

Oakland woman's real estate helps found a great university

By Dennis Evanosky

All too often, historians overlook the role that women play in the unfolding of events. This is true of the very early history of the University of California, which has its roots in three pieces of real estate: one in Oakland and two in an unincorporated area that would later become the university campus and parts of the City of Berkeley.

Mary Brayton was instrumental in selling the College of California campus in Oakland to the university's regents after her husband Isaac's death in 1869. This sale allowed the infant university to continue operating while its trustees built a campus in Berkeley. It also gave Mary ownership of valuable property in the future city of Berkeley. A look at the 1870 federal census reveals that the sale made Mary one of the wealthiest women—if not the wealthiest woman—in Alameda County.

After holding its first classes in a fandango hall on Broadway in the City of Oakland, the College of California moved to the "College Block," a new Oakland campus bounded by Harrison and Webster streets on the east and west and 14th and 12th streets on the north and south, respectively.

The College of California's trustees created the remaining two pieces of the puzzle by



OAKLAND WIKI

ISAAC AND MARY BRAYTON sold property to Mountain View Cemetery in 1864. They used some of the proceeds from that sale to purchase the College of California property in Oakland, shown here.

carving up some of the real estate that they had acquired in the hills north of the settlement of Ocean View (today's west Berkeley), which sprouted up around the wharf that Captain James Jacobs built in 1854. Instead of "Ocean View," some folks called the place "Jacob's Landing." In 1855, A. A Rammls-

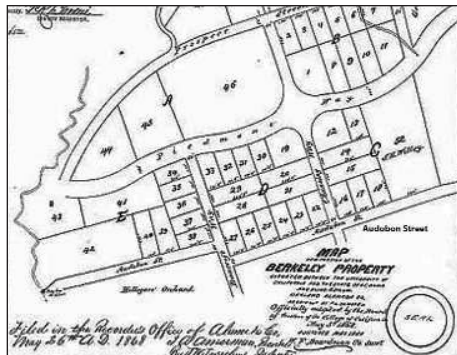
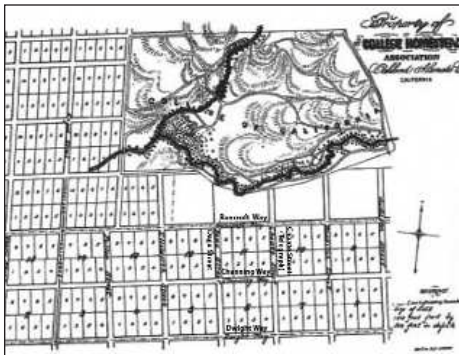
burg and John Everding established the Pioneer Starch and Grist Mill near the landing. The 1860 census listed 69 people living in the settlement. The origins of the University of California date to that same year.

In an article she wrote for the Berkeley Architectural Heritage Association's newsletter, historian Susan Cerny stated that the University of California's "origins date back to 1860 when the College of California, a small, private institution then located in Oakland, purchased land for the benefits of a country location."

On April 16, 1860, the college's trustees—including Isaac Brayton, Samuel H. Willey, D. B. Cheney, Henry Durant, and Frederick Billings—met to dedicate their new campus. History credits Billings with later choosing the name Berkeley for the new school. Tradition has him standing on "Founders Rock," with his fellow trustees when the name Berkeley came to him. The story goes that Billings recalled Anglican Bishop George

See **MARY BRAYTON** on page 2

BOTH: ALAMEDA COUNTY RECORDER'S OFFICE



THE TRUSTEES at the College of California in Oakland laid out two of their properties in an unincorporated area of Alameda County. The College Homestead tract, at left, included a campus for the future University of California and streets with blocks to sell to investors. The trustees hoped to sell parcels in the Berkeley Property, at right, centering on Channing and Piedmonts ways, as well. Neither tract contained a plan for a future town or city; neither turned the profit that the trustees had hoped for.



Mary Brayton

Continued from page 1

Berkeley (pronounced Barkley) and his quote, “Westward the course of empire takes its way,” and found it fitting

In order to raise money for their new campus, the College of California trustees decided to subdivide and sell some of their newly acquired property north of Oakland. First, they formed the College Homestead Association, which drew up articles of incorporation on September 1, 1864. The association laid out the College Homestead tract and recorded the plat map with Alameda County on May 15, 1866. The tract included land for the planned college campus, 12 city blocks to the campus’s south and nine blocks to its west.

The association also laid out property, centered on Piedmont and Channing ways, which they called “The Berkeley Tract.” This tract included all of Prospect Way and land to the east. The trustees enticed landscape architect Frederick Law Olmsted to lay out some of this tract in 1864 as a residential neighborhood. Olmsted, already famous for helping design Central Park, was in town laying out Mountain View Cemetery on property that Isaac and Mary Brayton had sold to the cemetery.

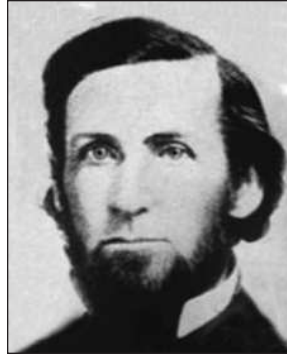
The trustees had one thing in mind with their properties in the hills north of Ocean View: sell lots to make enough money to keep the College of California on an even keel. In a 2003 article he wrote for the Berkeley Architectural Heritage Association newsletter, Jerry Sullinger pointed out that

the College Homestead Association had no intention of building a town and its plat map had no indication of a town. The association laid out tract to sell the lots, raise money and keep the College of California in Oakland afloat. “It did

not work,” Sullinger wrote. “The association’s secretary, the Presbyterian minister Samuel Hopkins Willey, later lamented that scheme did not pan out because only half the lots sold.” According to Sullinger, the failure to raise the necessary capital hastened the demise of the College of California in Oakland.

In 1864, Isaac and Mary stepped in with much-needed cash. The couple purchased the College of California property, including its buildings. They used the proceeds from the sale of a 190-acre tract of land two miles north of Oakland to Mountain View Cemetery to pay for the college.

Isaac died on April 12, 1869, and the trustees attempted to transfer the College of California property to the infant University of



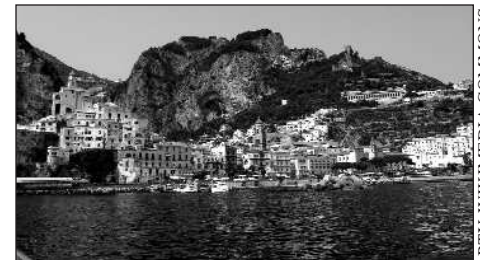
PRESBYTERIAN MINISTER Isaac Brayton. Unfortunately, we do not have a photograph of his wife Mary.

OAKLAND HISTORY ROOM

California, something they had no right to do. The property did not belong to them; it belonged to the Braytons. Isaac’s death forced the university to deal with Mary.

She judiciously reminded the regents that her husband’s will contained a codicil, stipulating that the regents pay \$80,000 for the College of California property. This included assuming payments on a \$50,000 mortgage that Isaac had taken out on the property with the San Francisco Savings Union. In lieu of the remaining \$30,000, the codicil stipulated that Mary receive twenty-two unsold lots in the “College Homestead” tract and 112 acres in the “Berkeley Property” tract.

The 1870 federal census lists Mary living as a widow with her eight-year-old son



AFTER HER HUSBAND died, Mary Brayton moved to the town of Amalfi, Italy, where she lived for the rest of her life.

GREG MACLARTY, WIKIMEDIA COMMONS

Henry and a nurse, Anna Addin. That census listed Mary’s worth as \$100,000 in real estate, about \$1.8 million in today’s money, and \$25,000—some \$440,000 today—in her personal estate. Using today’s calculations, Mary was a multi-millionaire.

The regents continued to operate the university at the “College Block” in Oakland until 1873, when the North and South halls opened and classes began on the Berkeley campus. The City of Berkeley incorporated five years later.

Mary sold the Berkeley property she received from the sale and moved to her home state of New Jersey. On July 30, 1881, she applied for a passport at her brother Henry’s office in Morristown. That same year, she moved to Amalfi, Italy, a coastal town south of Naples on the Gulf of Salerno.

See **MARY** on page 3

WIKIMEDIA COMMONS



MARY AND HER SON Henry rest side-by-side in Rome’s Campo Cestio cemetery. For more on their burial there, see page 3.

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2018 marks centennial of Lake Merritt's Edoff bandstand

By Tom Debley

Each summer the Oakland Municipal Band, founded in 1912, plays a series of outdoor concerts at Lake Merritt. One hundred years ago, on Sept. 8, 1918, it played a special concert to mark the dedication of the James P. Edoff Memorial Bandstand in Lakeside Park. Thus, this year marks the centennial of that city historic site as the "permanent home" of the Oakland Municipal Band.

Edoff, the man for which it is named, was the first president of the Board of Oakland Parks Commissioners, founder of the municipal band, and father of the summer concerts in the park, according to the *Oakland Tribune* report on the 1918 dedication.

He is also remembered for chairing the Alameda County Relief Committee to assist thousands of refugees who flooded into Oakland fleeing the devastation of the 1906 earthquake and fire that destroyed San Francisco. Edoff died in 1915. According to the *Tribune*, "a throng . . . estimated at up to 50,000" attended the dedication concert posthumously honoring him under the direction of Paul Steindorff, who was appointed by the Parks Commissioners to organize the first municipal band. Steindorff also was choral director at the University of California

Berkeley for many years and died in 1927.

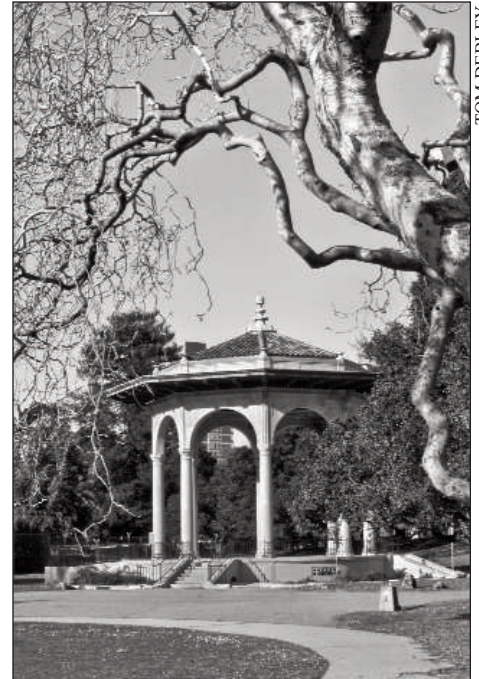
Visiting Europe with his wife in 1914, Steindorff had snapped a picture of a bandstand in Milan, Italy, which inspired the design of the Edoff Memorial Bandstand we see today.

The Edoff Memorial Bandstand was designed by architects Walter Reed and William Corlett. Reed also designed the pergola and colonnade on the eastern arm of Lake Merritt in 1913, the wings added to the municipal boathouse in 1913, and the Lake Merritt boat landing on Lakeshore Avenue at East 18th Street in 1914.

While the bandstand was dedicated in 1918, World War I shortages and costs delayed its completion because of the inability to get the necessary marble and limestone for the structure. It was completed two years later, in time for the 1920 summer season. Until then, the municipal band played in a previous wooden bandstand.

In 1979, the Edoff Memorial Bandstand was named the city's Landmark No. 9945.

The bandstand was closed from 1989 to 1999 due to damage from the Loma Prieta Earthquake. It was then made wheelchair accessible when the architectural firm of Muller & Caulfield was commissioned to



TOM DEBLEY

THE EDOFF BANDSTAND was dedicated in 1918 and completed in 1920.

design and construct a "permanent accessibility solution which would not detract from the bandstand's overall aesthetic and eightfold symmetry." ■

Mary

Continued from page 2

Her son, Henry Pitney Brayton, also moved to Italy. They both died in 1884; Mary on Feb. 10, and Henry on Oct. 30. He was only 22. She died in Amalfi, and he in Genoa. Mother and son rest side-by-side in the Campo Cestio cemetery in Rome.

Isaac rests at Mountain View Cemetery in Oakland with their two-year-old daughter Mary Louisa, his brother Albert, and Albert's family.

Mary Brayton played an important role in the transition that fashioned the University of California from the clay of a small college in Oakland. This role remains largely forgotten today. ■

More on Campo Cestio, Mary Brayton and her son Henry

While researching online, I came across a picture of Mary and Henry Pitney Brayton's graves at Campo Cestio in Rome and a story about how the family name is spelled wrong. Turns out the mason misspelled Isaac's name as "Isacc."

Stone 1048, Zona Prima. Stone remains in reasonable condition; incised and filled; primary inscription, English

1. IN MEMORY OF HENRY PITNEY BRAYTON
ONLY SON OF REV. ISACC H & MARY PITNEY BRAYTON
BORN IN OAKLAND. CAL. U.S.A. JULY 8th 1862
DIED IN GENOA ITALY. OCT. 30TH 1884.

2. MARY PITNEY BRAYTON
WIDOW OF THE LATE ISACC H. BRAYTON

BORN IN MENDHAM N.J. U.S.A. OCT. 17TH 1836
DIED IN AMALFI. ITALY.
FEB. 10 1884

I SHALL GO TO HIM BUT HE CANNOT RETURN TO ME

LOVELY & PLEASANT IN THEIR LIVES AND IN THEIR DEATH THEY WERE NOT DIVIDED

I wonder what the words at the end mean. Do the words "him" and "they" refer to Mary and Isaac, or to Mary and young Henry?

I also wanted to mention that the sign at Campo Cestio's entrance says, "For foreign Protestants," as though they were people from another planet.

Poet Percy Shelley is, arguably, the most famous person buried at Campo Cestio.

—Dennis Evanosky



Here come the trains, 150 years later! Ideas for a terminus trail

By Daniel Falla

The 2010 loss of the Southern Pacific paint shop places a high, if not decisive, hurdle to an idea I've had for some time. Easily visible from BART, the structure was a testament to the fact that the final stretch of the first transcontinental railroad line closely parallels the BART tracks from the Oakland side of the bay to the San Leandro station.

The additional loss of the Fruitvale Hotel further reduces the possibility of creating a Terminus Trail for the curious. Perhaps, however, solutions can be found. Maybe replicas can be built in the vicinity for BART passengers to see.

A visit to the websites railserve.com and seecalifornia.com shows an impressive list of rail museums in the Bay Area and thereabouts. The collections seem complete and show plenty for local history buffs.

There is one city, however, that is nowhere to be found. Even though this city has had train service continuously since 1863, it is not included. Despite having had not one but three transcontinental terminuses, this particular city has been somehow left out and forgotten. Can you guess that city? It's ours.

Let's forget reality and take a trip down fantasy lane to see the potential that awaits us. In the past, it was suggested that the Fruitvale Hotel could have been a museum. If that were the case, we could imagine having both a hotel and an OHA representative, each one attired in period dress, greet visitors



ARRIVAL OF THE FIRST WESTERN PACIFIC TRAIN in Oakland.

at the San Francisco Tourist Center at Civic Center BART once a day and take those interested to the museum, showing them the historic features along the way.

Yes, two-thirds of the trip is underground where the Victorian splendors of Old Oakland are out of view. But that doesn't matter, or does it?

The additional revenue from these imaginary visitors won't be much more than a few drops in the bucket but the Terminus Trail will help us in other ways. In particular, the

terminus museum would help Oakland define its identity and shed any inferiority complex. That major problem helps explain why the A's draw so few and OAK International has never had the demand of SFO.

Other cities, of course, have their own location hurdles.

For example, Philadelphia, sandwiched midway between New York City and Washington, D.C., tends to be overlooked by both. And San Diego, tucked into a corner below Los Angeles, has long been known as America's cul-de-sac. Yet both cities are the definite kings of their hill, as expected.

The S.F. Bay Area just may be the world's only metropolis in which the central, hub city is not the dominant one. Our job will be to show the true perspective. The port-loading cranes, for example, are not going anywhere.

Think of the desire to lead these tours, the ones that draw tourists! OHA can allow anyone to do so, but you first have to get your feet wet by leading our other tours.

Such a dreamlike opportunity may await us next summer when we celebrate the sesquicentennial of the first coast-to-coast trains arriving. We need to get ready for the possibility that, for perhaps six weeks or so, we can bring some tourists to our side of the bay for a while and show them what we have.

Ideas? I'm at IOTAdef@hotmail.com. ■



SEVENTH STREET TRAIN DEPOT



Looking for more images of the Oak Knoll Officer's Club

By Naomi Schiff

The former officer's club at Oak Knoll is being prepared for moving and reassembly on a new site within the planned housing development in the Oakland Hills. The building is under study so that details and architectural features can be preserved, restored, or recreated. We hope you can help us solve some mysteries!

Please look at any old photos, slides, or home movies that show the interior or exterior of the club and its outdoor area. Email us a scan or postal mail us a photocopy (don't send your precious originals!). Below, we post photos that show some of the areas where there may be missing elements. Your photos can help. It doesn't have to be a great photo; it is okay if the building details are in the background or dark or out of focus.

Of course we understand that most photos will be centered on the people or events shown in them. But a background detail can reveal how the room or building looked in past times. Send images or information to info@oaklandheritage.org with the subject line "Oak Knoll." Please include your name and contact information. ■



THE DINING HALL'S south side, covered in graffiti, shows intriguing vestiges of prior components, such as double doors and a missing ornament, as arrows show on the photograph.



CLOSEUP of the graffiti face with a missing plaster ornament.



THE BALCONY shows rings in the upper right corner. It is unknown at this time if they were ever used.

See **OAK KNOLL** on page 6



A MISSING RAILING once went through the columns end to end. There is an illegible reference to it on the plans, but we know it was there as there are holes and flashings. This is the east elevation.



THIS IS THE FOUNTAIN. There were either tiles or statues at four locations.

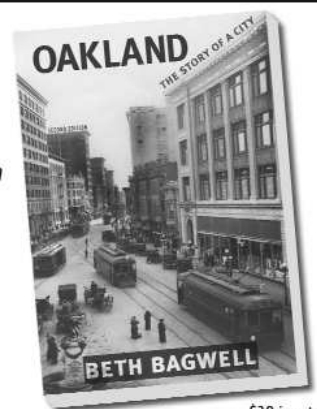
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ALL THIS PAGE: NAOMI SCHIFF



Oak Knoll

Continued from page 5

BOTH: NAOMI SCHIFF



THE ARCADE ROOF. The plan is to salvage the batts and rafters for reinstallation.



AN ORCHESTRA BALUSTRADE was likely here before the Projection Room was installed.

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PARTNERS IN PRESERVATION AWARDS CEREMONY

First Unitarian Church, Denise Parker, Piedmont Grocery, Valva Real Estate

Marilyn Rhodes talks at our annual meeting



LIBRARY OF CONGRESS

HYDRAULIC MINING played a large role in the Gold Rush.

On Thursday, January 17, at 6:30 p.m., join us at OK Stereo, 299 Third St., Unit 300. (address). After our brief OHA Annual Meeting, Marilyn Rhodes will present “The World Rushed In” about the California Gold Rush of 1848–1860 and its impact on the environment and inhabitants of the state. Rhodes is a retired history docent at the Oakland Museum of California, a third-generation Californian, a UCB graduate and a 60-year resident of Oakland.

We’ll explore the colorful history of early California–Indians, explorers, conquista-

dores, missionaries and ranchos, all leading to the California Gold Rush. How did these people and nations shape California as we know it? How did California get its name? ■

Welcome to our new members!

OHA is pleased to welcome these newest members through November 2018:

Cristi Delgado, Bill Kearney, Sarah Krikorian & Michael Bernasek, Tiplada Kunake Makorn, David Peters, Katherine Purev, Phoebe Rossiter, Kris Schave, Kristina Stoecker, John Underhill, Russell Ward, Claudia Wornum

Many thanks to our volunteers

We thank those who have volunteered their time to OHA programs:

PARTNERS IN PRESERVATION AWARDS CEREMONY

Bill Imler, Daniel Levy, Charles Bucher, Neil Hayden, Tom & Tamara Haw, Tom Debley, Daniel Levy, Alison Finlay, Kathryn Hughes, Sarah Bishop, Dea Bacchetti, Ed Clausen, Joan Dark, Riley Doty, Anita Gay, Alan Imler, Yorkman Lowe, Pamela Magnuson-Peddle, Richard Orlando, Anita Tenley

Consider a gift subscription to OHA for a friend for the holidays!

See our membership form on page 11.



Partners in Preservation awards create a wonderful evening

By Amelia Marshall

Who has experienced a more delightful evening this autumn than those who attended the annual OHA Partners In Preservation award ceremony?

This year, 12 amazing projects and individuals were recognized for their contributions to Oakland's culture and history. An enthusiastic crowd filled Wendte Hall at the First Unitarian Church of Oakland on Thursday, Oct. 25, to celebrate these achievements:

■ *Evolutionary Blues*, a documentary film by Cheryl Fabio, in collaboration with KTOP-TV, celebrates the blues musicians of West Oakland and provides historic context for their work. Ms. Fabio and Michael Munson of KTOP were recognized, along with advisors Sugar Pie De Santo, James C. Moore, Ronnie Stewart, Bob Geddins Jr., Marvin Holmes, Larry Vann, and Lee Hildebrand.

■ Carol Brookman, longtime proprietor of Heinold's First and Last Chance Saloon at Jack London Square, won a Lifetime Achievement award. Elliott Myles, Carol's friend and business partner, received a Stewardship award for his ongoing care of Heinold's.

■ Dan Fontes, the muralist well known for his Girafix giraffes, redwood forest landscape, undersea panorama, and other brilliant public art, was presented with a Lifetime Achievement award.

■ The Shade Tree Artisans received a stewardship award, in celebration of their success in securing title to the longtime colony of the Fifth Avenue sand pit.

■ Tegner Lodge #148, a Swedish cultural group that has been active in Oakland since 1908, was recognized in the Stewardship category. Ingrid Andersson, Marie-Ann Hill, Carol Ann Madigan, Elsie Mattson, Mary Ann Nichelini, Ann Tennis, and Ken Weisenborn attended on behalf of the lodge.

■ Members of the East Bay Electric Railroad Association received Stewardship awards for their work in rescuing the murals depicting Key Route streetcars from outside the Key System Building at 11th and Broadway. When the Ellis Partners company obtained city permits to restore the building, railroad association members Bob Towar, Ryan Blake, Curtis Blake, Bob Immergluck, Mike Miller, and Mike Ninneman secured the



PHIL LAING

RONNIE STEWART, one of the award recipients for the film *Evolutionary Blues*.

murals and transported them to the Western Railway Museum in Rio Vista.

■ Safer DIY Spaces was recognized jointly for its efforts in Restoration and Education. The nonprofit organization, founded after the Ghost Ship tragedy, provides pro bono confidential advice on building code compliance from a team of architects, contractors, and professional builders to Oaklanders living in non-conforming dwellings. David Keenan, Tom Dolan, Ayse Sercan, Isaac Amala, Sinuba Dream, and Sadaf Zahoor were individually recognized.

■ Liam O'Donoghue was recognized in the Education category for his *East Bay Yesterday* podcast.

■ Carlos Plazola and Laura Blair of BuildZig won another PIP award in the Adaptive Reuse category. This time it was for The Sanctuary on Shattuck, a former Methodist church that has been converted to housing while retaining the fine architectural details of the building.

■ Dan Rael and Howard Burrows received an award in the Stewardship category for their 11-year restoration project of the historic Wesley Adams house in Cleveland Heights.

■ William Hellendale, along with associates Arthur McLaughlin, Lisa Wong, Ricardo Camacho, Patrick Tam, and Larry Thornberg,

See **PIP** on page 8

PHIL LAING



ACCEPTING THE AWARD for the film *Evolutionary Blues* are, from left, Marvin Holmes, Bob Geddins, Jr., Ronnie Stewart, (OHA board member Amelia Marshall), and filmmaker Cheryl Fabio.



CCA relocation, Downtown Plan back on the radar and more

By Naomi Schiff

OHA welcomes your participation in discussions and advocacy about preservation in Oakland. Here are some recent updates.

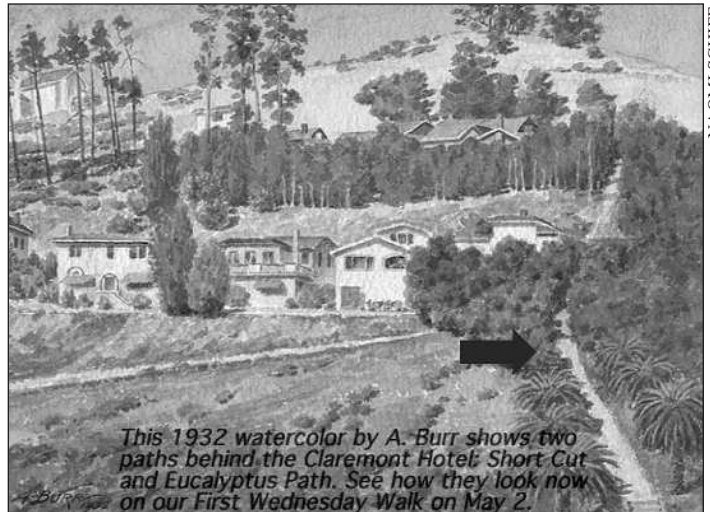
■ **California College of Arts and Crafts campus will include dense housing:** OHA members have been attending various meetings as California College of Art rolls out a plan to convert its Oakland campus into housing, working with Emerald Fund and Equity Community Partners. The college intends to relocate entirely in San Francisco, although some question the wisdom of moving away from Oakland's history and cultural riches. The ambitious team proposes a 19-story building and about three approximately-8-story buildings, preserving the historic Treadwell Mansion (Macky Hall) and a small 1920s building on Clifton, and relocat-

ing the carriage house which has been moved before. Building more than 590 new market-rate units, the team will convert an additional existing building across Clifton into 35 units of affordable artists' housing.

At issue are historic features, such as the retaining wall and stairway along Broadway, and the long-established open space facing westward from the Treadwell Mansion. Major discussions will

cover the effects upon neighboring areas and design and environmental issues such as transportation, auto circulation, retail, views, landscape treatment, building heights, and general density.

Unclear as yet is whether the project could contribute more robustly to the stock of affordable housing—through the provision of additional affordable units, or with payment of fees to the city. The project would require an EIR and would also trigger zoning and use regulation changes. OHA has also been advocating for the city to coordinate planning



This 1932 watercolor by A. Burr shows two paths behind the Claremont Hotel: Short Cut and Eucalyptus Path. See how they look now on our First Wednesday Walk on May 2.

FRIENDS OF THE SHORTCUT found a historic watercolor that depicted the path in 1932.

with the site to the south, at Pleasant Valley and Broadway, where a large retail project has stalled and an empty swath of land awaits further action.

■ **Shortcut Path Goes to Court:** Friends of the Claremont shortcut went to court to stop the City of Oakland from making what they see as an overly-radical repair to a historic pedestrian path from Claremont Hotel to Alvarado Road. During an Oct. 18 hearing, Judge Frank Roesch addressed the city's

See **PRESERVATION** on page 9

PIP

Continued from page 7

was recognized for restoration of the historic George Peabody house on 90th Avenue in the Elmhurst district.

■ OHA board secretary Charles Bucher and walking tour leader Riley Doty were recognized for their Stewardship of the Julia Morgan YWCA building on 15th Street. Bucher observed graffiti there and brought it to the attention of the building owners. Doty worked with them to ensure that the historic brick exterior was nondestructively cleaned and sealed.

The OHA board of directors would like to thank our generous donors and volunteers, without whom the event would not have been so successful and enjoyable: Piedmont Grocery, Denise Parker, Alison Finlay, Bill Imler, and Daniel Levy. Other members of the board donated food, drink, and supplies. Our special thanks go out to Valva Realty and the First Unitarian Church of Oakland.

We very much appreciate Dea Bacchetti, Sarah Bishop, Ed Clausen, Joan Dark, Riley Doty, Anita Gay, Alan Imler, Phil Laing, Yorkman Lowe, Pamela Magnuson-Peddle, Kirk Peterson, and Anita Tenley, our wonderful volunteers.

Nominations for the 2019 PIP awards will be accepted beginning in March. ■

And they all lived together in a crooked little house

CALIFORNIA COLLEGE of the Arts: The subject of an impassioned preservation effort in 1975, the carriage house had already survived a moving student-and-faculty experience in about 1920, as seen here. Now there are thoughts of moving it once again. See page 9 for more about the overall plans at the CCA campus after the college itself moves to San Francisco.



NAOMI SCHIFF

CREATIVE COMMONS/CALIFORNIA COLLEGE OF THE ARTS



Preservation

Continued from page 8

attorney, saying, “When you tell me we’re not going to destroy these stairs, I’m not accepting that as accurate. If you cover them with concrete, you’re going to be destroying them, or whatever historicity exists. I mean, how could I conclude otherwise?”

Roesch delivered another bit of strong-worded criticism with, “It’s a little bit disingenuous to tell me . . . the purpose of the statute of limitations is to not interfere with the project being ongoing, and you filed an NOD in 2014, and here we are in 2018 and you haven’t done anything . . . about the project . . .” and finally, “It’s clear that with regard to the stone stairs at the top of the shortcut pathway, if I don’t issue an injunction, there is the possibility that they’ll be totally destroyed and never be able to be rebuilt, and that’s significant irreparable harm.”

Will the case return to court, or perhaps get settled? For updates, see: <https://friendsof-heshortcut.com/>

■ **Brooklyn Basin Project asks for 600 more units:** Advocates for the historic arts-oriented neighborhood at Fifth Avenue commented on a proposed increase in density from 3,100 to 3,700 units at the Brooklyn Basin development (formerly called Oak to 9th Avenue). They are concerned that the proposal might locate an additional high-rise in close proximity to their neighborhood. The Audubon Society, Waterfront Action, and Bay Conservation and Development Commission questioned arrangements for an added private marina development along the edges of the planned public waterfront parks, which could damage a marsh area and would require dredging.

Recently, some of the Fifth Avenue residents have acquired a property there, known as Shadetree, in a notable example of community land acquisition. Now they wonder if their colony will survive the intensive development project next



DETAIL from an aerial image showing a new freeway. This shows Fifth Avenue curving in from the left to reach maritime businesses before it became an artists’ colony. At top, the 1928 portion of Ninth Avenue Terminal can be seen, later doubled in length and today the site of the Brooklyn Basin-development.



NAOMI SCHIFF

SOULEY VEGAN, built in 1857 at 3rd and Broadway, was originally Mme. de St. Germain’s Oenophile Store.

door. They showed the planning commission a startling video of the developer’s nearby concrete recycling operation—a mountain of crunched concrete with bulldozers emitting big plumes of dust, imperiling their residences.

■ **California State Historical Building Code:** OHA is advocating for incorporating the California State Historical Building Code for help in converting some of our older commercial buildings for adaptive re-use, so that older structures can provide employment or much-needed housing. As the State Historic Preservation Office puts it, “The CHBC provides alternative building regulations for permitting repairs, alterations and additions necessary for the preservation, rehabilitation,

relocation, related construction, change of use, or continued use of a ‘qualified historical building or structure.’”

Working with Building and Planning Director Bill Gilchrist, the city attorney’s office is investigating whether the CHBC can be implemented more effectively and used more widely, at the director’s discretion.

■ **Downtown Plan ramps up again:** After months of quiet, the Downtown Specific Plan has returned and will now proceed more speedily, according to planners. They are requesting opportunities to show their work to community organizations and hope to put out a preliminary draft plan by early January.

OHA is monitoring and weighing in on plans for historic areas and buildings, and for at-risk neighborhoods such as the Uptown Garage District (around 25th Street between Telegraph and Broadway), the Produce Market, lower Broadway, and Old Oakland, as well as the Downtown National Register District.

We are also pursuing implementation of a TDR (Transfer of Development Rights) program for Oakland, which could potentially allow property owners to derive income by selling development rights, so that a historic property could be protected in exchange for a grant of additional density or height on another site. Plan documents are at:

See **PRESERVATION** on page 10



Oakland A's consider "Howard Terminal" — where exactly is it?

PORT OF OAKLAND



PORT OF OAKLAND

By Naomi Schiff

Many folks aren't exactly sure where the old Howard Terminal is, an area under consideration for the new A's ballpark. Here are a few aerial views to assist in understanding.

Above left, this 1940s–50s photo from the Port of Oakland historical archive shows the U-shaped Grove Street pier, with the Howard Terminal building above it, to its west.

Looking inland, you can see the tall smokestacks that mark the PG&E installation. This building still stands.

Above right, a 1990s photo shows four container cranes standing on a filled area that extends beyond the old waterfront. The large gas tanks have been removed, but the old PG&E building is still visible, inland from the right-hand pair of cranes. At the left of the photo is the Schnitzer Steel yard. ■

Baseball fever strikes Port of Oakland

By Naomi Schiff and Erika Mailman

With their effort to bring a new stadium to the waterfront, the Oakland Athletics circulated renderings showing a large development at Howard Terminal. Historically, part of the property was known as Grove Street Pier, and PG&E had facilities in the area too.

Howard Terminal fielded an indoor baseball team in the Industrial Athletic Association.

In 1926, the *Oakland Tribune* reported a loss to the Lawrence Terminal team: "Charlie Howard insists that Jim Taylor had an anchor cable secretly tied to the feet of some of his best players." Photos shown here are made available by donation from Bob Miller, courtesy of his son Bill M. Miller. Bob owned the Seven Seas Cafeteria at the waterfront.

Bill remembers, "As a kid, I went to one or two games, thinking they were kind of interesting. Back in those days, it was a real fun group, a little Bohemian and so forth, with a lot of good characters. It was a lively place to be as a kid. I have fond memories of the way it looked; it's kind of hard to see it change like that."

He suggests that if it is built there, the arena should be called the Waterfront Ballpark. "The area was a real hub of value for Oakland," he says.

We thank Diane Heinze, archivist for the Port of Oakland, for her help. ■

Preservation

Continued from page 9

<https://www.oaklandca.gov/topics/plan-publications>.

For information on scheduled meetings, or to invite city planners to gatherings to explain what is going on, email Joanna Winter at JWinter@oaklandca.gov. ■

BOTH: PORT OF OAKLAND/BILL M. MILLER



HOWARD TERMINAL players.



THE DOWNTOWN PLAN includes the historic 25th Street Garage District area, home to Art Murmur, with early auto-oriented buildings such as this one, constructed 1929–30.

CREATIVE COMMONS/DAVID BROSSARD



Thank you for supporting OHA's mission this past year!

By Tom Debley, President

The past year was challenging, but contained rewards. Now we look forward to 2019, which will present new challenges. Let me first thank each of you for your continuing membership and financial support. This makes OHA's work possible. Another thanks goes to our volunteers. Finally, if you haven't contributed to our Annual Appeal yet, let me offer advanced gratitude for your special donation today.

In this vein, let's look at some rewards of this past year. If you've been by the 1911 Beaux Arts-inspired Key System Building at 1100 Broadway, you will have noticed construction underway. Yes, after almost three decades of worry, it's finally coming back to life.

The long-awaited restoration of this seven-story Oakland Landmark, which is on the National Register of Historic Places, lifts the cloud that has hung since the 1989 Loma Prieta Earthquake damaged and closed it.

Our advocacy to save and protect buildings, like the Key System, is a critical piece of our mission. This restoration is an important example of why. This edifice is one of the best examples of the historic building and financial boom that followed the 1906 San

Francisco earthquake and fire. It marks the line between historic Old Oakland and a "new downtown"—the leading structure contributing to the Downtown Historic District.

Just five blocks up Broadway, at the corner of Telegraph Avenue, is another classic of the Downtown Historic District, which completed ground floor historic restoration this year: the Cathedral Building, the first Gothic Revival skyscraper west of the Mississippi. It, too, is an Oakland Historic Landmark on the National Register of Historic Buildings.

Now, I'd like to address challenges in 2019 and as we head for our 40th anniversary in 2020. There are too many to list here, but I'd like to mention two.

First, for two years now, we've been monitoring planning for the proposed housing redevelopment of the campus of California College of the Arts, which is moving to San Francisco. Most important to OHA's mission is advocating on behalf of historic preservation on the site. This includes the Treadwell Mansion and its adjacent Carriage House. Both are listed on the National Register of Historic Places, and the mansion is a designated Oakland Landmark. Filings are now beginning with the city to start the redevelopment decision-making processes.

Second, the Oakland A's have announced plans for a futuristic ballpark on the waterfront, north of Jack London Square on the Howard Terminal estuary site. Yet to be seen or discussed are specific plans.

It's too soon to say anything specific about impacts of the large proposed development, but we do know we'll be putting in numerous hours reviewing proposals in line with our mission: "the protection, preservation, and revitalization of Oakland's architectural, historic, cultural and natural resources."

In closing, I'd be remiss if I did not thank our able part-time staff. Amelia Cass has been with us for several years now handling everything from answering phones and creating mailings to office administration and sending the e-mail updates you receive. Thank you, Amelia! Until recently, Sandy Burnett was our other staff member, a capable hand who did much to physically refresh our office with file updating and reorganizing of work spaces to improve efficiency. We wish Sandy well in retirement! Finally, let me introduce Lisa McLaughlin, who was most recently with Oakland's former Wooden Windows company and, for many years, with UC Berkeley in communications and marketing. Welcome, Lisa! ■

CONTRIBUTORS:
Tom Debley, Kathleen DiGiovanni, Dennis Evanosky, Daniel Falla, Phil Laing, Erika Mailman, Amelia Marshall, Naomi Schiff, Oakland Wiki
PRODUCTION: Erika Mailman

MISSION STATEMENT: OHA is a nonprofit membership organization which advocates the protection, preservation and revitalization of Oakland's architectural, historic, cultural and natural resources through publications, education, and direct action.

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Holy Names: from convent to university

By Kathleen DiGiovanni

This year, Oakland celebrates the 150th anniversary of the founding of Holy Names University and its sister school Holy Names High School. Here's how it started.

On April 13, 1868, six young nuns, Sisters of the Holy Names of Jesus and Mary, set off from Montreal to establish a school in California. They traveled by train to New York, then sailed to Panama. After traveling over land across the Isthmus to Panama City, they sailed the *Golden Age* to San Francisco.

Just how young were these Holy Names sisters? The eldest, Sister Anthony, was just 31. Their Superior, Sister Salome, had only made her final vows the day they left home.

The sisters arrived in San Francisco on May 10 where they were met by the Sisters of Mercy who had already had an outpost there and who had established a hospital at Rincon Hill. The Mercy sisters greeted the new arrivals with strawberries and cream. The Canadian sisters were so amazed by ripe strawberries in May that the charming tradition of "Strawberry Day" on May 10 has continued at the high school to this day.

After resting a few days, the sisters traveled across the bay with Father Michael King, rector of St. Mary's Church on Seventh Street. Fr. King had purchased a site on Webster Street near the not-yet-dammed Lake Merritt that was at that time outside the city limits of Oakland. Fr. King had also raised \$4,500 to build the original 2 ½ story con-

vent and school building. It was to be named the Convent of Our Lady of the Sacred Heart. Once settled, the sisters began teaching at St. Mary's and waited to receive their first group of boarding students.

The first girl on the convent roster was an Ocean View (Berkeley) boarder named Maria Byrne, who signed up on May 31. The convent and school grew quickly. By 1876, there were 80 boarding students, 21 sisters, two novices, and two postulants. Two years later, in 1878, 100 girls were boarding.

The sisters' educational mission expanded quickly. In 1873, they began a novitiate to train new teaching sisters. As parochial schools spread through California, more Holy Names sisters were needed to staff those new schools.

In 1908, the sisters began offering post-secondary classes—though not yet an actual college—renaming their campus the Convent and College of the Holy Names, first of several name changes to come. Two years later, in 1910, Holy Names began admitting secular students to its college-level classes.

A junior college began in 1913; a third year of college, for nursing students, was added in 1917; and a senior college year started in 1925.

The following year, in 1926, Holy Names issued its first bachelor of arts degree, to Mildred Agnes Smith. In the early years, popular fields of study for Holy Names women were



HOLY NAMES in its original site near Lake Merritt

teaching and social work, as suited the times and the orientation to service of Catholic education. Many early graduates were members of religious orders.

The elementary and high schools moved to Harbord Drive in 1931, allowing the lake campus to take on more college-level women.

By the 1950s, Holy Names was outgrowing its lakeside campus. The site was sold to Henry J. Kaiser, enabling the purchase of the school's 60-plus acre Mountain Boulevard site. Classes began there in 1957 in buildings designed by Milton T. Pflueger. Sister Ethel Mary Tinnemann's 2003 book *History of Holy Names College* provides a meticulously detailed account of that move.

Men were admitted to graduate programs at Holy Names in the early 1950s. The school became fully coeducational in 1971.

And last but not least, in 2004 this venerable institution became Holy Names University. From convent to university, indeed. ■