

EASTER HILL VILLAGE, BUILDING NO. 12  
North side of Hinkley Avenue, west of South Twenty-Sixth Street  
Richmond  
Contra Costa  
California

HABS CA-2783-E  
CA-2783-E

HABS  
CA-2783-E

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
PACIFIC GREAT BASIN SUPPORT OFFICE  
National Park Service  
U.S. Department of the Interior  
1111 Jackson Street  
Oakland, CA 94607

## HISTORIC AMERICAN BUILDINGS SURVEY

**Easter Hill Village, Building No. 12**  
**North side of Hinkley Boulevard, west of**  
**South 26<sup>th</sup> Street** Avenue  
**Richmond**  
**Contra Costa County**  
**California**

**HABS No. CA-2783-E**

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**Location:** North side of Hinkley <sup>Avenue</sup> Boulevard, west of South 26<sup>th</sup> Street

U U.S.G.S. Richmond Quadrangle (7.5'), Universal Transverse Mercator Coordinates: northwest corner 10.4197417.557557; northernmost point 10.4197464.557687; northeast corner 10.4197354.557875; southeast corner 10.4197235.557872; southwest corner 10.4197233.557673.

**Present owner:** Richmond Housing Authority

**Present use:** Demolished in 2004

**Most recent use:** Public housing project (until late 2003)

**Significance:** Easter Hill Village has been determined eligible for the National Register under Criteria A and C. Easter Hill is eligible under Criterion A because of its local significance as part of the effort to address the critical Post-World War II housing shortage in City of Richmond. Easter Hill Village was the most significant public effort to provide affordable permanent housing for many families displaced by the demolition of temporary war housing. Easter Hill Village is eligible under Criterion C because it had significant influence on the design of multi-unit housing. Easter Hill Village was the first multi-unit residential development to combine the twin themes of the planned unit development with the individuation of units. The design was also unique for its time in the care given to integrating a multi-unit residential development to its site. Easter Hill Village also is an important design by master architects Donald Hardison and Vernon DeMars, and landscape architect Laurence Halprin. The design of Easter Hill Village had at least statewide, if not national significance and influence. The period of significance under Criteria A and C is 1953 to 1954. The boundary of the eligible resource is the boundaries of the original Easter Hill Village project except Buildings 2, 3, 4 and 6 that have lost their historic integrity.

## **PART I. HISTORICAL INFORMATION**

### **A. Physical History**

Please refer to the "Narrative" report, HABS No. CA-2783.

### **B. Historical Context**

Please refer to the "Narrative" report, HABS No. CA-2783.

## **PART II. ARCHITECTURAL INFORMATION**

### **A. General Statement**

Building 12 is one of forty-one surviving buildings in the Easter Hill Village complex. As originally built in 1953-1954, the complex consisted of forty-eight buildings that were similar in construction, finishing materials, and general architectural character. All buildings were one or two stories in height and consisted of one or more modules that were linked end-to-end. The buildings varied principally in the finish of their second stories and in the number of modules that they contained. (The basic modules are identified on original plans with a letter from A to E; variations were indicated by a number suffix, and by the letter "R" for reverse plans.)

Building 12 consists of three modules linked end-to-end. Two of the modules are set back relative to the other one, creating a staggered footprint. On the original plans, these modules are labeled as (from north to south) modules C-2, C-1, and DR.

Please refer to the "Narrative" report, HABS No. CA-2783, for a description of the elevation, plan, and architectural character of these modules, and of the Easter Hill complex as a whole.

### **B. Description of Exterior**

#### **1. Overall dimensions**

Building 12 is two stories in height and 111'-10" in length, from north to south. The building faces east, toward Building 13.

In its plan, Building 12 is divided into three modules: C-2 to the north, C-1 in the middle, and DR to the south. Each of these modules is 26'-0" in depth and contains two living units. The northernmost module, C-2, is set forward 6'-6" from the other modules. Each module is 33'-0" in length, except for the southernmost, D, which has an extension at its southeast corner, and is 45'-9" in length.

## **2. Foundations**

Building 12 has a reinforced concrete perimeter foundation.

## **3. Walls and structural system**

Like all buildings in Easter Hill Village, Building 12 is stud-framed in construction. The first story of the building is clad in stucco on all four sides. In the second story, the northernmost module is clad in horizontal wood siding on all three facades, while the two southern modules are clad in wooden board-and-batten siding. The second story overhangs the first story by sixteen inches for the entire length of the east and west elevations.

The main façade is along one of the long sides, that facing east. Entrances to five of the six units can be found in this façade. The rear of the building is in the other long façade, that facing west. Each of the six units has a back door on this side of the building.

A one-story extension can be found at the south end of the building. This extension serves as the entrance for the southernmost unit and contains a bedroom for that unit.

The stucco surfaces are painted salmon-beige, and the board-and-batten siding is painted brown. This coloring is not original.

## **4. Porches**

Each unit in this building possesses its own entrance porch. Five of the porches are located along the main (east) façade. These consist of concrete decks raised several inches off the ground, and plain wooden railings supported by plain wooden posts. Metal awnings cover each of the porch decks, which measure about five feet by eight feet. These porches, including railings and awnings, are non-original.

The sixth entrance porch is located in the extension and serves the southernmost unit. It has a concrete deck and wooden railing, and is protected by an extension of the gabled roof of the ell. Square wooden posts support this porch roof. The porch measures about four feet by twelve feet.

## **5. Openings**

All exterior doors are wooden hollow core doors, opening inward. Over each door is a security grille with dense metal screen that opens outward.

Both the doors and the security grilles have deadbolt locks. These doors and grilles are non-original.

As is the case elsewhere in Easter Hill Village, all windows in this building are of three types: single windows measuring about three feet in width by four feet in height, paired windows measuring about seven feet in width by four feet in height, and bathroom windows measuring about three and one-half feet in width by two feet in height.

In the main (east) façade, fenestration across the entire second story is symmetrical, with single windows at each end and paired windows in-between. In the first story, the arrangement of single windows, paired windows and doors is essentially random. Some doors are adjacent to single windows, and some are adjacent to paired windows. In the south façade (facing Hinkley Boulevard), single windows can be found in the first and second stories and in the one-story extension, and a vent is in the tip of the second story gable. In the symmetrical north façade, there are two single windows in each story and a vent in the gable. In the rear (west) façade, fenestration in the second story consists of five pairs of windows, three pairs of bathroom windows, and a single window at the north end. The first story contains five single windows and one paired window, each of which is adjacent to one of the six doors in this façade.

## **6. Roof**

The roof is gabled, with extended eaves. There is a break in the roofline where the C-2 module is set forward of the other modules, creating the impression of two separate roofs on this building. The roof of the one-story extension is also gabled, and extends west beyond the wall plane to cover the porch. The eaves in this building do not have exposed rafters. Metal gutters run the length of the long sides of the roof.

## **C. Description of Interiors**

### **1. Floor plans**

#### **a. Basement**

Building 12 contains no basement.

#### **b. Apartment floor plans**

The modules and floor plans in this building are the same as those for Building 8. Please refer to the "Outline" report for that building, HABS No. CA-2783-A.

**2. Flooring**

Floors are covered with non-original twelve-inch vinyl tiles.

**3. Wall and ceiling finish**

Please refer to the "Outline" report for Building 8, HABS No. CA-2783-A.

**4. Openings and trim**

Please refer to the "Outline" report for Building 8, HABS No. CA-2783-A.

**5. Doors to bedroom and linen closets, storage rooms**

Please refer to the "Outline" report for Building 8, HABS No. CA-2783-A.

**6. Kitchen fixtures**

Please refer to the "Outline" report for Building 8, HABS No. CA-2783-A.

**7. Bathroom fixtures**

Please refer to the "Outline" report for Building 8, HABS No. CA-2783-A.

**8. Lighting and heating fixtures**

Please refer to the "Outline" report for Building 8, HABS No. CA-2783-A.

**D. Site**

**1. General setting and orientation**

Building 12 is located on the north side of Hinkley Boulevard, a short distance west of South 26<sup>th</sup> Street. The entrances in the building are served by a walkway that continues to the north and east, connecting with a large parking lot on South 26<sup>th</sup> Street. North of the building the ground slopes steeply upward, toward building 18. To the west is Building 10, which also has six living units. The back yards of buildings 10 and 12 are directly opposite from each other, and are separated by narrow alley. One boulder can be found in the side yard south of Building 12.

Please refer to the "Narrative" report, HABS No. CA-2783 for more on the general setting at Easter Hill Village.

## **2. Historic landscape**

Please refer to the "Narrative" report, HABS No. CA-2783.

### **PART III. SOURCES OF INFORMATION**

#### **A. Original Architectural Drawings**

The original 1953 Easter Hill Village plans and specifications are on file at the architectural firm of Hardison, Komatsu, Ivelich & Tucker, 538 Ninth Street, Suite 240, Oakland, CA 94607.

#### **B. Interviews**

Hardison, Donald. Personal communication with Marjorie Dobkin. January 2003.

\_\_\_\_\_. Personal communication with Ward Hill and William Kostura.

October 2003.

Please refer to the "Narrative" report, HABS No. CA-2783, for more interviews.

#### **C. Bibliography**

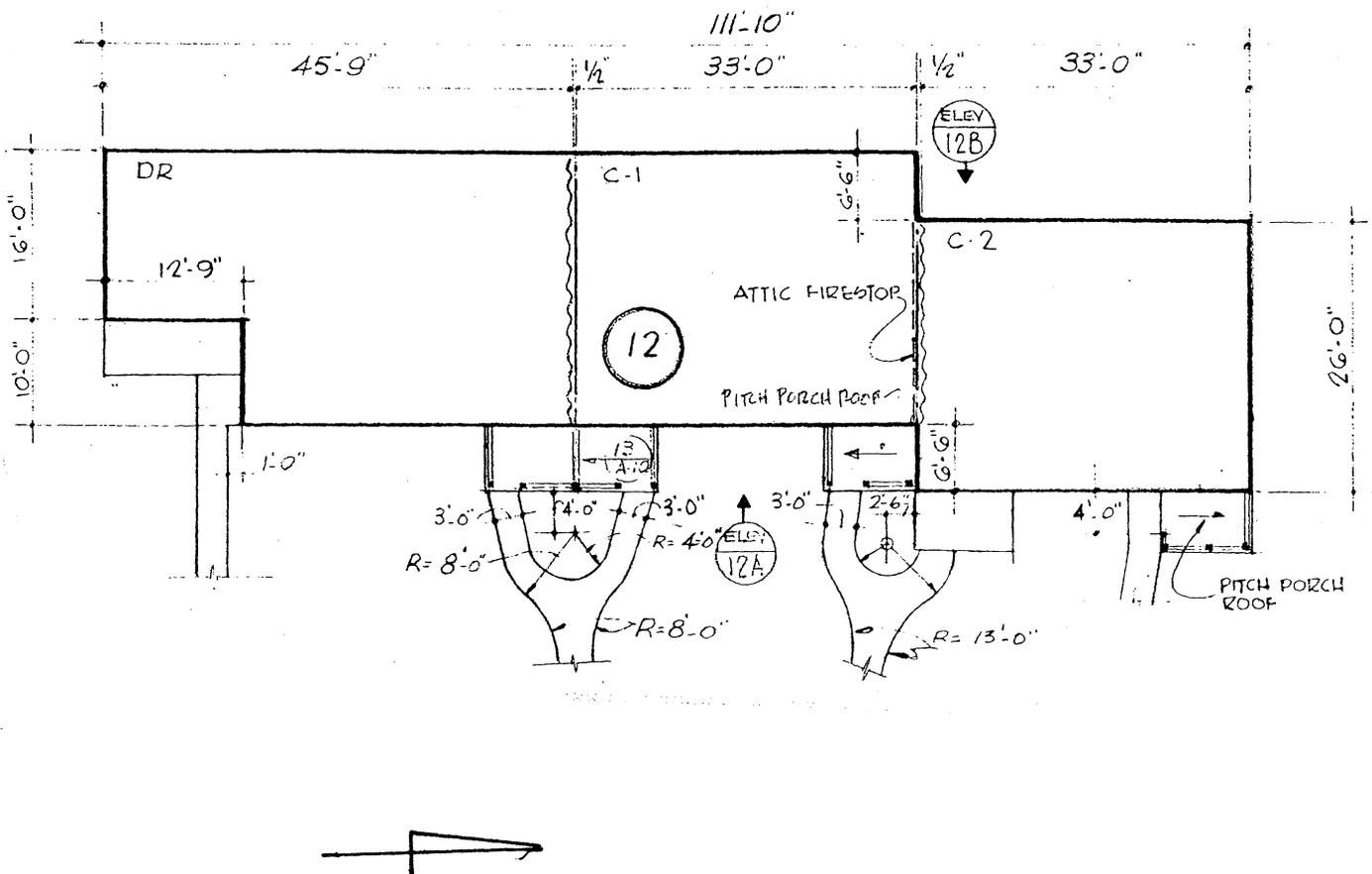
Please refer to the "Narrative" report, HABS No. CA-2783.

### **PART IV. PROJECT INFORMATION**

The Historic American Building Survey documentation was undertaken as a mitigation measure as per the Memorandum of Agreement between the Richmond Housing Authority and the California State Office of Historic Preservation. The City of Richmond Housing Authority as part of the Hope VI Revelopment Project demolished forty-one (237 units) buildings of the existing forty-five buildings in the Easter Hill Village complex (including removing existing landscape features) in May 2004 for the construction of 219 new multi-family rental-housing units, thirty for-sale detached houses, and fourteen for-sale town-homes would be developed. On a vacant site just east of Easter Hill Village, an additional forty for-sale detached houses would be developed. A total of 303 new housing units will be constructed as part of this project.

The documentation was prepared during the period of October 2003 to July 2004. The narrative report is a collaboration of three individuals: Historian Marjorie Dobkin prepared the sections on social history regarding Richmond during and after World War II and on Easter Hill Village and the section on the history of the Easter Hill Village design; Landscape historian Denise Bradley prepared the description and historic background sections on the Easter Hill Village landscape design and the biographical material on landscape architect Lawrence Halprin; Architectural historian Ward Hill prepared the sections on the Modern Movement in architecture, the Bay Region Tradition and the general historical background of the City of Richmond. Architectural historian

William Kostura prepared the Outline Format reports on the forty-one individual Easter Hill Village buildings (original building numbers 8 to 48) demolished for the project.



Sketch plan for Building No. 12, showing the arrangement of modules. For module plans, please refer to the "Narrative" report, HABS No. CA-2783.