th , and Union Streets for the Oakland School District. Original Construction. Two-story brick and concrete school.
4/27/1936	A64176	Board of Education	William G. Corlett, Architectural and structural consultant Carl N. Swenson, Building Contractor	Façade Reconstruction of Cole School.

Date	Permit	Owner	Builder/Contractor	Description
7/27/1943	A99397	Board of Education	Oakland Public Schools, Architect H.J. Christensen Co. & W.E. Lyons Construction Co., Contractor	Portable classrooms. Notes size of each building as 22 feet by 35.5 feet.
7/27/1943	A99398	Board of Education	Oakland Public Schools, Architect H.J. Christensen Co. & W.E. Lyons Construction Co., Contractor	Portable classrooms. ⁷⁵
8/9/1949	B28435	Board of Education	Edward O. Blodgett, Architect Hall & Pregnoff Structural Engineers G.M. Simonson Mechanical Engineer	Construct Cole School Cafeteria building.
6/12/1952	B42552	Board of Education	George B. Green, Contractor	Permit to erect a building 22 feet by 35 feet in size for public school use.
6/19/1952	B42[illegible]	Board of Education	George B. Green, Contractor	Permit to erect a building 22 feet by 35 feet in size for public school use.
2/17/1964	HM474	Oakland Public School	Ayen House Movers	Relocate a portable classroom from Rear of 920 Campbell Street Foothill Boulevard to the 1011 Union Street.
6/26/1968	HM781	Oakland Public Schools	Ayen House Movers	Relocate a portable classroom from 915 Foothill Boulevard to the 1011 Union Street.
7/28/1969	2512	Oakland City School	Newton Bros., House Moving	Move portable school building from 824 29 th Avenue (Lazear School) to Cole School property.

⁷⁵ All former portable classroom buildings constructed at or relocated to the subject property between 1943 and 1969 were detached buildings and are no longer extant.

Date	Permit	Owner	Builder/Contractor	Description
8/3/1973	N/A	Board of Education	Van Bourg/Nakamura & Associates architecture and planning	Cole School remodeling. New staircases at rear wings. Replacement Hollow metal doors and some solid-core doors installed. Reroof entire 2 nd floor roof except for roof at auditorium and boiler room.
7/26/1983	3182	Not listed	Roto Rooter Sewer, Contractor	Permit to excavate in streets or other work as specified: sewer repair.
7/22/1998	X9800536	Not listed	Not listed	Trenching for tank removal.
8/2/2010	X1001020	Not listed	PG&E	Trench on Union Street for PG&E primary line service upgrade.
2/22/2013	ZC130458	Not listed	Not listed	Zoning clearance for relocated café within School District Headquarters.
5/6/2015	CGS15053	Not listed	Not listed	New driveway per approved plans per City Standard.
9/29/2016	ENMI16214	Not listed	Note listed	Bike Share Program bike rack.

A building permit application or project plans relating to replacement of windows within the Cole School building was not found. The windows appear to have been replaced ca. 1973-1990 as the current windows were documented by the Oakland Cultural Heritage Survey in 1990, while the original windows were described on plans for remodeling the school in dating to 1973.

OWNERSHIP/OCCUPANCY HISTORY

As described above, the site upon which the Cole School building stands (Parcel 1) has been owned by the City of Oakland Board of Education or OUSD since 1875. Parcels 2-8, 13, and 14 were acquired between 1892 and 1922, expanding the area of the property northward. Parcels 9 through 12 were acquired between 1922 and 1956. In 1956, a portion of Parcel 9 was conveyed to the Western Pacific Railroad, giving the subject property its distinct clipped northeast corner (**Figure 83**).⁷⁶

Between 1875 and 1993, the property was owned by the City of Oakland’s Board of Education, as listed on deeds and building permit records. In 1993, the Board of Education conveyed its interest in the property to OUSD.

⁷⁶ Deed records and the Diagram of the Cole School property were provided to Page & Turnbull by OUSD, November 2019.

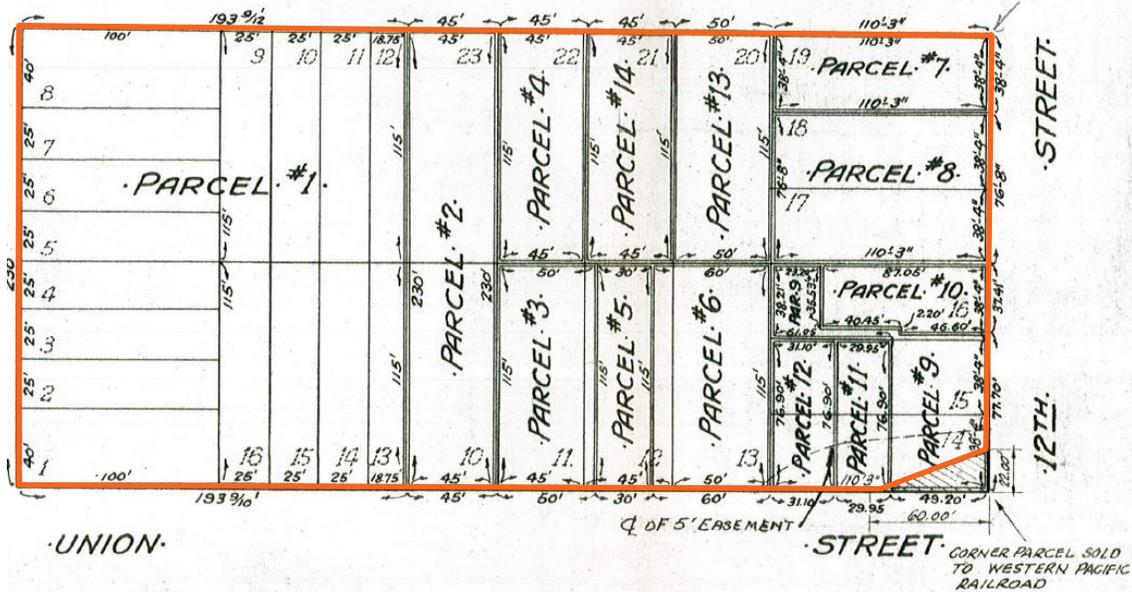


Figure 83: Diagram of Cole School property, listing parcels as categorized by OUSD, superimposed over an Assessor's Block Map, 1956. The current approximate boundary of 1011 Union Street is outlined with orange. Source: OUSD. Edited by Page & Turnbull.

FIELD ACT 1933

Passed shortly after the devastating Long Beach Earthquake of 1933, which destroyed seventy schools, the Safety of Design and Construction of Public School Buildings Act, or Field Act, of 1933 (Education Code §§17280-17317 and 80030-81149) required that school buildings in California meet high standards for safety. Adopted by the State of California, the act was enforced through plan review and inspection. While the original Field Act only applied to new construction, subsequent related acts would require some existing buildings to adhere to Field Act standards.⁷⁷ The subject Cole School building was subject to reconstruction at the exterior in 1936, three years after the enactment of the Field Act.

MODERNE ARCHITECTURAL STYLE

The Moderne style, also referred to as Art Moderne and Steamline Moderne, is a late Art Deco architecture style that appeared in commercial buildings, public buildings, theaters, gas stations, and residential buildings between ca. 1930 and ca. 1950.⁷⁸ It emerged in Germany in the work of the New Objectivity artists and in the buildings by architects involved in the German Werkbund, led by Hermann Muthesius. Taking cues from the Werkbund, American designers were similarly interested to strip Art Deco of its excessive ornamentation and focus on its streamlined aesthetic, especially during the Great Depression in the 1930s. The concepts of efficiency and speed, as well as aerodynamic form, took precedence over unnecessary decoration and espoused technological achievement and faith in the future.⁷⁹ The Streamline variant of the style is characterized by curving, often cylindrical, forms; rounded edges; flat roofs; subdued colors; and long, horizontal lines, as opposed to the vertical emphasis of Art Deco.⁸⁰ Occasionally, it also features nautical elements. The

⁷⁷ Robert A. Olson, "Legislative Politics and Seismic Safety: California's Early years and the "Field Act," 1925-1933," *Earthquake Spectra*, Vol. 19, No. 1., pages (111-131).

⁷⁸ Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*, (San Francisco, CA: San Francisco Planning Department, January 12, 2011), 117-118.

⁷⁹ Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles*, Rev. Ed., (Cambridge, MA: MIT Press, 1992), 241.

⁸⁰ "Moderne Style 1930 – 1950," Pennsylvania Historical and Museum Commission, online. Accessed November 21, 2019. <http://www.phmc.state.pa.us/portal/communities/architecture/styles/moderne.html>.

style became popular in both architecture and the design of everyday objects and was “inspired by America’s love affair with machines---the airplane, the car, the train, and the toaster,” as described by architectural historian Lester Walker.⁸¹ Marcus Whiffen describes the style as follows:

Streamline Moderne is a horizontal style. In the overall form of the building as a rule, and always in the main elevations, horizontality prevails, with vertical features (if employed at all) reserved for the entrance. Secondly, it is a style of curved surfaces - curved end walls, curved corners, curved bays, and cylindrical projections. Thirdly, it is a style quite without ornament, apart from stringcourses and other trim emphasizing the horizontality of the design. In larger buildings the upper stories are often set back. Roofs are flat and parapeted. The parapets are often surmounted by pipe railings, producing a nautical effect that may be intensified by pipe railings on balconies and outside stairs, by round windows like portholes, and even by imitation rivets. Walls, brick or concrete, are usually plastered. Glass block is much used for translucency and textural contrast.⁸²

Prominent Bay Area examples of the application of the Moderne style include: Swan’s Market in Oakland, built 1917 with Moderne style alterations; San Francisco Maritime Museum, built ca. 1949; and the Mayway Corp. building at 1340 Cypress Street (now Mandela Parkway), built 1939-1940 (Figure 84 to Figure 87).



Figure 84: Swan’s Market, Oakland, a 1917 building was partially remodeled with a Moderne style corner. Source: BARTable.



Figure 85: San Francisco Maritime Museum, built ca. 1949 in the Streamline Moderne style, with nautical elements. Source: *San Francisco Chronicle*, online.



Figure 86: Mayway Corp. building at 1340 Cypress Street (Mandela Parkway), West Oakland. Source: OaklandWiki.



OAKLAND PLANT IS ARCHITECTURAL MODEL
The Oakland plant of the Coca-Cola Bottling Company at 1340 Cypress Street is considered by architects to be one of the most attractive and modern industrial establishments of the Pacific Coast, exemplifying the principle of daylight lighting in modern architecture. The structure occupies approximately one city block.

Figure 87: Mayway Corp. building (originally Coca Cola bottling facility), pictured in 1942. Source: *Oakland Tribune* via OaklandWiki.

⁸¹ Lester Walker, *American Homes: The Landmark Illustrated Encyclopedia of Domestic Architecture*, 219-220.

⁸² Whiffen, 241.

WILLIAM GREENFIELD CORLETT, JR., ARCHITECT

William Greenfield Corlett, Jr. (1887-1954) (William G. Corlett) designed alterations relating to the façade reconstruction and restyling of the Cole School in 1936. Corlett was born in the Bay Area in 1887 became a second-generation architect, after his graduation from University of California, Berkeley in 1910. His father, William H. Corlett (1856-1937), was a prominent lumber mill owner and prolific architect in Napa County, who designed notable buildings including the Noyes Mansion (1902) and Napa Franklin Station Post Office (1933), among many others.⁸³ William G. Corlett received his Bachelor of Architecture from University of California, Berkeley in 1910, and was also a licensed structural engineer.⁸⁴ In 1912, Corlett partnered with Walter D. Reed as the firm Reed & Corlett, which lasted until Reed's death in 1933. Subsequently, Corlett maintained an individual practice in Oakland until his retirement in 1944. Corlett's *Oakland Tribune* obituary noted that Henry Gutterson was his "long-time partner" in architecture.⁸⁵ While in independent practice, Corlett worked as the consulting architect and engineer for Oakland Public Schools from 1933 to 1938, and is credited with the designs for Oakland High School (non-extant), McClymonds High School (extant), the subject Cole School, and a circular building for Berkeley High Community Theater (extant) (**Figure 88**). Corlett lectured at University of California, Berkeley in 1924-25, and served as the chairman of the advisory board for the State Department of Public Works, division of architecture from 1933 to 1938.⁸⁶

Corlett was a member of the American Institute of Architects, American Society of Civil Engineers, and American Society of Structural Engineers.⁸⁷ When Corlett died in 1954, his *Oakland Tribune* obituary stated that Corlett was "an architect whose fame rests securely in the Oakland skyline."⁸⁸



Figure 88: McClymonds High School, Oakland, built 1938 with design consultation by William G. Corlett. Source: Google Street View, 2019.

⁸³ California, Death Index, 1940-1997; and "Will G. Corlett, Noted Oakland Architect, Dies," *Oakland Tribune*, October 10, 1954.

⁸⁴ "William G. Corlett Jr. (Architect)," Pacific Coast Architecture Database (PCAD), accessed March 5, 2019, <http://pcad.lib.washington.edu/person/3526>;

⁸⁵ "Will G. Corlett, Noted Oakland Architect, Dies," *Oakland Tribune*, October 10, 1954, 1.

⁸⁶ Ibid.

⁸⁷ AIA Historical Directory of American Architects; and "Will G. Corlett, Well-Known Architect, Dies," *San Francisco Chronicle*, October 29, 1954, 34.

⁸⁸ "Will G. Corlett, Noted Oakland Architect, Dies," *Oakland Tribune*, October 10, 1954, 1.

EDWARD O. BLODGETT, ARCHITECT

Edward Oscar Blodgett (1893-1962) was born in Woodland, California in 1893 and grew up in Oakland, California, where he based his career. By 1918, Blodgett began employment as a draftsman for the Hanlow Dry Dock & Shipbuilding Co. in Oakland. Between 1916 and ca. 1922, Blodgett also served as a private in the military reserve and had trained as a military cadet at a California institution, according to his Draft Registration Card for World War I.⁸⁹ Blodgett listed his occupation as architect in 1923, and by 1926 became employed as a draftsman with the City of Oakland's Board of Education.⁹⁰

In 1930, the Oakland City Directory listed Blodgett as an architect with the prominent firm of Reed & Corlett, led by William G. Corlett and Walter G. Reed. Around 1934, Blodgett began a 15-year tenure as a draftsman and architect working for Oakland's public school system.⁹¹ The initials E.O.B appear on approved plans for the Cole School's 1936 façade reconstruction and exterior redesign, indicating Blodgett served in a draftsman capacity for the project, and likely others, that were supervised by Corlett. By 1938, Blodgett sat on a board of advisors for the State Association of California Architects' Northern Section and was Eastbay adviser of the same association.⁹² Blodgett retired from his position with the City of Oakland in 1949 and moved to Ventura, California around 1955. Design of the Cafeteria building at the Cole School property appears to have been among the last projects of Blodgett's career. By 1949, when Blodgett designed the Cafeteria building at the subject property, he resided at 1989 Hoover Avenue in Oakland. Blodgett died in 1962 while residing in Ventura.⁹³

⁸⁹ Selective Service System. *World War I Selective Service System Draft Registration Cards, 1917-1918*. Washington, D.C.: National Archives and Records Administration. Accessed at Ancestry.com.

⁹⁰ Oakland City Directory, 1926.

⁹¹ "Ex-School Architect Here Dies," *Oakland Tribune*, October 31, 1962.

⁹² *Architect & Engineer*, September 1938, 55.

⁹³ "Ex-School Architect Here Dies," *Oakland Tribune*, October 31, 1962.

VI. EVALUATION

CALIFORNIA REGISTER EVALUATION CRITERIA

The California Register is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register but identifies the Criteria for Evaluation numerically. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events):* Resources that are 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.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Criterion 1 (Events)

The Cole School property at 1011 Union Street in West Oakland does not appear to be individually eligible under Criterion 1 (Events), as the property is not associated with significant events nor does it appear to 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 originated as parcel roughly one-third its current size in 1875, when acquired by the Board of Education of the City of Oakland as an apparently vacant site. The site's original development ca. 1880 occurred more than two decades after the City of Oakland's first school was established in 1853 and does not appear to stand out individually within the context of the development of public education in Oakland, the State, or the nation.

By 1880, the Cole Grammar School, a two-story Gothic Revival style building stood at the site. Until 1923, when the original school building burned, the Cole Grammar School educated numerous children, perhaps most notably famed author, Jack London. The existing building was originally constructed in 1925 and renovated in 1936 in a Moderne style. The building does not date to the earliest school development of the property in 1875; rather it reflects widespread changes in the design of educational buildings that took place in the 1930s in association with the Field Act of 1933, which resulted in reconstruction or heavy alteration of many schools throughout the State to meet updated seismic safety standards. Although the Cole School building reflects changes likely brought on by the Field Act, it does not possess individual significance relative to other educational buildings that were reconstructed or altered under similar auspices.

During the mid-20th century, and particularly after 1965, the Oak Center neighborhood and the nearby vicinity in West Oakland was greatly impacted by urban renewal planning efforts. The Cole School property, inclusive of the Cole School, Cafeteria building, and several portable classrooms on the property, were located within the Oak Center Redevelopment Plan area, considered among the largest on the West Coast as of 1965. However, the Cole School property and associated buildings were completed prior to the creation of the plan, and do not bear significant individual association to the plan effort as no major alterations to the property provide a strong representation of that particular period. Rather than the Cole School having been constructed as part of the plan, the plan was set in place in the nearby blocks around the existing school property.

The existing Cole School building is not known to have been the location of any singular events with significance to the history of Oakland, the State, or the nation. The Cafeteria was designed and built as a secondary or supplementary building within the campus. Research did not find information to support a finding of significance under this criterion.

Criterion 2 (Persons)

1011 Union Street does not appear to be individually eligible under Criterion 2 (Persons). The Cole Grammar School (non-extant) was named for a prominent Oakland dentist and president of the Board of Education, Rector E. Cole. Although the school's name carried on after the destruction of the original school building in 1923, the existing buildings and property do not bear significant association to Cole, as they do not represent Cole's achievements in dentistry or as a member of the Board of Education, and were built after Cole's professional, productive life occurred. Archival research did not find that any past staff employed by the Cole School ca. 1925 or later made significant contributions to local, State, or national history. The school's notoriety as having been the Jack London's elementary school is not reflected by the existing buildings and property which were developed after London attended the Cole Grammar School.

Criterion 3 (Architecture)

1011 Union Street does not appear to be individually eligible under Criterion 3 (Architecture). The subject property was originally developed ca. 187-1880 with a two-story, Gothic Revival school building, which stood at the site and operated as the Cole Grammar School until it was destroyed by fire in 1923. In 1925, the existing building known as the Cole School was built with a Late Gothic Revival style aesthetic but suffered from material deficiencies. After the passing of the Field Act of 1933, the school building was heavily renovated and restyled in the then emergent Moderne aesthetic, by noted Oakland-based architect and engineer, William G. Corlett, who served contemporaneously as a consulting design professional to the City's Board of Education. Corlett's association to the Cole School's alterations is notable, however, the building does not appear to be among the most important works of his career, which included other City of Oakland public school buildings and several prominent institutional buildings across the Bay Area region. The Cole School does not bear the same strength of association with Corlett's career as buildings that were designed in their entirety by Corlett. Rather, the Cole School building represents Corlett's role in redesigning a pre-existing work of architecture.

The Cole School building embodies the horizontal emphasis and massing commonly seen in Moderne style buildings ca. 1936 and features a modest exterior material palette and limited ornamentation. The building lacks the fusion of curvilinear forms across its massing, such as curved bays and corners, that would enable it to stand out as a very strong local representation of the style's application to an education building. Rather, the Cole School is representative of the application of the Moderne style, to a pre-existing, formerly Late Gothic Revival school. The building's fenestration pattern largely reflects its originally design, despite alterations, but does not stand out as a particularly important example of an education building designed in 1925, and renovated and restyled in 1936.

The Cafeteria building was designed in 1949 by Oakland-based architect Edward O. Blodgett, who served as a draftsman and architect for the City of Oakland’s Board of Education between 1934 and 1949, after having worked with William G. Corlett and Walter Reed of Reed & Corlett as a draftsman. Research did not find that Blodgett was a particularly important designer relative to his contemporaries. The Cafeteria building is designed in a modest, modern form that communicates the building’s use as an educational building more so than a particular architectural style. The building does not have characteristics that enable it to stand out as an individually distinct example of an education building constructed in 1949 in Oakland.

Overall, the two age-eligible buildings within the former Cole School property, and the site as a whole do not stand out as individually significant entities under this criterion.

Criterion 4 (Information Potential)

The “potential to yield information important to the prehistory or history of California” typically relates to archeological resources, rather than built resources. When California Register Criterion 4 (Information Potential) does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. The subject property does not appear to feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Page & Turnbull’s evaluation of this property was 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 OAKLAND THRESHOLDS OF SIGNIFICANCE

As 1011 Union Street is not listed in and does not appear to be eligible for the California Register, the subject property does not meet Criteria 1 and 4 of the City of Oakland’s Thresholds of Significance Guidelines for historical resources under CEQA. The subject property is not currently listed on Oakland’s Local Register (Threshold of Significance Criterion 2) and was previously assigned an Individual Property Rating of “C3” by the OCHS. The Individual Property Rating indicated the building appeared to be of secondary importance and is not located within a historic district or Area of Primary or Secondary Importance. The current evaluation by Page & Turnbull finds that the OCHS rating of “C3” remains applicable to the subject property. This rating would not qualify the property for listing in Oakland’s Local Register, corresponding to a California Historical Resource Status Code of 6 (Threshold of Significance Criterion 3). Unless found uniquely significant to Oakland’s history by City Council (Threshold of Significance Criterion 5), preliminary review of the subject property indicates that it is unlikely to meet the requisite criteria to attain the status of historical resource under CEQA.

INTEGRITY

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance,” or more simply defined by the National Park Service as “the ability of a property to convey its significance.”⁹⁴

As the subject property does not appear to be significant under any of the criteria for listing in the California Register, an analysis of the property’s historic integrity is not included in this report.

⁹⁴ California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources*, (Sacramento: California Office of State Publishing, 4 September 2001), 11; U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, (Washington, D.C.: National Park Service, 1995), 44.

VII. CONCLUSION

The property at 1011 Union Street contains two buildings formerly used as Cole School, which operated as an elementary school between 1925 and 1980, and as a middle school from 1980 until its closure in 2009. The subject property exists as an expanded OUSD property that was originally roughly 1/3 the size when acquired by the City's Board of Education in 1875. The existing Cole School building was built in 1925 and underwent extensive renovation in 1936, with alterations designed by consulting architect William G. Corlett. The Cafeteria building was built in 1949 with design by architect Edward O. Blodgett, a draftsman-architect who worked for both Corlett and Oakland Public Schools before starting an individual practice in 1949. Research did not find that property at 1011 Union Street is significantly associated with historic patterns of development in Oakland, the State, or the nation. Similarly, none of the former staff or students of the school appear to have made significant contributions to history. Neither building appears to provide an individually distinct example of a style, type, period, or method of construction that would enable it to be significant based upon the merits of its design. Therefore, 1011 Union Street does not appear to qualify as an eligible historic resource for the purposes of review under the California Environmental Quality Act (CEQA).

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APPENDIX A: PREPARER QUALIFICATIONS

This Historic Resource Evaluation was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include Ruth Todd, FAIA, Principal-in-charge; Stacy Kozakavich, Cultural Resources Planner, project manager; and Josh Bevan, Cultural Resources Planner, primary author. All professional staff working on this report meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.