

EASTER HILL VILLAGE, BUILDING NO. 43  
West side of South Twenty-eighth Street, north of Foothill Avenue  
Richmond  
Contra Costa County  
California

HABS CA-2783-AJ  
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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. 43**  
**West side of South 28<sup>th</sup> Street, north of Foothill Avenue**  
**Richmond**  
**Contra Costa County**  
**California**

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- Location:** West side of South 28<sup>th</sup> Street, north of Foothill Avenue
- 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 43 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 43 is the smallest building in Easter Hill Village. It consists of one module containing two units, and is labeled on the original plans as module C-3R. This is the only place in the complex where a "C" module stands alone, instead of being linked to other modules. 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 43 consists of one C-3R module. It is two stories in height, 33'-0" in length (from north to south), and 26'-0" in depth (east to west).

#### **2. Foundations**

Building 43 has a reinforced concrete perimeter foundation.

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

Like all buildings in Easter Hill Village, Building 43 is stud-framed in construction. The second story is clad in horizontal wood siding on all sides, and the first story is clad entirely in stucco. The second story overhangs the first story by sixteen inches in both the east and west elevations.

The main façade faces east, toward South 28<sup>th</sup> Street. One of the two entrances is in this façade, and the other is in the south façade. Both units have back doors in the rear façade, facing west.

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

### **4. Porches**

Both units in this building possess entrance porches consisting of a concrete deck raised several inches off the ground, and plain wooden railings supported by plain wooden posts. These posts rise to support a wooden trellis over each entry. Each porch measures about six feet by eight feet. The trellis and railings 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 (east) façade, fenestration in the second story consists of two paired windows and one single window. The first story contains one set of paired windows, two single windows, and a door to one of the units. In the rear (west) façade, the second story fenestration consists of one set of paired windows, a single window, and a pair of bathroom windows between them. In the first story are two single windows and two doors, with one door adjacent to each window. The south façade is nearly symmetrical, with two single windows in each story, plus a central doorway in the first story. There is a vent in the gable. In the north façade there is only a single window in the first story plus a vent in the gable.

## **6. Roof**

The roof is gabled, with extended eaves. The eaves in this building have exposed rafters. Metal gutters run the length of the roof on each of the long facades.

## **C. Description of Interiors**

### **1. Floor plans**

#### **a. Basement**

Building 43 contains no basement.

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

Building 43 consists of one module, C-3R. It contains two townhouses, with a three-bedroom unit on the left (south) and a two-bedroom unit on the right (north). 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.

Each bedroom in the building has its own closet. 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.

### **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 43 is on the west side of South 28<sup>th</sup> Street a short distance north of Foothill Avenue. The building is at the north edge of the Easter Hill Village property, and thus privately-owned residences can be found to the north of this building and also to the east, across the street. A small parking lot can be found directly to the south of Building 43. Building 42 is immediately south of this parking lot, and Building 40 is a short distance to the west. 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.

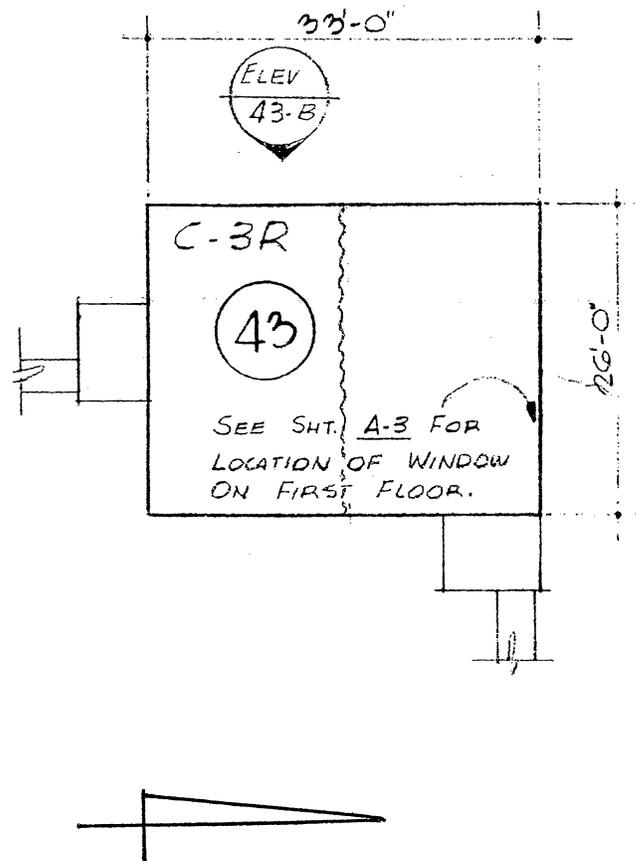
### **C. Bibliography**

Please refer to the "Narrative" report, 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. 43, showing the arrangement of modules. For module plans, please refer to the "Narrative" report, HABS No. CA-2783.