EASTER HILL VILLAGE, BUILDING NO. 22
South side of South Twenty-sixth Street, east of Corto Square
Richmond
Contra Costa
California

HABS CA-2783-O
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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. 22
South side of South 26th Street, east of Corto Square
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Location: South side of South 26th Street, east of Corto Square

U.S.G.S. Richmond Quadrangle (7.5'), Universal Transverse Mercater 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 22 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 indicated by a number suffix, and by the letter "R" for reverse plans.)

Building 22 consists of three modules linked end-to-end. One of the modules is set forward relative to the others, creating a slightly staggered or stepped footprint. On the original plans, the modules are labeled as (from north to south) modules C-3R, C-1, and BR. There are two townhouses in each module, for a total of six units in this building.

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 22 is two stories in height and 97'-7" in length. In its plan, Building 22 is divided into three modules. They are, from north to south, C-3R, C-1, and BR. Each of these modules is 26'-0" in depth and contains two living units. The southernmost module, BR, is set forward (west) 6'-6" from the other modules, which are flush with each other. The C-1 and C-3R modules are 33'-0" in length, and the BR module is 31'-6" in length.

2. Foundations

Building 22 has a reinforced concrete perimeter foundation.

3. Walls and structural system

Like all buildings in Easter Hill Village, Building 22 is stud-framed in construction. The second story is clad in a two kinds of materials, namely stucco in the module to the south (BR), and board-and-batten in the two modules to the north (C-1 and C-3R). The first story is clad entirely in stucco. In the latter two modules the second story overhangs the first story by sixteen inches in both the east and west elevations, while in the BR module the walls are flush from the ground to the roofline.

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

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 an entrance porch consisting of a concrete deck 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 six feet by eight feet. The porches, including railings and awnings, are non-original.

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 (west) façade, fenestration in the second story consists of five paired windows and three single windows. The first story contains three

paired windows, six single windows, and doors to five units. In the rear (east) façade, the second story fenestration consists of five paired windows, a single window (at the north end), and three pairs of bathroom windows. The first story has six single windows and six doors. The north façade is nearly symmetrical, with two single windows in each story, a central doorway in the first story, and a vent in the gable. The south façade is nearly blank, with only a covered vent in the gable and a single window in the first story.

6. Roof

The roof is gabled, with extended eaves. There is a break in the roofline where the BR module is set forward from the adjoining modules, creating the impression of two separate roofs on this building. The eaves have exposed rafters. Metal gutters run the length of the roof on each of the long facades. One rectangular chimney with stucco cladding can be found on the ridgeline of the roof of the BR unit.

C. Description of Interiors

1. Floor plans

a. Basement

Building 22 contains no basement.

b. Apartment floor plans

From north to south the module floor plans in Building 9 are as follows:

Module C-3R contains two townhouses, a three-bedroom unit on the left (north), and a two-bedroom unit on the right (south). The entrance door in each of these townhouses opens directly into the living room. In each townhouse the staircase to the second floor divides the first floor plan into two primary spaces - a living room in front, and a kitchen area in back. A rear door in the kitchen opens out to the back yard. A storage room opens off of one side of the kitchen. In the second floor, the bedrooms and bathroom open to the landing at the top of the staircase. The bedrooms vary in size from about nine feet by eleven feet to eleven feet by twelve feet.

Module C-1 contains two townhouses. The entrance door opens directly into the living room. The stair to the second floor divides the first floor plan into two primary spaces - a living

room in front, and a kitchen area in back. A rear door in the kitchen opens out to the back yard. A storage room opens off of one side of the kitchen. In the second floor, the bedrooms and bathroom open to the landing at the top of the stair. The bedrooms in both units vary in size from about nine feet by eleven feet to eleven feet by twelve feet. The right (south) unit has 3 bedrooms and the left (north) unit has two bedrooms.

Module BR contains two townhouses, each with two bedrooms. The front door in each unit opens directly into the living room. Toward the rear of each living room is a doorway to the kitchen, which in turn connects with a storage room. A door to the back porch can be found in the back wall of the kitchen.

From the living room in each unit of Module BR a staircase leads to the second floor. A small hallway at the top of the staircase leads to each of the two bedrooms and a bathroom. The bedrooms measure about ten feet by eleven feet and eleven feet by twelve feet.

Each bedroom in the building has its own closet. In the C-1 and C-3R modules a coat closet can be found on the first floor of each unit, beneath the staircase. A linen closet is on the second floor of each unit, near the stairway landing and adjacent to the bathroom. In the BR module the coat closet in is the first story off the living room, and the linen closet is in the second story off the hallway.

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 22 is on the southwest side of South 26th Street, where that street begins its curve to the south. It rests upon a gentle rise of land a few feet above the street level. A large parking lot is to the west and a small parking lot is to the southeast. Building 20 is to the southeast, and Building 23 is across the street to the north. Please refer to the "Narrative" report, HABS No. CA-2783 for more on the general setting at Easter Hill Village.

2. Historic landscape

See the "Narrative" report, 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.

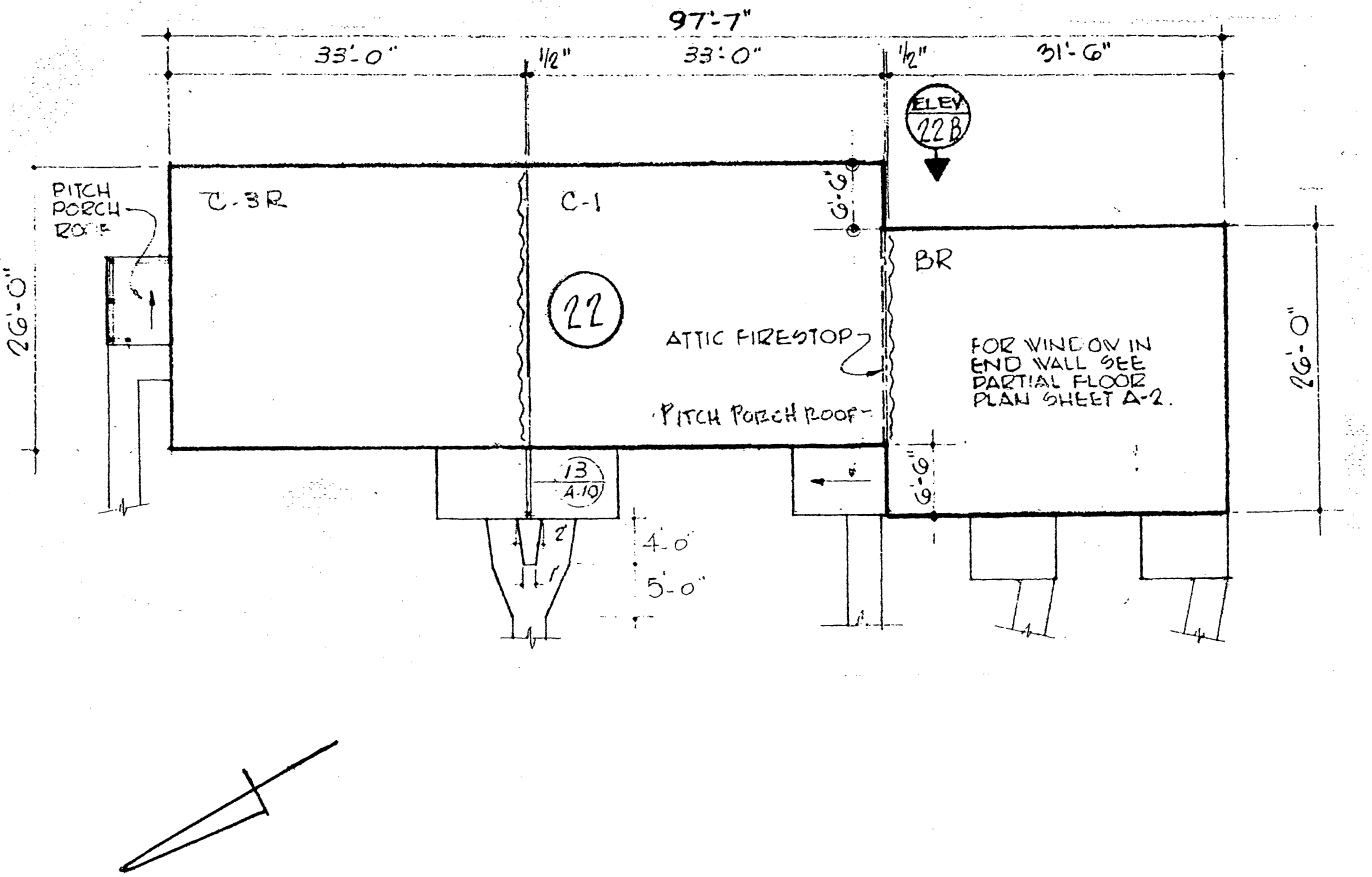
C. Bibliography

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. 22, showing the arrangement of modules. For module plans, please refer to the "Narrative" report, HABS No. CA-2783.