



Staff Liaison
Sean Moss | (510) 215-4330
smoss@ci.el-cerrito.ca.us

AGENDA

SPECIAL MEETING OF THE DESIGN REVIEW BOARD

June 7, 2023 at 7:30 p.m.

City Council Chambers, City Hall
10890 San Pablo Avenue, El Cerrito, CA 94530

7:30 p.m. CONVENE REGULAR MEETING

- 1. ROLL CALL** –Chair Gyan Singh; Members Ben Chuaqui, Andrea Lucas, Hugh Vanho, and Chi Yu.
- 2. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
The City Council Liaison or City staff may report on matters of general interest to the Design Review Board, Council policies, priorities and significant actions taken by the City Council.
- 3. ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.
- 4. COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
This time on the agenda is reserved for Design Review Board members to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.
- 5. PUBLIC HEARING – 444 KEARNEY STREET TIER III DESIGN REVIEW**
Application: PL22-0068
Applicant: Robert Wolf
Location: 444 Kearney St.
APN: 504-510-026
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
Request: Design Review Board consideration of Tier III Design Review for increasing the height of an existing structure by 6 feet and creating a live work unit.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-fill Development Projects.
- 6. STAFF COMMUNICATIONS**
Informational reports on matters of general interest, presented by City staff.

7. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Staff Liaison, Sean Moss, at (510) 215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection at City Hall during normal business hours.



Community Development Department
Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 | planning@ci.el-cerrito.ca.us

DESIGN REVIEW BOARD TIER III STAFF REPORT

June 7, 2023

444 KEARNEY STREET

DETAILS

Application Number: PL23-0068

Applicant: Robert Wolf

Location: 444 Kearney Street

APN: 504-151-026

Zoning: Transit-Oriented High-Intensity Mixed Use (TOHIMU)

General Plan: Transit-Oriented High-Intensity Mixed Use (TOHIMU)

Request: Design Review Board consideration of a Tier III Design Review application, pursuant to the San Pablo Avenue Specific Plan.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-fill Development Projects.

EXECUTIVE SUMMARY

The project site is located at the intersection of Central Avenue and Kearney Street, approximately 500 feet north of the El Cerrito Plaza shopping center. The site currently contains a one-story office building which is approximately 1,050 square feet. The existing office building has a failing foundation. The applicant is proposing to replace the foundation and raise the building height by approximately 6 feet and to convert the office space into a live/work unit. Exterior alterations are proposed to the building including new materials and colors.

The Design Review Board's purview for this Tier III request includes:

- Exterior building colors, materials, and textures
- Landscaping
- Site Plan
- Building facades and articulation
- Relationship to adjacent public rights-of-way

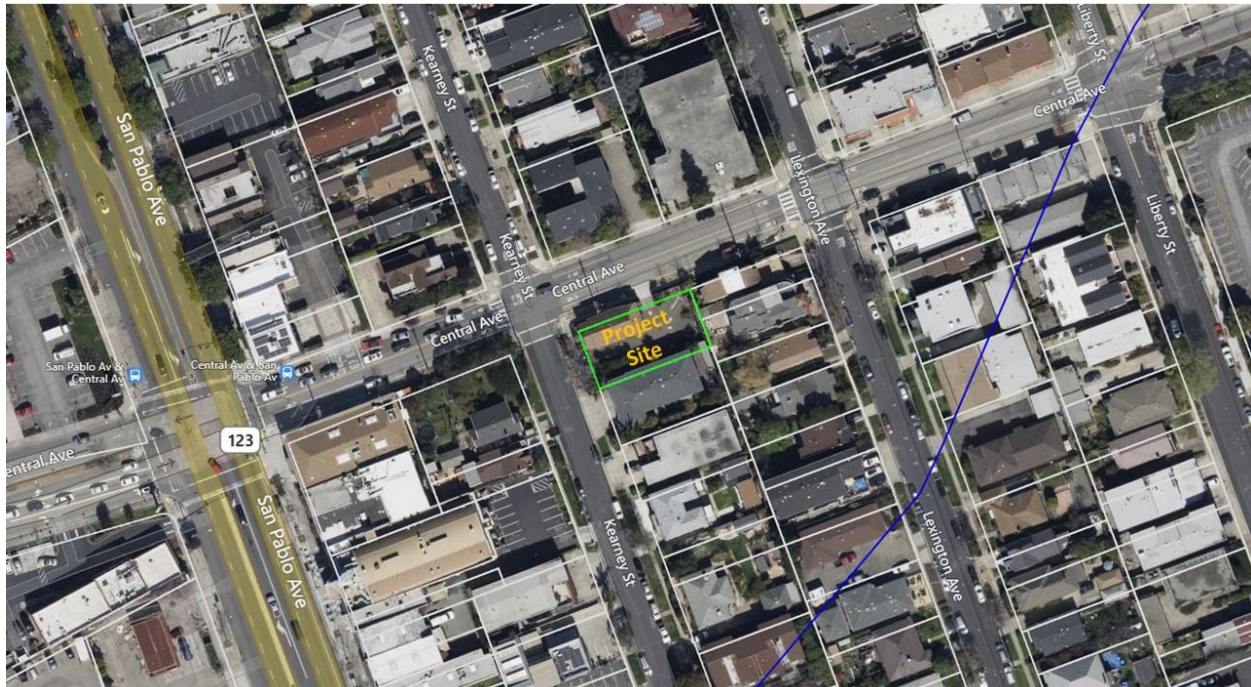
Based on the information in this report, which supports the required findings, staff recommends approval of Tier III Design Review pursuant to and subject to the conditions in the attached resolution.

Background

Site Location

The project site is located at the intersection of Central Avenue and Kearney Street, approximately 500 feet north of the El Cerrito Plaza shopping center. The site currently contains a one-story office building which is approximately 1,050 square feet. A wide variety of commercial and residential uses are in the immediate area along San Pablo Avenue and Kearney Street. The project site is a 5,000 square foot lot that is relatively flat.

Vicinity Map



Existing/Previous Land Use

Based on historic records in the City's electronic database, it appears that the building was originally constructed as a single-family house in 1907. The single-family residence was then later converted into an office building for a bookkeeping and tax service business in 1975. The surrounding neighborhood contains a mix of multi-family residences, single-family houses, and commercial land uses.

Adjacent Land Uses

North: Multi-Family Residential (RM) Zoning and High Density Residential General Plan designation

East: Residential uses (TOHIMU Zone)

South: Residential uses (TOHIMU Zone)

West: Residential uses; (Theater District)

Site Photos



Front of the building along Kearney Street



Side of the building along Central Avenue

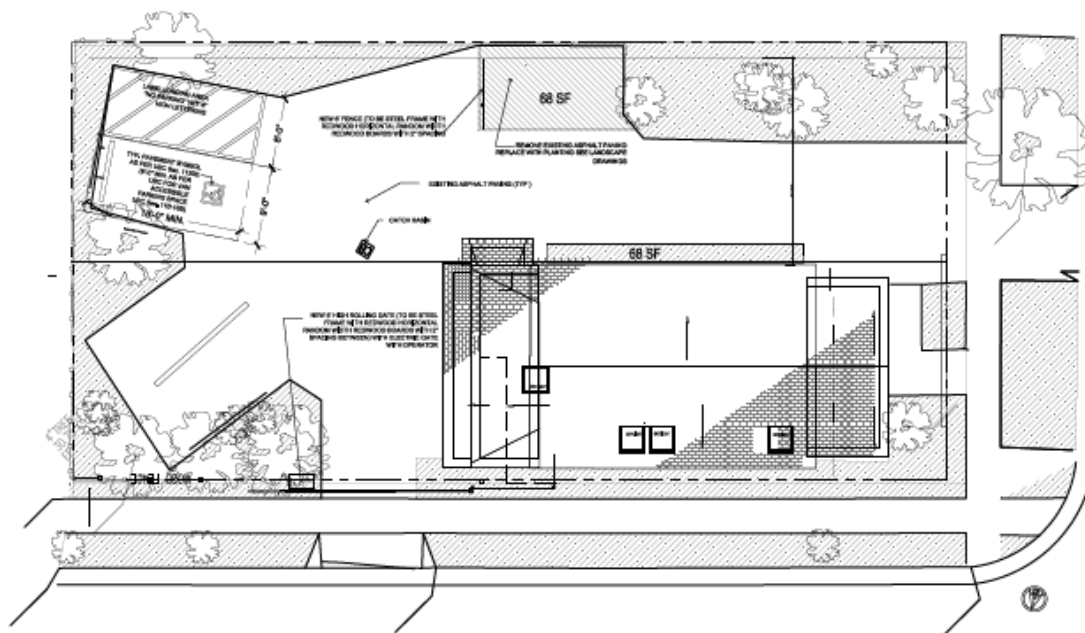
Project Description

Site Plan

The existing office building has a failing foundation, the applicant is proposing to replace the foundation and raise the building height by approximately 6 feet. The building was originally constructed as a single-family house with a partial basement. The proposal is to create a live/work unit, as such the height of the

ground floor will be raised so that it has 10-foot ceilings where the 1,050 square foot office/commercial portion of the building is proposed. The second floor will contain a single bedroom unit which is proposed to be approximately 940 square feet. The site has four existing parking spaces to the east of the building to the rear and one space to the south of the building on the side. The applicant is proposing to remove a parking space at the rear of the property order to facilitate the creation an accessible parking space and is also proposing to remove and replace the single parking space to the south of the property with landscaping.

Site Plan

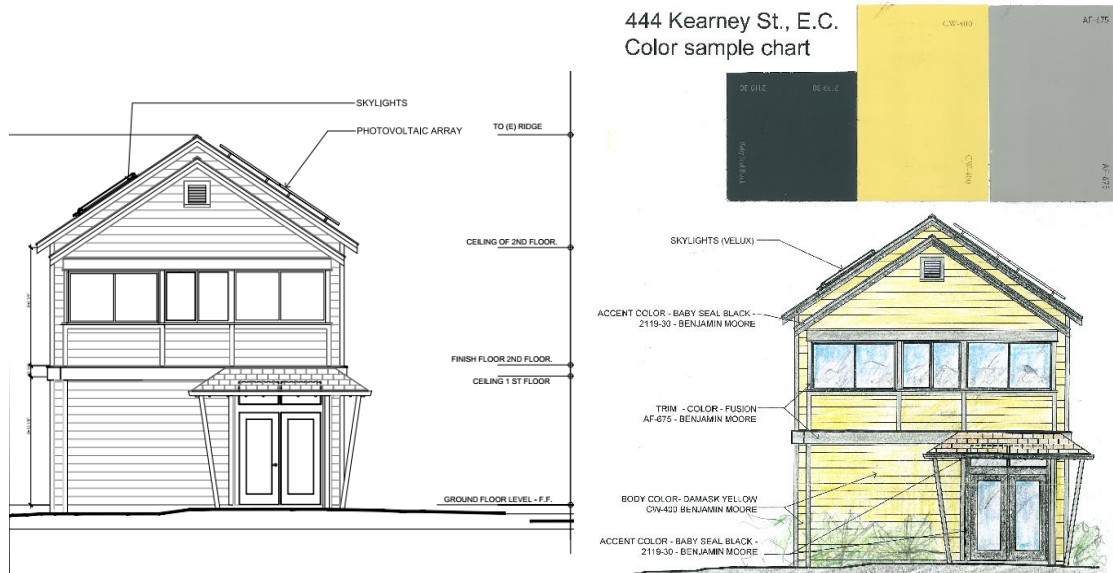


Building Elevations

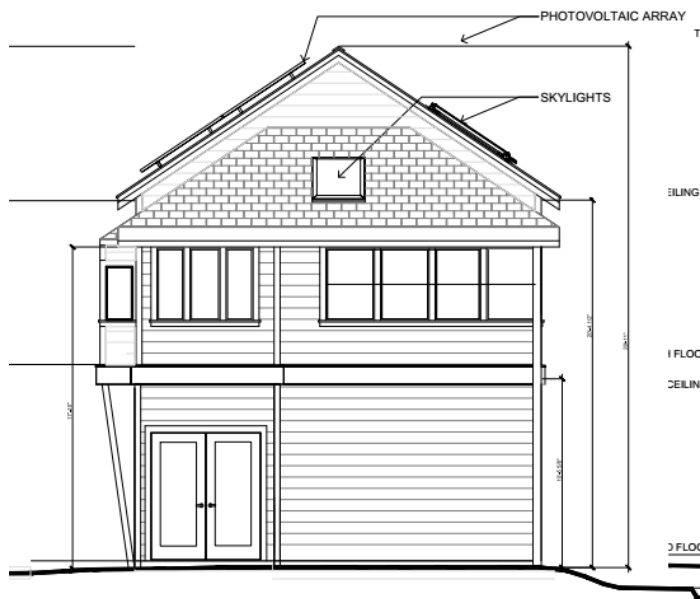
The existing building is an example of the bungalow architectural style which was a common building style from the early 1900's to the 1930's. The existing wood-frame building has a front-gabled roof with an eave overhang and the roof is covered with asphalt shingles. Currently the front of the building at the second story has an exterior wood porch which acts as the entrance for the building. The rear of the building also contains exterior wood staircase which rises to a small porch accessing a narrow five-paneled door at the northern end of the second story.

The proposed project would raise the building height by approximately 6 feet, this would increase the max building height from approximately 24'-2" to 26'-4". The proposed changes would keep many of the architectural elements of the existing building with the most substantial changes affecting the front and rear of the building. The front staircase would be removed, and the front entrance would be relocated to the ground floor and would feature a double door. A two-foot overhang is also proposed over the front entrance which helps retain articulation in the front of the building due to the loss of the front stairs. Similarly, the stairs at the rear of the building are being removed and a single entrance is proposed at the rear located under the box bay window. The project also features multiple skylights as well as a photovoltaic array on the roof of the building. Three exterior paint colors are proposed, with the primary building color being Damask Yellow CW-400 (Benjamin Moore), the trim color being Fusion AF-675 (Benjamin Moore), and accent color being Baby Seal Black 2119-30 (Benjamin Moore).

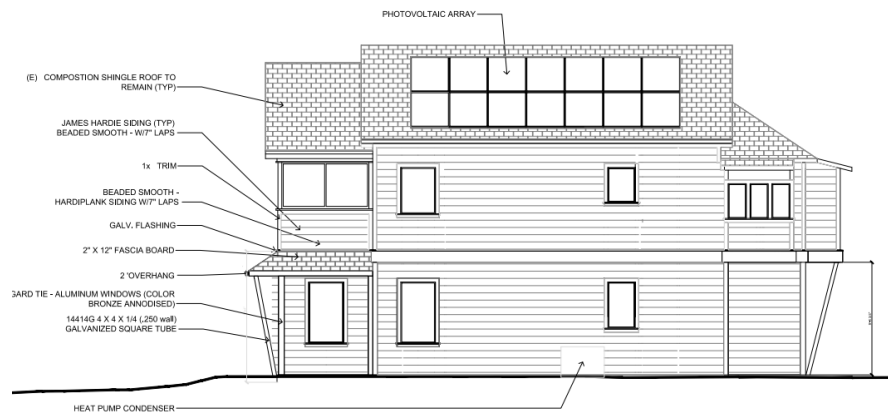
Building Elevations



Proposed West Elevation



Proposed East Elevation



Proposed South Elevation



Proposed North Elevation

Landscape Plan

The project is not proposing any substantial changes to the existing landscaping and will be retaining all existing landscaping. The most substantial change to the landscaping is due to the removal of the asphalt parking space on the north side of the property. This space will be replaced with a gravel planting area which will feature a mixture of drought-tolerant low water use plants which are compatible with El Cerrito's climate.

Analysis

Design Review Process

Pursuant to Section 2.02.07.01.02.C of the San Pablo Avenue Specific Plan, the Design Review Board is authorized to review and act upon the design components of Tier III Design Review applications. This application type applies to the project since it consists of: (a) Exterior modifications to existing that significantly alter the visual character or function of the structure, or (b) Major additions and alterations to the exterior of existing buildings which significantly alter the visual character or function of a building.

Included in this tier are projects like: additions of new stories to an existing building, major façade changes, new construction of buildings other than accessory structures.

When reviewing a Tier III application, the Design Review Board has authority over the following:

- Exterior building colors, materials, and textures
- Landscaping
- Site Plan
- Building facades and articulation
- Relationship to adjacent public rights-of-way
- Signs

San Pablo Avenue Specific Plan Compliance

The San Pablo Avenue Specific Plan applies standards according to Transect Zones and Street Types. The project is located within the Transit-Oriented High-Intensity Mixed Use (TOHIMU) Zone and fronts a neighborhood Street (Kearney) and a Gateway Street (Central). However, because this is an existing building there are various existing non-conforming conditions. The San Pablo Avenue Specific Plan accounts for such situations as part of the Tier III Design Review process. Project subject to Tier III Design Review are not required to meet all of the standards of the SPASP but instead the finding for approval is to bring the property in closer compliance with applicable standards of the specific plan.

As mentioned previously the applicant is not proposing substantial changes to the site, the only physical changes to the existing building would include raising the building height by approximately 6 feet, removing the front staircase, relocating the front entrance, removing the rear stairs, and changing the color scheme of the building. The project is increasing the height of the first floor so that it will be 10 feet tall. Pursuant to FBC Table 14 the standard for the first-floor ceiling height is a minimum of 10 feet tall so the proposal would be meeting the standard required for neighborhood streets for residential uses. The project is incorporating a two-foot overhang over the front entrance which helps to maintain the articulation that is being lost due to the removal of the front stairs. Pursuant to FBC Table 32 the maximum parking allowed is up to 1 space per residential unit. The project is proposing to reduce the total amount of parking from five spaces to three spaces, this reduction is closer to compliance with the parking requirement than the existing condition.

For all the above reasons, the project brings the property into closer compliance with the development standards of the San Pablo Avenue Specific Plan.

Concerning strategies to advance the San Pablo Avenue Specific Plan's goals, the project accomplishes the following:

Strategy A.5: Require active ground-floor commercial uses at key nodes.

The project is proposing to convert an existing office building into a live/work unit. The existing office space is located on the upper level of the building since the existing ground level was not usable for commercial purposes. The proposal will feature an active commercial retail space for a proposed art studio at the ground floor of the building.

Strategy C.4: Reduce parking requirements to encourage transit use and reduce reliance on the private automobile and to make development near transit more feasible.

The project is reducing the total number of parking spaces from five spaces to three spaces, and due to project being located less than a ¼ mile from the El Cerrito Plaza Bart Station, it will encourage visitors of the site to use multiple forms of transportation instead of just private automobiles.

Strategy D.1: Encourage a range of units types across the Specific Plan area.

The project is proposing to convert an existing office building into a live/work unit. The project provides a new housing unit on the site in the neighborhood as well as the opportunity for a new small business that will improve convenience and functionality in the planned urban environment envisioned by the SPASP.

Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, “a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.” Due to the age of the existing structure, a Historic Resources Evaluation was prepared by Forget Me Not History in April 2022 (see Attachment C). The Historic Resources Evaluation concluded that the existing structure does not appear to qualify as a historical resource under CEQA.

This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-fill Development Projects. In order for a project to qualify for a Class 32 exemption it must meet the following conditions:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

As discussed in this staff report, the project is consistent with the general plan designation (TOHIMU) and applicable general plan policies as well as with the zoning designation (TOHIMU) and regulations.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is within the City of El Cerrito and the site is 0.12 acres.

- (c) The project site has no value as habitat for endangered, rare or threatened species.

The San Pablo Avenue Specific Plan SEIR did not identify any “candidate, sensitive, or special-status species” with habitat in the San Pablo Avenue Specific Plan Area. The site has been extensively disturbed by past development and no longer provides suitable habitat for any special-status animal or plant species.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project will convert an office (commercial) land use to a live/work (residential) land use and reduce the amount of parking from five space to three spaces, as such it is not expected for there to be any significant effects relating to traffic. The project would not result in significant temporary (construction) noise as construction would occur during the times specifically allowed under Section 16.02.060 ECMC. Operational noise impacts would not be significant since the proposed Live/Work residential use is consistent with the existing multi-family and single-family residential uses in the surrounding neighborhood. The project is below the number of dwelling units in the screening criteria from the Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality

Guidelines and would not cause a significant impact to air quality. The project would be required to comply with the Contra Costa Clean Water Program, the California Stormwater Quality Association's Best Management Practices for Construction Activities, and the Association of Bay Area Government's Manual of Standards for Erosion and Sediment Control Measures. Compliance with these standards and regulations would minimize any water quality effects of the project.

- (e) The site can be adequately served by all required utilities and public services.

The site is currently served by all utilities.

Compliance with the General Plan

The proposed project is consistent with and will implement the following El Cerrito General Plan policies:

LU1.3 Quality of Development. Ensure that all multifamily or mixed-use development in residential areas addresses compatibility and quality of life issues.

The proposed project is consistent and compatible with the surrounding multi-family, single family, and commercial uses in the neighborhood. The project has been reviewed to ensure that it will not negatively impact the surrounding neighborhood.

CD2.1 Street Frontages. Encourage street frontages that are safe, by allowing for surveillance of the street by people inside buildings and elsewhere, and are interesting for pedestrians.

The live/work unit will include doors and windows that face Kearney Street and Central Avenue which will allow for surveillance of the street.

CD1.3: High-Quality Design. Encourage higher-quality design through the use of well-crafted and maintained buildings and landscaping, use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.

The proposed project will largely maintain the aesthetics of the existing building and the proposed project includes high-quality building materials. Although simple in its building mass and number of materials, the project integrates subtle but important details such new articulation through building wall plane variations and modest changes in building height. Additional visual interest is provided through a new overhang over the front entrance. The project will be considered by the Design Review Board as required to ensure high-quality materials and design.

CD5.1: Design Review Process. Continue design review and approval process for all new development, changes, additions, and modifications of existing buildings (except for single-family homes on existing lots).

The proposed project requires Tier III Design Review. Pursuant to the San Pablo Avenue Specific Plan, the Design Review Board has authority over the Tier III Design Review Process. Completion of the review process fulfills this policy objective.

Public Notice

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before May 24, 2023. No public comments have been received to date.

Required Findings

Pursuant to San Pablo Avenue Specific Plan Section 2.02.06.04.02.C.3, in acting to approve or conditionally approve an application for a Tier III application, the Design Review Board shall make the following findings:

Tier III Design Review

- A. That the project brings the property into closer compliance with the applicable development standards of this Specific Plan.

Physical changes to the existing building includes raising the building height by approximately 6 feet, removing the front staircase, relocating the front entrance, removing the rear stairs, and changing the color scheme of the building. The existing building includes strong horizontal lines (eave, colors) and two areas of articulation (i.e., varied wall plane and height) at the front elevation. The project is incorporating a two-foot overhang over the front entrance which helps maintain articulation and variation due to the loss of the front stairs. The project is also increasing the height of the first floor to 10 feet which is in line with standard required for neighborhood streets for residential uses. The project site is also reducing the total amount of parking from five spaces to three spaces, where one space per unit is normally permitted for new residential uses.

For all the above reasons, the project brings the property into closer compliance with the development standards of the San Pablo Avenue Specific Plan.

- B. That the project is consistent with the El Cerrito General Plan.

As discussed in this report, the project will implement the following El Cerrito General Plan policies: Policy LU1.3 (Quality of Development), Policy CD2.1 (Street Frontages), Policy CD1.3 (High-Quality Design), and CD5.1 (Design Review Process).

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application No. PL22-0068, as conditioned by the draft resolution in **Attachment A**.

Proposed Motion

Move adoption of Design Review Board Resolution DRB2023-01, granting Tier III Design Review approval to Planning Application No. PL22-0068: for increasing the height of an existing structure by 6 feet and the creation of a live work unit located at 444 Kearney Street.

Appeal Period

Within ten (10) calendar days after the date of the decision, the Design Review Board's action may be appealed to the Planning Commission.

Attachments

- A. Draft Resolution
- B. Project Plans

C. Historic Resources Evaluation prepared by Forget Me Not History, dated April 2022

Design Review Board Resolution DRB2023-01

APPLICATION NO. PL22-0068

A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD GRANTING TIER III DESIGN REVIEW APPROVAL FOR EXTERIOR ALTERATIONS, INCLUDING NEW MATERIALS AND COLORS TO AN EXISTING BUILDING LOCATED AT 444 KEARNEY STREET

WHEREAS, the site is located at 444 Kearney Street; and

WHEREAS, the existing Assessor's Parcel Number of the site is 504-151-026; and

WHEREAS, the site is located within the San Pablo Avenue Specific Plan Area; and

WHEREAS, the General Plan land use classification of the site is Transit-Oriented Higher-Intensity Mixed Use; and

WHEREAS, the zoning district of the site is Transit-Oriented Higher-Intensity Mixed Use and the project is located along a Neighborhood Street (Kearney Street) and a Gateway Street (Central Avenue); and

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-Fill Development Projects; and

WHEREAS, on May 17, 2022, Robert Wolf submitted, on behalf of property owner Fred Dotort, a Tier III Design Review application for alterations to the existing building and site; and

WHEREAS, on June 7, 2023, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. *Physical changes to the existing building includes raising the building height by approximately 6 feet, removing the front staircase, relocating the front entrance, removing the rear stairs, and changing the color scheme of the building. The existing building includes strong horizontal lines (eave, colors) and two areas of articulation (i.e., varied wall plane and height) at the front elevation. The project is incorporating a two-foot overhang over the front entrance which helps maintain articulation and variation due to the loss of the front stairs. The project is also increasing the height of the first floor to 10 feet which is in line with standard required for neighborhood streets for residential uses. The project site is also reducing the total amount of parking from five spaces to three spaces, where one space per unit is normally permitted for new residential uses.*

For all the above reasons, the project brings the property into closer compliance with the development standards of the San Pablo Avenue Specific Plan.

2. *As discussed in this report, the project will implement the following El Cerrito General Plan policies: Policy LU1.3 (Quality of Development), Policy CD2.1 (Street Frontages), Policy CD1.3 (High-Quality Design), and CD5.1 (Design Review Process).*

NOW, THEREFORE, BE IT RESOLVED that after careful consideration of all maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Design Review Board hereby approves Application No. PL22-0068, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans dated April 27, 2023. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.
2. If Applicant constructs the building or makes improvements in accordance with this approval but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.
3. These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.
4. If not exercised, this approval shall expire two years from the date of this action pursuant to El Cerrito Municipal Code Section 19.32.100.
5. A construction staging plan shall be submitted to the Zoning Administrator for review and approval prior to the issuance of a building permit. The construction staging plan shall illustrate where the construction equipment will be staged and the location of parking for the construction employees. This construction and staging plan may also require the submission of a Temporary Use Permit.
6. No portion of a live/work unit may be separately rented or sold as a commercial space for a person or persons not living on the premises, or as a residential space for a person or persons not working on the premises. The occupant shall possess at all times a valid business license for a business permitted in the applicable zoning district.
7. Any required building permit plans shall be consistent with the requirements of the Building Division and Fire Department.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on June 7, 2023, upon motion of Boardmember _____, second by Boardmember _____:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Moss, AICP
Planning Manager

ART STUDIO AND GALLERY
WITH PROPOSED LIVE WORK
RESIDENTIAL UNIT ABOVE

PROJECT DESCRIPTION

THE SCOPE OF WORK INCLUDES: RAISING THE HEIGHT OF THE EXISTING STRUCTURE APPROXIMATELY 6' AND INSTALLING A NEW FOUNDATION AND GROUND FLOOR COMMERCIAL/OFFICE RETAIL ON THE GROUND FLOOR. THE BUILDING WILL BE UPGRADED WITH SKYLIGHTS, NEW WINDOWS, START LOCATED AT START.

ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING, RESIDENTIAL, MECHANICAL, PLUMBING,AND ELECTRICAL CODE,(I.E. 2022 IBC, IRC, UMC, UPC AND 2020 NEC,AS AMENDED BY THE STATE OF CALIFORNIA),2022 ENERGY CODE, AND 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE,AS APPLICABLE.

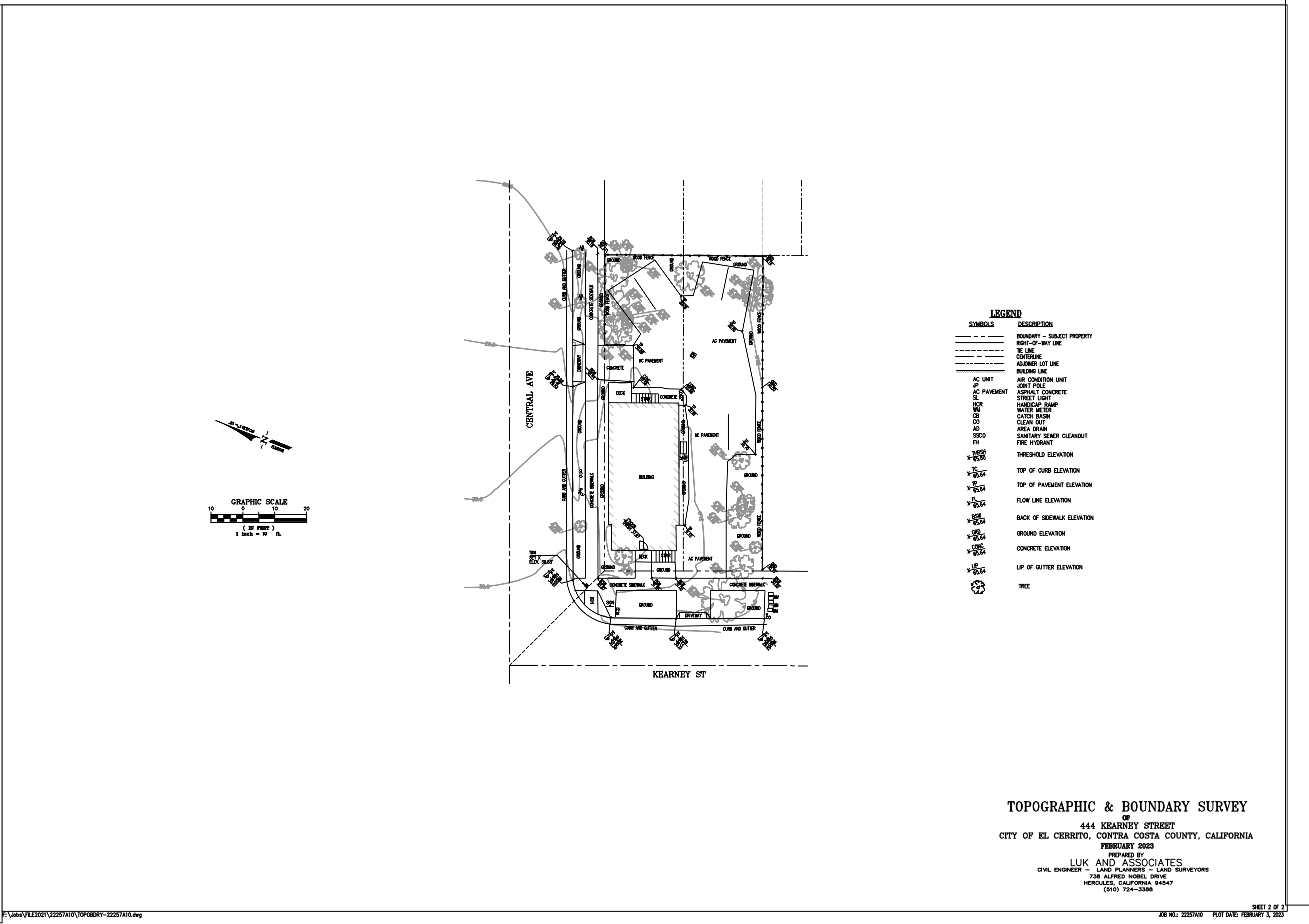
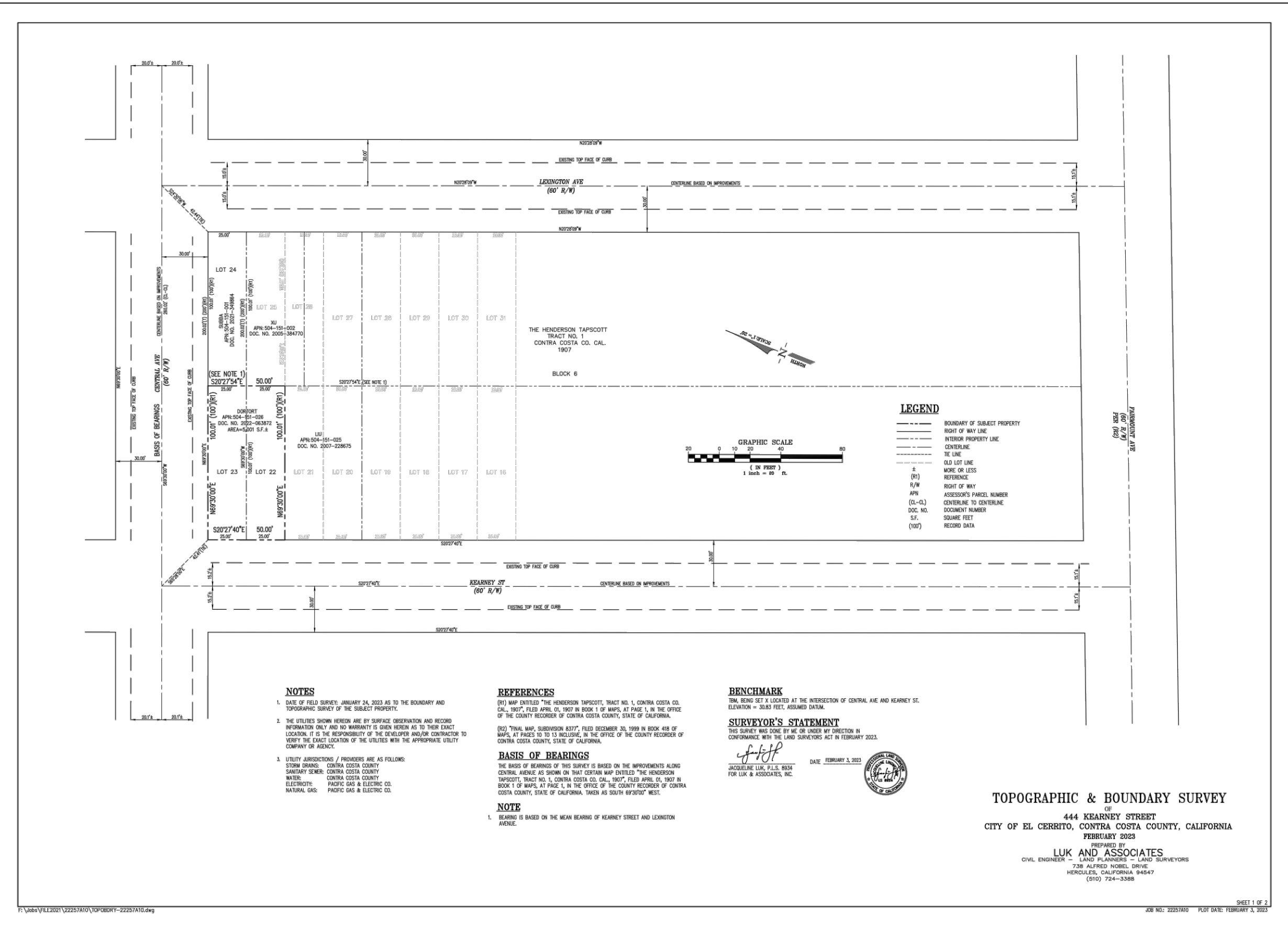
PROJECT DIRECTORY

PROPERTY OWNER	FRED DOTORT AND GAYLE DOTORT 678 WOODMONT AVE BERKELEY, CA 94708
ARCHITECT	ROBERT ALAN WOLF, AIA R.A.W. CONCEPTS ARCHITECTURE AND INTERIORS 1650 A SOLANO AVENUE ALBANY, CA 94707 TEL: (510) 525-0211 CEL: (510)708-6971
LANDSCAPE ARCHITECT	PETER ROHAN LANDSPACES LANDSCAPE ARCHITECTURE + CONSTRUCTION 510.672.1642 C27-899334 RLA-6033 WWW.LANDSPACES.COM
SURVEYOR	JACKIE LUK, PE, PLS LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94547 PH: 510.724.3388 FAX: 510.724.3383
STRUCTURAL ENGINEER	INKWELL STRUCTURAL ENGINEERS JAMES VASQUEZ S.E. TEL:(415) 272-9442 JV@INKWELLSE.COM

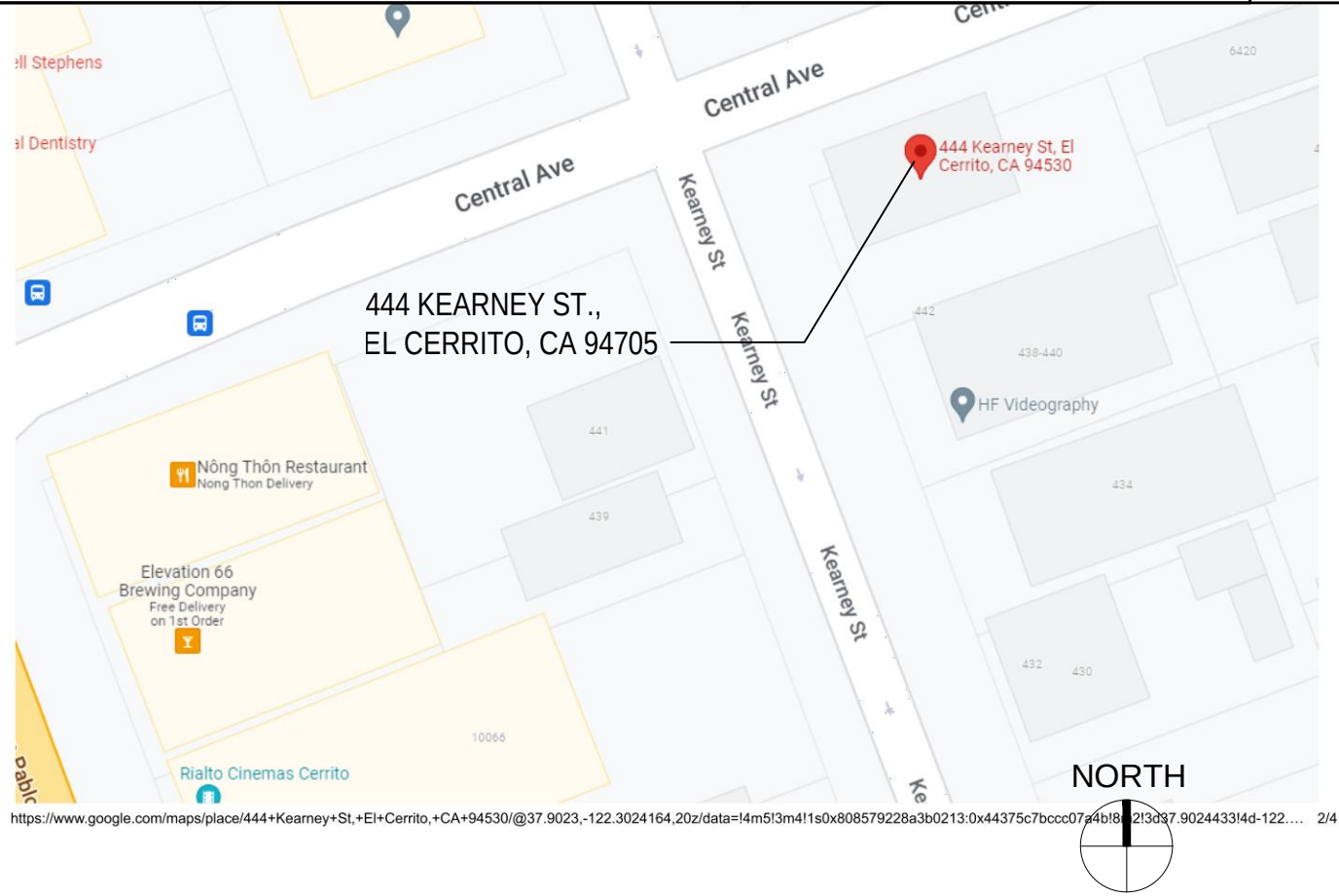
TITLE 24 INFORMATION

- ALL NEW GLASS SHALL HAVE 0.75 U-FACTOR OR LESS
- R-13 INSULATION SHALL BE PROVIDED IN ANY EXTERIOR WALL OPENED UP DURING CONSTRUCTION.
- R-30 INSULATION SHALL BE PROVIDED IN ANY ROOF OPENED UP DURING CONSTRUCTION

SURVEY AND LOCATION MAP



VICINITY MAP



PROJECT INFORMATION

	EXISTING	PROPOSED
APN:	504-151-026	504-151-026
BUILDING TYPE:	V- NO SPRINKLERS OFFICE	V-NO SPRINKLERS OFFICE/RESIDENTIAL?
USE:	B	B
OCCUPANCY:	5001 SQ.FT. WOOD FRAME OFFICE	5001 SQ.FT. WOOD FRAME OFFICE
TOTAL LOT AREA:	24'-0"	28'-0"
BUILDING SIZE:	ONE-STORY OFFICE	TWO-STORY - LOWER FLOOR OFFICE UPPER FLOOR - RESIDENTIAL UNIT
TYPE OF CONSTRUCTION:		
CURRENT USE:		
BUILDING HEIGHT:		
STORIES:		

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A-2.0	EXISTING FLOOR PLANS AND ELEVATIONS
A-2.1	PROPOSED FLOOR PLANS
A-3.1	PROPOSED EXTERIOR ELEVATIONS
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2-TOPOGRAPHIC AND BOUNDARY SURVEY	
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L-1.0	LAYOUT AND MATERIALS
L-1.1	PLANTING PLANS
L-1.2	IMAGE BOARD

R.A.W. CONCEPTS

Architecture and Interiors

1650 Suite A Solano Avenue,
Albany, CA 94706
Tel: (510) 525-0211
Fax: (510) 525-1011

REVISIONS

BY

PROJECT

ART STUDIO /
GALLERY
w/ 1 BR LIVE WORK
UNIT
444 Kearney Street,
El Cerrito, CA 94530

SHEET CONTENT

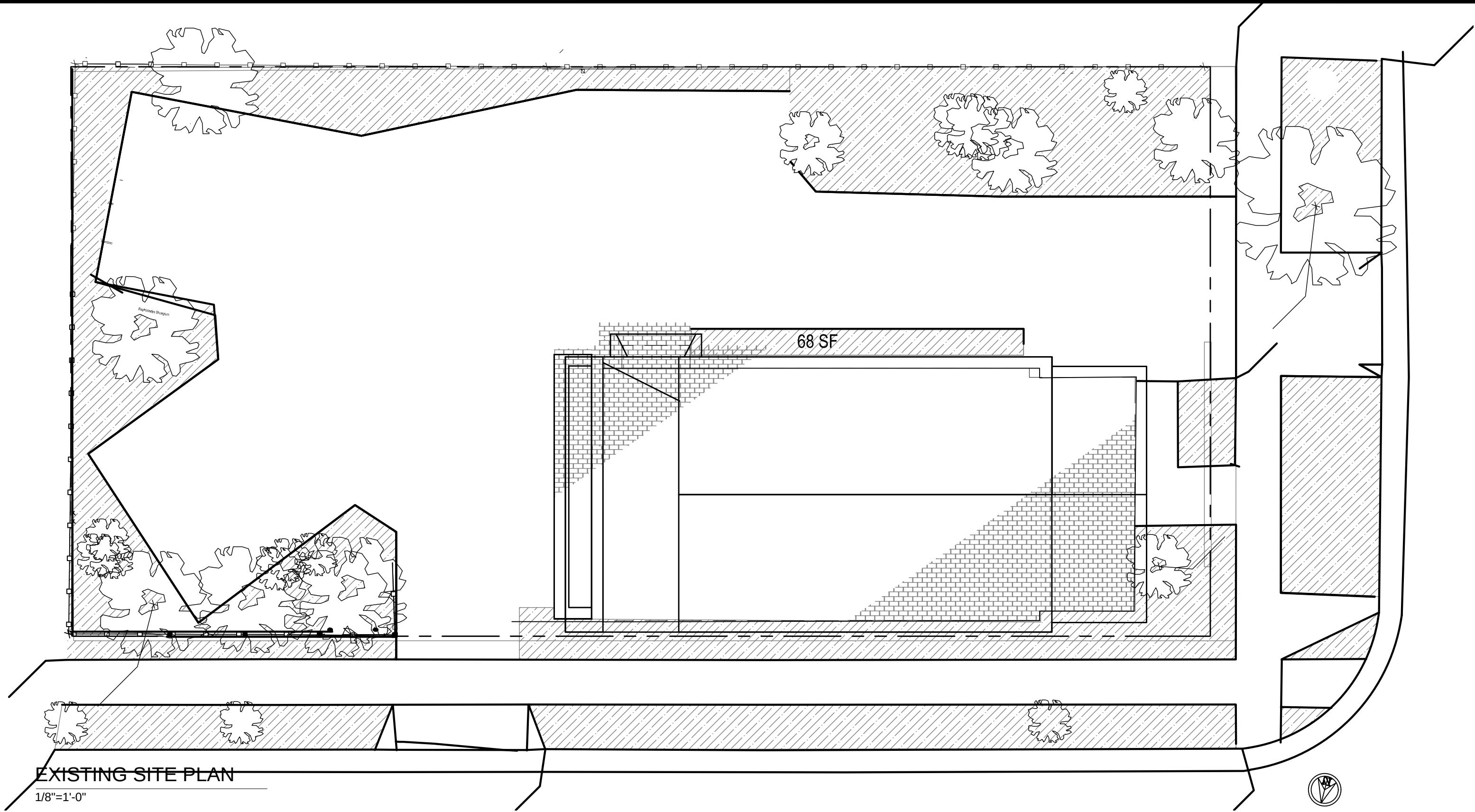
TITLE SHEET

ARCHITECT

DATE	03.01.23
SCALE	NOT TO SCALE
DRAWN BY	RAW
JOB NO.	810.01.01

SHEET

A-0.1



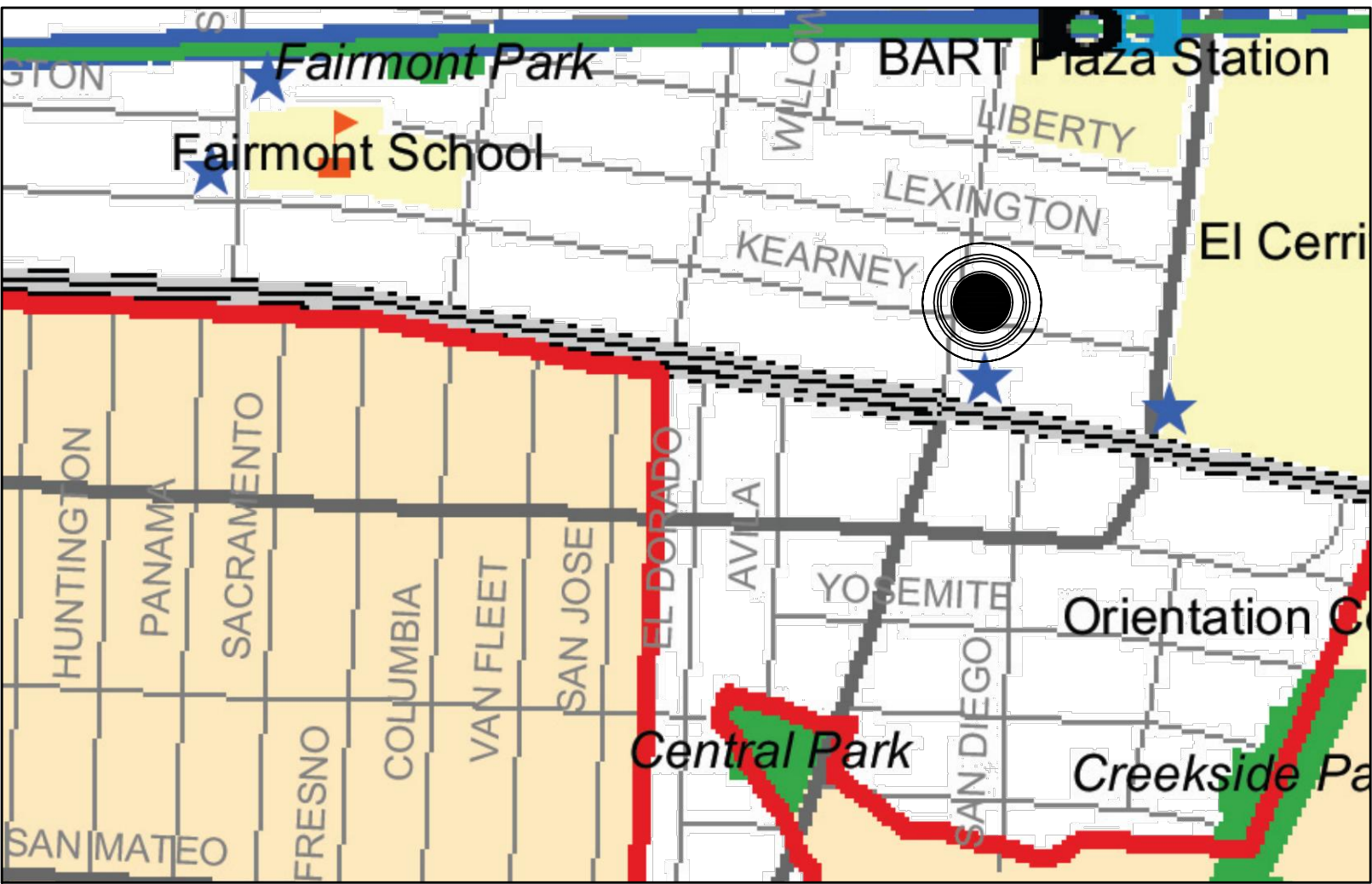
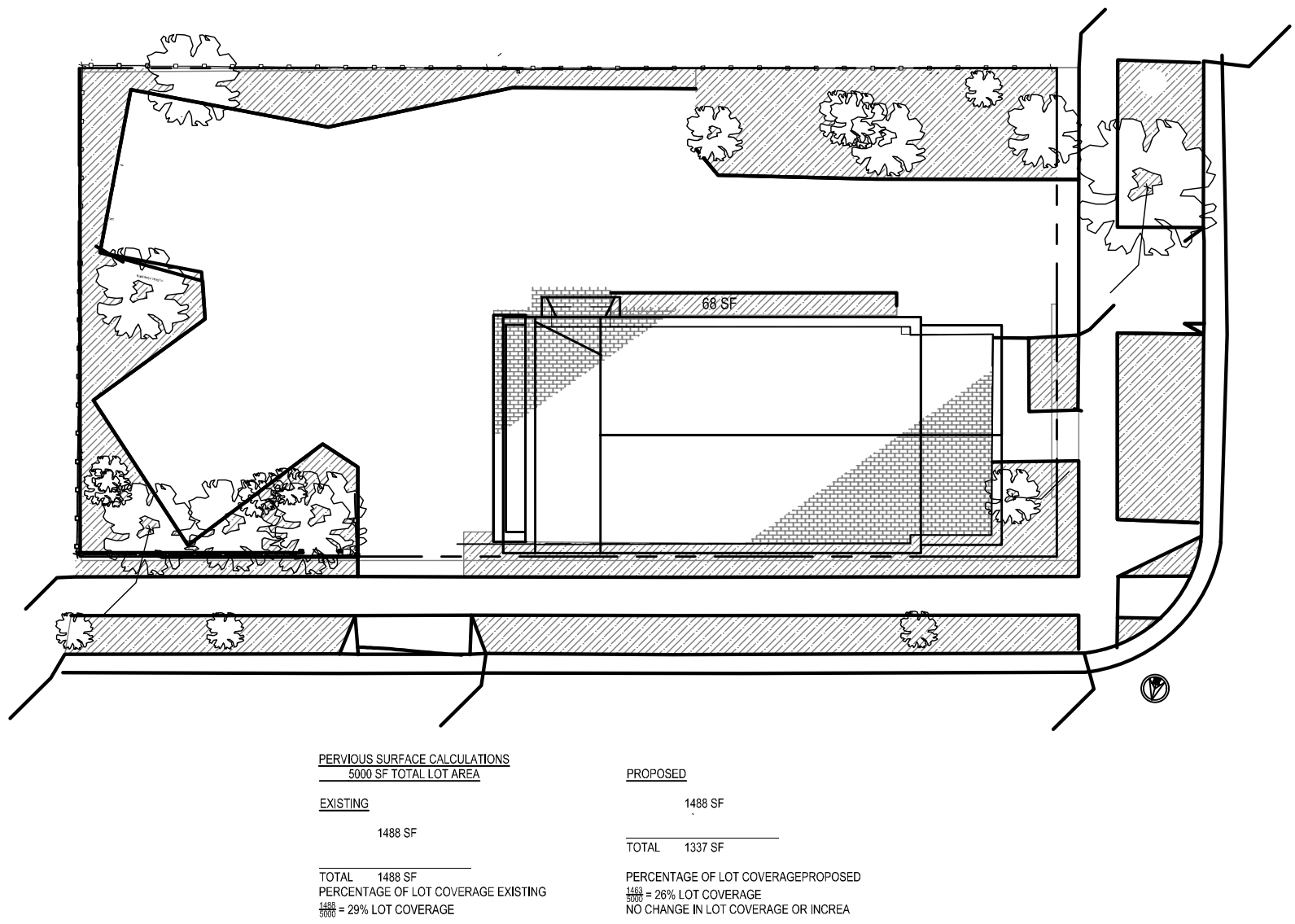
444 KEARNEY STREET - SUMMARY OF PROPOSED REMODELING AND ADDITION

THIS EXISTING OFFICE BUILDING (APPROX. 1050 SF) HAS A FAILING FOUNDATION. THE PROPERTY OWNERS PURCHASED THE PROPERTY TO USE AS AN ART STUDIO AND AS A HAVEN FROM NATURAL DISASTERS. THEY HAVE ELECTED TO IMPROVE THE SAFETY OF THIS PROPERTY AND MEET CURRENT CODES. THIS PROPOSAL REPLACES THE EXISTING FOUNDATION AND GROUND FLOOR (1024 SF) WITH A NEW FOUNDATION AND A NEW WOOD FRAMED GROUND FLOOR WITH 10' HIGH CEILINGS OFFICE/RETAIL ON THE GROUND FLOOR. THE GROUND FLOOR AND THE PARKING AREA WILL BE ADA COMPLIANT. ACCESS TO THE SECOND FLOOR 1 BEDROOM RESIDENTIAL LIVING UNIT - 940 SF AVAILABLE VIA A NEW STAIRWAY TO THE UPPER FLOOR. A HISTORICAL REPORT HAS BEEN PREPARED BY ERICA SCHULTZ - FORGET ME NOT HISTORY IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL CERRITO PLANNING CODE AND THE TOHIMU DISTRICT OF THE SAN PABLO SPECIFIC PLAN.

PROJECT INFORMATION TABLE

APN: 504151026	EXISTING
ZONING DISTRICT: TOHIMU	LOT AREA
DISTRICT OF THE SAN PABLO AVENUE SPECIFIC PLAN.	5,000 sq.ft.

USE:	TOHIMU District of the San Pablo Avenue Specific Plan.		PERMITTED/REQUIRED
	EXISTING	PROPOSED	
OFFICE GROUND FLOOR	915 SF		
OFFICE -UPPER FLOOR	1024 SF		
OFFICE/ GALLERY- GROUND FLOOR		1024 SF - 53%	
LIVE/WORK UNIT 1 - BEDROOM UNIT		923 SF - 47%	
FRONT YARD	+/- 14'-8" (NO CHANGE)	+/- 14'-8" (NO CHANGE)	NO CHANGE
REAR YARD	+/- 35'-9"	+/- 35'-9"	NO CHANGE
SIDE YARD			
LEFT	+/- 4'-0" (NO CHANGE)	+/- 4'-0" (NO CHANGE)	NO CHANGE
RIGHT	+/- 23'-9"	+/- 23'-9" (NO CHANGE)	NO CHANGE
PARKING SPACES	5	3 TOTAL - 1 VAN PARKING SPACE	ADA
BUILDING HEIGHT	+/- 24'-10"	20'-4" WALL 28'-11" ROOF	25' WALL 30' ROOF
BUILDING COV.	(1,237 SF)	(1,237 SF)	
LOT COV.	34% MAX. (1,360 SF)	39.2% MAX. (1,568 SF)	40% MAX. (1,600 SF)
PERVIOUS COV.	26% EXIST (1,360 SF)	30% (1,498 SF)	INCREASE 4%



VICINITY MAP
NTS

R.A.W. CONCEPTS

Architecture and Interiors

1650 Suite A Solano Avenue,
Albany, CA 94706
Tel: (510) 525-0211
Fax: (510) 525-1011

REVISIONS	BY

PROJECT

Live Work/Art Studio
444 Kearney Street,
El Cerrito, CA 94530

SHEET CONTENT

SITE PLAN

ARCHITECT

DATE	07.18.22
SCALE	AS NOTED
DRAWN BY	RAW
JOB NO.	810.01.01

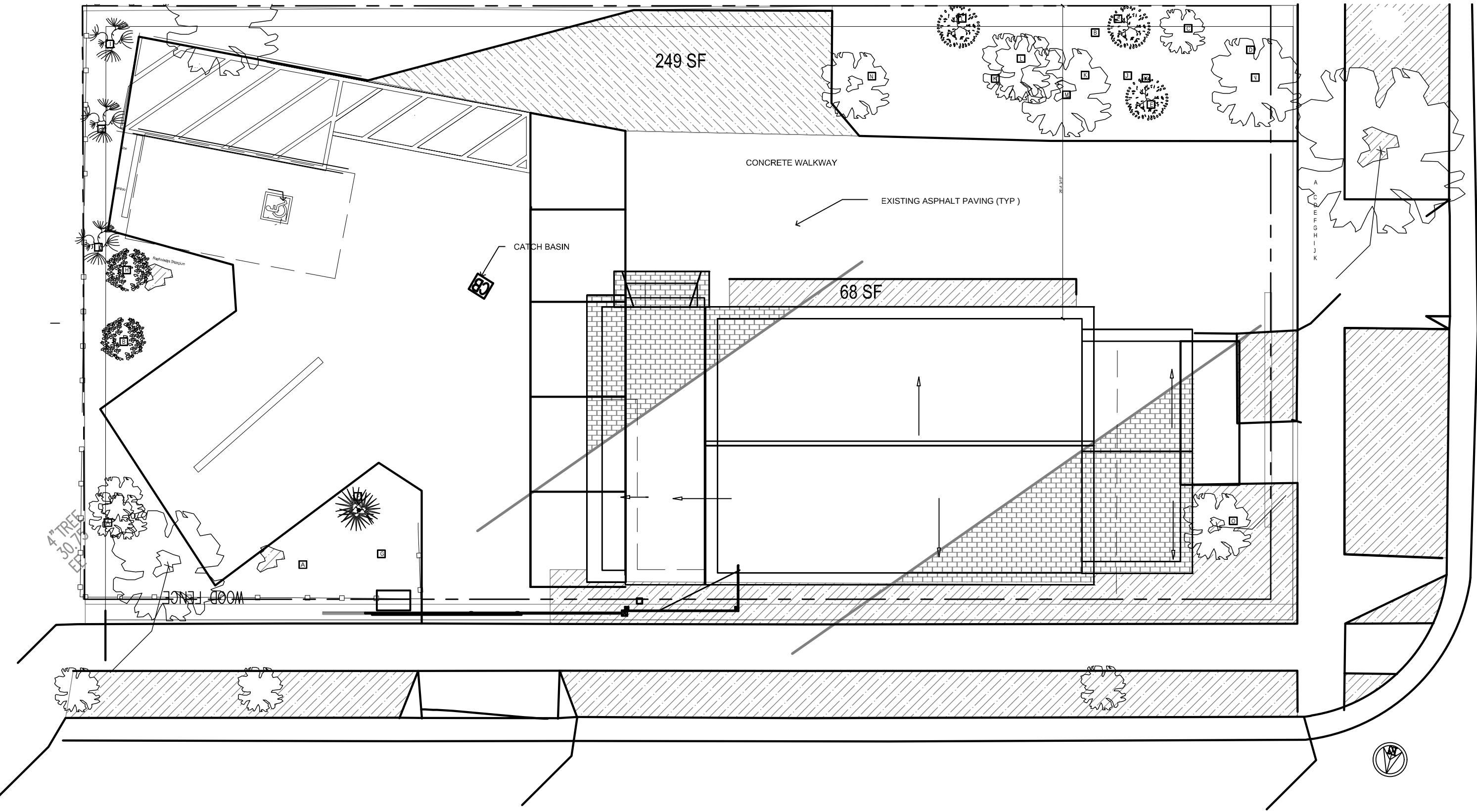
SHEET

A-1.0

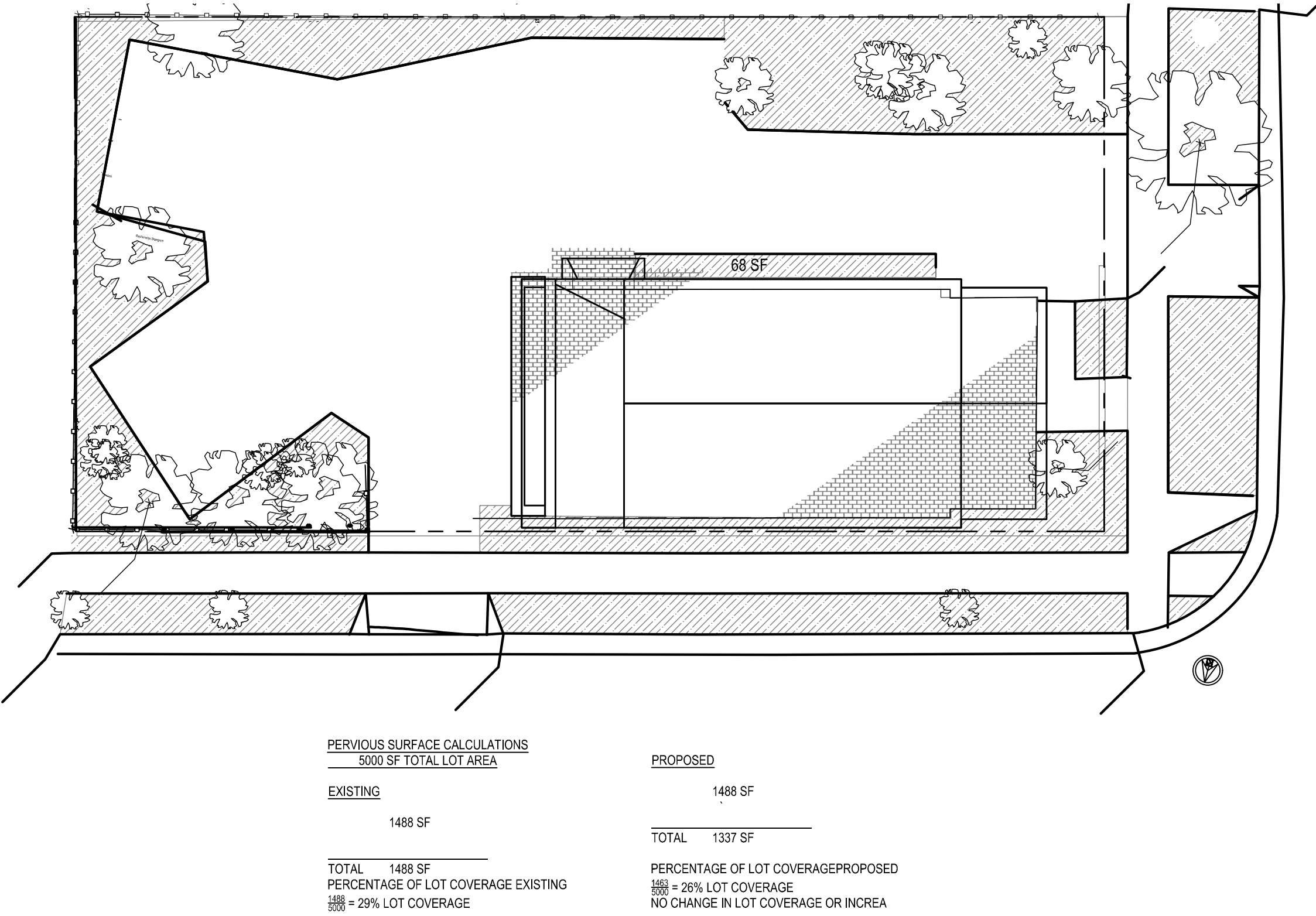
Landscape Planting plan

Mark	Qty.	Name	Cleanup	Plant	Remarks
Plants to be removed and Planted					
A	-	Syzygium	Remove		
B	-	Japanesse Maple	Remove		
C	-	English Laurel	Remove		
D	-	Cotoneaster	Remove		
E	-	Acacia	Remove		
F	-	French Aloe (Aloe Pluridens)		Plant	
G	-	Maddougal's Centruy Plant (Furcraea Maddougali)		Plant	
H	-	Strawberry Tree (Artubus Unedo)		Plant	
I	-	Flame Giant (Leucose Permum)		Plant	
J	-	Catalina Cherry (Pronus Lyonii)		Plant	
K	-	Lemonade Berry (Rhus Integrifolia)		Plant	
L	-	Wavy Leaf Silk Tassel (Ganrry Eliptica)		Plant	
M	-	Coffeeberry (Rhamnus California)		Plant	
N	-	Summer Holly (Comarostaphylis Diversifolia)		Plant	
O	-	Cabbage Tree (Cussonia Spiciata)		Plant	
P	-	Strawberry Tree (Arbutus Unedo)		Existing	

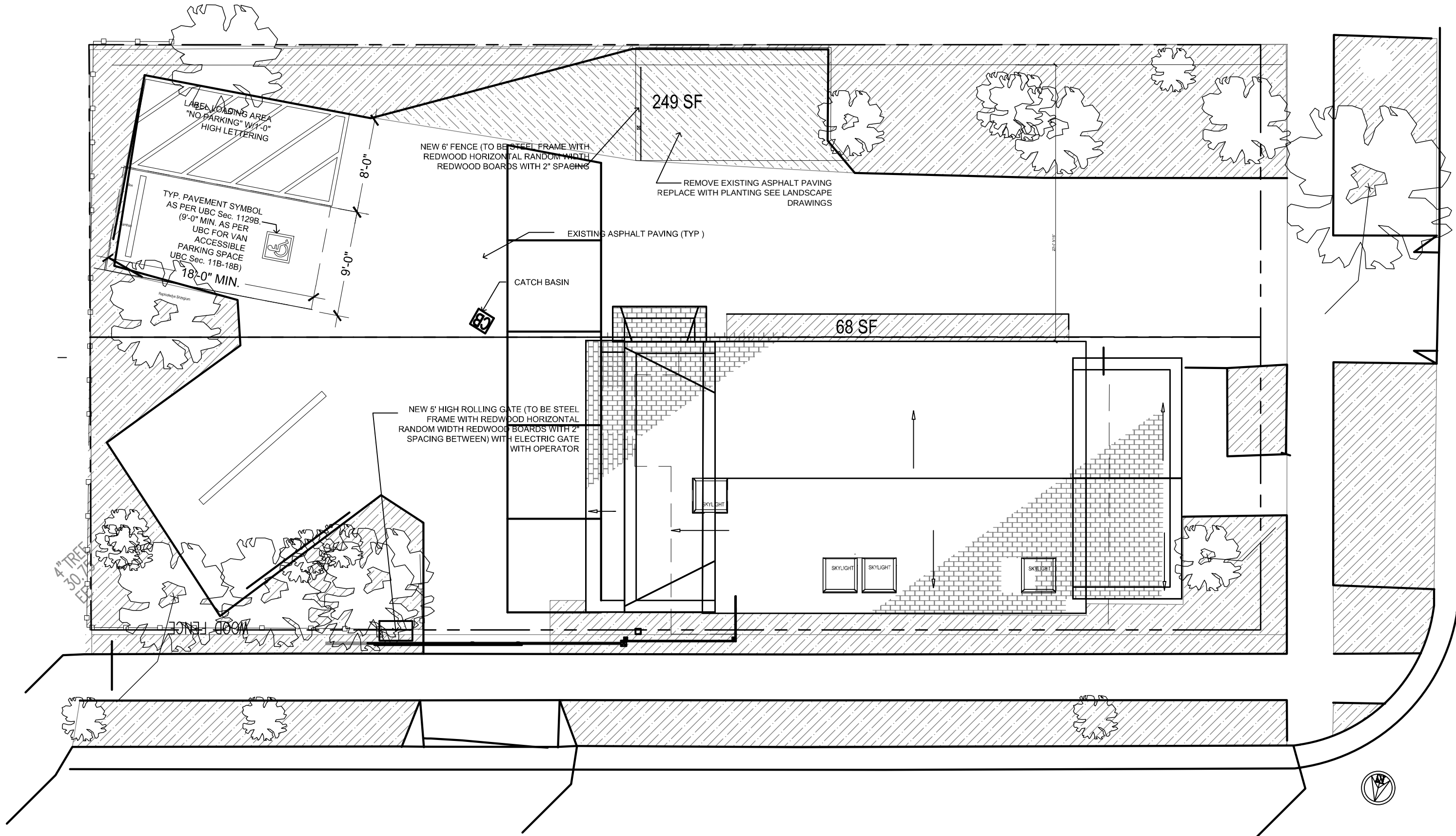
4 Planting and Landscaping Schedule
A-1.1 NTS



1 PLANTING PLAN CLARIFICATIONS
A-1.1 SCALE 1/8" = 1'-0"



3 PERVIOUS SURFACE CALCULATION DIAGRAM
A-1.1 SCALE 1/16" = 1'-0"



2 PROPOSED SITE PLAN
A-1.1 SCALE 1/8" = 1'-0"

R.A.W. CONCEPTS

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REVISIONS BY

PROJECT

Live Work/Art Studio
444 Kearney Street,
El Cerrito, CA 94530

SHEET CONTENT

SITE PLANS
EXISTING
PROPOSED

ARCHITECT

DATE 07.08.20

SCALE 1/8" = 1'

DRAWN BY RAW

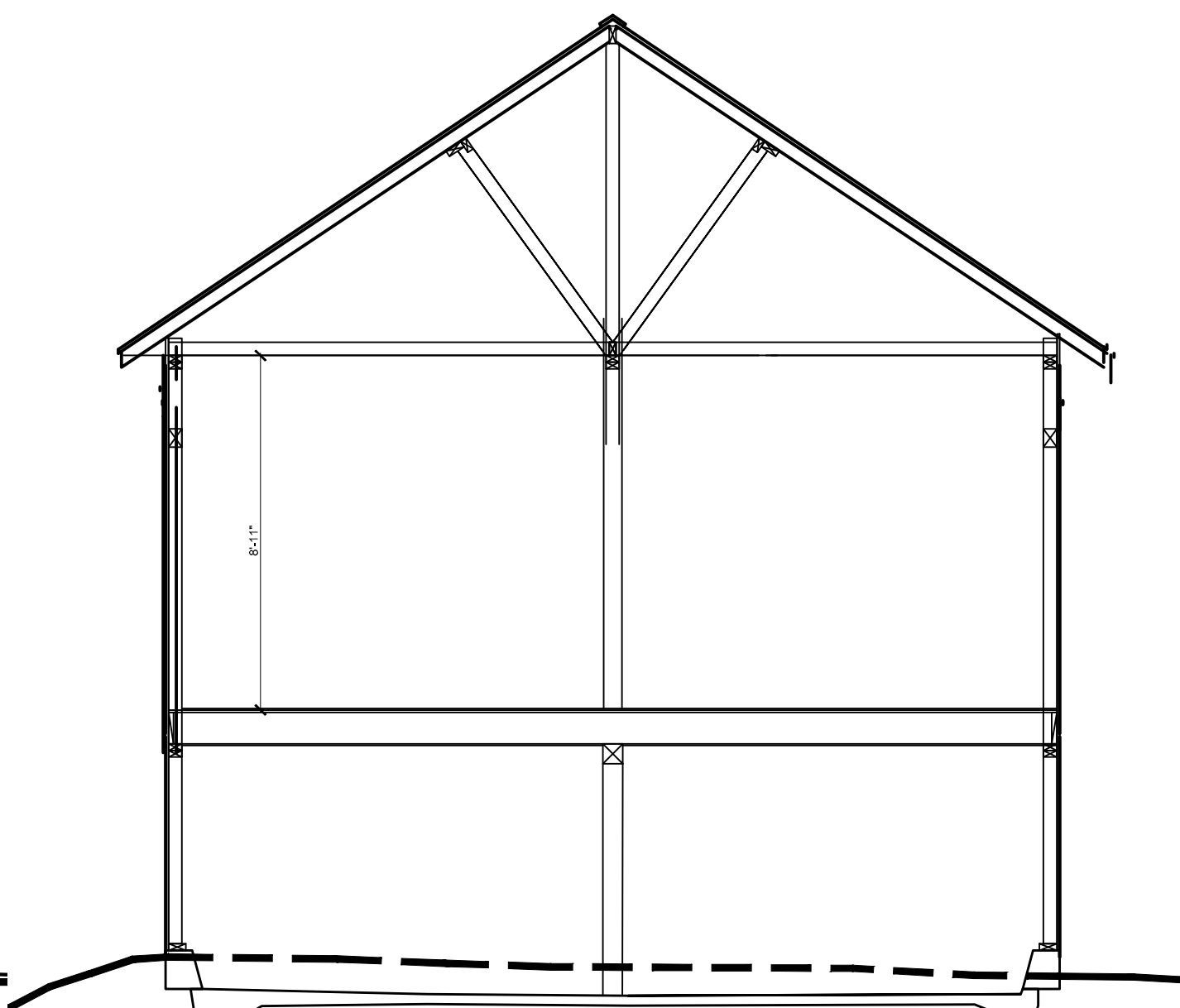
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SHEET

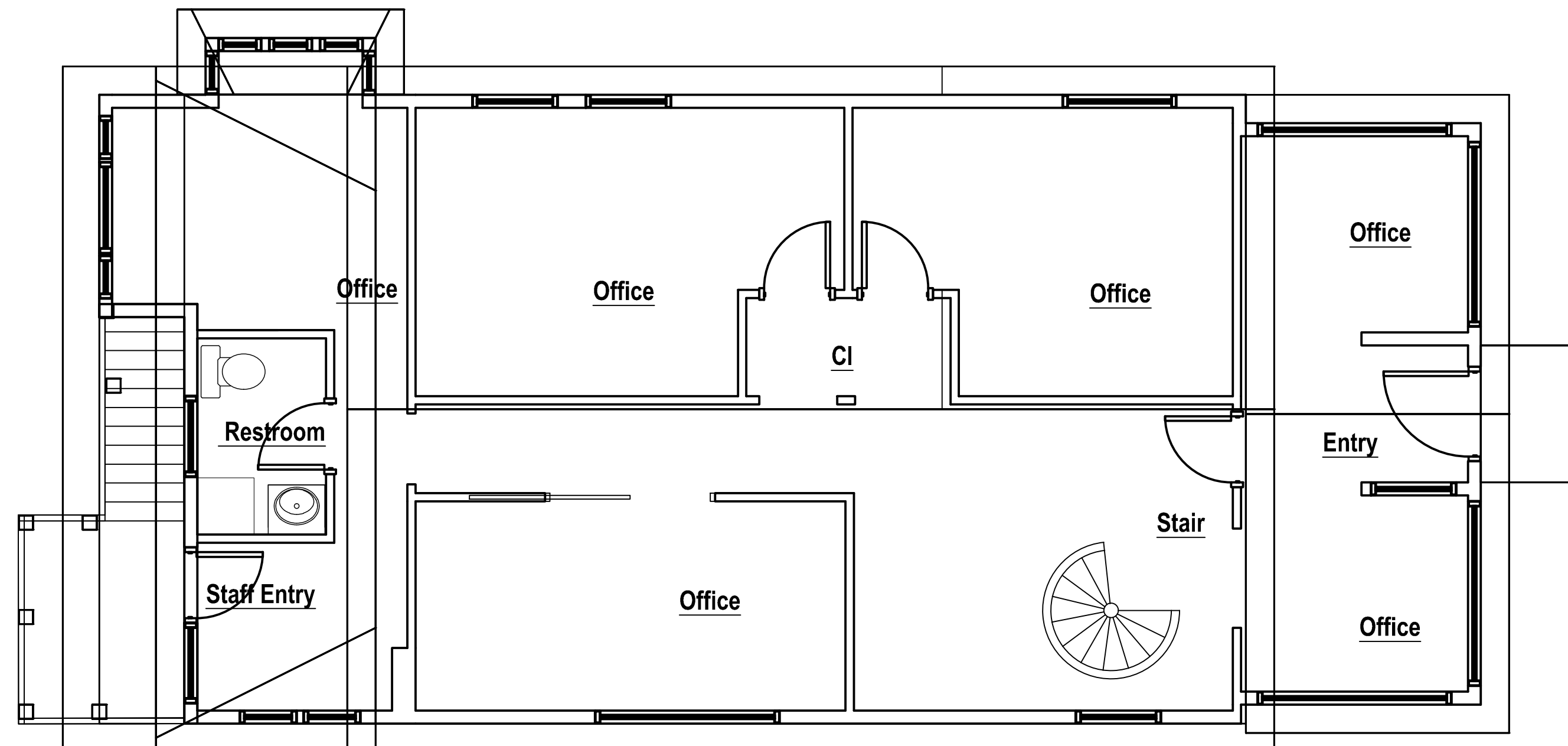
A-1.1



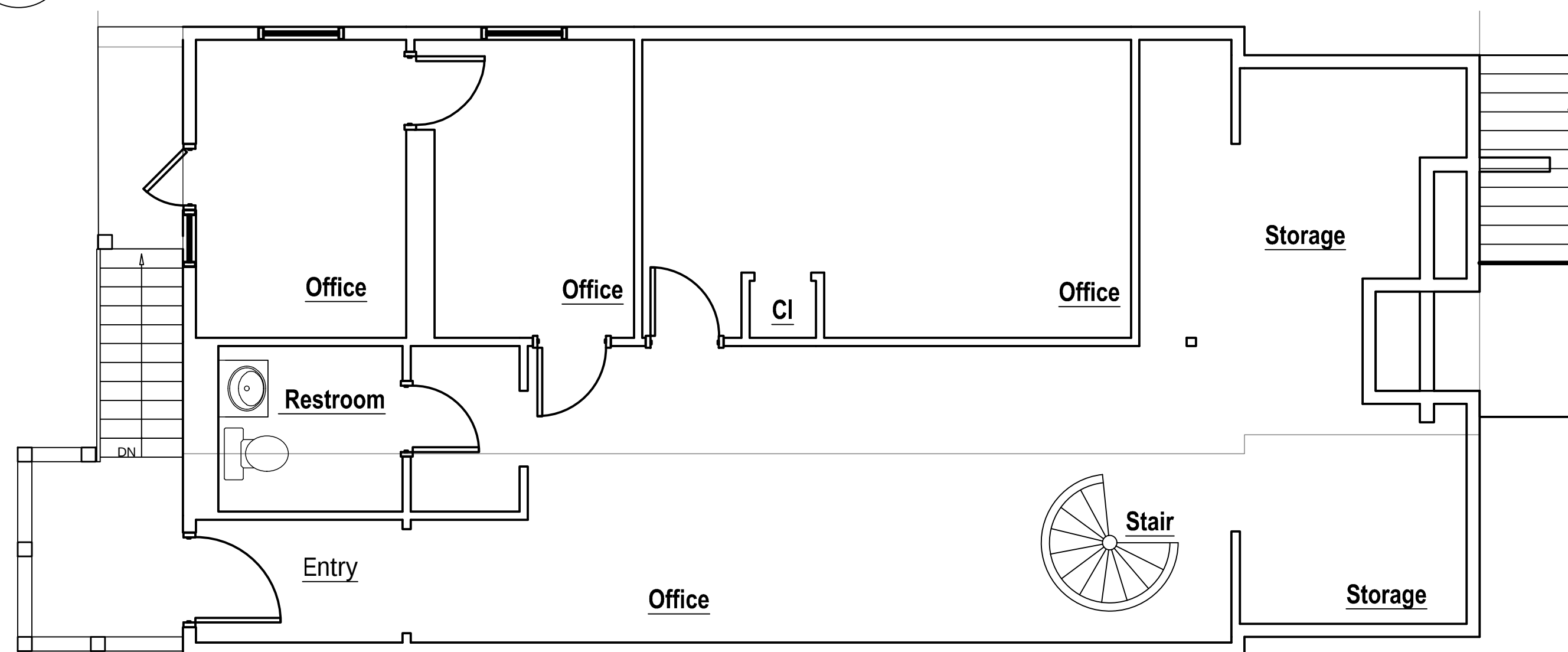
3 EXISTING WEST ELEVATION
SCALE 1/4" = 1'-0"



7 EXISTING BUILDING SECTION
SCALE 1/4" = 1'-0"



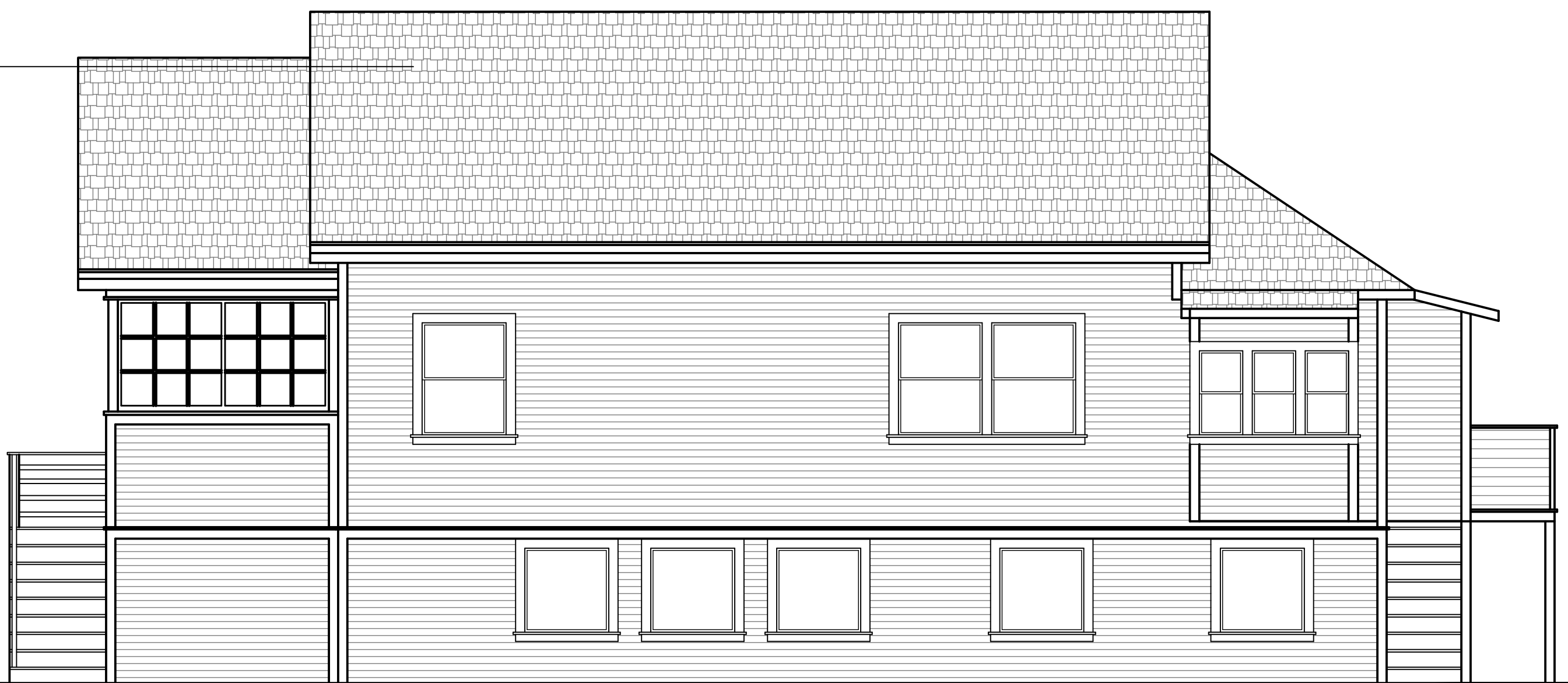
1 FLOOR PLAN - 2ND FLOOR
SCALE 1/4" = 1'-0"



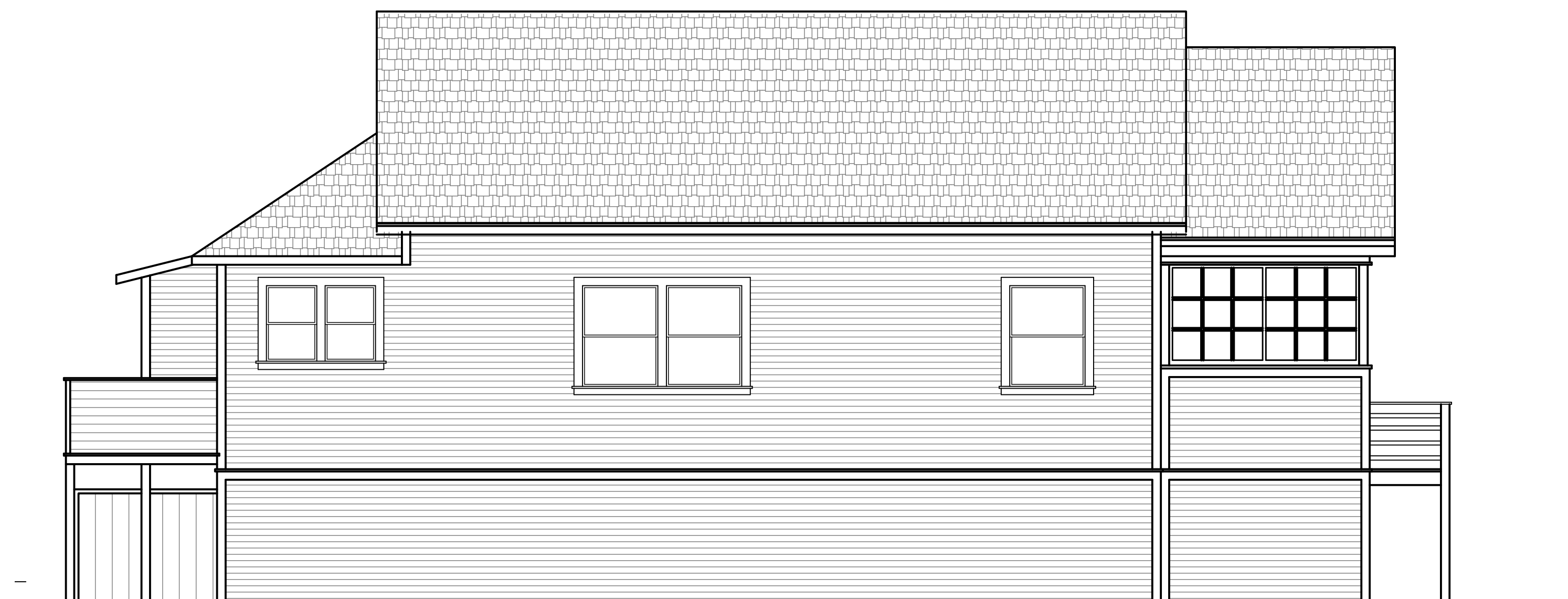
2 FLOOR PLAN - 1ST FLOOR
SCALE 1/4" = 1'-0"



5 EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"



6 EXISTING SOUTH ELEVATION
SCALE 1/4" = 1'-0"



4 EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"

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444 Kearney Street,
El Cerrito, CA 94530

SHEET CONTENT

EXISTING FLOOR PLANS
AND ELEVATIONS

ARCHITECT

DATE 07.18.22

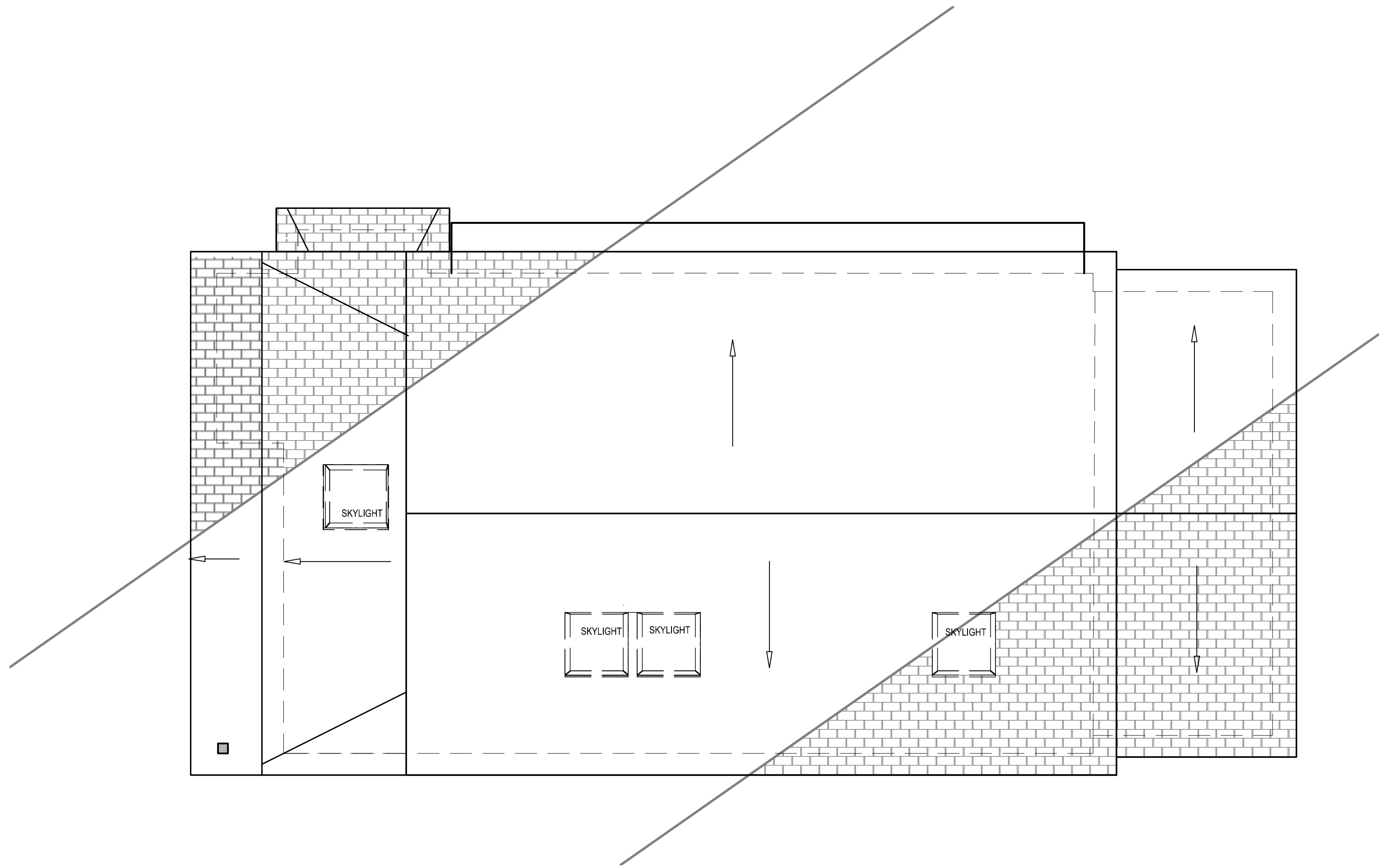
SCALE AS NOTED

DRAWN BY RAW

JOB NO. 811.01.01

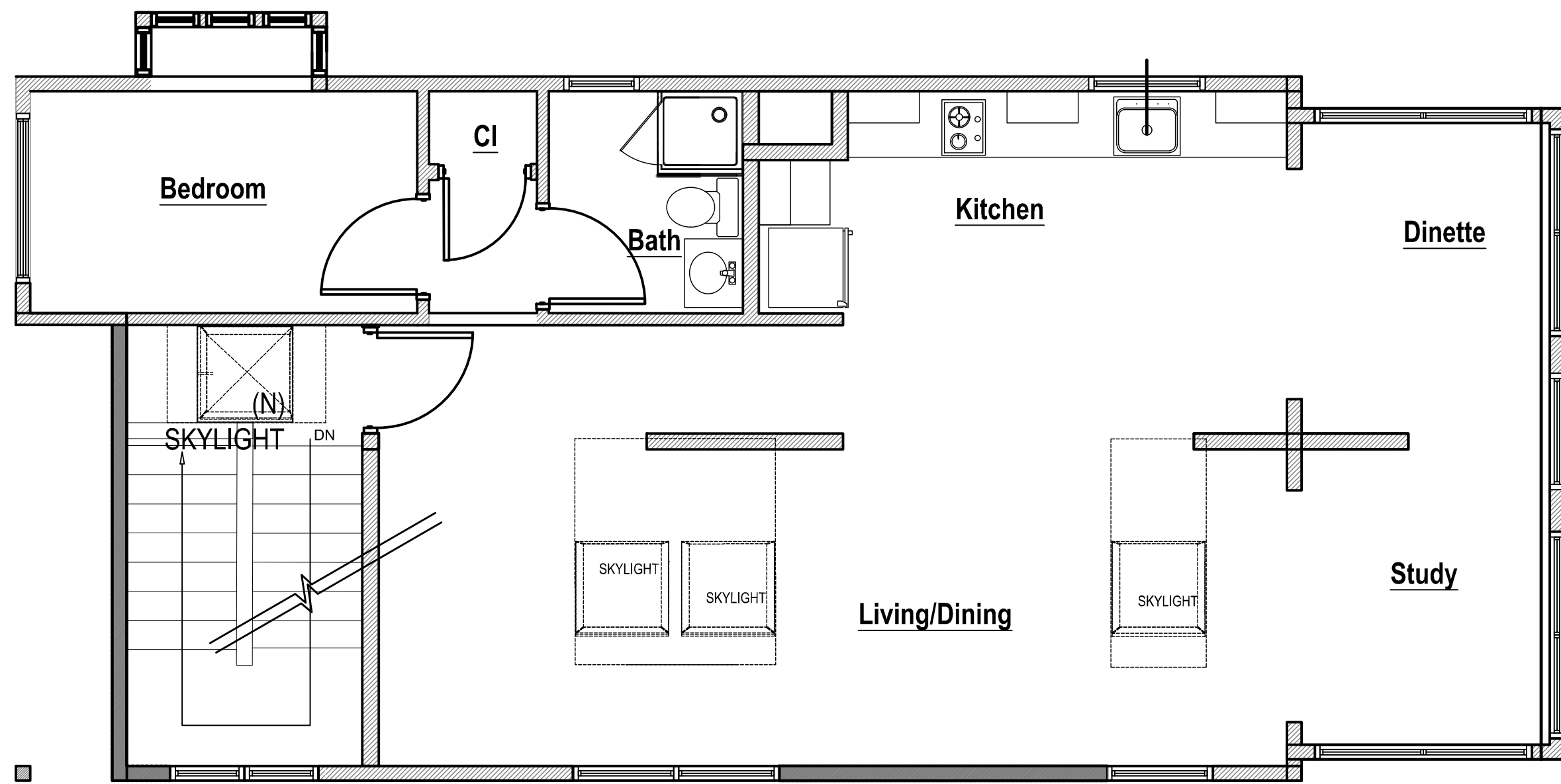
SHEET

A-2.0



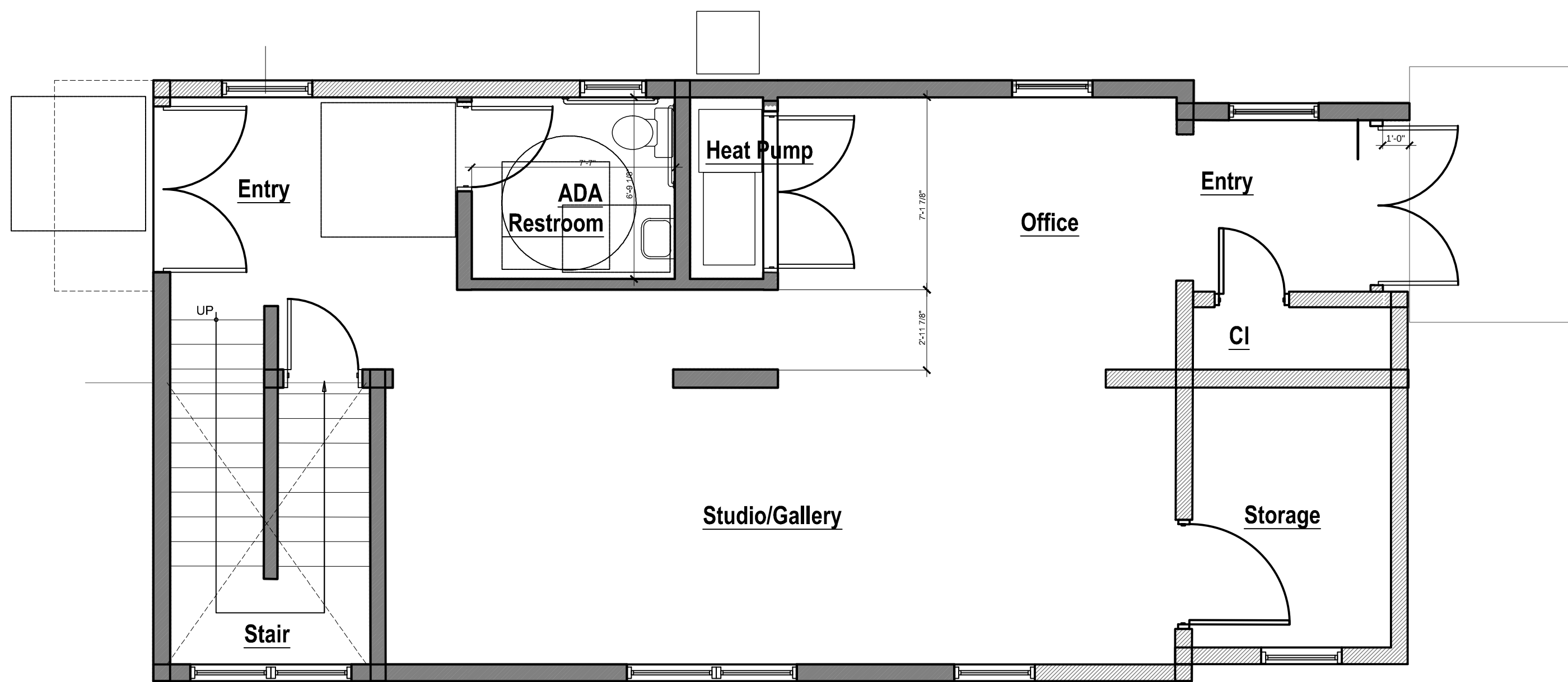
1
A-2.1

ROOF PLAN -
SCALE 1/4" = 1'-0"



4
A-2.1

FLOOR PLAN - 2ND FLOOR
SCALE 1/4" = 1'-0"



2
A-2.1

FLOOR PLAN - 1ST FLOOR
SCALE 1/4" = 1'-0"

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444 Kearney Street,
El Cerrito, CA 94530

SHEET CONTENT

PROPOSED
PLANS

ARCHITECT

DATE 7/18/22

SCALE 1/4"=1'-0"

DRAWN BY RAW

JOB NO. 810.01.01

SHEET

A-2.1

R.A.W. CONCEPTS

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444 Kearney Street,
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SHEET CONTENT

PROPOSED EXTERIOR
ELEVATIONS

ARCHITECT

DATE 7.18.22

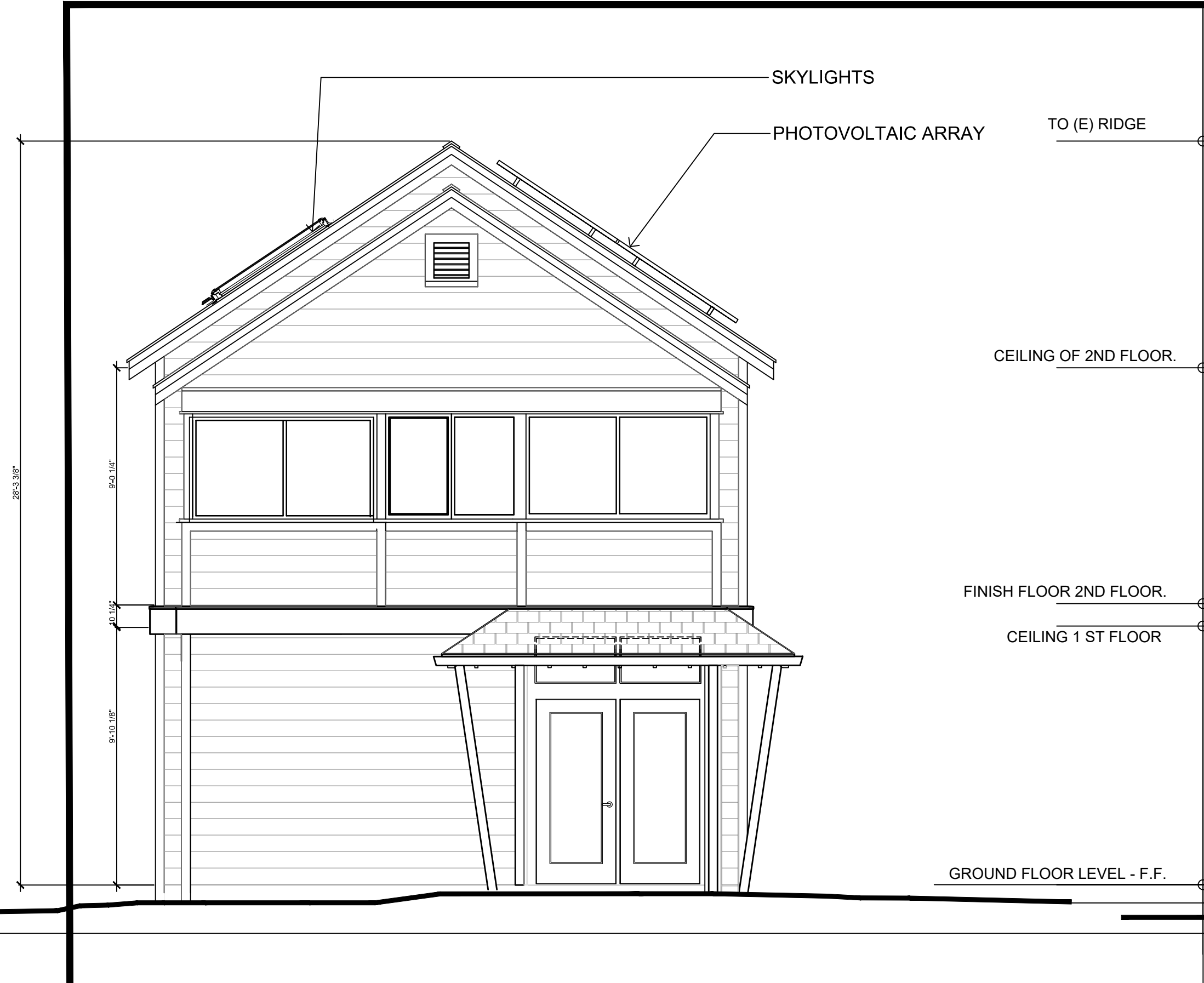
SCALE AS NOTED

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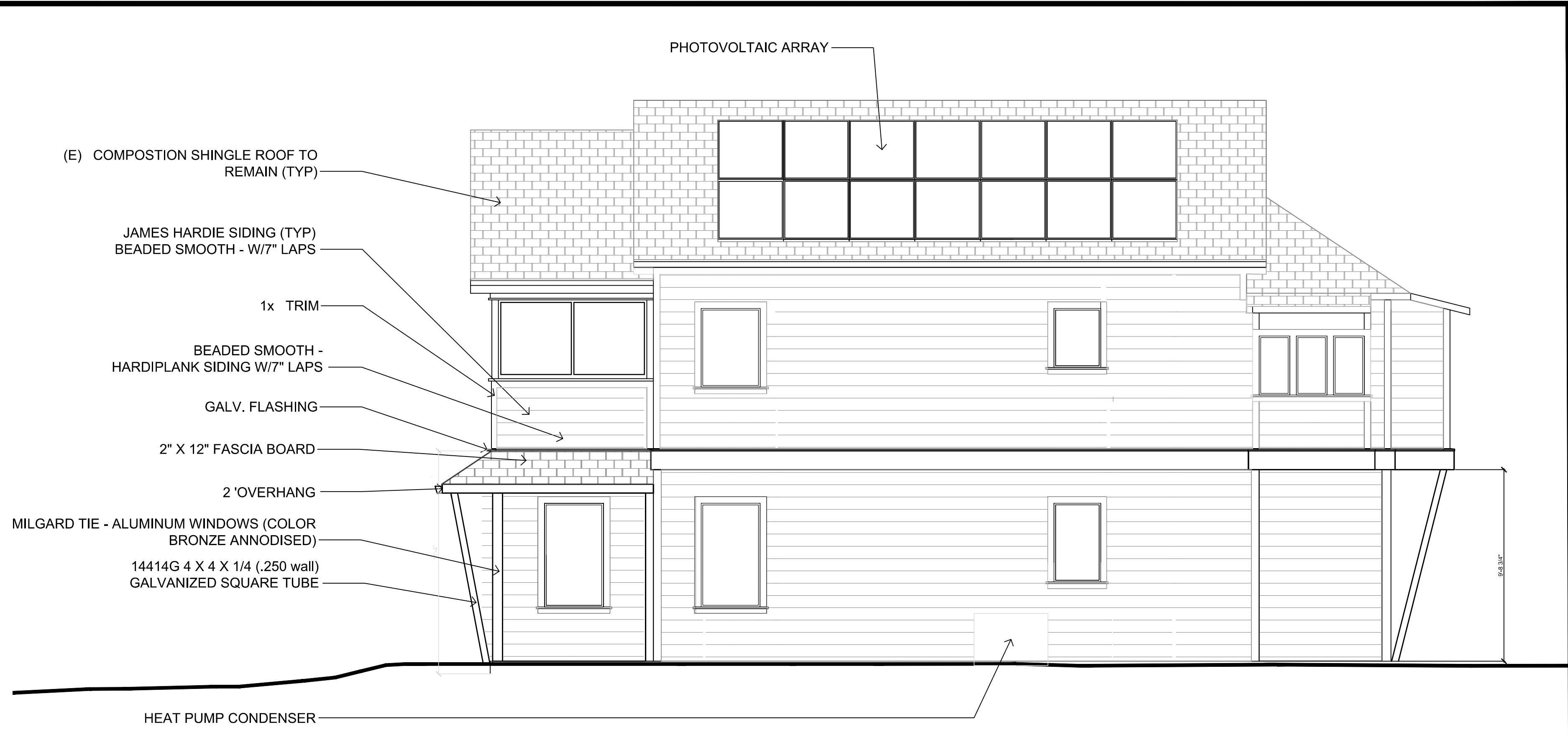
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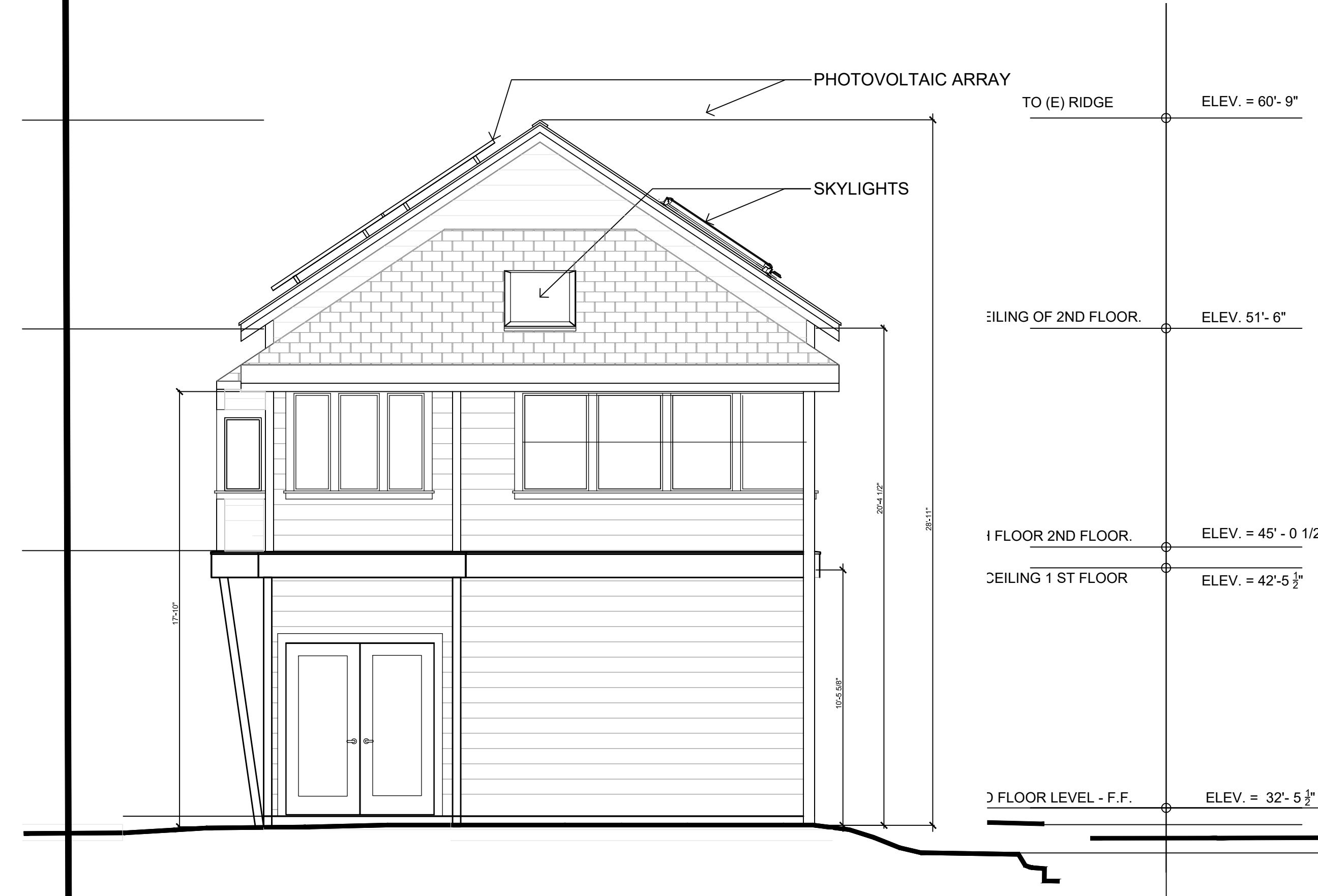
A-3.1



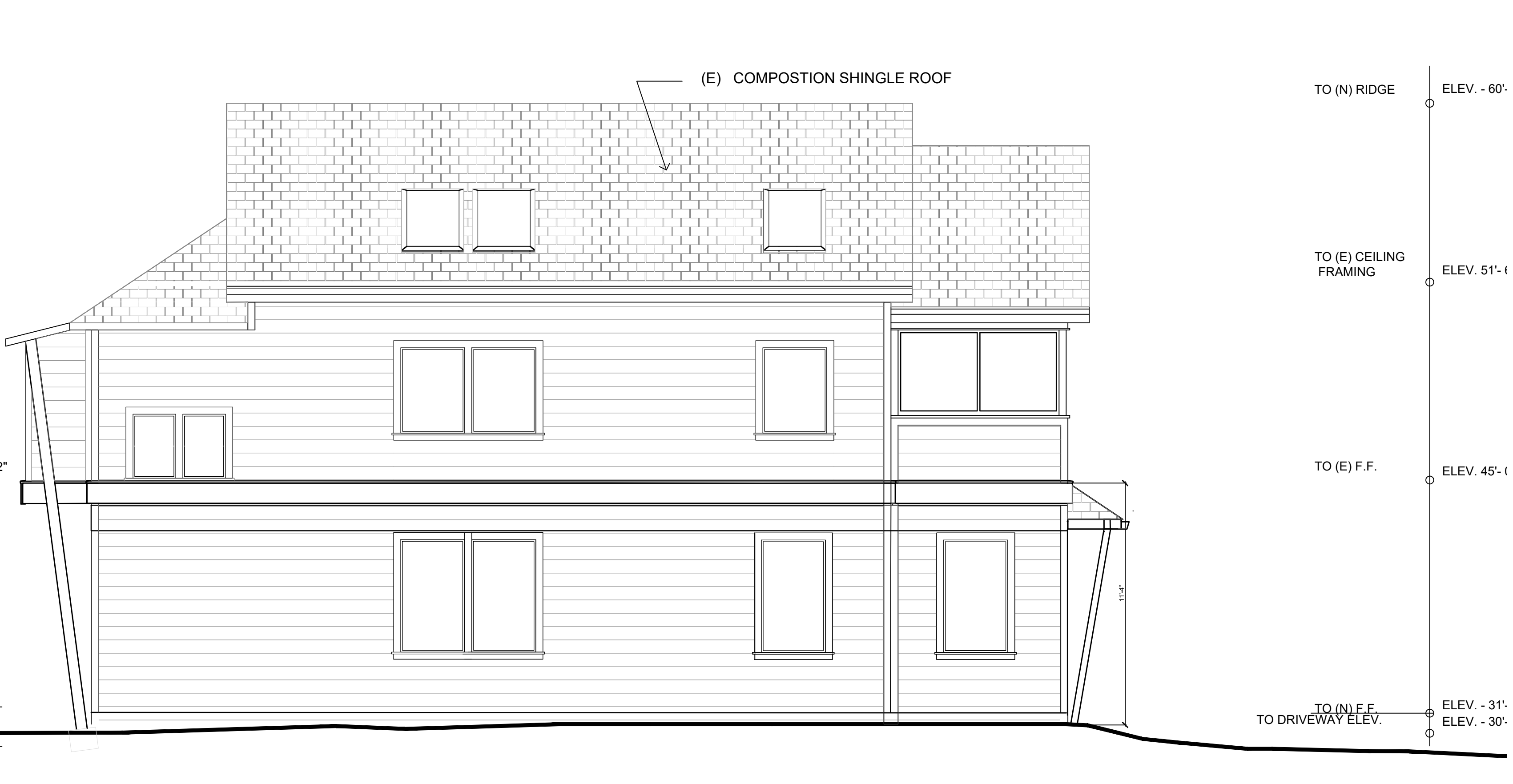
1 PROPOSED - WEST ELEVATION
SCALE 1/4" = 1'-0"



2 PROPOSED - SOUTH ELEVATION
SCALE 1/4" = 1'-0"



3 PROPOSED - WEST ELEVATION
SCALE 1/4" = 1'-0"



4 PROPOSED - NORTH ELEVATION
SCALE 1/4" = 1'-0"

R.A.W. CONCEPTS

Architecture and Interiors

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REVISIONS BY

PROJECT

Live Work/Art Studio
444 Kearney Street,
El Cerrito, CA 94530

SHEET CONTENT

BUILDING SECTIONS
DETAILS

ARCHITECT

DATE 07.18.22

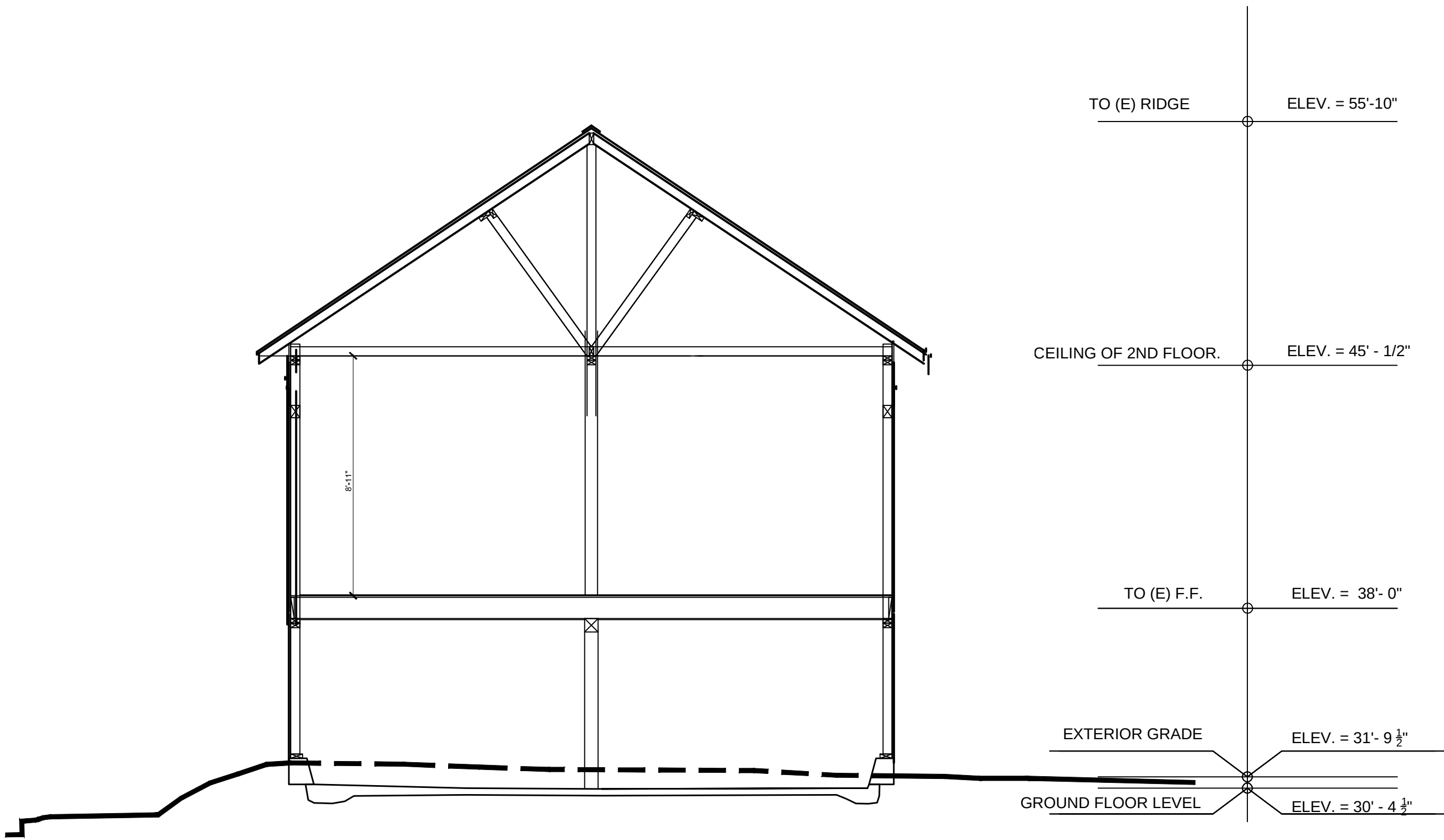
SCALE AS NOTED

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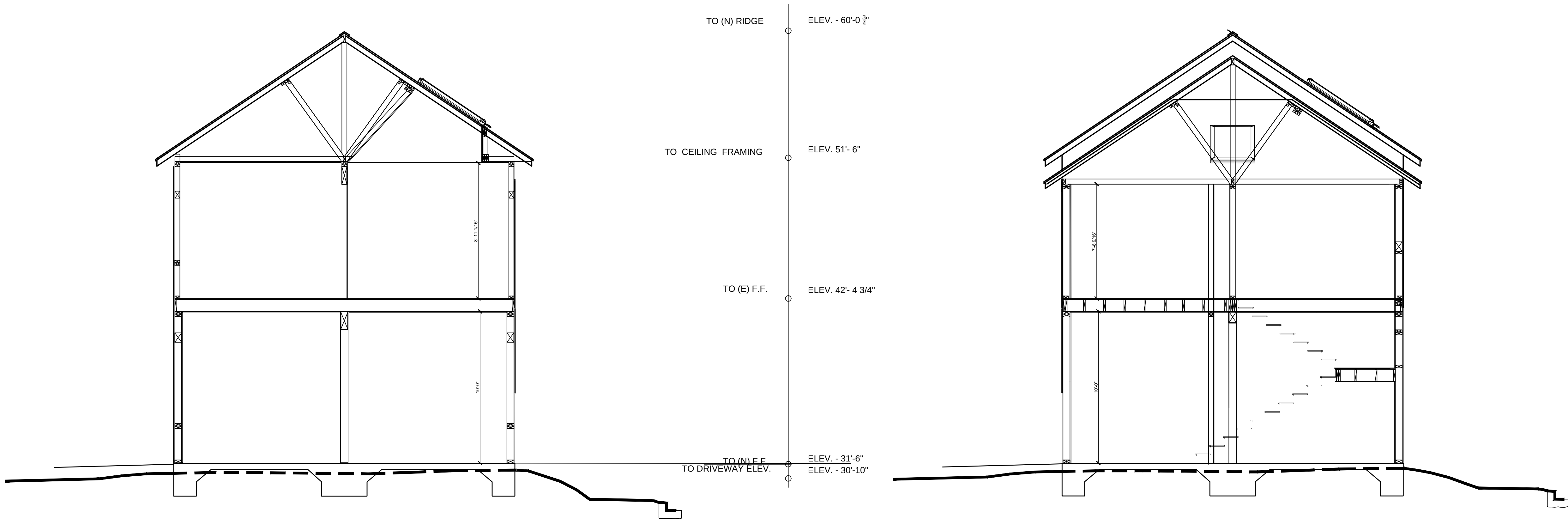
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SHEET

A-4.0



3 SECTION @ EXISTING BUILDING
A-4.0 SCALE 1/4" = 1'-0"



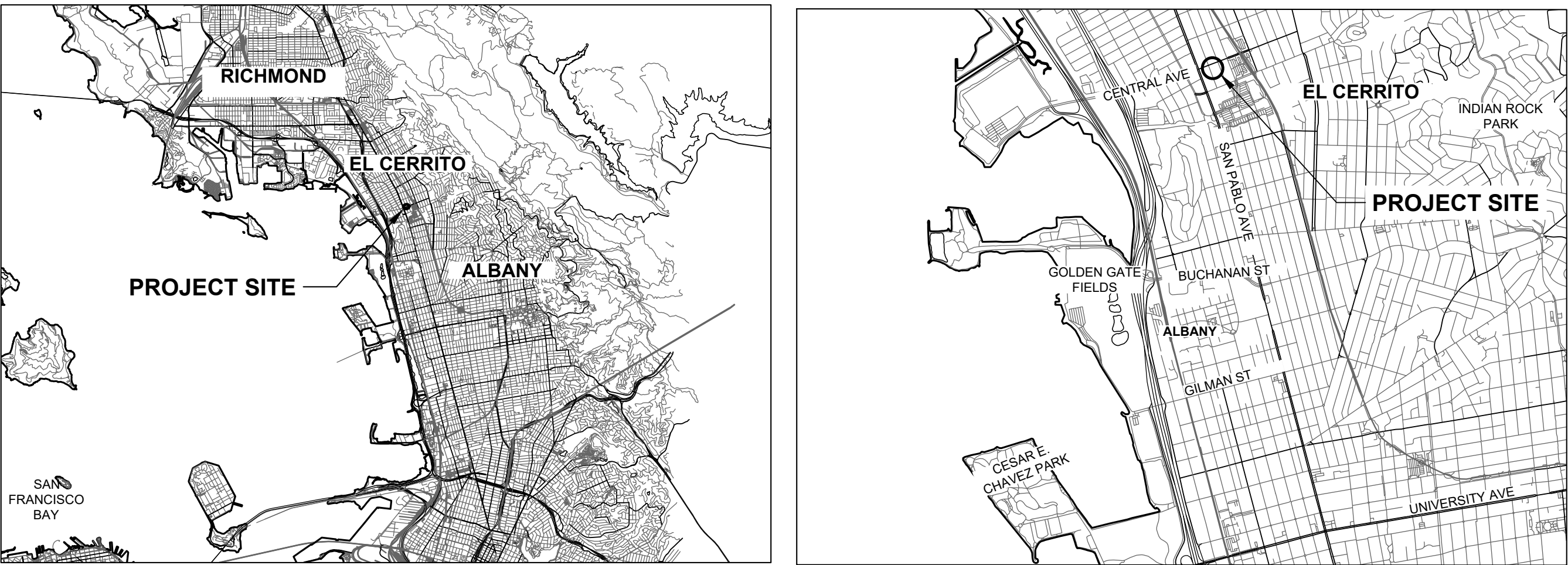
1 SECTION @ SKYLIGHT
A-4.0 SCALE 1/4" = 1'-0"

2 SECTION @ STAIR
A-4.0 SCALE 1/4" = 1'-0"

LANDSCAPING AND SITE IMPROVEMENTS

444 KEARNEY STREET EL CERRITO, CA 94530

PROJECT LOCATION:

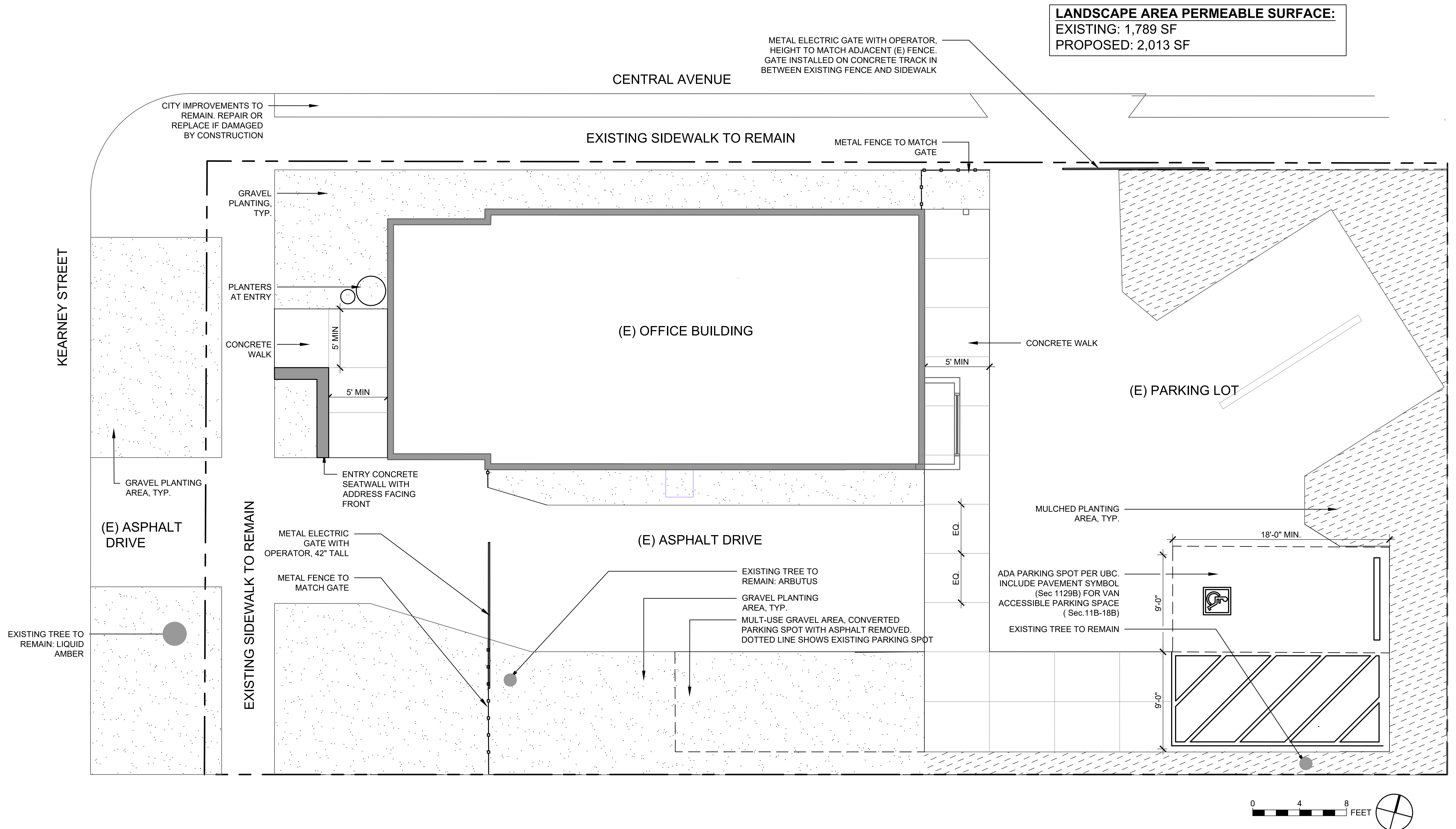


CLIENT:
FRED DORTORT
444 KEARNEY STREET
EL CERRITO CA 94530

SHEET LIST TABLE	
T-1	TITLE SHEET
L-1.0	LAYOUT AND MATERIALS
L-1.1	PLANTING
L-1.2	IMAGE BOARD

444 KEARNEY STREET
EL CERRITO CA, 94530

T-1 TITLE SHEET

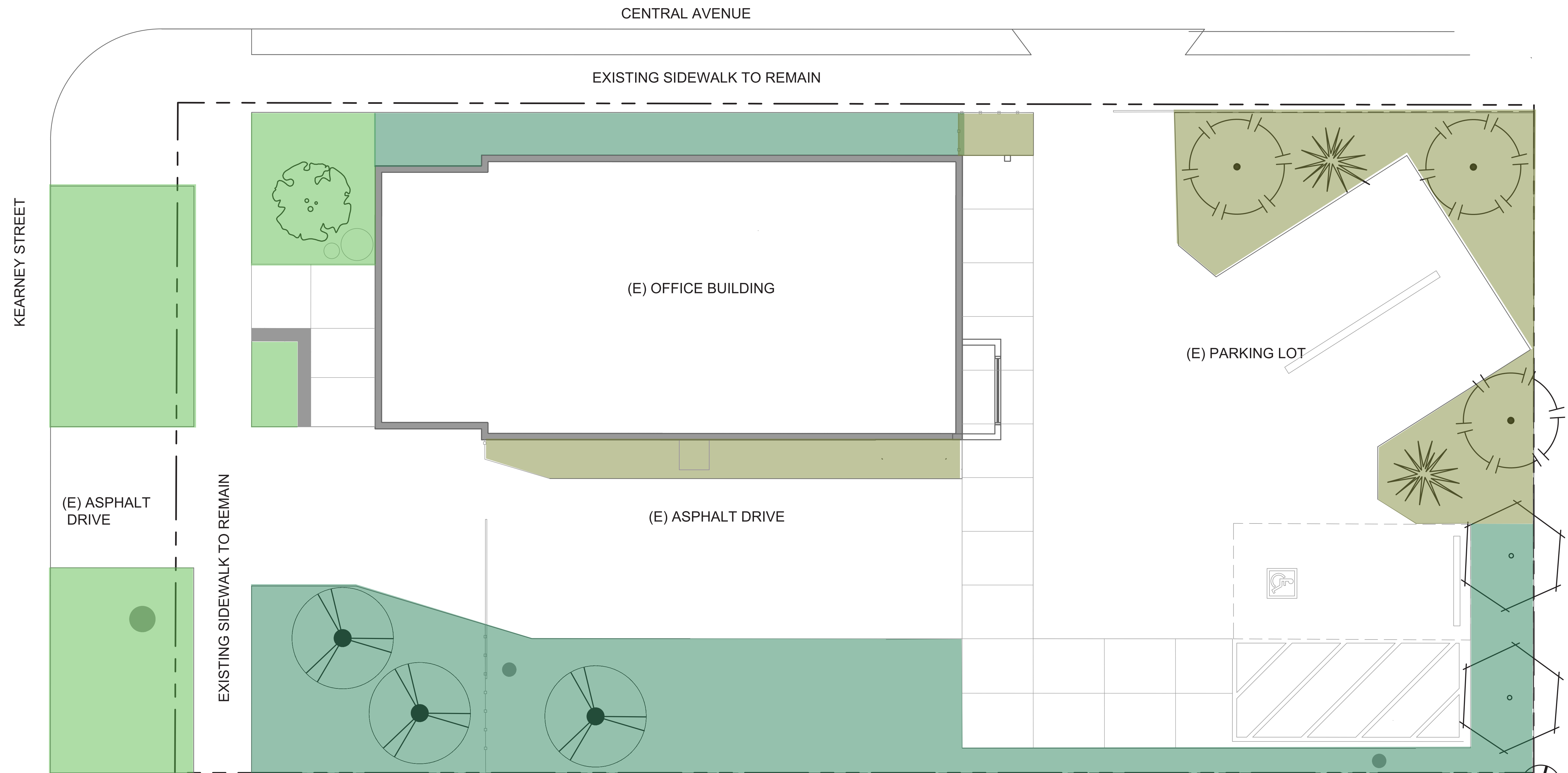


444 KEARNEY STREET
 EL CERRITO, CA 94530

L-1.0 LAYOUT AND MATERIALS

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NOTES

- EXISTING SITE INFORMATION SHOWN ON THESE DRAWINGS IS FROM HAND MEASURED SITE PLAN (NO ENGINEERED SURVEY). VERIFY EXISTING SITE INFORMATION AND NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- ALL NEW PERENNIALS WILL BE PLANTED AS 4", 1 GALLON, or 5 GALLON. ALL NEW TREES WILL BE PLANTED AS 5 GALLON OR 15 GALLON.
- SITE SHALL BE CLEANED DAILY.
- ALL PLANTS SHALL BE HAND WATERED BY OWNER . NO IRRIGATION SYSTEM NEEDED DUE TO LOW AND VERY LOW WATER USE OF PLANT SPECIES.
- FINAL LAYOUT OF PLANTS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- PROVIDE 3-4" DEPTH RECYCLED BARK MULCH OR GRAVEL OVER PLANTING AREAS WHERE SPECIFIED. HOLD SURFACE OF MULCH LEVEL WITH SURFACE OF ADJACENT PAVING OR STEEL EDGING AS NEEDED. SHEET MULCH TO INITIATE SOIL FOOD WEB FOR OPTIONAL FUTURE VEGETABLE GROWING.
- PROVIDE SUCCULENT MIX FOR CACTUS AND SUCCULENT SPECIES WHEN NEEDED.
- WHERE EXCAVATION IS REQUIRED ADJACENT TO (E) UTILITIES, HAND EXCAVATE TO VERIFY CONDITION AND LOCATION.
- CONTRACTOR SHALL CALL 811 PRIOR TOP ANY WORK TO VERIFY LOCATION OF ALL UTILITIES. PRESERVE AND PROTECT ALL UTILITIES UNLESS OTHERWISE NOTED.

ZONE 1

ARCTOSTAPHYLOS 'POINT REYES' | POINT REYES MANZANITA (L)
ARTEMISIA 'MONTARA' | SAGEBRUSH (L)
CUSSONIA SPICATA | CABBAGE TREE (L)
DUDLEYA CAESPITOSA | COAST DUDLEYA (L)
EPILOBIUM CANUM | CALIFORNIA FUCHSIA (L)
ERIOGONUM GRANDE RUBESCENS | CALIFORNIA BUCKWHEAT (L)
FRAGERIA CHILOENSIS | BEACH STRAWBERRY (L)
IRIS DOUGLASIANA | DOUGLASS IRIS (L)
KALANCHOE PUMILA | FLOWER DUST PLANT (L)
MANGAVE 'LAVENDER LADY' | LAVENDER LADY MANGAVE (VL)
SALVIA MELLIFERA | BLACK SAGE (L)

ZONE 2

ALOE PLURIDENS | FRENCH ALOE (VL)
CAREX TUMULICOLA | FIELD SEDGE (L)
CLINOPODIUM DOUGLASII | YERBA BUENA (L)
FRANGULA CALIFORNICA | COFFEEBERRY (L)
GARRYA ELLIPTICA | WAVY LEAF SILK TASSEL (L)
FRAGERIA CHILOENSIS | BEACH STRAWBERRY (L)
IRIS DOUGLASIANA | DOUGLASS IRIS (L)
HETEROMELES ARBUTIFOLIA | TOYON (L)
KALANCHOE BEHARENSIS | VELVET ELEPHANT EAR (L)
RHUS INTEGRIFOLIA | LEMONADE BERRY (L)

WUCOLS (WATER USE) RATING: (VL) = VERY LOW & (L) = LOW

ZONE 3

AGAVE BRACTEOSA | CANDELABRUM AGAVE (VL)
ARCTOSTAPHYLOS 'POINT REYES' | POINT REYES MANZANITA (L)
ARTEMISIA 'MONTARA' | SAGEBRUSH (L)
CERCIS OCCIDENTALIS | WESTERN REDBUD (L)
DASYLIRION LONGISSIMUM | MEXICAN GRASS TREE (VL)
DUDLEYA CAESPITOSA | COAST DUDLEYA (L)
EPILOBIUM CANUM | CALIFORNIA FUCHSIA (L)
ERIOGONUM GRANDE RUBESCENS | CALIFORNIA BUCKWHEAT (L)
FUCRAEA MACDOUGALLII | MAC DOUGALL'S CENTURY PLANT (VL)
LEUCOSPERMUM 'FLAME GIANT' (L)
SALVIA MELLIFERA | BLACK SAGE (L)
SENECIO FICOIDES 'MOUNT EVEREST' | SKYSCRAPER SENECIO (L)

444 KEARNEY STREET
 EL CERRITO CA, 94530

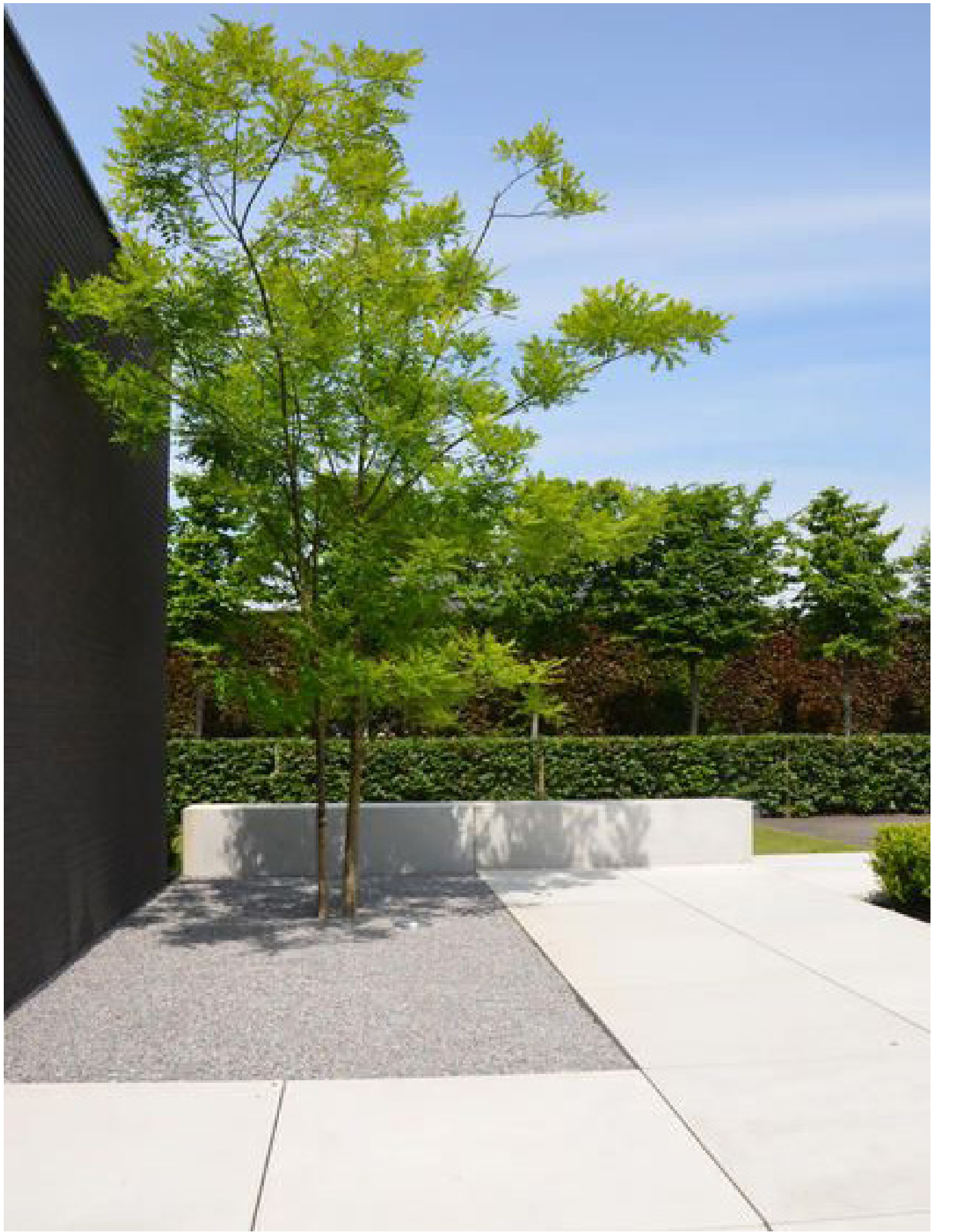
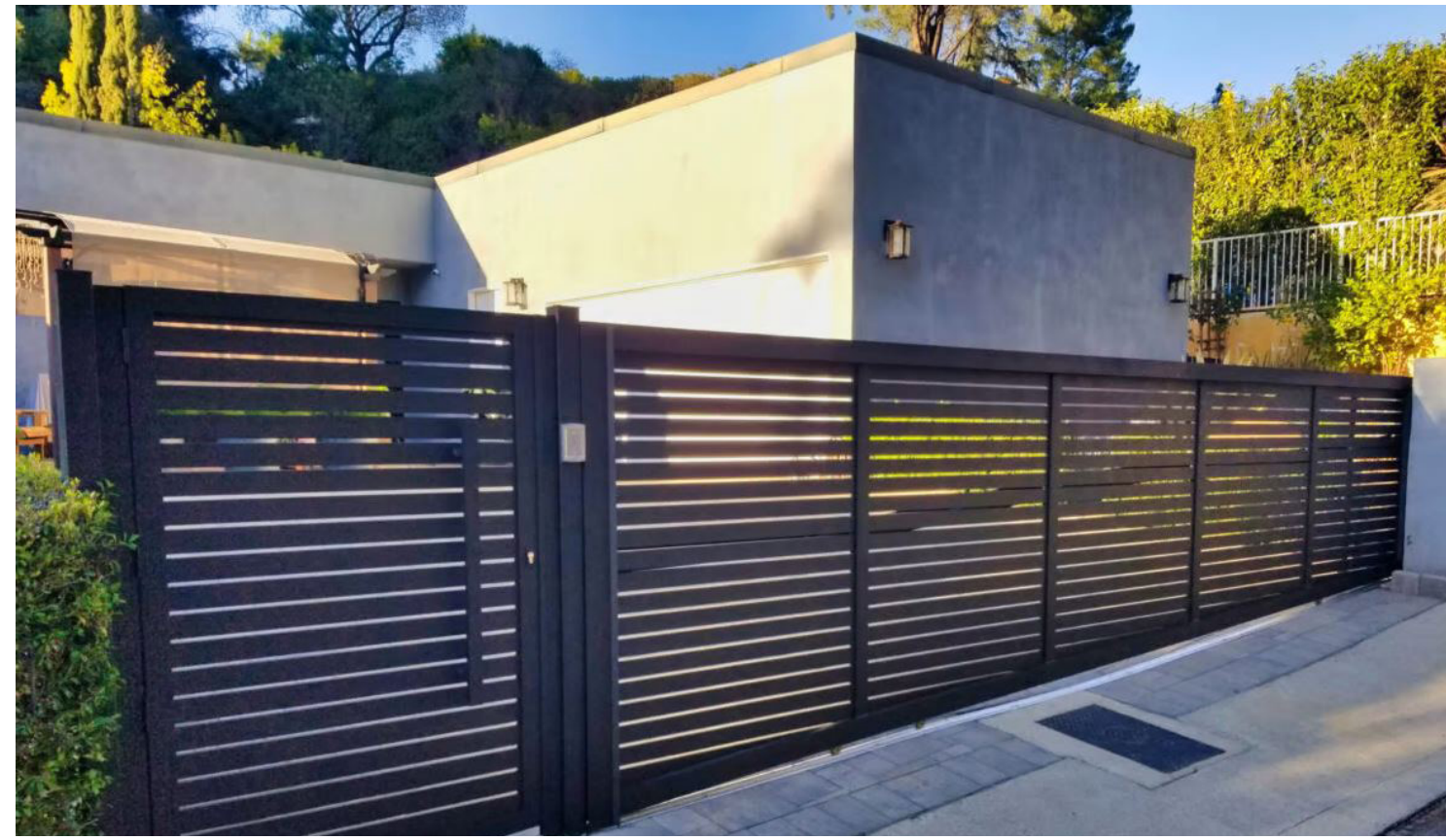
L-1.1 PLANTING

LandSpaces
 510.672.1642 www.landspaces.com





METAL ELECTRIC GATE WITH MATCHING FENCING, HEIGHT VARIES PER PLAN



CONCRETE WALK



ENTRY CONCRETE SEATWALL



GRAVEL, CALIFORNIA GOLD. PLANTING AND MULTI-USE



CERCIS OCCIDENTALIS, WESTERN REDBUD



PLANTERS AT ENTRY



FUCRAEA MACDOUGLLII, MAC DOUGALL'S CENTURY PLANT



LEUCOSPERMUM 'FLAME GIANT', PINCUSHION BUSH

444 KEARNEY STREET
EL CERRITO, CA 94530

L-1.2 IMAGE BOARD

LandSpaces

510.672.1642 www.landspaces.com





1. DATE OF FIELD SURVEY: JANUARY 24, 2023 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
2. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
3. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CONTRA COSTA COUNTY
SANITARY SEWER: CONTRA COSTA COUNTY
WATER: CONTRA COSTA COUNTY
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.

(R1) MAP ENTITLED "THE HENDERSON TAPSCOTT, TRACT NO. 1, CONTRA COSTA CO. CAL., 1907", FILED APRIL 01, 1907 IN BOOK 1 OF MAPS, AT PAGE 1, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

(R2) "FINAL MAP, SUBDIVISION 8377", FILED DECEMBER 30, 1999 IN BOOK 418 OF MAPS, AT PAGES 10 TO 13 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE IMPROVEMENTS ALONG CENTRAL AVENUE AS SHOWN ON THAT CERTAIN MAP ENTITLED "THE HENDERSON TAPSCOTT, TRACT NO. 1, CONTRA COSTA CO. CAL., 1907", FILED APRIL 01, 1907 IN BOOK 1 OF MAPS, AT PAGE 1, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA. TAKEN AS SOUTH 69°30'00" WEST.

BEARING IS BASED ON THE MEAN BEARING OF KEARNEY STREET AND LEXINGTON AVENUE.

IBM, BEING SET X LOCATED AT THE INTERSECTION OF CENTRAL AVE AND KEARNEY ST.
ELEVATION = 30.83 FEET, ASSUMED DATUM.

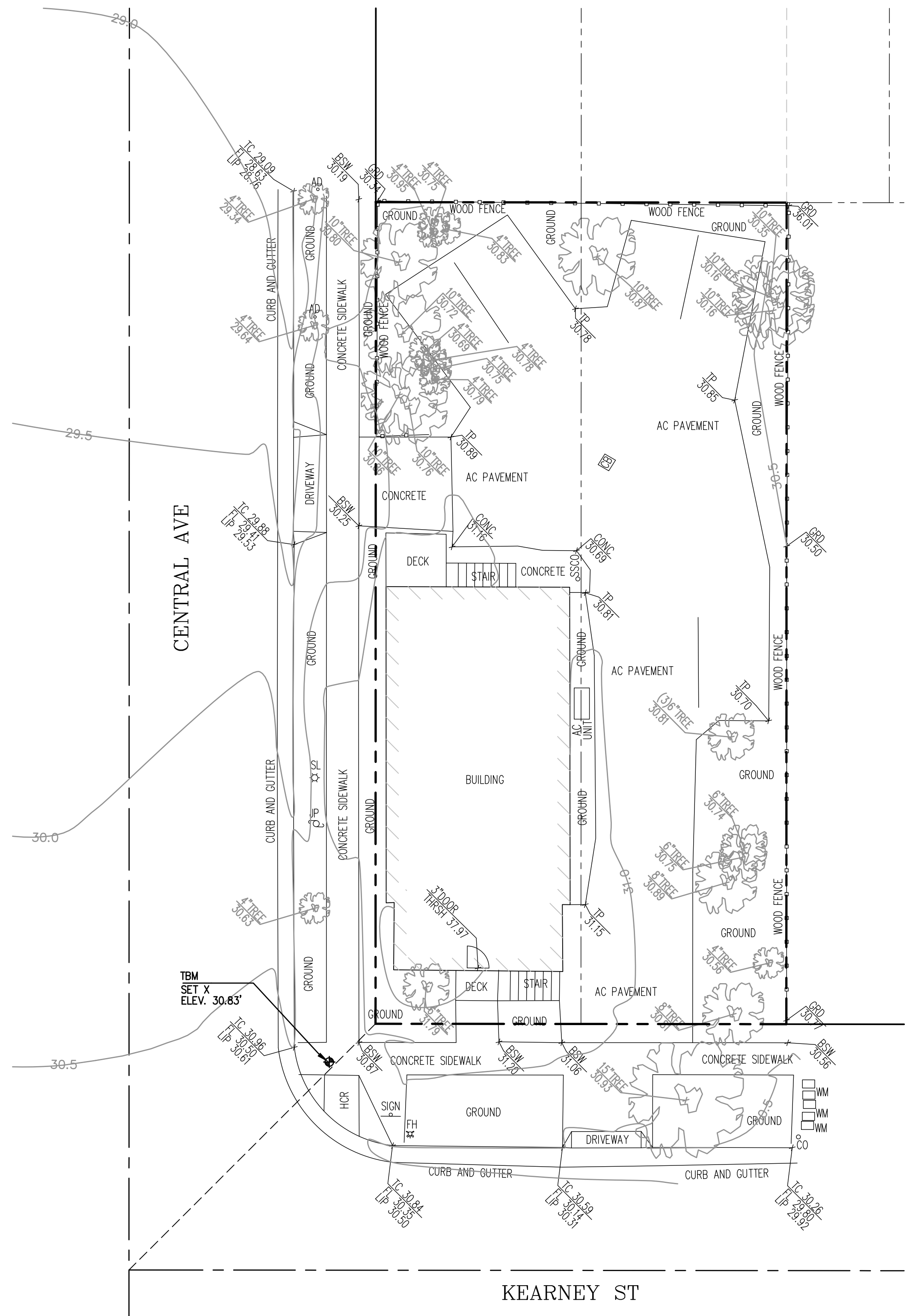
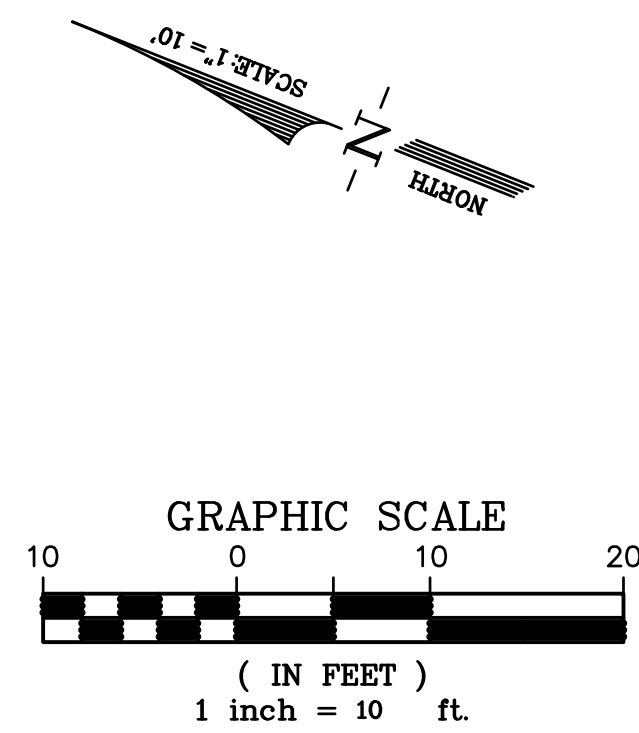
THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE LAND SURVEYORS ACT IN FEBRUARY 2023.


JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE FEBRUARY 3, 2023



PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER — LAND PLANNERS — LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388



LEGEND	
SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	TIE LINE
---	CENTERLINE
---	ADJOINER LOT LINE
---	BUILDING LINE
AC UNIT	AIR CONDITION UNIT
JP	JOINT POLE
AC PAVEMENT	ASPHALT CONCRETE
SL	STREET LIGHT
HCR	HANDICAP RAMP
WM	WATER METER
CB	CATCH BASIN
CO	CLEAN OUT
AD	AREA DRAIN
SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT
X THRESH	THRESHOLD ELEVATION
X TC	TOP OF CURB ELEVATION
X TP	TOP OF PAVEMENT ELEVATION
X FL	FLOW LINE ELEVATION
X BSW	BACK OF SIDEWALK ELEVATION
X GRD	GROUND ELEVATION
X CONC	CONCRETE ELEVATION
X LIP	LIP OF GUTTER ELEVATION
TREE	TREE

TOPOGRAPHIC & BOUNDARY SURVEY

OF

444 KEARNEY STREET

CITY OF EL CERRITO, CONTRA COSTA COUNTY, CALIFORNIA

FEBRUARY 2023

PREPARED BY

LUK AND ASSOCIATES

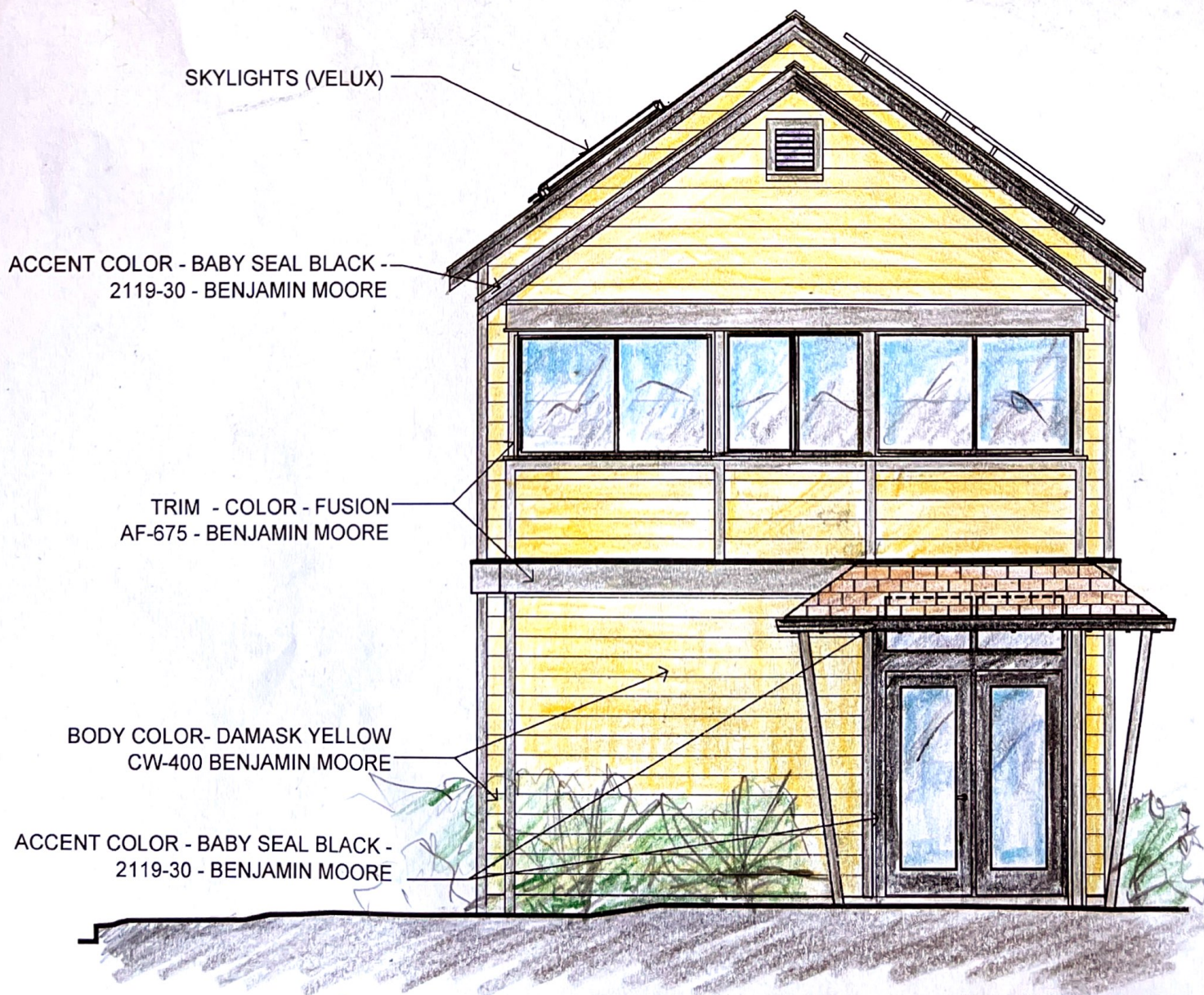
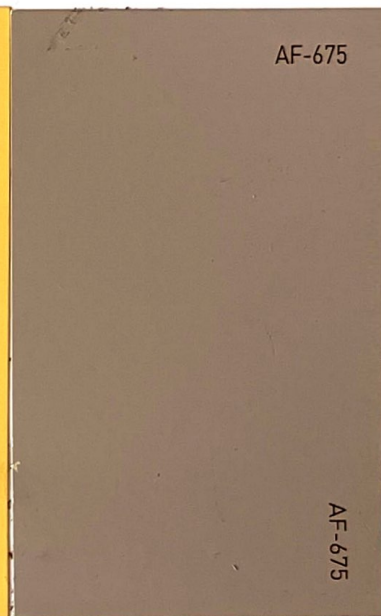
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS

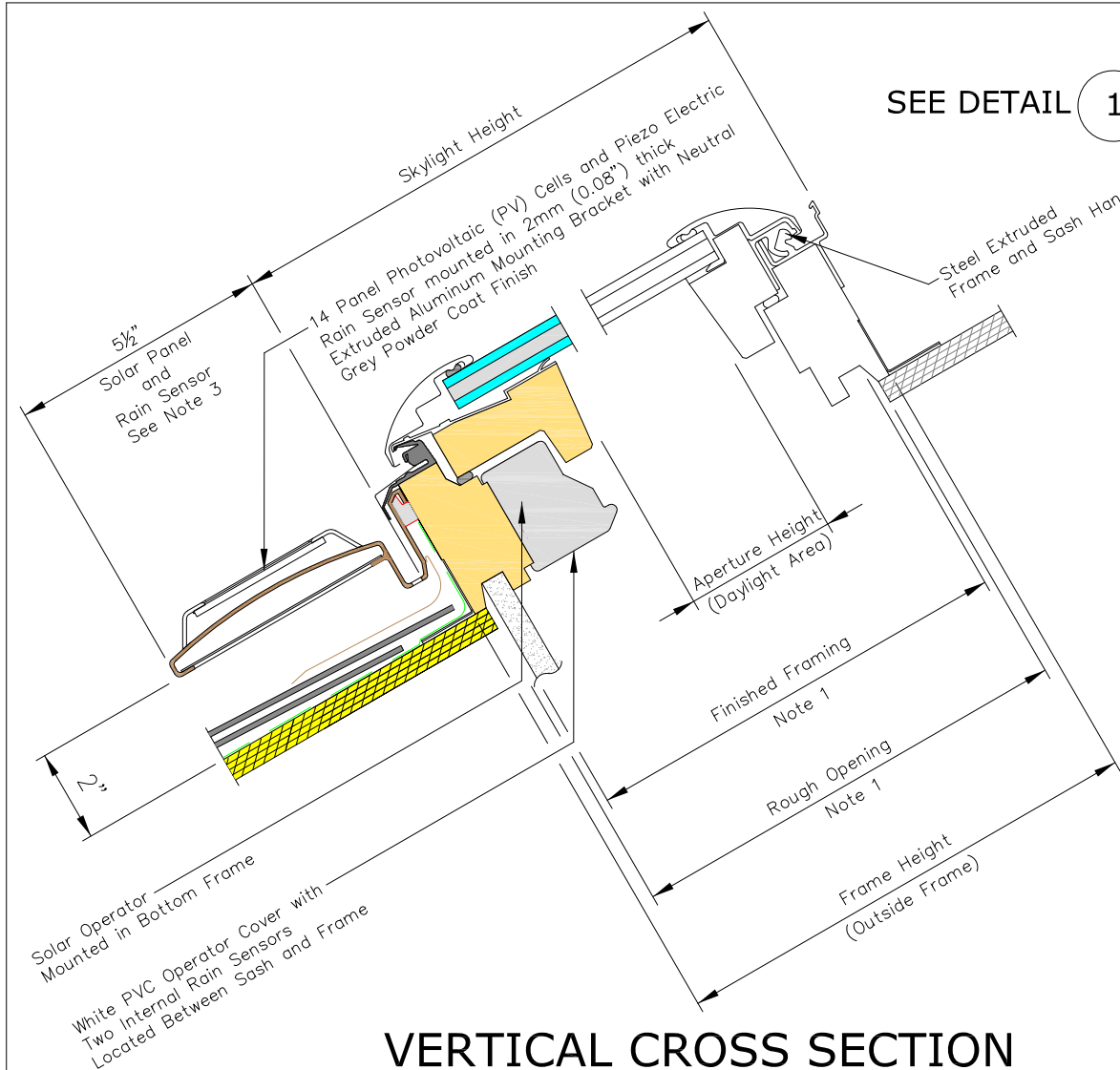
738 ALFRED NOBEL DRIVE

HERCULES, CALIFORNIA 94547

(510) 724-3388

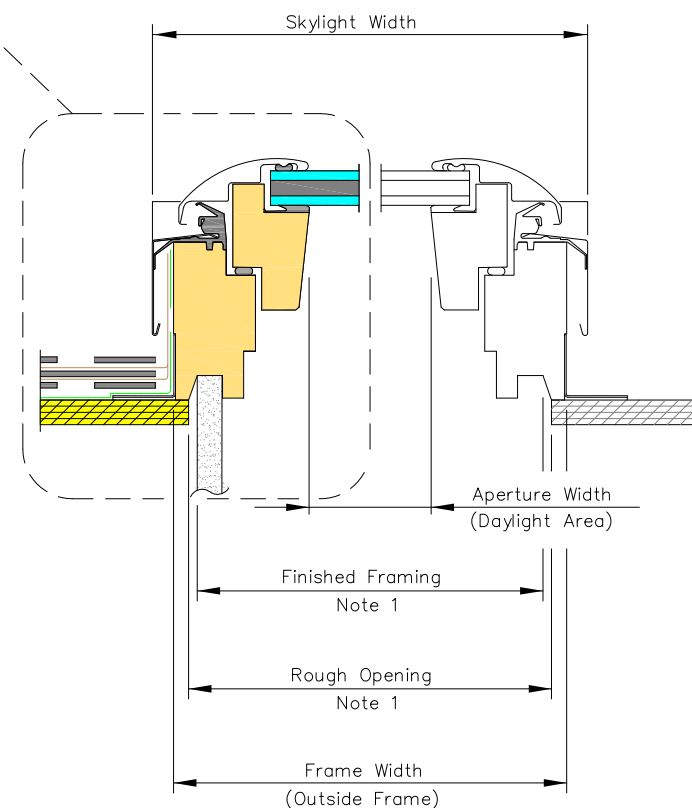
444 Kearney St., E.C. Color sample chart



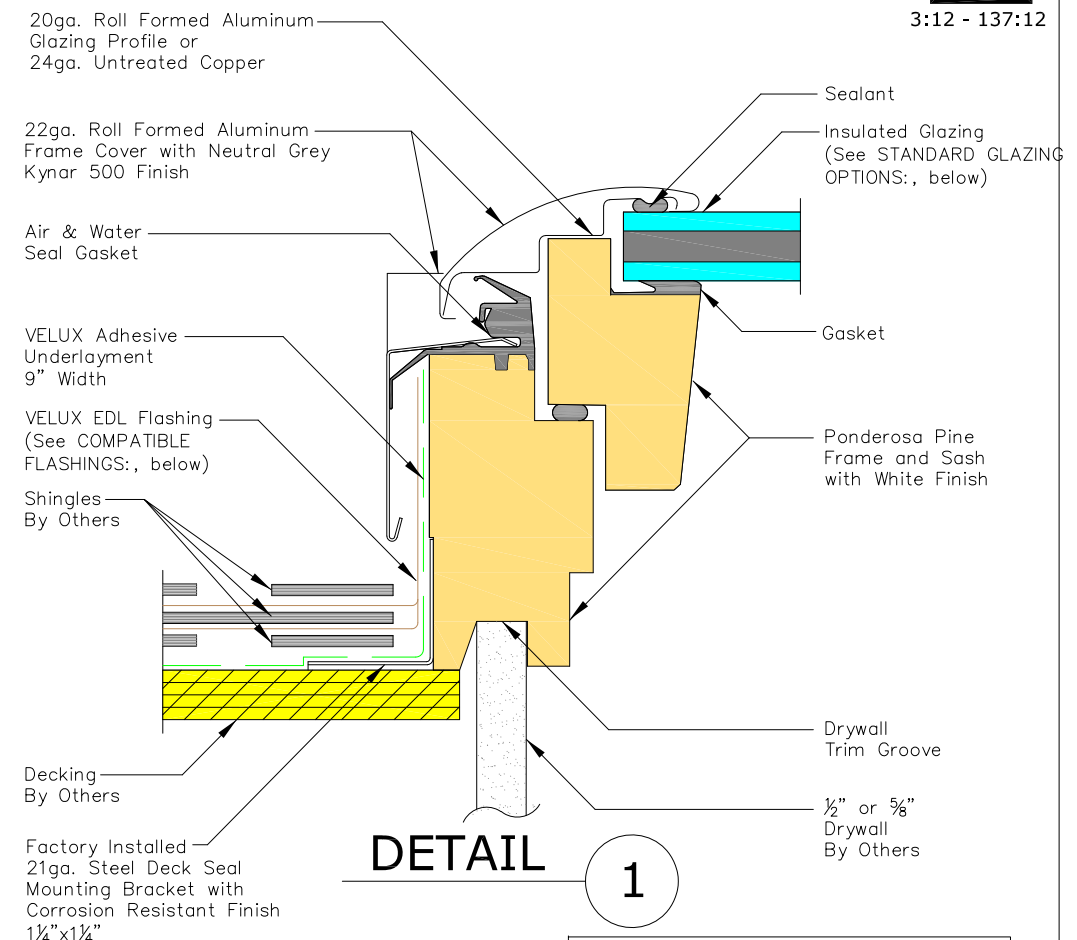


VERTICAL CROSS SECTION

SEE DETAIL 1



HORIZONTAL CROSS SECTION



DETAIL 1

STANDARD GLAZING OPTIONS:

- Laminated LowE3 (.04)

*Tempered Exterior Pane used with all options

COMPATIBLE FLASHINGS:

- EDL Step flashing
- EKL/EKX Combi flashing
- EDW Tile flashing
- EKW/EKX Combi tile flashing
- EDM Metal roof flashing
- ECB Counter flashing for curbs

ELECTRICAL/CONTROL DATA:

- VSS Skylight controlled via 2.4 GHZ radio frequency KLR 200 remote control provided with skylight. Optional controls for VSS Skylight are KLI 110 Wall Mounted Keypad or KLF 100 Home Automation Integration Kit.
- Solar Operator, Powered by Battery Pack with 24VDC output. Battery Pack is a 9 Cell MiMH 10.8V, 2100mAH.

PRODUCT DIMENSIONS

METRIC UNITS (MILLIMETERS)										IMPERIAL UNITS (INCHES)									
Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Meters)	Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Feet)
C01	533	546	407	566.7	682	695	519	720	.21	C01	21	21 1/2	16	22 5/16	26 7/8	27 3/8	20 7/16	28 3/8	2.27
C04	533	546	407	566.7	962	975	799	1000	.33	C04	21	21 1/2	16	22 5/16	37 7/8	38 3/8	31 7/16	39 3/8	3.50
C06	533	546	407	566.7	1162	1175	999	1200	.41	C06	21	21 1/2	16	22 5/16	45 3/4	46 1/4	39 5/16	47 1/4	4.38
C08	533	546	407	566.7	1382	1395	1219	1420	.50	C08	21	21 1/2	16	22 5/16	54 7/16	54 15/16	48	55 15/16	5.34
M02	763	776	637	796.7	762	775	599	763	.38	M02	30 1/16	30 9/16	25	31 3/8	30	30 1/2	23 9/16	30	4.11
M04	763	776	637	796.7	962	975	799	1000	.51	M04	30 1/16	30 9/16	25	31 3/8	37 7/8	38 3/8	31 7/16	39 3/8	5.48
M06	763	776	637	796.7	1162	1175	999	1200	.64	M06	30 1/16	30 9/16	25	31 3/8	45 3/4	46 1/4	39 5/16	47 1/4	6.86
M08	763	776	637	796.7	1382	1395	1219	1420	.78	M08	30 1/16	30 9/16	25	31 3/8	54 7/16	54 15/16	48	55 15/16	8.36
S01	1123	1136	997	1156.7	682	695	519	720	.52	S01	44 1/4	44 3/4	39 1/4	45 9/16	26 7/8	27 3/8	20 7/16	28 3/8	5.57
S06	1123	1136	997	1156.7	1162	1175	999	1200	1.0	S06	44 1/4	44 3/4	39 1/4	45 9/16	45 3/4	46 1/4	39 5/16	47 1/4	10.73

- NOTES:
- The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the thickness and the design of the interior finish material.
 - Max sash opening is 11" by stainless steel chain.
 - Standard Panel Width dimension includes Solar Panel bracket and bracket end caps.

This drawing is an instrument of service and is provided for informational use only.



VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1-800-88-VELUX
www.VELUXUSA.com

VSS - Solar Venting Skylight

Standard Size/Egress Chart

Custom sizes also available

Rev: 7/24/15

Operating Style	Size	Rough Opening		Net Size		Clear Opening		Clear Opening Sq. Ft.	Glass Size		Total Visible Glass Sq. Ft.
		Width	Height	Width	Height	Width	Height		Width	Height	
Single Panel, Fixed	2668	31-1/2	80	31	79-1/2	-	-	-	20-15/16	64-7/16	8.78
	26610	31-1/2	82	31	81-1/2	-	-	-	20-15/16	66-7/16	9.06
	2676	31-1/2	90	31	89-1/2	-	-	-	20-15/16	74-7/16	10.17
	2680	31-1/2	96	31	95-1/2	-	-	-	20-15/16	80-7/16	11.00
	3068	37-1/2	80	37	79-1/2	-	-	-	26-15/16	64-7/16	11.43
	30610	37-1/2	82	37	81-1/2	-	-	-	26-15/16	66-7/16	11.79
	3076	37-1/2	90	37	89-1/2	-	-	-	26-15/16	74-7/16	13.23
	3080	37-1/2	96	37	95-1/2	-	-	-	26-15/16	80-7/16	14.31
Single Panel, Operable	2668	31-1/2	80	31	79-1/2	25-3/8	75-1/2	13.30	20-15/16	64-7/16	8.78
	26610	31-1/2	82	31	81-1/2	25-3/8	77-1/2	13.66	20-15/16	66-7/16	9.06
	2676	31-1/2	90	31	89-1/2	25-3/8	85-1/2	15.07	20-15/16	74-7/16	10.17
	2680	31-1/2	96	31	95-1/2	25-3/8	91-1/2	16.12	20-15/16	80-7/16	11.00
	3068	37-1/2	80	37	79-1/2	31-3/8	75-1/2	16.45	26-15/16	64-7/16	11.43
	30610	37-1/2	82	37	81-1/2	31-3/8	77-1/2	16.89	26-15/16	66-7/16	11.79
	3076	37-1/2	90	37	89-1/2	31-3/8	85-1/2	18.63	26-15/16	74-7/16	13.23
	3080	37-1/2	96	37	95-1/2	31-3/8	91-1/2	19.94	26-15/16	80-7/16	14.31
Two Panel, Single Operable	5068	60	80	59-1/2	79-1/2	25-1/4	75-1/2	13.24	20-15/16	64-7/16	17.57
	50610	60	82	59-1/2	81-1/2	25-1/4	77-1/2	13.59	20-15/16	66-7/16	18.12
	5076	60	90	59-1/2	89-1/2	25-1/4	85-1/2	14.99	20-15/16	74-7/16	20.34
	5080	60	96	59-1/2	95-1/2	25-1/4	91-1/2	16.04	20-15/16	80-7/16	22.00
	6068	72	80	71-1/2	79-1/2	31-1/4	75-1/2	16.38	26-15/16	64-7/16	22.85
	60610	72	82	71-1/2	81-1/2	31-1/4	77-1/2	16.82	26-15/16	66-7/16	23.57
	6076	72	90	71-1/2	89-1/2	31-1/4	85-1/2	18.55	26-15/16	74-7/16	26.46
	6080	72	96	71-1/2	95-1/2	31-1/4	91-1/2	19.86	26-15/16	80-7/16	28.62
Two Panel, Two Operable	5068	60	80	59-1/2	79-1/2	51-3/4	75-1/2	27.13	20-15/16	64-7/16	17.57
	50610	60	82	59-1/2	81-1/2	51-3/4	77-1/2	27.85	20-15/16	66-7/16	18.12
	5076	60	90	59-1/2	89-1/2	51-3/4	85-1/2	30.73	20-15/16	74-7/16	20.34
	5080	60	96	59-1/2	95-1/2	51-3/4	91-1/2	32.88	20-15/16	80-7/16	22.00
	6068	72	80	71-1/2	79-1/2	63-3/4	75-1/2	33.42	26-15/16	64-7/16	22.85
	60610	72	82	71-1/2	81-1/2	63-3/4	77-1/2	34.31	26-15/16	66-7/16	23.57
	6076	72	90	71-1/2	89-1/2	63-3/4	85-1/2	37.85	26-15/16	74-7/16	26.46
	6080	72	96	71-1/2	95-1/2	63-3/4	91-1/2	40.51	26-15/16	80-7/16	28.62
Three Panel, Center Operable	7668	88-3/8	80	87-7/8	79-1/2	25-1/8	75-1/2	13.17	20-15/16	64-7/16	26.32
	76610	88-3/8	82	87-7/8	81-1/2	25-1/8	77-1/2	13.52	20-15/16	66-7/16	27.15
	7676	88-3/8	90	87-7/8	89-1/2	25-1/8	85-1/2	14.92	20-15/16	74-7/16	30.47
	7680	88-3/8	96	87-7/8	95-1/2	25-1/8	91-1/2	15.96	20-15/16	80-7/16	32.96
	9068	106-3/8	80	105-7/8	79-1/2	31-1/8	75-1/2	16.32	26-15/16	64-7/16	34.25
	90610	106-3/8	82	105-7/8	81-1/2	31-1/8	77-1/2	16.75	26-15/16	66-7/16	35.33
	9076	106-3/8	90	105-7/8	89-1/2	31-1/8	85-1/2	18.48	26-15/16	74-7/16	39.65
	9080	106-3/8	96	105-7/8	95-1/2	31-1/8	91-1/2	19.78	26-15/16	80-7/16	42.89
Three Panel, End Operable	7668	88-3/8	80	87-7/8	79-1/2	25-1/4	75-1/2	13.24	20-15/16	64-7/16	26.32
	76610	88-3/8	82	87-7/8	81-1/2	25-1/4	77-1/2	13.59	20-15/16	66-7/16	27.15
	7676	88-3/8	90	87-7/8	89-1/2	25-1/4	85-1/2	14.99	20-15/16	74-7/16	30.47
	7680	88-3/8	96	87-7/8	95-1/2	25-1/4	91-1/2	16.04	20-15/16	80-7/16	32.96
	9068	106-3/8	80	105-7/8	79-1/2	31-1/4	75-1/2	16.38	26-15/16	64-7/16	34.25
	90610	106-3/8	82	105-7/8	81-1/2	31-1/4	77-1/2	16.82	26-15/16	66-7/16	35.33
	9076	106-3/8	90	105-7/8	89-1/2	31-1/4	85-1/2	18.55	26-15/16	74-7/16	39.65
	9080	106-3/8	96	105-7/8	95-1/2	31-1/4	91-1/2	19.86	26-15/16	80-7/16	42.89

Standard Size/Egress Chart

Custom sizes also available

Rev: 7/24/15

Operating Style	Size	Rough Opening		Net Size		Clear Opening		Clear Opening Sq. Ft.	Glass Size		Total Visible Glass Sq. Ft.
		Width	Height	Width	Height	Width	Height		Width	Height	
Three Panel, Two Operable	7668	88-3/8	80	87-7/8	79-1/2	51-1/2	75-1/2	27.00	20-15/16	64-7/16	26.32
	76610	88-3/8	82	87-7/8	81-1/2	51-1/2	77-1/2	27.72	20-15/16	66-7/16	27.15
	7676	88-3/8	90	87-7/8	89-1/2	51-1/2	85-1/2	30.58	20-15/16	74-7/16	30.47
	7680	88-3/8	96	87-7/8	95-1/2	51-1/2	91-1/2	32.72	20-15/16	80-7/16	32.96
	9068	106-3/8	80	105-7/8	79-1/2	63-1/2	75-1/2	33.29	26-15/16	64-7/16	34.25
	90610	106-3/8	82	105-7/8	81-1/2	63-1/2	77-1/2	34.18	26-15/16	66-7/16	35.33
	9076	106-3/8	90	105-7/8	89-1/2	63-1/2	85-1/2	37.70	26-15/16	74-7/16	39.65
	9080	106-3/8	96	105-7/8	95-1/2	63-1/2	91-1/2	40.35	26-15/16	80-7/16	42.89
Four Panel, Two Operable	10068	116-3/4	80	116-14	79-1/2	51-1/4	75-1/2	26.87	20-15/16	64-7/16	35.13
	100610	116-3/4	82	116-14	81-1/2	51-1/4	77-1/2	27.58	20-15/16	66-7/16	36.24
	10076	116-3/4	90	116-14	89-1/2	51-1/4	85-1/2	30.43	20-15/16	74-7/16	40.67
	10080	116-3/4	96	116-14	95-1/2	51-1/4	91-1/2	32.57	20-15/16	80-7/16	43.99
	12068	140-3/4	80	140-1/4	79-1/2	63-1/4	75-1/2	33.16	26-15/16	64-7/16	45.71
	120610	140-3/4	82	140-1/4	81-1/2	63-1/4	77-1/2	34.04	26-15/16	66-7/16	47.15
	12076	140-3/4	90	140-1/4	89-1/2	63-1/4	85-1/2	37.55	26-15/16	74-7/16	52.91
	12080	140-3/4	96	140-1/4	95-1/2	63-1/4	91-1/2	40.19	26-15/16	80-7/16	57.23

Egress requirements:

- 20" minimum net opening width
- 24" minimum net opening height
- 5.7 sq. ft. opening area
- Finished sill height <= 44" above floor

All operable doors above meet egress requirements.

HardiePlank® Lap Siding Product Description

HardiePlank lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 3/4 in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.



Select Cedarmill®



Smooth



Beaded Cedarmill®



Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®

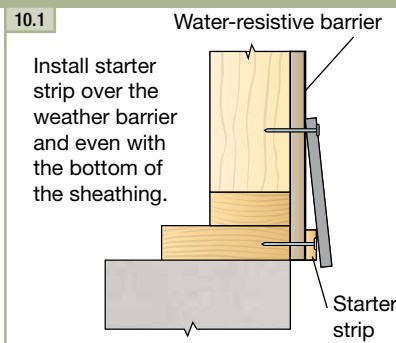


Installation of HardiePlank® Lap Siding

INSTALL A STARTER STRIP

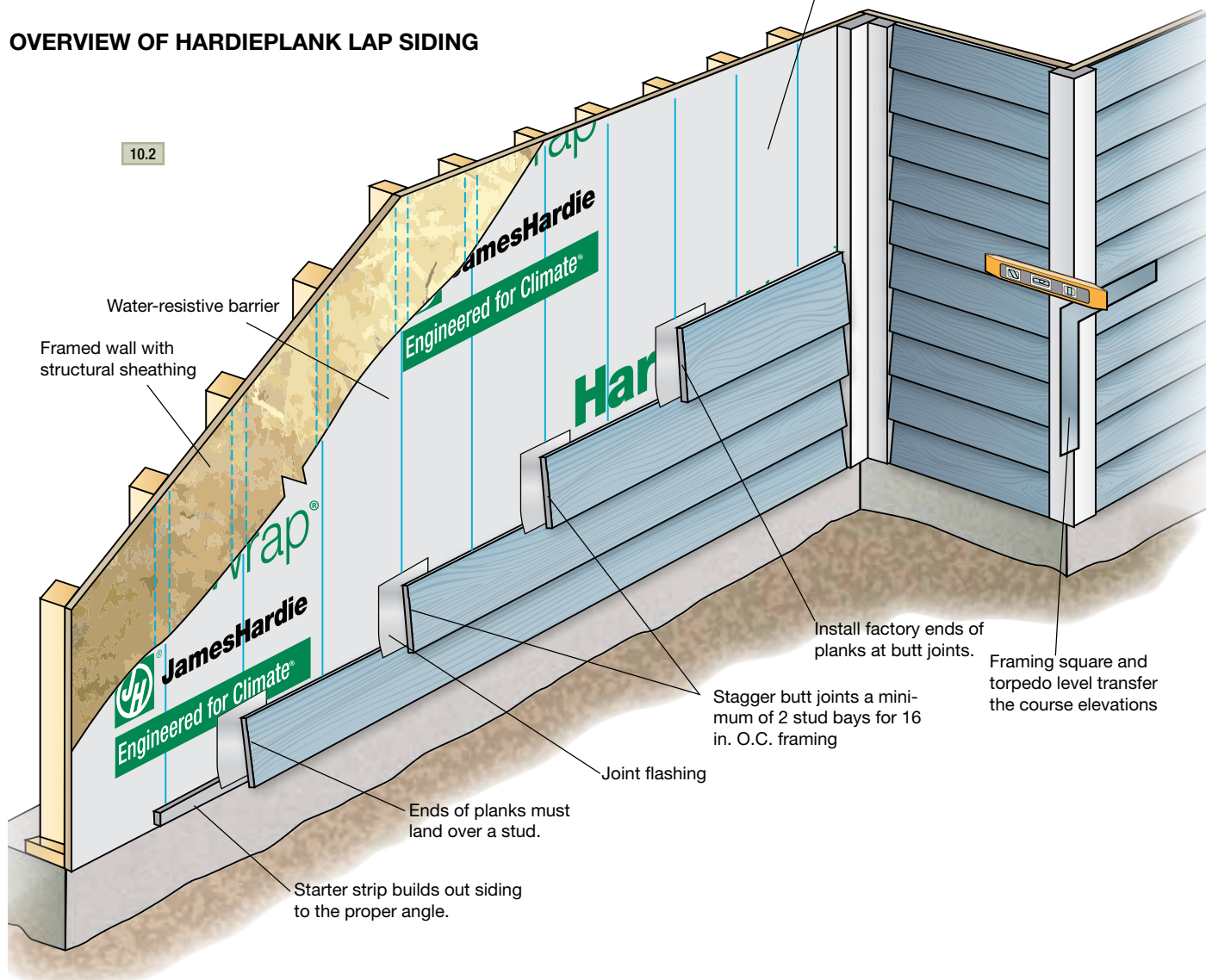
HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1 ¼ in. pieces of HardiePlank siding from full or partial planks.

The bottom of the starter strip should be installed even with the bottom of the mudsill or the bottom edge of the sheathing. The strip must be installed over the water-resistive barrier, but occasional gaps should be left in the starter strip to allow any accumulated moisture behind the siding to drain away safely.



TIP: For accurate fastening, snap vertical chalk lines on the water-resistive barrier at the center of every stud location.

OVERVIEW OF HARDIEPLANK LAP SIDING



INSTALLING THE PLANKS

The first course of HardiePlank® siding is critical to the proper installation of the plank on the rest of the building. The first course should start at the lowest point of the house and within required clearances. Special attention should be made to ensure that it's straight and level. Attention should also be paid to staggering any butt joints in the planks so that the installation is attractive while making efficient use of material.

1. Use a level (4 ft. or longer) or chalked level line to be sure that the first course is level. As installation proceeds up the wall, periodically check the level and straightness of the courses. When correcting for flatness over products such as exterior insulation, use drywall shims. It is good practice to snap a chalk line every 3 to 5 courses to keep the planks straight and level.
2. Position the bottom edge of the first course of siding a minimum $\frac{1}{4}$ in. below the edge of the starter strip (maintain required clearances) and secure.
3. Run the siding to the HardieTrim® board leaving a $\frac{1}{8}$ in. gap between the siding and trim.

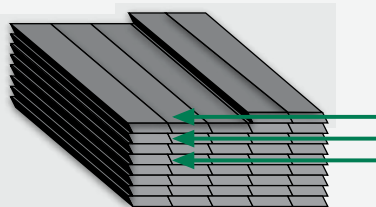
The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements and those of local codes.**

PLANK ALIGNMENT AT CORNERS

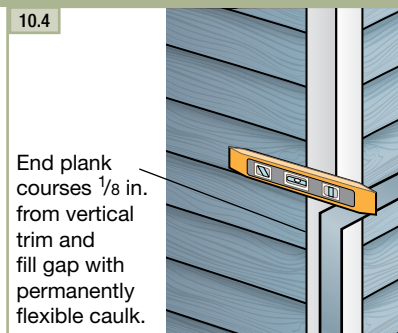
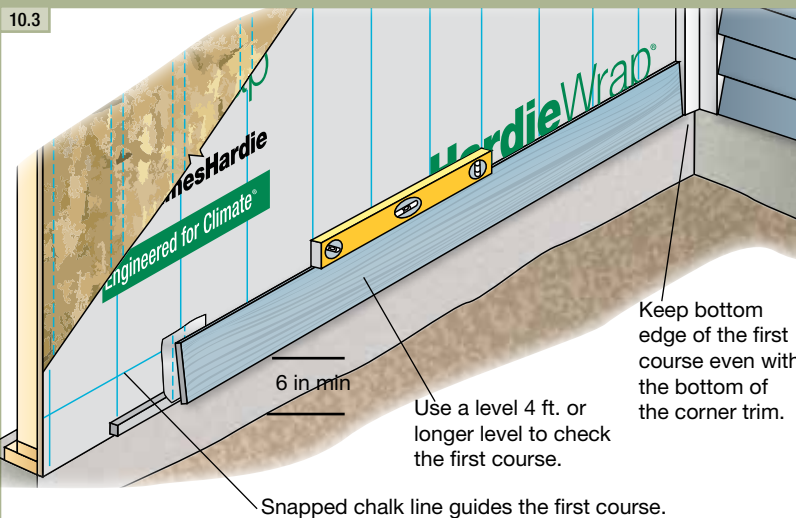
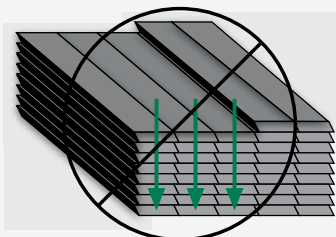
For the best looking installation, make sure that the heights of the plank courses match on both sides of a corner. Use a framing square, speed square or a level to match up the plank heights. Check every few courses to make sure proper heights are being maintained.

TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern on large walls with few breaks such as windows or doors.

Pull from across the stack



Do not go down the stack



Installation of HardiePlank® Lap Siding (cont.)

BLIND NAILING (nailing through top of plank)

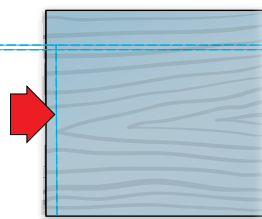
Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

For blind nailing HardiePlank lap siding, James Hardie recommends driving fasteners 1 in. from the top edge of the plank. Additionally fasteners should be placed no closer than 3/8 in. from the ends of the plank.

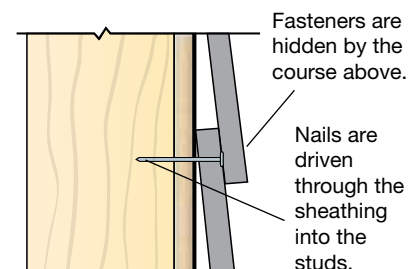
10.5 Blind nailing measurements

Nails for blind nailing shall be between 3/4 in and 1 in. from the top of the board.

Keep nails 3/8 in from ends of boards.



10.6 Blind nailing

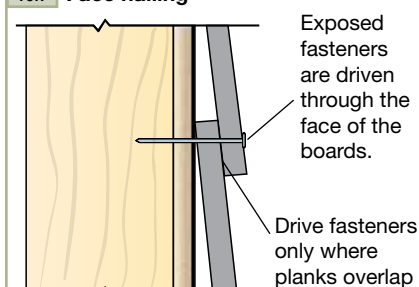


Avoid placing fasteners near the top edge of the plank. This practice, called “high nailing”, may lead to loose planks, unwanted gaps or rattling. **Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing**

FACE NAILING (nailing through the overlap at the bottom of the plank)

Although blind nailing is recommended by James Hardie, face nailing may be required for certain installations including: installations in high wind areas, fastening into OSB or equivalent sheathing without penetrating a stud, or when dictated by specific building codes. Refer to Appendix D for related code matters.

10.7 Face nailing



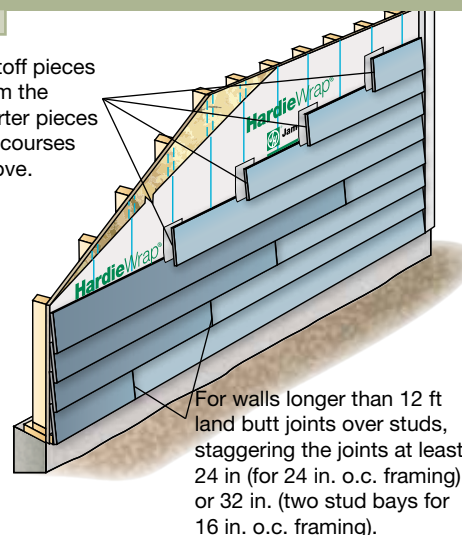
STAGGERING THE BUTT JOINTS

For walls longer than 12 ft, it is necessary to butt joint additional lengths of HardiePlank siding. These butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16 in., o.c. framing or one bay for 24 in. o.c. framing.

While random placement of the planks is usually the most aesthetically pleasing, a progressive stagger pattern can make the job easier and faster without the pattern becoming too noticeable. With this strategy, the cut off piece for one course becomes the starter piece for a course above, making efficient use of materials and ensuring that all butt joints land on studs. The pattern can be modified for different stud placement.

10.8

Cutoff pieces form the starter pieces for courses above.



JOINT FLASHING

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- C. "H" jointer cover

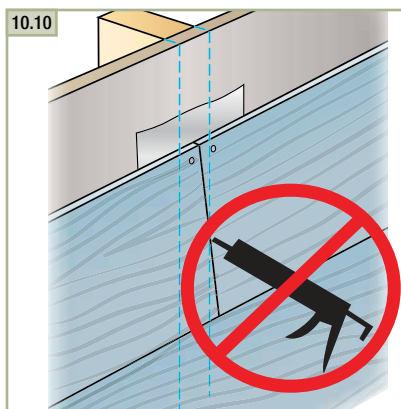
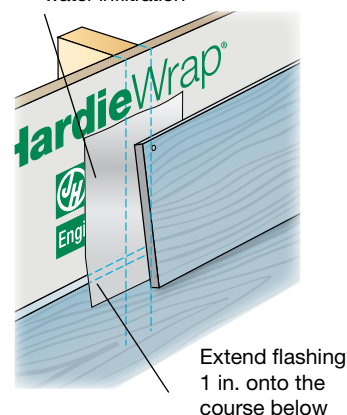
Flashing behind butt joints provides an extra level of protection against the entry of water at the joint. James Hardie recommends 6 in. wide flashing that overlaps the course below by 1 in. Some local building codes may require different size flashing.

Joint-flashing material must be durable, waterproof materials that do not react with cement products. Examples of suitable material include finished coil stock and code compliant water-resistive barriers. Other products may also be suitable.

TIP: Joint flashing can be quickly and easily made by cutting a 6 in. wide section off a roll of housewrap. Tape the roll tightly at the cut mark and cut the section off using a miter saw with a carbide blade. Individual sheets then can be cut to length with a utility knife.

TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

10.9 Flashing behind to add an additional layer of protection from water infiltration

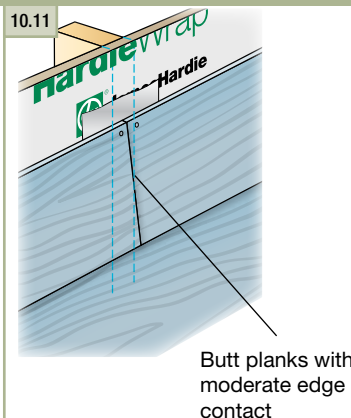


Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details

JOINT PLACEMENT AND TREATMENT

Butt joints in HardiePlank lap siding should always land on a stud. Butt joints between studs are not recommended and should be avoided. Whenever possible, factory-finished ends should be used at butt joints.

Place cut ends where the siding meets a corner, door, window trim, or other break in the wall where the joint is to be caulked. If cut ends are used in a butt joint between planks, James Hardie requires sealing cut ends for all products. For ColorPlus products, use the color-matched edge coater to seal the cut end.



COLORPLUS® TIP: When installing HardiePlank lap siding with ColorPlus Technology, position the plank in the immediate area where the plank is to be fastened. Do not place the plank on the course below and slide into position. Doing so may scuff or scratch the ColorPlus finish on the installed piece.

Installation of HardiePlank® Lap Siding (cont.)

CONTINUING THE INSTALLATION

Once the initial course of HardiePlank® siding is fastened to the wall, continue installing successive courses with full 12 ft. pieces (follow the stagger pattern for longer walls), or until a window, door or other opening interrupts the course (fig 10.12). Notch planks as needed to fit around windows and doors. Again, be sure to seal all cut edges. Avoid placing butt joints directly above or below windows or above doors. Separate the joint from the opening by at least one course of siding.

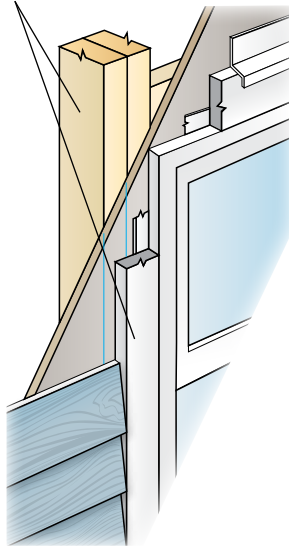
Where butt joints land on a stud, make sure there is enough stud space for plank on both sides of the joint to land properly. Optimally both sides of a butt joint should land in the middle of a stud with $\frac{3}{4}$ in landing space for each side. The minimum stud space for a plank to land is $\frac{3}{8}$ in.

Pay special attention to window, doors, and corners that have been trimmed before the siding goes on. Vertical trim boards may cover the king studs beside windows or doors, or they may cover up corner studs leaving no room for nailing the siding. In these places add extra studs as needed.

If corners are trimmed with **HardieTrim® 5/4, 4/4 boards**, it may be necessary to measure and cut the first pieces of siding to make sure the butt joints land on studs.

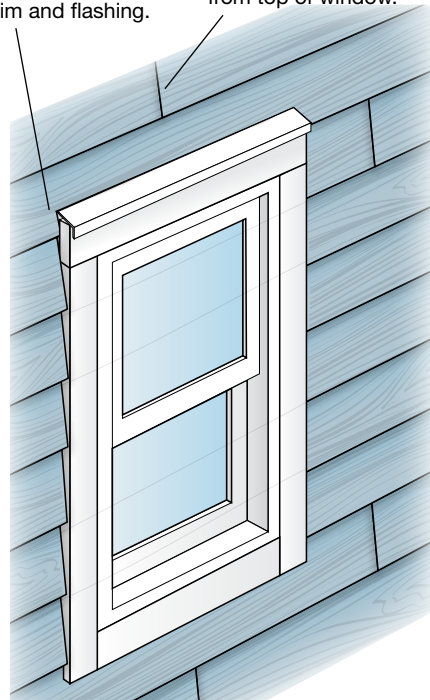
10.12 Planking around windows

Add an extra stud if necessary for nailing the ends of the planks.



Notch plank around window trim and flashing.

Keep butt joints more than one course away from top of window.



COLORPLUS TIP: HardiePlank lap siding with ColorPlus Technology is shipped with a protective laminate slip sheet, which should be left in place during cutting and fastening to reduce marring and scratching. The sheet should be removed immediately after each plank is installed.



INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

To estimate the amount of siding needed to complete a gable end, use the estimating tools located in Appendix C.

Stage enough material on the pump jacks or scaffolding to complete the gable end, but take care not to overload the staging. When possible, a cut table should be located on the pump jacks or scaffolding, which frees up crew members to work on other walls.

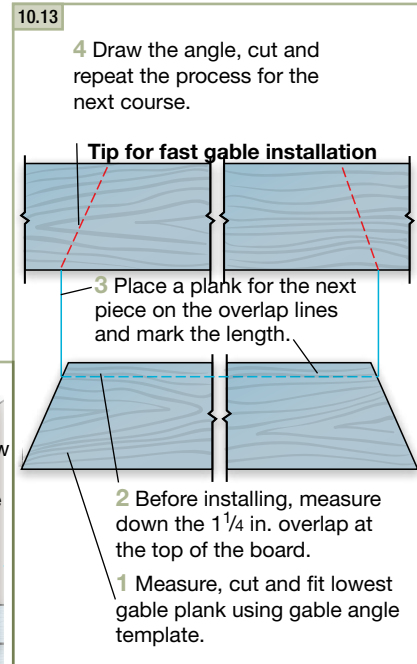
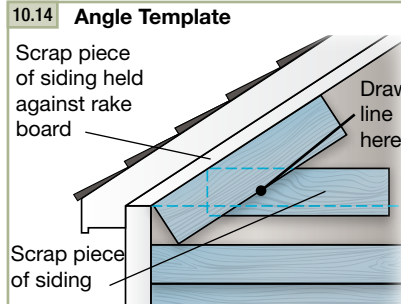
To cut planks for the gable:

1. Tack up a small scrap piece of siding where the first gable course is going.
2. Hold a second small piece of siding against the eave or rake board.
3. Trace the angle onto the scrap.
4. Cut that line and label the scrap as the template for the gable angle. The template can then be used to transfer the angle onto the larger pieces for cutting and installation.
5. Periodically check the angle as you progress up the wall.

The quickest way to measure and cut consecutive courses of siding for a gable is to work off the previous piece.

1. Cut and fit the lowest course of siding.
2. Before installing, lay it flat and measure down 1 1/4 in. from the top edge of the plank for the course overlap. Make a mark on both ends.
3. Set a piece of uncut siding on top of the first piece, aligning the bottom edge with the overlap marks. Transfer the length directly to the uncut piece.
4. Draw the gable angle with the template, cut the angle and then repeat the process for the next course.

TIP: Stainless steel fasteners are recommended when installing James Hardie® products.



HARDIEPLANK® SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastener Substrate			Approved Fastener	Fastener Type	
wood studs	blind nail	16 in o.c.		2	6D common
					.113 in. x .267 in x 2 in.
	face nail	16 in o.c.	3 9	3	6D siding nail
			16		.093 in. x .222 in. x 2 in.
steel studs*	blind nail	16 in o.c.	2 5	9	roofing nail
					No 11ga 1.25 in long
	face nail	16 in o.c.	2 5	7	screws
					Ribbed Bugle-Head No. 8 .323 in. x 1.625 in
Direct to Masonry	blind nail	16 in o.c.	8 13	8	ET&F
					Ribbed Wafer-Head No. 8 (.375 in x 1.25 in)
	face nail	16 in o.c.	7 12	12	ASTM C-90
					[AKN-100] .100 in x .25 in x 1.5 in
7/16 in OSB or equivalent (face nailed)	blind nail	16 in o.c.	14	13	ASTM C-90
					[AGS-100] .100 in x .313 in. x 1.5 in
	face nail	16 in o.c.	7 12	14	masonry nail
					[ASTM C-90] ASTM-144-125 (P/C) .30 in x .14 in x 1.25 in
Direct to Masonry	blind nail	16 in o.c.	14	5	8D common
					.113 in. x .260 in x 2.375 in
	face nail	16 in o.c.	7 12	16	roofing nail
					No 11ga 1.75 in long
7/16 in OSB or equivalent (face nailed)	blind nail	16 in o.c.	14	4	4D siding nail
					.091 in. x .221 in. x 1.5 in
	face nail	16 in o.c.	7 12		

* When blind fastening 9.5 in or wider product onto steel studs, use screws.

● indicates recommended fasteners



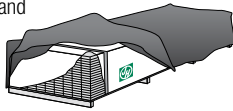
HardiePlank® Lap Siding

EFFECTIVE DECEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
 - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
 - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

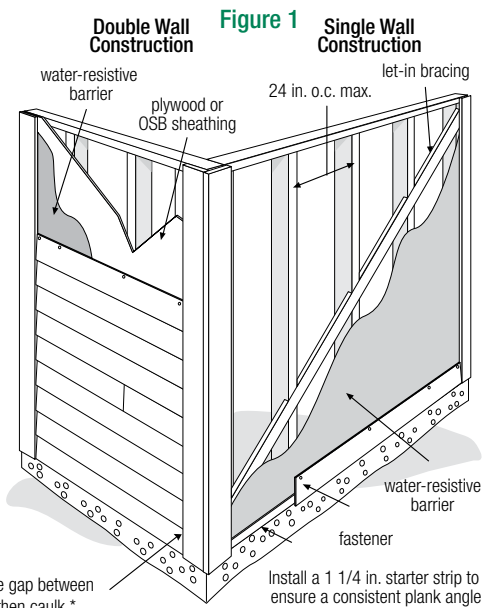
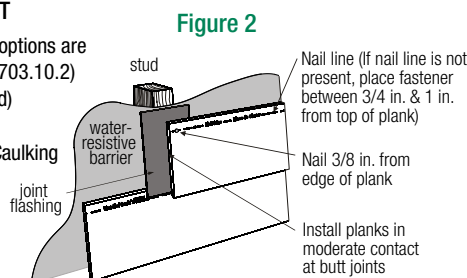
GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap¹, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft..
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation/wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- C. "H" jointer cover



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

¹For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com



SELECT CEDARMILL® | SMOOTH | BEADED CEDARMILL® | BEADED SMOOTH | CUSTOM COLONIAL™ SMOOTH | CUSTOM COLONIAL™ ROUGHSAWN



Visit jameshardiepros.com for the most recent version.

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CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

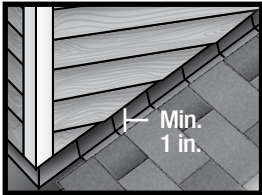


Figure 4
Horizontal Flashing

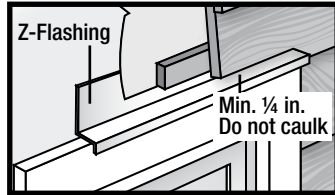


Figure 5
Kickout Flashing

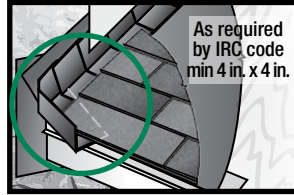


Figure 6
Slabs, Path, Steps to Siding

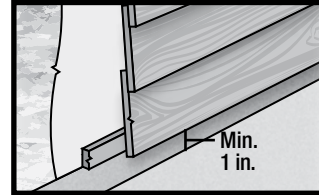


Figure 7
Deck to Wall

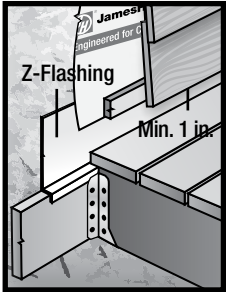


Figure 8
Ground to Siding

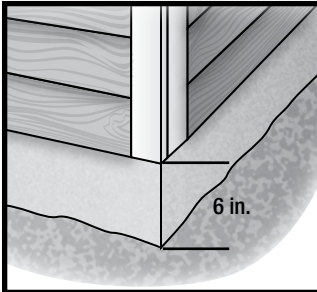


Figure 9
Gutter to Siding

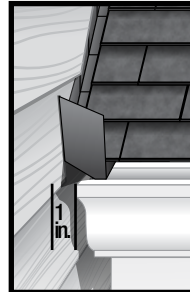


Figure 10
Sheltered Areas

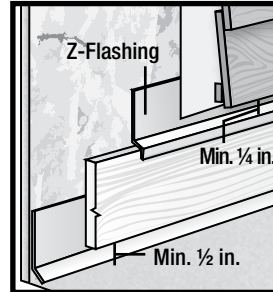


Figure 11
Mortar/Masonry

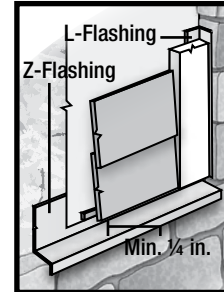


Figure 12
Drip Edge

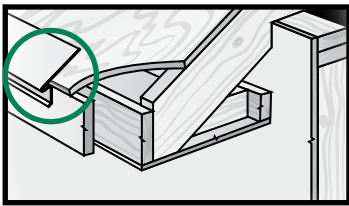


Figure 13
Block Penetration
(Recommended in HZ10)

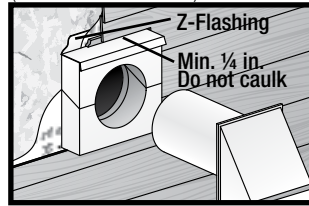
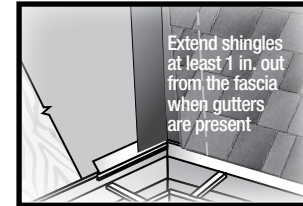


Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS*

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair).

BLIND NAILING

Nails - Wood Framing

- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

Screws - Steel Framing

- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F Panelfast® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long)
- Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.215 in. HD x 1-1/2 in. long)
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

FACE NAILING

Nails - Wood Framing

- 6d (0.113 in. shank x 0.267 in. HD x 2 in. long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing

- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long)
- Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)

*Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 5 - Fastening Tips for HardiePlank Lap Siding.

FASTENER REQUIREMENTS continued

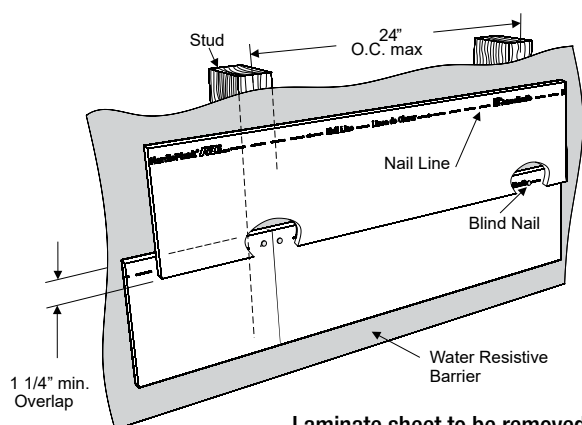
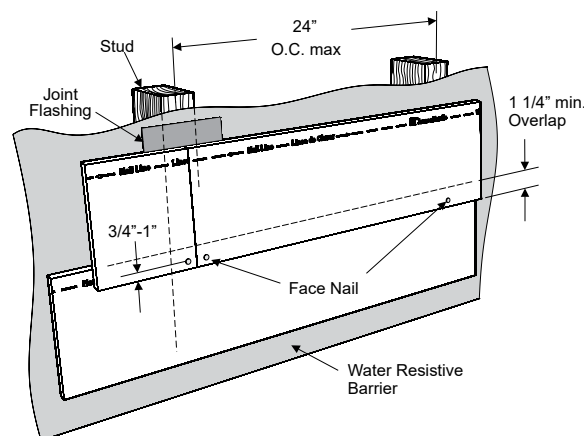
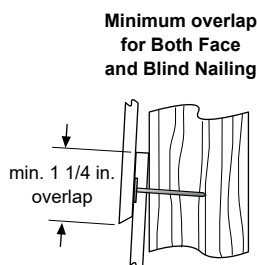


Figure 15 Figure 16



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.

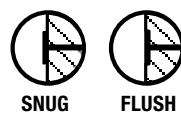
Note: some caulking manufacturers do not allow "tooling".

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



DO NOT	DO NOT	DO NOT USE
UNDER DRIVE	OVER DRIVE	ALUMINUM FASTENERS
	SLANT	CLIPPED HEAD NAILS
IF, THEN	IF, THEN ADDITIONAL NAIL	
WOOD FRAME	FACE NAIL	STAPLES
HAMMER FLUSH	COUNTERSINK & FILL	
STEEL FRAME		
REMOVE & REPLACE		



COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
 - Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
 - Laminate sheet must be removed immediately after installation of each course.
 - Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
 - Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer.
- Note:** James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA LESS OPENINGS (1 SQ = 100 sq.ft.)	(exposure)	HARDIEPLANK® LAP SIDING WIDTH								
		5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

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SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.



Historic Resource Evaluation

444 Kearney Street, El Cerrito, California

Prepared for Fred Dortort

April 2022

Forget Me Not History



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APPENDIX

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I. INTRODUCTION

At the request of Fred Dortort, Forget Me Not History has prepared this Historic Resource Evaluation (HRE) of the property at 444 Kearney Street (APN 504-151-026) in El Cerrito, California. The property is located at the southeast corner of Kearney Street and Central Avenue, one block east of the primary thoroughfare San Pablo Avenue (Figure I). The building was constructed ca. 1907 as a single-family residence and later converted to an office in the mid-1970s. The small bungalow was designed and constructed by an unknown architect. The following HRE report provides a physical description and historic summary of the property's development, ownership, and use and an evaluation for its listing in the California Register of Historical Resources (California Register) for project review under the California Environmental Quality Act (CEQA).



Figure I. Aerial photograph of 444 Kearney Street (bounded in red) and immediate vicinity (Google Earth, August 2020; amended by author).

METHODOLOGY

To complete this HRE, Forget Me Not History completed a site visit of the subject property on February 16, 2022. The property was documented in digital photographs and field notes. Forget Me Not History also conducted archival research at the El Cerrito Building Division, El Cerrito Branch Library, Contra Costa County Recorder's Office, Contra Costa County Historical Society, and digital repositories, including Ancestry.com, Newspapers.com, California Digital Newspaper Collection, Online Archive of California, Internet Archive, and others. The El Cerrito Historical Society was contacted by email and phone, and a response has not been received to date. The firm reviewed a wide array of documents, including building permits and plans, deeds, city directories, Sanborn Fire Insurance Maps and other maps, newspapers, aerial photographs, and local history books on the development of El

Cerrito. The California Office of Historic Preservation's Built Environment Resource Directory (BERD) for Contra Costa County was also reviewed.

EXISTING HISTORIC STATUS

The property at 444 Kearney Street has not been previously documented and evaluated for listing in the National Register of Historic Places (National Register) and California Register. The City of El Cerrito does not maintain a local register of historic resources.¹

2. PROPERTY DESCRIPTION

The following section provides a physical description of the property at 444 Kearney Street and immediate vicinity. Additional photographs are provided in Appendix A.

The property at 444 Kearney Street is located at the southeast corner of Kearney Street and Central Avenue. The immediate vicinity is composed of one- to two-story residential buildings, either single-family homes or apartments, in a variety of construction dates and styles. The property contains a two-story building located at the northwest corner of the parcel and oriented toward Kearney Street. A rear parking lot is accessed by driveways extending from Kearney Street and Central Avenue, immediately south and east of the building respectively. A wood fence encloses the property at the eastern and southern ends.

The two-story, wood-frame building has a front-gabled roof with an eave overhang. The roof is covered with asphalt shingles. The building has thin wood bevel cladding, except for a section of vertical wood boards enclosing the first story on the west façade. A wood belt course with a decorative molding divides the first and second stories. Windows throughout the building have plain wood trim and a shallow sill.

The west (primary) façade has a gabled projection with a slightly narrower footprint and lower roof height than the main massing of the building (Figure 2). At the second story, it has a central paneled door flanked by expanses of windows enclosing the former porch on the west, north, and south sides; these windows are wood-sash, multi-light except for vinyl, sliding windows located north of the entrance. An exterior wood porch with a plain handrail accesses the entrance. A screen of vertical wood slats is located underneath the porch landing. A small wood louvered square vent is located above the entrance in the gable peak.

The south façade has an asymmetrical arrangement of small rectangular windows, both wood-sash, six-light and metal sliding at the first story and wood-sash, one-over-one at the second story (Figure 3). A box bay window is located at the eastern end of the second story. The bay window has a shed roof, wood brackets, and wood-sash, six-over-one and four-over-one windows with ogee lugs.

¹ California Office of Historic Preservation, Built Environment Resource Directory (BERD), Contra Costa County, accessed February 16, 2022, https://ohp.parks.ca.gov/?page_id=30338.



Figure 2. 444 Kearney Street, west façade, view east (Forget Me Not History, February 2022).



Figure 3. 444 Kearney Street, west and south façades, view north (Forget Me Not History, February 2022).

The east façade has a lower-in-height hipped roof (Figure 4). A similar box bay window is located at the southern end of the second story. The bay window has a large wood bracket at the south end and a square column support at the north end. A narrow wood five-paneled door and adjacent wood-sash, single-light window are located underneath the bay window. An exterior wood staircase (with a concrete bottom step) rises to a small porch accessing a narrow five-paneled door at the northern end of the second story. The staircase has a plain wood handrail that connects with the column supporting the bay window. The porch has wood supports on concrete footings and is enclosed with horizontal

wood boards. Two windows are located on either side of the second-story entrance. A wood-sash, six-light window is located to the north, and a smaller wood-sash, one-over-one window is located to the south.

The north façade (facing Central Avenue) has an asymmetrical arrangement of windows at the second story (Figure 5). These windows include a pair of smaller wood-sash, one-over-one windows with ogee lugs; a pair of metal-sash, one-over-one windows; and a single metal-sash, one-over-one window. The lower story lacks fenestration.



Figure 4. 444 Kearney Street, east façade, view west (Forget Me Not History, February 2022).



Figure 5. 444 Kearney Street, north façade, view south (Forget Me Not History, February 2022).

3. SITE HISTORY

In 1907, the Oakland-based Henderson, Tapscott & Co. filed the subdivision map for Henderson Tapscott Tract No. 1. The subject property is located within Lots 22 and 23 of Block 6 of the subdivision (Figure 6). The residence and northern driveway and parking spaces are located within Lot 23, while the southern driveway and parking spaces are located within Lot 22.

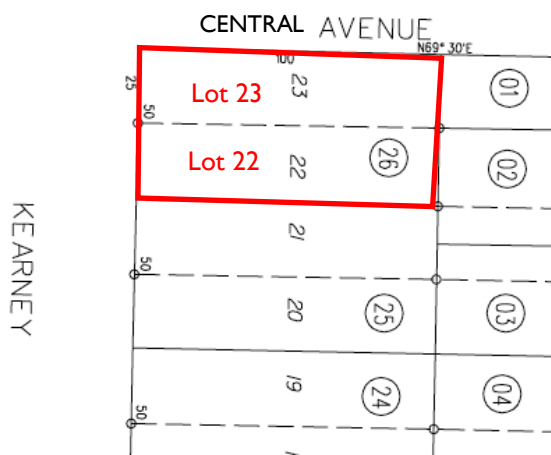


Figure 6. Portion of the parcel map showing the boundary of Lots 22 and 23 of Block 6, now part of 444 Kearney Street (bounded in red) (Contra Costa County Assessor's Office; amended by author).

According to the building permit record, the single-family residence was constructed in 1907 by an unknown architect. The construction date is documented in uncited contemporary typewritten notes. However, the date seems plausible given the age of the subdivision and the architectural style of the building.² For the purposes of this report, the construction date of the residence is presumed to be ca. 1907.

The initial ownership of the property remains unknown. A 1914 newspaper article states that Manuel Rodgers purchased Lot 23 that became part of the subject property.³ By 1919, John W. and Hendrica Schoute had taken out an \$800 mortgage for Lot 23.⁴ In 1921, they purchased the adjacent Lot 22 from Edward and Emily J. Partland, residents of Oakland.⁵ Both lots were merged into one property originally addressed as 236 Kearney Street. The address of the subject property had changed to 444 Kearney Street by 1940.⁶

Anecdotal documentation suggests that the building was relocated by the Schoutes to this location. According to an annotated ca. 1915 photograph provided by David Rabin, whose family owned the

² Typewritten notes in the building permit record for 444 Kearney Street, on file at the El Cerrito Building Division.

³ "Transfers of Real Estate," *Daily Gazette* (Martinez, CA), January 29, 1914.

⁴ Deed of Trust, Book 349, Page 409, September 6, 1919, on file at the Contra Costa County Recorder's Office.

⁵ Deed, Book 391, Page 307, July 1, 1921, on file at the Contra Costa County Recorder's Office.

⁶ U.S. Federal Census, 1940, El Cerrito, Contra Costa, California, Roll m-t0627-00196, Page 10A, Enumeration District 7-39, accessed via Ancestry.com.

subject property from 1985 to 2021, the house was originally located one block to the south at the northwest corner of Fairmount Avenue and Kearney Street (Figure 7).



Figure 7. Photograph of the residence on Fairmount Avenue (location indicated by the black arrow), ca. 1915 (David Rabin).

A review of grantor/grantee indexes at the Contra Costa County Recorder's Office indicates that the Schoutes owned a 25-foot-wide by 96-foot-long lot at the northwest corner of Kearney Street and Fairmount Avenue from 1914 to 1925 (Figure 8).⁷ This property was known as Lot 46 of Block 1 of the Henderson Tapscott Tract No. 1 subdivision. City directories from ca. 1913 to 1915 state that the Schoute family was living at this location.⁸ It is possible that the family moved a residence from Fairmount Avenue to 444 Kearney Street when they purchased Lot 23 by 1919. According to the 1926 Sanborn Fire Insurance Map, the Fairmount Avenue property was vacant, indicating the Schoutes either moved the residence to 444 Kearney Street or a building at this location had been demolished.⁹ However, the relocation of a building by the Schoutes to the subject property has not been verified in archival sources.

⁷ Deed, Book 217, Lot 421, January 21, 1914; Deed, Book 485, Page 493, January 9, 1925; on file at the Contra Costa County Recorder's Office.

⁸ City Directory, Richmond, California, 1913, 1914, 1915, accessed via Ancestry.com.

⁹ Sanborn Fire Insurance Map, El Cerrito, California, 1926, Sheet 14.

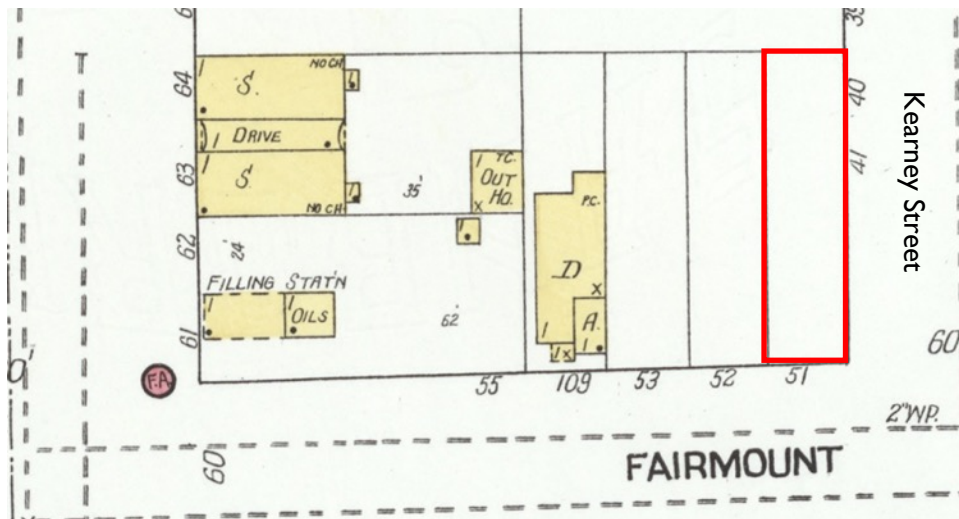


Figure 8. 1926 Sanborn Fire Insurance Map with the lot owned by the Schoutes outlined in red (Library of Congress; amended by author).

The building permit record indicates that the Schoutes remodeled the residence in 1920, although no details are provided, and in 1925, they added a rear detached garage.¹⁰ The 1926 Sanborn Fire Insurance Map depicts a one-story-over-basement residence with a front porch and a small one-story structure (presumably the detached garage noted in the building permit record) at the northeast corner of the parcel (Figure 9).¹¹ (Full-sheet Sanborn Fire Insurance Maps are provided in Appendix B.) The basement notation refers to the unfinished first story of the building.

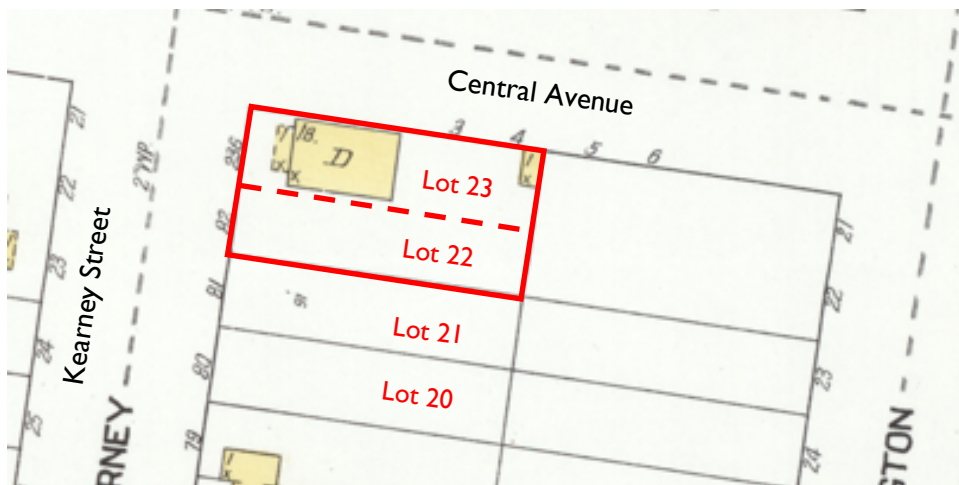


Figure 9. 1926 Sanborn Fire Insurance Map, El Cerrito, California, Sheet 14; the subject property is outlined in red (Library of Congress; amended by author).

¹⁰ Typewritten notes in the building permit record for 444 Kearney Street, on file at the El Cerrito Building Division.

¹¹ Sanborn Fire Insurance Map, El Cerrito, California, 1926, Sheet 14.

In 1947, John W. and Hendrica Schoute filed an abandonment of the homestead and conveyed Lots 20 and 21 (present-day 438 Kearney Street) to their daughter Nellie I. Schoute.¹³ (She sold that property in 1958.¹⁴) The Schoutes then filed a new homestead claim for Lots 22 and 23 (444 Kearney Street). The following year, they dissolved the homestead and convey the property to their daughter Geraldine Schoute. However, they retained the property as a life estate.¹⁵

A hand-drawn map of a city block bounded by Kearney Street, Central Avenue, and Lexington Street. The map shows several lots with buildings and their details. Lot 444 on Kearney Street is highlighted with a red border and contains buildings labeled '1B D' and '1 A'. Lot 438 on Kearney Street is outlined with a red dashed border. Other lots contain buildings labeled '2B 1B 3-APTS', '1B D P.C.', '1A', '1B D P.C.', '1B D P.C.', and '1B D P.C.'. The map also shows lot numbers 439, 441, 443, 445, 437, 435, 433, 431, 429, 427, 425, 423, 421, 419, 417, 415, 413, 411, 409, 407, 405, 403, 401, 399, 397, 395, 393, 391, 389, 387, 385, 383, 381, 379, 377, 375, 373, 371, 369, 367, 365, 363, 361, 359, 357, 355, 353, 351, 349, 347, 345, 343, 341, 339, 337, 335, 333, 331, 329, 327, 325, 323, 321, 319, 317, 315, 313, 311, 309, 307, 305, 303, 301, 299, 297, 295, 293, 291, 289, 287, 285, 283, 281, 279, 277, 275, 273, 271, 269, 267, 265, 263, 261, 259, 257, 255, 253, 251, 249, 247, 245, 243, 241, 239, 237, 235, 233, 231, 229, 227, 225, 223, 221, 219, 217, 215, 213, 211, 209, 207, 205, 203, 201, 199, 197, 195, 193, 191, 189, 187, 185, 183, 181, 179, 177, 175, 173, 171, 169, 167, 165, 163, 161, 159, 157, 155, 153, 151, 149, 147, 145, 143, 141, 139, 137, 135, 133, 131, 129, 127, 125, 123, 121, 119, 117, 115, 113, 111, 109, 107, 105, 103, 101, 99, 97, 95, 93, 91, 89, 87, 85, 83, 81, 79, 77, 75, 73, 71, 69, 67, 65, 63, 61, 59, 57, 55, 53, 51, 49, 47, 45, 43, 41, 39, 37, 35, 33, 31, 29, 27, 25, 23, 21, 19, 17, 15, 13, 11, 9, 7, 5, 3, 1.

¹² Grant Deed, Book 367, Page 250, August 4, 1934; Declaration of Homestead, Book 366, Page 192, August 16, 1934; on file at the Contra Costa County Recorder's Office.

¹⁴ Grant Deed, Book 3160, Page 238, May 7, 1958, on file at the Contra Costa County Recorder's Office.

¹⁶ Sanborn Fire Insurance Map, Richmond, California, 1950, Volume 2, Sheet 14.

The floor plan below indicates that the exterior staircase on the west façade extended into the enclosed porch; the second-story entrance at the porch was inset from the façade (Figure 12). The living room, kitchen, and rear enclosed porch were located along the north side of the building, and two bedrooms and a study were located along the south side.

¹⁹ Building permit record for 444 Kearney Street, on file at the El Cerrito Building Division.

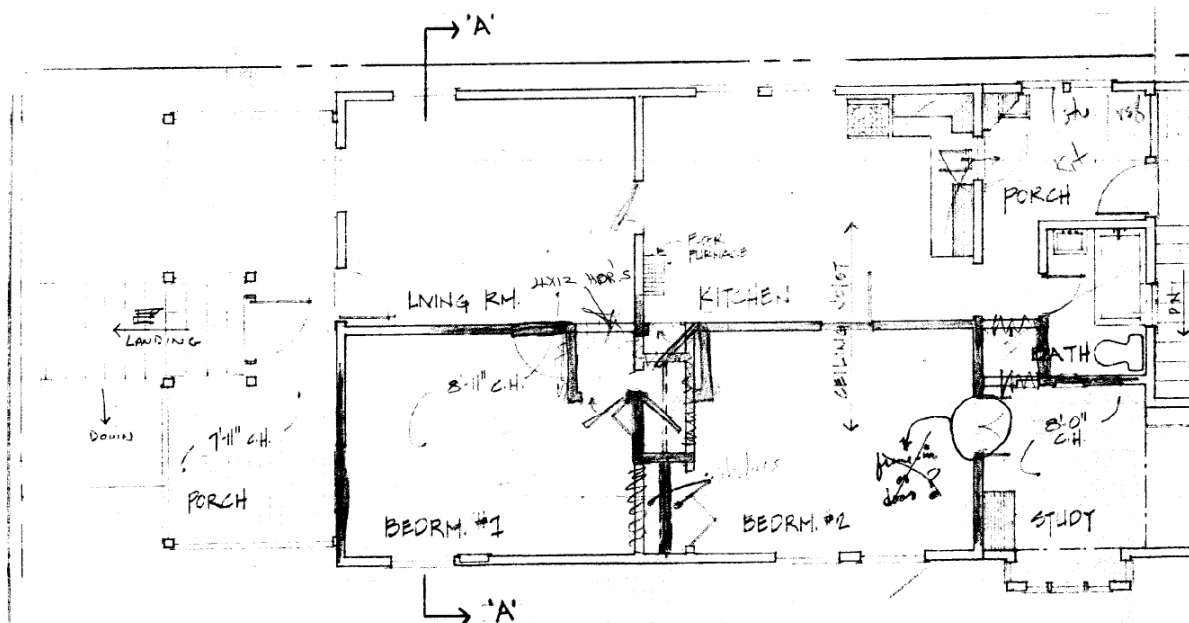


Figure 12. Second-story floor plan of 444 Kearney Street prior to the interior remodel in 1976 (El Cerrito Building Division).

In 1975, Raymond and Elsie W. Gee, residents of Kensington, purchased 444 Kearney Street from Geraldine Schoute.²⁰ Raymond Gee had been operating his bookkeeping and tax service business, Raymond Gee & Associates, at 6331 Fairmount Avenue just one block south of the subject property.

Shortly before purchasing 444 Kearney Street, Raymond Gee filed an application to convert the residence for use as an office and demolish the rear structure. Gee retained U.S. Barbachano, the principal architect with the local architecture firm Barbachano & Associates. In 1975, the El Cerrito Planning Commission approved the conversion, noting that “The block on which the site is located (Kearney between Central and Fairmount) has a mixture of residential commercial and office use and generally serves as a transitional block between commercial uses on San Pablo Avenue and residential uses east of Kearney.” It required six parking spaces and landscaping improvements as conditions of the approval (Figure 13). A building permit was issued in 1976, and the work completed shortly thereafter.²¹

²⁰ Joint Tenancy Grant Deed, Book 7552, Page 369, May 29, 1975, on file at the Contra Costa County Recorder's Office.

²¹ Building permit record for 444 Kearney Street, on file at the El Cerrito Building Division.

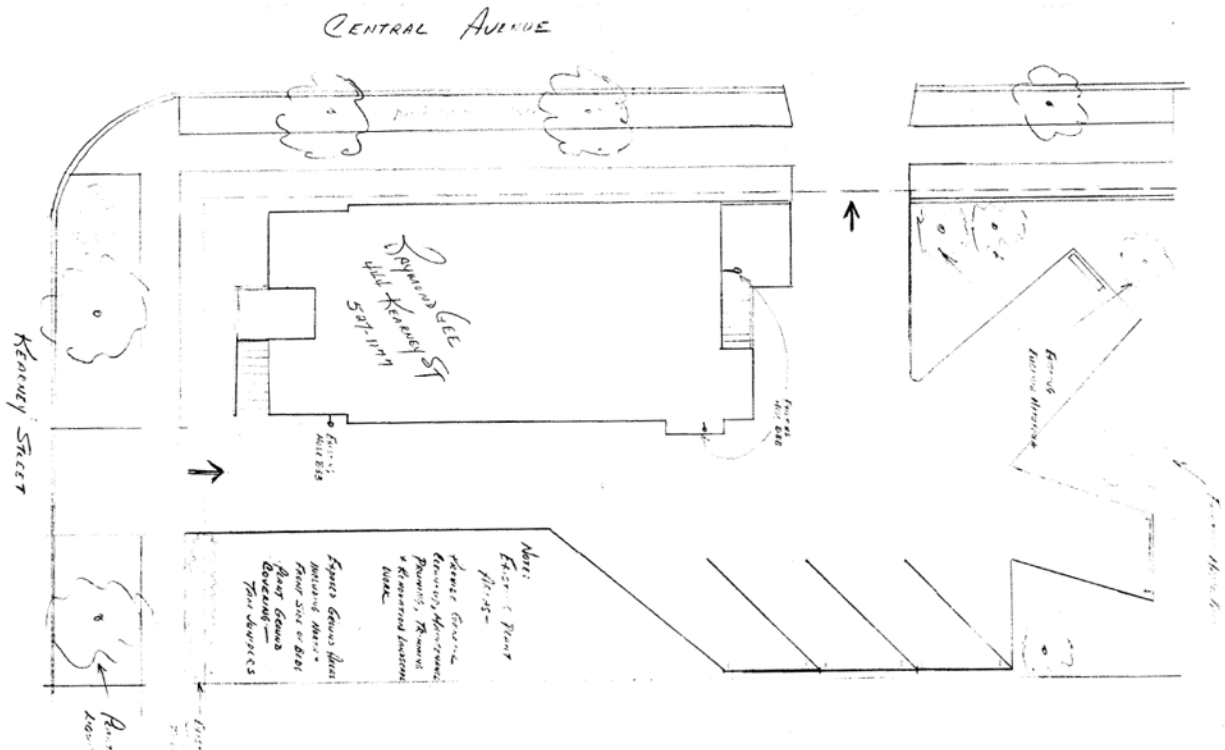


Figure 13. A 1976 site plan showing the residence and proposed parking configuration (El Cerrito Building Division).

In 1978, Raymond Gee filed plans to raise the building by 1.5 feet, so that the 6.5-foot-tall unfinished first story would have an 8-foot-tall ceiling height to accommodate offices. He proposed replacing the exterior cladding with 5/8-inch vertical wood boards. However, the city denied the plan when planning staff discovered that he had not installed the parking and landscaping required by the 1975 use permit; he eventually resolved this issue but did not proceed with raising the building. In 1981, he completed electrical work to support a computer storage room in the first story.²²

Harry and Kay R. Rabin, residents of Albany, purchased 444 Kearney Street in 1985.²³ They continued to use the building as an office for their tax and bookkeeping business, Harry Rabin & Co. (present-day Rabin & Co.), until they sold the subject property to the current owners in 2021.²⁴

Visible alterations to the residence that were not recorded in the building permit record include the replacement of select wood-sash windows with metal-sash windows on the north and south façades and the replacement of one large multi-light wood-sash window with vinyl, sliding window on the west façade.

²² Building permit record for 444 Kearney Street, on file at the El Cerrito Building Division.

²³ Grant Deed, Book 12555, Page 121, October 4, 1985, on file at the Contra Costa County Recorder's Office.

²⁴ Deed, Document #2021-0112843, April 2021, on file at the Contra Costa County Recorder's Office.

4. HISTORIC CONTEXT

The following historic context provides an overview of the development of El Cerrito, the Henderson Tapscott Tract No. 1 subdivision, and the subject property from the late nineteenth century to the present.

EARLY SETTLEMENT AND INCORPORATION OF EL CERRITO

Following the entrance of California to the United States in 1850, the settlement that became El Cerrito developed within the San Pablo Township of Contra Costa County, one of the state's original twenty-seven counties. The community developed at a slow pace and was largely composed of large farms and ranches. The primary thoroughfare San Pablo Road had been constructed along the San Francisco Bay shoreline from Oakland to Martinez. Extending north-south one block west of the subject property, San Pablo Road initially was a graded dirt road, which was muddy in the winter and dusty in the summer. A wood sidewalk would later be added on the east side of the road from the county line north to Fairmount Avenue in 1908. Fairmount Avenue (initially known as Road 4) and Central Avenue (Road 8) were among the earliest east-west streets platted in the late nineteenth century.²⁵

The Northern Railroad, a subsidiary of the Central Pacific Railroad, was completed in 1876 and connected Oakland with Stockton. Rail transit expanded with the completion of the California & Nevada Railroad along San Pablo Dam Road (approximately 3.5 miles east of the subject property) in the mid-1880s. While regional transportation improved, the El Cerrito area remained largely agricultural through the end of the nineteenth century.²⁶

By the turn of the twentieth century, the burgeoning community became known Rust in honor of William Rust (1857-1922), a blacksmith who settled here in 1884. He had leased land from Victor Castro just a block southwest of the subject property at the site of present-day Pastime Hardware (10057 San Pablo Avenue).²⁷ Residential subdivision within Rust began in 1898, when George Schmidt and Anson Blake began purchasing farms and selling five-acre parcels and smaller lots within Schmidt Village. New commercial businesses, including a grocery store, laundry, and law offices, and industries, including several slaughterhouses, creameries, and quarries and the Vigorite Powder Works Plant at Point Isabel (one mile west of the subject property), flourished as Rust's population steadily increased to 800 residents by 1900.²⁸

Henderson, Tapscott & Co.

The East Bay experienced tremendous growth in the early twentieth century, with Oakland, Berkeley, and Richmond emerging as the principal cities. The East Shore and Suburban Railway, with a depot on Fairmount Avenue, was completed by 1904 and provided convenient transportation between Oakland and Richmond. An influx of new residents also settled in the East Bay following the 1906 earthquake and fires in San Francisco. Developers sought to capitalize on the increased demand for new homes and began subdividing land in earnest. Within the community of Rust, these subdivisions included Boulevard Gardens, North Berkeley Terrace, and an expanded Schmidt Village by George Schmidt; a tract between

²⁵ Edward Staniford, *El Cerrito: Historical Evolution* (El Cerrito, CA: El-Cerrito-Kensington Bicentennial Committee, El Cerrito Historical Society, 1976), 18-19; George Emanuels, *California's Contra Costa County: An Illustrated History* (Walnut Creek, CA: Diablo Books, 1993), 126.

²⁶ Staniford, *El Cerrito*, 18-19.

²⁷ Staniford, *El Cerrito*, 29.

²⁸ Emanuels, *California's Contra Costa County*, 126; Staniford, *El Cerrito*, 59.

Huber and Wall streets by William Huber; and Alta Punta, Bay View Park, Cerrito Park, and Alta Punta Terrace by other developers by the early 1910s.²⁹

Among the most active of these early twentieth century developers were Edward J. Henderson and E. N. Tapscott, who formed a partnership under the Oakland-based Henderson, Tapscott & Co. in 1906. They first subdivided the Kinsell Tract in Elmhurst (now part of Oakland), and in 1907, they purchased 106 acres adjacent to San Pablo Avenue in Rust and laid out a new residential tract known as Henderson Tapscott Tract No. 1. The development extended from San Pablo Avenue east to Ashbury Avenue and Lincoln Avenue south to Fairmount Avenue, encompassing approximately twenty blocks. They subdivided the land into lots for sale and provided improvements, including paved sidewalks, graded streets, and utilities. Owners purchased lots and erected their own residences. This arrangement resulted in a hodgepodge collection of detached residences scattered throughout the subdivision in the early phase of the development. The subject property at 444 Kearney Street (originally addressed as 236 Kearney Street) was constructed within Lots 22 and 23 of Block 6 of this subdivision. Henderson, Tapscott & Co. went on to develop the Richmond Annex, extending from Bay View Avenue south to the county line on the west side of San Pablo Avenue, in 1912. E. J. Henderson and E. N. Tapscott then divided the company's holdings, with E. N. Tapscott managing Henderson Tapscott Tract No. 1 and E. J. Henderson acquiring the Richmond Annex. Despite their extensive developments, they "had limited success in pushing real estate development in the El Cerrito area."³⁰

Henderson-Tapscott Tract No. 1
San Pablo Ave., North Berkeley
LOTS FOR HOME SEEKERS ON EASY TERMS

\$200 and up, \$25 down, \$5.00 a month. No Interest, No Taxes
Cement Sidewalks, Graded Streets, Water Mains

Before investing in Real Estate, come out and see this Tract. We offer the most perfect homesites on the market today at the terms and prices; commanding a magnificent view of Berkeley, San Francisco Bay and the Golden Gate; situated on San Pablo Avenue, extending east to the 400 ft. boulevard of the Key Route. The Key Route expect to have their trains operating on this boulevard within one year, and when completed will give a five cent commutation fare from this tract to San Francisco, a fifteen minute service with a thirty-five minute run to San Francisco. At present we have the Oakland Electric cars on San Pablo Avenue, with a five cent fare to all parts of Berkeley, Oakland and Alameda.

10% Discount For Cash Title Guaranteed

COME OUT ON SUNDAY
If you cannot come Sunday come any day, as our office at the tract is always open, and our agents are there ready to show you around.

To reach the Henderson-Tapscott Tract
From San Francisco take the Key Route or Southern Pacific broad gauge boats, then Key Route 40th Street train or Southern Pacific Berkeley train to San Pablo Avenue, then San Pablo Avenue cars marked County Line, about 15 minutes ride, where the tract is situated.

Henderson-Tapscott Co., 424 11th St.
OAKLAND, CAL.
Branch Office at Tract

Figure 14. Advertisement for Henderson-Tapscott Tract No. 1, *Oakland Tribune*, April 27, 1907 (Newspapers.com).

²⁹ Staniford, *El Cerrito*, 32, 45.

³⁰ "Notice of Copartnership," *The Recorder* (San Francisco), January 30, 1906; "Will Cut Up \$350,000 Worth of Land," *San Francisco Examiner*, February 26, 1907; "Buy a Large Tract of Land," *Oakland Tribune*, March 2, 1907; Advertisement for Henderson-Tapscott Tract No. 1, *Oakland Tribune*, April 27, 1907; Staniford, *El Cerrito*, 45.



Figure 15. Photograph of the Henderson-Tapscott Tract No. 1 from the intersection of San Pablo and Central avenues, ca. 1906 (Contra Costa County Historical Society).



Figure 16. Early twentieth century photograph of the Henderson-Tapscott Tract No. 1 area, looking west from Richmond Avenue toward San Pablo Avenue (Contra Costa County Historical Society).

Incorporation

The community officially became known as named Rust in 1909 when the federal government established a post office at William Rust's blacksmith shop; Rust himself served as the first postmaster. Following an attempt by Richmond to annex the community in 1911, residents of Rust and the adjacent Stege Junction community voted to incorporate in 1917. The incorporation effort was led by prominent citizens George Barber and Frank Butterfield; William Huber drew inspiration for the name El Cerrito from nearby Albany Hill. The new city formed its first government and established fire, police, and other departments. It also began paving streets and installing sewer, electric, and gas lines. After a battle with Richmond, El Cerrito expanded its boundary to include the Richmond Annex area on the west side of San Pablo Avenue in 1926. Subsequent residential growth through the 1940s primarily occurred on hillside land, with the Realty Syndicate creating the largest subdivision, the Berkeley Country Club Terrace. San Pablo Avenue remained the primary commercial thoroughfare.³¹

³¹ Staniford, *El Cerrito*, 34-49, 56.



Figure 17. Portion of the 1915 Topographic Map of San Francisco Quadrangle depicting El Cerrito just prior to its incorporation; the arrow indicates the location of the subject property (USGS topoView; amended by author).

Schoute Family

The Schoute family acquired the subject property at 444 Kearney Street shortly after El Cerrito incorporated in 1917. John W. Schoute (1871-1958) and Hendrica (also known as Hendrika) Schoute (1876-1955), and their three daughters, Christina Schoute, Nellie Ida Schoute (1906-1982), and Geraldine M. Schoute (1910-1997) had immigrated from the Netherlands in 1911. John W. Schoute initially found employment as a carpenter.³² By 1914, the family had purchased and were living on a small lot at the northwest corner of Fairmount Avenue and Kearney Street.³³ By 1921, they had purchased two adjacent lots that became 444 Kearney Street. An anecdotal recollection suggests they may have moved their residence from Fairmount Avenue to 444 Kearney Street, although the building relocation was not documented in archival sources. By 1930, John W. Schoute worked as a janitor at a public school, Nellie worked as a clerk at a real estate office, and Geraldine worked a typist for a mausoleum.³⁴ Based on a review of grantor-grantee indexes at the Contra Costa County Recorder's Office, Nellie Schoute actively bought and sold property in El Cerrito in the late 1920s through the 1930s, possibly in conjunction with her job with the real estate firm.³⁵ She also assisted in local elections in the 1930s, and

³² California Death Index, 1940-1997; U.S. Find a Grave Index, 1600s-present; U.S. Social Security Applications and Claims Index, 1936-2007, accessed via Ancestry.com; U.S. Federal Census, 1920, El Cerrito, Contra Costa, California, Roll T625_95, Page 2A, Enumeration District 17, accessed via Ancestry.com; City Directory, Richmond, California, 1928, accessed via Ancestry.com.

³³ City Directory, Richmond, California, 1913, 1914, 1915, accessed via Ancestry.com.

³⁴ U.S. Federal Census, 1930, El Cerrito, Contra Costa, California, Page 11A, Enumeration District 0023, FHL Microfilm 2339848; U.S. Federal Census, 1940, El Cerrito, Contra Costa, California, Roll m-t0627-00196, Page 10A, Enumeration District 7-39, accessed via Ancestry.com.

³⁵ For example, see deeds and other legal documents in Book 222, Page 478; Book 249, Page 160; Book 252, Page 310; Book 256, Page 461; Book 238, Page 230; Book 248, Page 483; Book 249, Page 159; Book 249, Page 279; Book 308, Page 131; Book 310, Page 72; Book 367, 156; Book 422, Page 374; Book 528, Page 399; Book 766, Page 393, on file at the Contra Costa County Recorder's Office.

in 1958, she married Charles H. Schwake (1893-1976).³⁶ Hendrica Schoute was active in the Community Methodist Church, Fairmount School PTA, and Richmond Red Cross.³⁷ Little else is known about the lives of the Schoute family members.

EVOLUTION OF EL CERRITO TO PRESENT-DAY

By the start of World War II, El Cerrito was still a small community, with a population that had increased slowly and steadily to 6,000 residents by 1940; the majority of its citizens lived within five blocks of San Pablo Avenue. Following the war, EL Cerrito emerged as a mature city as its population increased due to its available housing stock compared to Berkeley and Richmond, and commercial growth followed. By 1950, its population had expanded to 10,000, and city departments had outgrown the city hall, library, and police and fire department buildings. By 1956, city officials had commissioned a new master plan for new or enlarged civic buildings and new parks, a community center and pool, and other recreational facilities. Later that decade, voters passed bonds for a new city hall, enlarged public library, and new fire and police department buildings, located between San Pablo Avenue and Kearney Street, one mile north of the subject property. El Cerrito continued to grow through the mid-1970s, and the community celebrated the opening of the BART line in 1973. The city is currently home to 25,000 residents.³⁸

During this era, Hendrica and John W. Schoute passed away in 1955 and 1958, respectively, and their daughter Geraldine Schoute inherited 444 Kearney Street. She made modest improvements to the property prior to selling it to Raymond and Elsie Gee in 1975. The following year, Raymond Gee converted the single-family residence into an office for his tax consulting and bookkeeping business. The subsequent owners, the Rabins, continued to operate a similar business at the building under their ownership from 1985 to 2001.

BUNGALOW ARCHITECTURE

The former residential building at 444 Kearney Street is a modest, vernacular example of a bungalow, an extremely popular housing type constructed from ca. 1900 to 1930 nationwide. The smaller-scale versions of these detached single-family homes were inexpensive and easy to construct and marketed as an affordable option for middle-class homeowners. Bungalows are typically one- to one-and-one-half stories in height with rectangular plans and low-pitched roofs. They commonly feature prominent front porches or verandahs and compact floorplans with unrestricted circulation, small kitchens, and built-in furniture. Exterior detailing varied widely in style, including Craftsman, Classical Revival, Tudor Revival, and Prairie styles.³⁹

The term bungalow has been applied to both the architectural style and to the interior floor plan, which was commonly two rooms wide by two to three rooms deep. A departure from the floorplans of late nineteenth century Victorian cottages, bungalows commonly had an interconnected living room, dining

³⁶ "Official Report of Board of Supervisors, Pay Roll for Election Services, Hall Rent, etc., for August Primary Election Held August 26th, 1930," *Contra Costa County Daily Gazette* (Martinez, CA), September 13, 1930; "Official Report of Board of Supervisors, Pay Roll for Election Services, Hall Rent, etc., for General Election Held on November 6, 1934," *Contra Costa County Gazette* (Martinez, CA), November 23, 1934; California Marriage Index, 1949-1959; U.S. Find a Grave Index, 1600s-present, accessed via Ancestry.com.

³⁷ "Services Monday for Mrs. Schoute," *Oakland Tribune*, January 23, 1955.

³⁸ Staniford, *El Cerrito*, 59, 67-68, 74-75, 79.

³⁹ Dell Upton and John Michael Vlach, eds., introduction to Clay Lancaster, "The American Bungalow," in *Common Places: Readings in American Vernacular Architecture* (Athens: The University of Georgia Press, 1986), 79; Thomas Carter and Peter Gross, *Utah's Historic Architecture, 1847-1940* (Salt Lake City: Utah State Historical Society, 1988), 54, 136-139.

room, and kitchen on one side and bedrooms on the other side. Based on the floor plan of the building prior to its 1976 remodel, the upper story of 444 Kearney Street residence displays this layout, with bedrooms along the southern side and the living room and kitchen on the northern side.⁴⁰

Character-defining features of bungalows include:

- Low-pitched gable roofs, occasionally hipped
- Wide eave overhangs, often with exposed rafter tails
- Decorative beams or braces under gables
- Full- or partial-width porches
- One or one-half stories in height⁴¹

5. EVALUATION

The following section provides an overview of the California Register of Historical Resources (California Register) and evaluation of the subject property for listing in the California Register.

EVALUATIVE FRAMEWORK

California Register of Historical Resources

The California Register is the authoritative guide to the state's significant historical and archeological resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA.⁴²

Criteria

A historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

- **Criterion 1.** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- **Criterion 2.** It is associated with the lives of persons important to local, California, or national history; or
- **Criterion 3.** It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or

⁴⁰ Thomas C. Hubka, *Houses Without Names: Architectural Nomenclature and the Classification of America's Common Houses* (Knoxville: The University of Tennessee Press, 2013), 57.

⁴¹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 567.

⁴² The evaluative framework for the California Register has been excerpted from: California Office of Historic Preservation, "California Register of Historical Resources," accessed February 25, 2022, https://ohp.parks.ca.gov/?page_id=21238; California Office of Historic Preservation, "California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)," Technical Assistance Series #6, 2011, accessed February 25, 2022, <https://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

- **Criterion 4.** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Integrity

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.⁴³

The seven aspects of integrity are defined as follows:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.⁴⁴

⁴³ California Office of Historic Preservation, "California Register and National Register."

⁴⁴ National Park Service, "How to Apply the National Register Criteria for Evaluation," National Register Bulletin #15, 1997, accessed February 25, 2022, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

CALIFORNIA REGISTER EVALUATION

Based on the evaluation under the four criteria below, the property at 444 Kearney Street is recommended as ineligible for listing in the California Register.

California Register Criterion 1 (Events)

Although it was constructed within the 106-acre Henderson Tapscott Tract No. 1, an early subdivision within the community that became El Cerrito, it did not play an important or singular role in the development of the city prior to its incorporation. While it was one of the largest subdivisions of this era, research suggests that Henderson, Tapscott & Co. achieved modest success in selling individual lots, such as the two that became the subject property. As such, the property at 444 Kearney Street is recommended as ineligible for listing in the California Register under Criterion 1.

California Register Criterion 2 (People)

The subject property is recommended as ineligible for listing in the California Register under Criterion 2 for its association with its long-term owners, the Schoutes, from ca. 1919 to 1975, as they are not known to have made significant contributions to local, state, or national history.

California Register Criterion 3 (Design/Construction)

The former residence at 444 Kearney Street is a relatively modest and undistinguished example of a small-scale bungalow, which were constructed in early twentieth century nationwide. Its exterior design features are primarily limited to the full-width front porch that has since been enclosed and the box bay windows at the southeast corner of the building. The building's design and construction likewise do not display skilled craftsmanship or employ distinctive materials or finishes. Lastly, the residence is not associated with a master architect or builder. As such, the property does not appear to meet the threshold for listing in the California Register under Criterion 3.

California Register Criterion 4 (Information Potential)

While Criterion 4 is generally applied to archaeological resources, it can be used to identify buildings with significant construction methods and other related physical information. (The documentation and evaluation of the property under this criterion is limited to aboveground resources, and the identification of archaeological resources is beyond the scope of this report.) As stated above, the wood-frame building was constructed using common techniques and materials of its era. For this reason, it is recommended as ineligible for listing in the California Register under Criterion 4.

Integrity

In order for a property to be found eligible for listing in the California Register, it must display significance under one or more of the California Register criteria and retain its integrity. Since the subject property is recommended as ineligible for listing in the California Register under any of the criteria, an evaluation of the property's physical integrity is not required.

6. CONCLUSION

Based on the analysis above, the property at 444 Kearney Street is recommended as ineligible for listing in the California Register under the four criteria. The property did not play a significant role in the early residential development of El Cerrito; it is not associated with persons significant in local, state, or national history; and its modest bungalow design is not significant for its architectural merit or construction methods. As such, the property does not appear to qualify as a historical resource under CEQA.

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Appendix A. Existing Conditions Photographs





444 Kearney Street, view east toward the property from Kearney Street
(Forget Me Not History, February 2022).



444 Kearney Street, west façade, view east
(Forget Me Not History, February 2022).



444 Kearney Street, west and south façades, view north
(Forget Me Not History, February 2022).



444 Kearney Street, eastern portion of the rear façade, view northeast
(Forget Me Not History, February 2022).



444 Kearney Street, south and east façades, view northwest
(Forget Me Not History, February 2022).



444 Kearney Street, east façade, view west (Forget Me Not History, February 2022).



444 Kearney Street, detail of the staircase on the east façade, view north (Forget Me Not History, February 2022).



444 Kearney Street, north façade, view south (Forget Me Not History, February 2022).



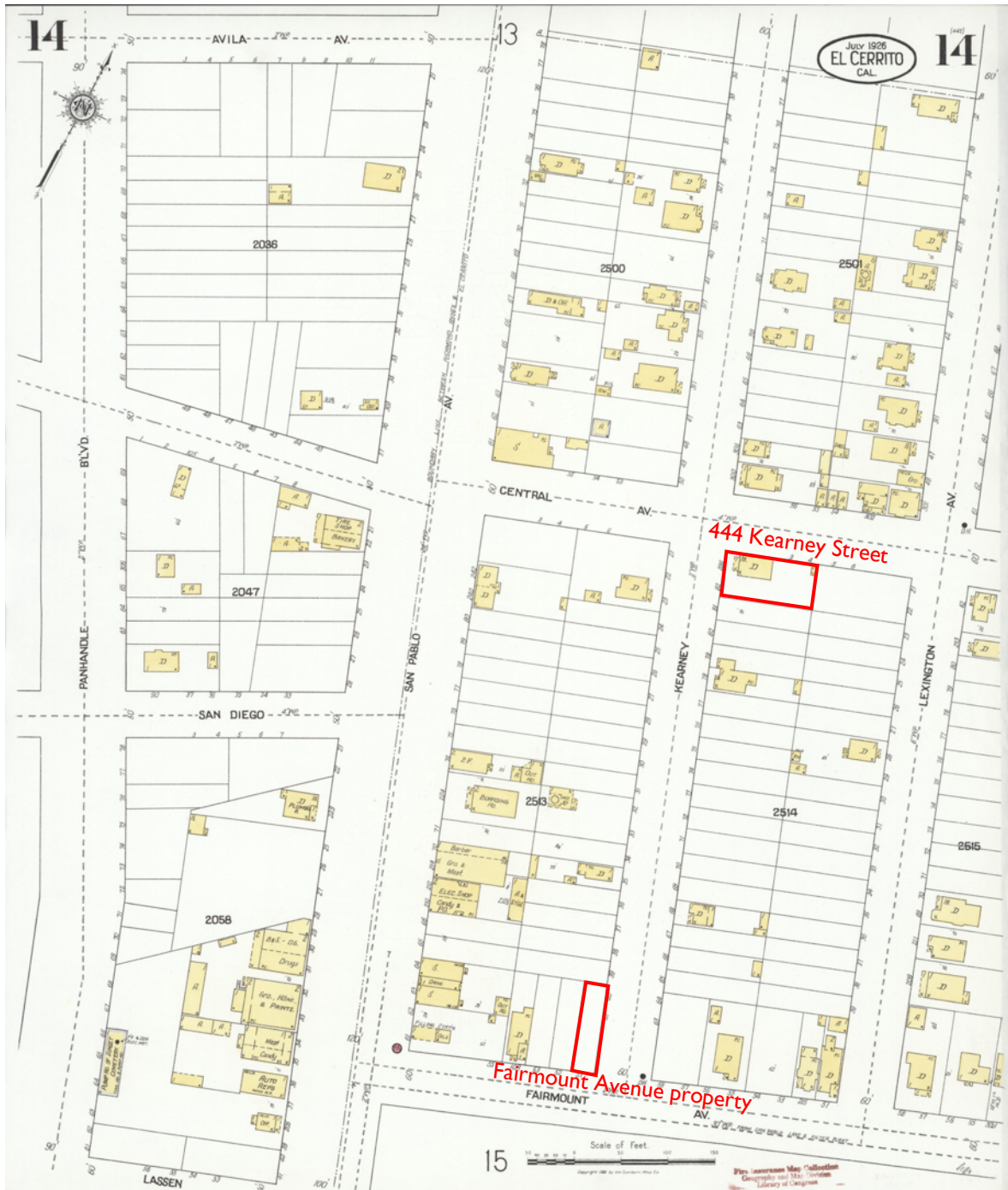
444 Kearney Street, landscaping and driveway accessing Kearney Street, view west (Forget Me Not History, February 2022).



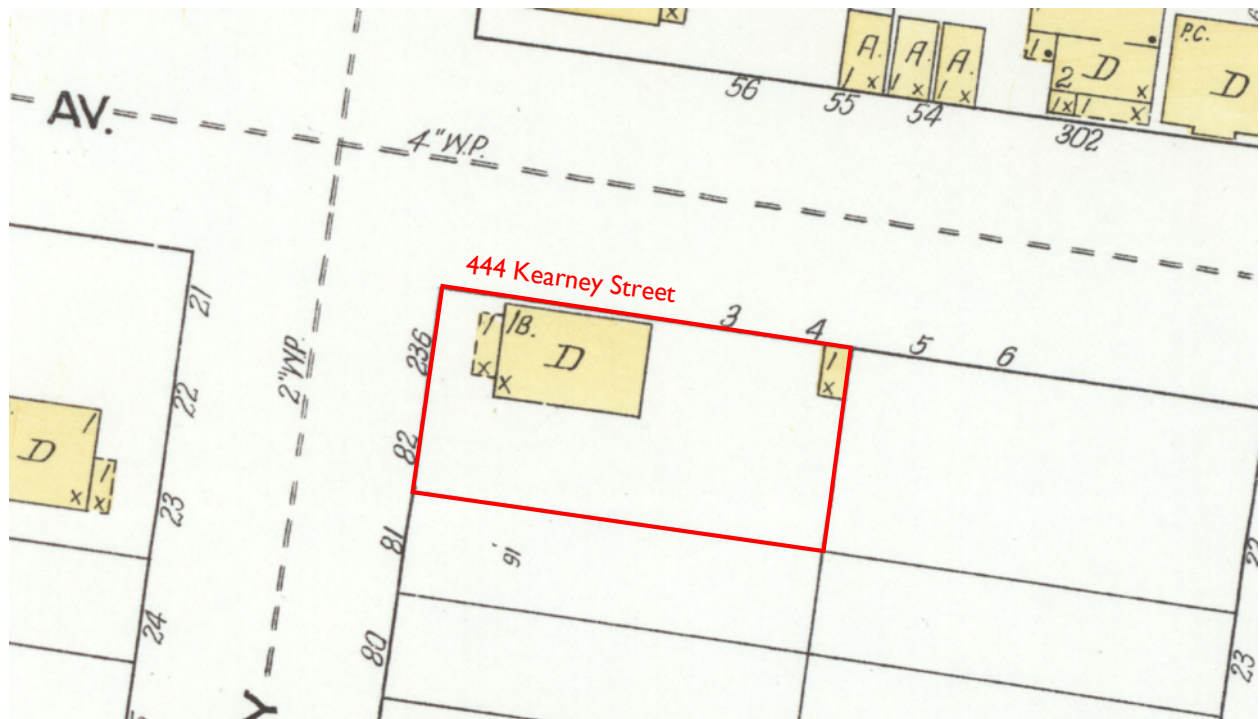
444 Kearney Street, landscaping and parking at the northeast corner, view northeast (Forget Me Not History, February 2022).

Appendix B. Sanborn Fire Insurance Maps

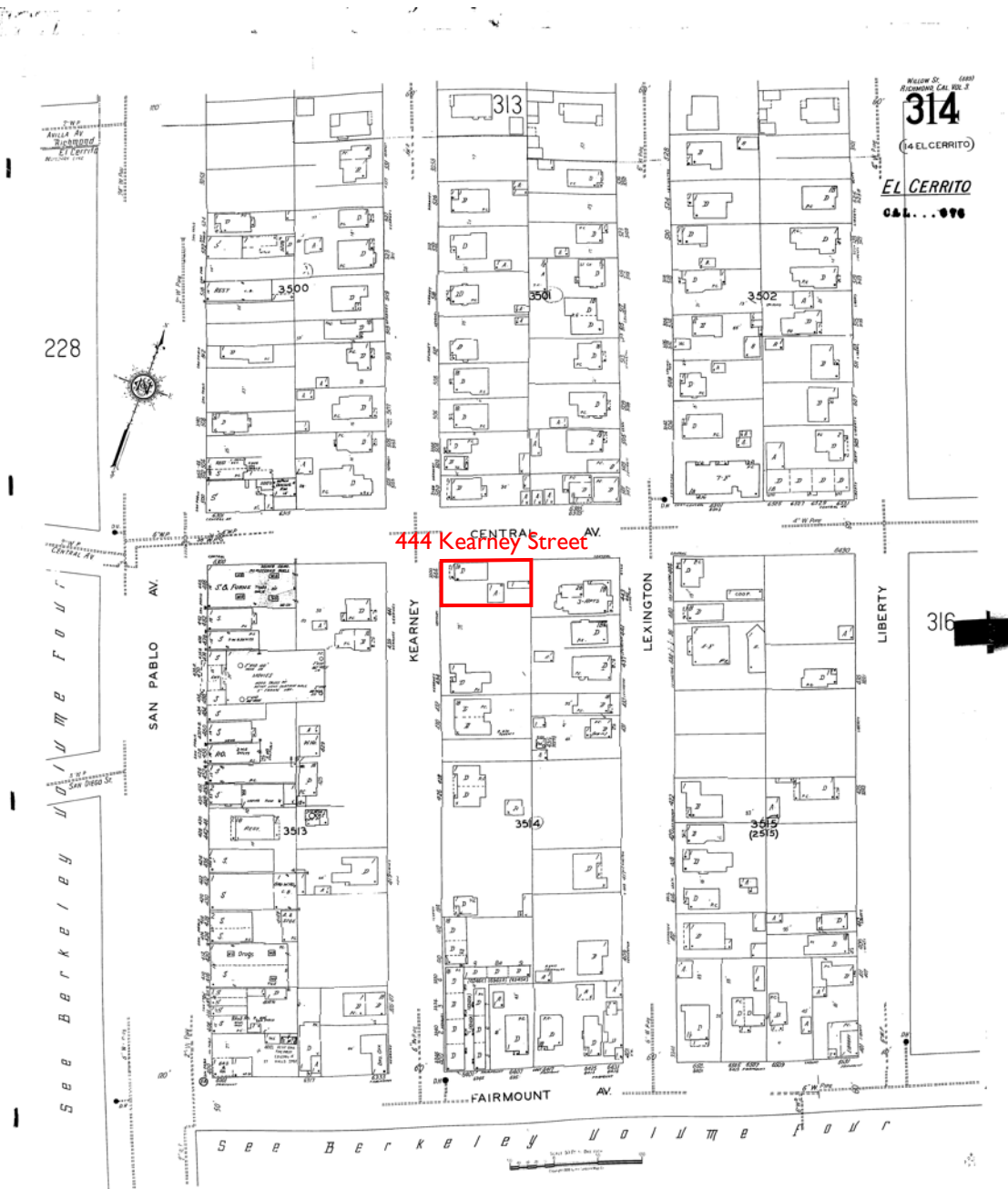




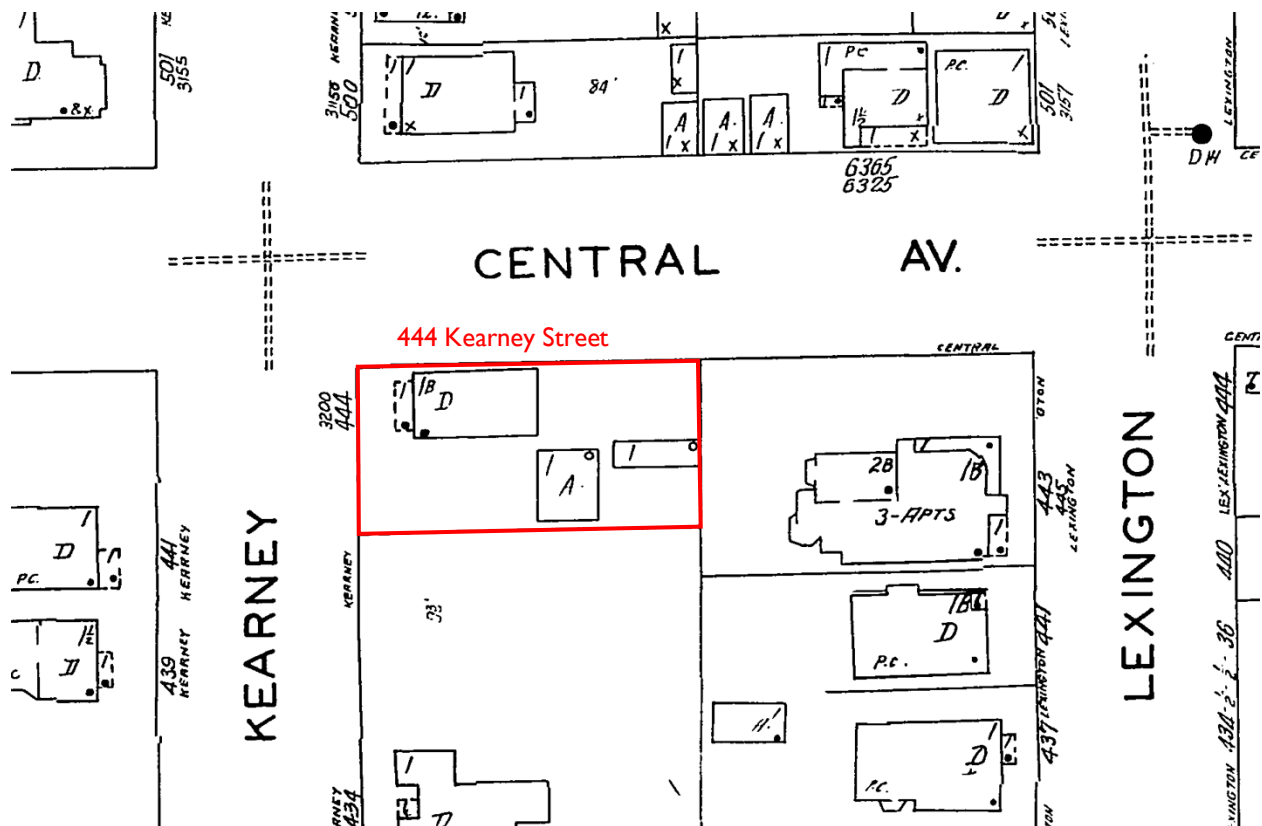
1926 Sanborn Fire Insurance Map, El Cerrito, California, Sheet 14 (Library of Congress; amended by author).



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