

NEWS

OAKLAND
HERITAGE
ALLIANCE

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Ten Years of O.H.A.

On a recent foray into an Oakland neighborhood, an OHA guide paused, and glancing at the group of sixty walking tour participants, remarked, "This is great! Remember when people laughed at us when we first announced tours of 'historic Oakland.' They couldn't imagine where we would take them. But now **Oakland Heritage Alliance** has people coming from all over the Bay Area to view and appreciate Oakland. It's really quite a switch."

Quite a switch when you stop to consider that **Oakland Heritage Alliance** started in 1980 with seven members and a bank account of \$150. The founders envisioned an organization that would champion historic preservation through educational programs and direct action. Although the specific issues have varied over the years, the basic goal of OHA has remained constant: to make local history accessible and preservation relevant by presenting the story of Oakland as a continuing saga in which we all participate and all make decisions. Today, OHA is nearly 1000 members strong.

Oakland Heritage Alliance traces its beginnings to the 1970s when local history projects were buoyed by a new "people's history" enriched by grassroots applications of oral history techniques and discoveries of resources hidden away in city records. Thousands of people across the country joined historic associations and volunteered to research their hometowns through city-sponsored architectural and historic surveys.

Here in Oakland, the Department of City Planning applied for and received a grant from California's State Office of Historic Preservation to conduct a city-wide survey in 1979. The purpose of the survey was to document and evaluate buildings and districts according to their architectural,

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Major preservation battles of OHA's first decade: the Floral Depot, 1900 Telegraph, has so far held the wreckers at bay (Survey photo, 1981); Fourth Church of Christ, Scientist, was lost, but OHA gained visibility and experience (Phil Bellman)

cultural or historic value. A community-based advisory committee chose a methodology and name--the Oakland Cultural Heritage Survey--that would best represent Oakland's ethnic diversity. Reeling from the previous decade that witnessed demolition of several significant Oakland buildings, including the Elks Lodge, the Art Deco Gray Shop, and the Earle C. Anthony Packard showroom designed by Bernard Maybeck, the volunteers hoped the Survey would lead to incorporation of a historic preservation element in the city's general plan. When they concluded the initial phase of the Survey in the summer of 1980, the preservation-minded group clearly saw the new challenge ahead of them. Although the Survey documented historic buildings, it was neither an educative body nor an advocate; Oakland still did not have a city-wide public voice for preservation. Enter **Oakland Heritage Alliance**.

OHA forged its organizational identity with the Neighborhood Walking Tours, a



Fearless leader: social history on Dean Yabuki's Lakeshore tour includes gay bars and restrictive covenants as well as pretty houses and Key System relics. (Betty Marvin)

dedicated Preservation Action Committee, and the **OHA News**. The guiding philosophy of the tours is to integrate an explanation of architectural style with an accurate discussion of social history, however controversial it might be. Tour leaders are Survey researchers and neighborhood residents, and are intimately familiar with the neighborhoods. Highly respected by others in the field, the tours explore questions about adaptive reuse, public-private partnership, and the evolution of racial and ethnic relations in Oakland.

Historic preservation, as **OHA** has realized, also is a controversial issue which attracts partisan interest groups. During the first decade, the Preservation Action Committee and countless other volunteers were embroiled in three fierce battles involving central Oakland. In 1982 Carter Hawley Hale threatened to raze the Floral Depot, a classic example of commercial Art Deco considered a primary contributor to an Uptown Historic District. **OHA** spearheaded a fifteen month campaign to have the structure designated an Oakland city landmark. Unsuccessful, the organization then had the Floral Depot determined eligible for the National Register, forestalling the demolition plans. Today **OHA** is again keeping a close watch on the Floral Depot because of the Uptown Retail Center project.

OHA utilized city design review procedure to prevent the remodeling of the Roos Bros. building on Broadway in another hotly contested decision in 1983. It was the first time a project of this type was denied by the Planning Commission. The fights over the Floral Depot and the Roos Bros. building enhanced **OHA's** credibility with City Hall and revived public interest in Oakland's historic districts.

But victory can be fleeting, as **OHA** discovered in 1988. After two years of tense testimonies before the City Council, the owner demolished the historic Fourth Church of Christ, Scientist, on Lakeshore. Built in 1922 and considered eligible for the National Register, the church would have been a major contributor to a potential Lake Merritt Historic District. The hard lesson learned from this episode recalled **OHA's** roots in the Survey: until a historic preservation element is part of the general plan, **OHA** will have to use all

its resources to defend buildings or districts one at a time, whenever their fate comes before a governmental review.

OHA's publications and informational programs play a key role in all these efforts. Striking a balance between history and activism, the *News* keeps us informed about Oakland's past--and Oakland's future. Occasional preservation alerts are sent out as *Bulletins*, and a successful new venture was the recent well-attended mayoral candidates' night.

Oakland Heritage Alliance enters its second decade just as determined to take a leadership role in shaping the direction of preservation in Oakland. Along with other neighborhood groups, OHA is involving new constituencies. Without the dedication of OHA volunteers, and the support of our members, none of this work would happen. Hopefully, we will look back in another ten years and be able to say that OHA has remained a vital resource for Oakland.

--Lynn Fonfa

Abandoned Bars of Golden Gate



The Golden Gate District, the North Oakland neighborhood that borders on Emeryville and Berkeley, has changed over the last 30 years. Most of the Italians who once lived in the area have moved away. In turn, West Oakland blacks, displaced by freeway construction and redevelopment projects, have resettled in the Golden Gate community. The black population has left its imprint on the neighborhood by establishing numerous churches and busi-

nesses.

The east side of the 5800 block of San Pablo Avenue, c.1956: Klinkner's Drugs, Sprouse Reitz variety store, Golden Gate Market, and Gateway Theater, Hotel, and Bakery. (O.H.R.)

nesses.

Golden Gate's San Pablo Avenue business strip reflects the changes that have occurred. The Gateway Bakery, 5836 San Pablo, is now the Muslim Bakery. The old Gateway Theater at 5812 San Pablo has been razed to make room for a parking lot. Next door at the corner of Stanford the Bank of



America closed many years ago and the building, extensively remodeled, became the home of the Star Bethel Missionary Baptist Church. Across the street the venerable Stanford Hotel is now the Siddha Meditation Ashram.

Founded in 1900, Klinkner's Drugs, located for several decades at 59th and San Pablo, has closed its doors, and the building is a day care center. The Sprouse Reitz variety store at 5844 San Pablo now stands vacant. Golden Gate Hardware has been vacant since the store closed many years ago. Located at 6500 San Pablo, the original Trader Vic's, a first class restaurant with a worldwide reputation, shut down in 1972 and moved to Emeryville. The site is now a vacant lot. So is the gas station at San Pablo and Stanford. Stone's Pool Room at 5328 San Pablo is boarded up and the front door locked firmly with an iron chain.

Over the past three decades most of the numerous bars that once lined San Pablo from the 5300 block to the 6700 block, a distance of almost a mile, have also disappeared. The Ernie and Biser Tavern at 5310 San Pablo served southern Golden Gate during the 1960s; the building is now a social club. The House of Joy No.2, situated at 1145 55th Street in the basement of a home, featured blues singers and reportedly gambling before it closed a decade ago.

The Streamline Cocktail Lounge at 5516 San Pablo still sports an attractive art deco tile exterior with two oval windows staring at the night, but the sign has been removed, and the empty building stands forlorn. Across the street the Adam and Eve Tavern at 5515, which served only wine and beer, was operated by a female bartender named Big Edna who reportedly could "fight like a man." The Adam and Eve closed in 1978 and later reopened as the Vagabond Club. The Vagabond Club became one of the rowdiest bars in the neighborhood, with a clientele of black motorcycle gangs. It finally closed and, redecorated with a new stucco facade, is now the Triumph Church and Kingdom of God.

A few doors up the street the Silver Slipper Bar (5665 San Pablo) had a distinctive black tile exterior, and a rusty padlock on the front door. A peek through one of the round windows revealed the



The Streamline Cocktail Lounge, 5516 San Pablo (c.1946-79), Tunnel Inn, 6041 San Pablo (opened 1930s), and Silver Slipper, 5665 San Pablo (1940-69) have typical art deco portholes, shiny tile, and stainless steel of 1930s-50s bars (Don Hausler)



ruins of a once proud cocktail lounge. The silent jukebox plays no more; the Silver Slipper was demolished in early 1990.

Joe's Gate (later the Gate Inn) at San Pablo and 57th closed soon after World War II. Over the years several businesses have occupied the storefront, the latest being a barber shop.

Three bars once flourished on the 5800 block of San Pablo: the Santa Rosa (5809), College Inn (5843), and the Old Monterey (5867). The storefront that once housed the Santa Rosa is now a tailor shop operated by Strom's Clothing. The College Inn, a beer and wine bar that opened in the 1950s, is boarded up. The Old Monterey, a bar and restaurant operated by Woody Wright, at one time was considered a respectable establishment. All that remains of the Old Monterey is a vacant storefront that still has the original green tile exterior.

The Silver Slipper Bar at 5665 San Pablo closed in the late 1960s and reopened as Rose's House soul food restaurant. The building was demolished February 9, 1990 (Nancy Smith)

Across from Trader Vic's at 6485, Zombie Village was a bar and restaurant operated by Skipper Kent. Patrons came to see the shrunken head on display and to sip exotic drinks, but one night (1967?) the building burned down and Zombie Village was history. The Eagle Cafe at 6703 San Pablo near the Berkeley line served northern Golden Gate for many years, shut down, and reopened as Johnny's 77 Lounge. It is now a social club.

Paula's Bar (formerly Walt's Trading Post) at 6544 San Pablo was also across from Trader Vic's. Trader Vic's customers were required to wear a tie. Those who showed up without could buy one at Paula's

5800 block of San Pablo about 1956, showing Strom's Clothiers, the Santa Rosa Bar and Grill, and the variety of neighborhood businesses on the San Pablo strip. (Oakland History Room)





Andrew's Tavern (1943-63), 6457 San Pablo: the rustic building, now abandoned, has a distinctive false front. (Don Hausler)

Bar. The building is now the 65th Street Market. Andrew's Tavern at 6457 San Pablo served wine and beer during the 1940s and 1950s. The small, battered, rustic shingle structure still stands, a relic from the past. The old sign has been removed, the front door boarded up, and nothing remains to indicate what this building once was.

All the bars on Stanford Avenue, once heavily patronized by local truck drivers, have disappeared. The Ellis Inn, at 942 Stanford Avenue near the eastern edge of the Golden Gate district, had a clientele of Lowell Street factory workers. A vacant hamburger stand now occupies the site. Nothing remains of Bernie's Bar at 1111 Stanford, but old timers still remember the night many years ago when a truck

driver shot Bernie dead. Dick's Inn operated as a bar and bookie joint where you could bet on horses. A few doors down the street Mickey's Tavern (1121 Stanford Avenue), on the first floor of the Stanford Hotel, opened briefly in the 1960s, and Wilkie's Tavern was on the same block.

Otto's Bar at 1141 Stanford Avenue at one time attracted a western clientele; it shut down and later reopened as a restaurant. Across the Street at Marshall and Stanford, the J. & L. Tavern, a workingman's bar with a pool table, also belongs to the list of abandoned bars.

A few old Golden Gate businesses and bars survive. Gateway Liquors and San Pablo Cleaners in the 5900 block of San Pablo are old timers. Strom's Inc. Clothing at San Pablo and Stanford, founded in 1919, continues to attract a loyal clientele. Down the street the old Key Route Laundry, its faded sign showing signs of wear, remains in business. Sue and Gene Cafe at 1114 Stanford, where breakfast costs only 75 cents, has been open for over 20 years. Near the Berkeley border the tiny Siam Cafe survives, protected from the hostile world by barred windows, where a complete Thai dinner costs less than \$4.

Though the cocktail lounge era has come to an end, and many of the old shops and

Looking south from 58th and San Pablo about 1956. Golden Gate branch library (now home of Northern California Center for Afro-American History and Life) is about two blocks south, between the Key System bus and the palm tree; Tribune Tower and City Hall in the distance (Oakland History Room)





stores have closed, and many of the old buildings have been torn down, there are signs that the Golden Gate neighborhood is experiencing a revival. The San Pablo/Golden Gate Improvement Association (SPAGGIA) was recently organized by neighborhood activists to upgrade the community. The group is working with District 1 City Councilmember Marge Gibson Haskell on various issues of concern to the district. Shrubs have been planted in the barren Stanford Avenue median strip where the red Southern Pacific trains once rolled west to Emeryville. The poles and flags constructed by local artist Dan Paich are symbolic of the change that is occurring in the community. Homeowners install these unique creations on their property as an aesthetic statement, but the poles and flags also stand as neighborhood totems.

Serving the community since 1918, the venerable Golden Gate Branch Library, the landmark brick Carnegie building at 5606 San Pablo, has benefited from numerous improvements. The interior has been freshly painted, and the new slate roof gleams in the sun. With a grant sponsored by SPAGGIA, the library's hours have been extended, staffing increased, and the collection updated. The library is home to the Northern California Center for Afro-American History and Life, formerly the East Bay Negro Historical Society.

The Golden Gate neighborhood presents a sober appearance these days, but not every bar has closed. The tiny Tunnel Inn at



More Golden Gate scenes from series taken around 1956. College Inn at 5843 San Pablo adjoins store building whose big arch marks it as one of the many early movie theaters that once lined the avenue. Clothing and furniture stores at 57th and San Pablo show that retailers as well as bars used streamlined neon, tile, and glass block storefronts. (Oak.Hist.Room)

6041 San Pablo, its sign barely visible after dark, still greets the thirsty traveler. And Curtin's, a modern building with a stone facade, open since 1964, the last tavern below the Berkeley line, serves a blue collar crowd until it closes at 8:00 at night. --Donald Hausler

Hidden History: The Syndicate Bank Building

At San Pablo and Adeline just north of the Oakland-Emeryville border is a building shaped like a very smooth wedge of white cake. Its vacant ground floor and rental apartments above give few clues to its interesting history, which is detailed in the [Oakland Enquirer](#), [San Francisco Call](#), and other sources.

On July 16, 1903, the Syndicate Bank incorporated. Its officers included Frank C. Havens of the Realty Syndicate and Henry Bothin of Judson Steel. The location



The Syndicate Bank building today. Turn the page for a big surprise. (Nancy Smith)



The Syndicate Bank-Oakland Herald building in its original glory, about 1905 (Oakland History Room); Fred Stoer, in the Emeryville Herald, 1929 (Emeryville Historical Society)

would be a newly constructed building on the gore between San Pablo and Adeline. It was to have a foundation strong enough to support a five story structure with the planned Key Route Inn next door (only two stories were completed; the Inn was built at 22nd and Broadway instead). Upstairs were the offices of the Oakland Herald newspaper. A later article in the Architect and Engineer (Nov. 1910) reveals that the architects of this building were the Reid Brothers, who also designed the Hotel del Coronado.

In classical style, the Syndicate Bank was faced with Roman bricks--long, narrow, and probably yellow. This brickwork was especially distinctive in the arches over the windows. Its flatiron design paralleled the shape of the lot, a triangle formed by the intersection of an old stagecoach road--San Pablo--and the Santa Fe railroad right of way--Adeline.

The bank changed hands on May 18, 1909, when it became the First National Bank of Emeryville, headed by F.M. "Borax" Smith. In 1911, Smith resigned and Fred J. Stoer, a prominent local business owner, bought a controlling interest. According to his biography in Merritt's History of Alameda County (1928), Stoer was the son of a German immigrant pioneer. Born in 1864 in St. Paul, Minnesota, he came west with his father and in 1878 settled at 38th and San

Pablo in what was to become Emeryville. After studying at the Oakland Business College he went to Minnesota to learn the flour milling trade, returning to work with his father, John Stoer, in their Emeryville grain warehouse. Fred Stoer became a town trustee and later a councilman, a position he held for many years.

In 1922 the bank was sold to the Mercantile Trust Company, which merged with the American Bank in 1926, becoming the American Trust Company (company history from Robert Chandler of the Wells Fargo History Department). In 1950, the building was remodeled. This renovation wrought a strange transformation. The Beaux Arts building was stripped of its ornamentation and smoothed over in a postwar version of the streamlined ocean-liner moderne style. The pillars at the corner entrance were removed and replaced with glass bricks. The exterior was stuccoed over; there is a rough line below the parapet where the original cornice was. Later, utilitarian lighting was added along the parapet. Fluorescent "neo-neon" lighting was added even more recently to the fluted pylons of the 1950 remodel, giving a quasi art deco flavor to the San Pablo elevation.

After changing its name to Wells Fargo in 1962, the Emeryville branch closed on December 14, 1984. The building housed a gaming establishment called the Sands Club from 1986 to 1988, after 81 years of use as a bank.

--Nancy Smith
Emeryville Historical Society

Oakland Briefing . . .

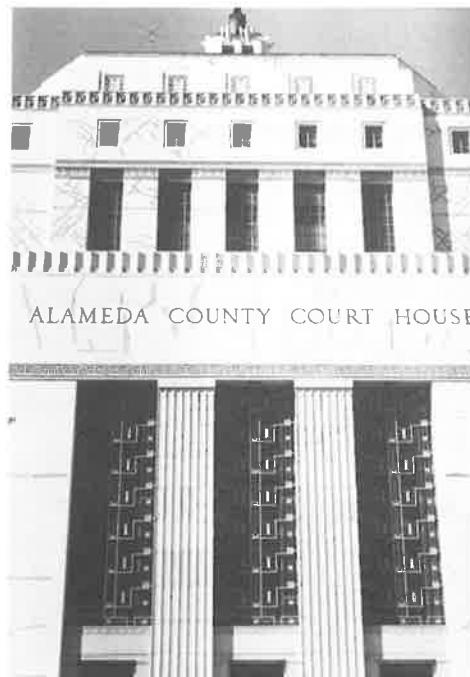
The "Oakland Briefing" column is prepared by the OHA Preservation Action Committee. If you would like to help monitor preservation issues in Oakland, please call Carolyn Douthat, 763-5370.

■ EARTHQUAKE AFTERMATH CONTINUES

One year after the earthquake many important downtown Oakland buildings remain closed and unrepaired. These early 20th century buildings, important sources of moderate-rent office space, continue to stand vacant. Several significant low/moderate income hotels and apartment buildings, some on the National Register and local landmarks, remain closed. The 16th and Wood Street station faces an uncertain future. Southern Pacific has made no attempt to repair the damage and prospective routes for the replacement freeway may have significant impact on the station. Two Catholic churches, Sacred Heart at 40th and M.L.King Way and St. Francis de Sales at 20th and San Pablo, face millions in estimated repair costs. The Diocese has applied for demolition permits. Homeowners in West Oakland, Brooklyn, and other parts of Oakland struggle through federal red tape so they can proceed with repairs.

In a recent issue of the National Trust publication Preservation News, articles on the earthquake aftermath referred to a "staggering array" of issues--public perception of safety, governmental indifference, and property owners' financial distress--facing preservationists in Oakland. This past year OHA members have taken an active part in monitoring these and other earthquake related issues. The OPAT umbrella group formed in the first days continues to meet regularly. In recognition of its earthquake assistance, OPAT (Oakland Preservation Assistance Team) received an Orchid at the April Orchids and Onions reception sponsored by the City Assets Committee.

Although chainlink and plywood remain to be seen, especially downtown, scaffolding is making its bid as a sign of progress. Behind the scenes negotiations between property owners, financial institutions, and state and federal agencies are taking place in order to identify funding for repairs and retrofit. Work is in progress on the Regillus Apartments on Lakeside Drive, and the Hotel Touraine at 16th and Clay. DeLauer's is back. The Bank of America tower at 1200 Broadway was repaired and reopened promptly. The Haley Building, the distinctive miniature flatiron at 17th and



Earthquake recovery continues: Haley Law Offices (Maclise Drug Store, 1898-99, 1631-33 San Pablo Avenue) being repaired by private owner; Alameda County Courthouse being patched and

reinforced; unique community effort organized by Supervisor Warren Widener completely rebuilt Martha Booker's house at 818 Center which collapsed after the earthquake. (Phil Bellman)



San Pablo, will be completely restored.

Money has been allocated by the city for the Alice Arts Center retrofit and the county has completed emergency stabilization work on the Alameda County Courthouse. The distinctive interior marble paneling has been tagged and removed for safekeeping until the repair work is done. The Hotel Oakland, Woodrow Hotel, and Oaks Hotel will be receiving federal funding and work will start soon. City owned buildings are being studied and negotiations are taking place for FEMA reimbursement on the Greene Library at 14th and M.L. King Jr. Way, City Hall, and City Hall Annex.

In contrast to the attitude of the Oakland Diocese, members of the historic First Unitarian Church at 14th and Castro are actively pursuing grants and fundraising to meet the \$4.5 million cost of strengthening and repairing their building. To further underscore their upbeat attitude, the Unitarians held a dance concert November 2 to benefit their women's and children's shelter. The concert was a tribute to Isadora Duncan who, according to tradition, debuted her dance career 100 years ago in the church hall.

In the coming months decision makers are going to make choices which will definitely have an impact on Oakland's skyline and several of the most significant landmark structures. Public input is important. Letters and calls will make a difference. Call the OHA office (763-9218) if you have a question about a particular building, or notice unusual activity. OPAT and OHA Preservation Action Committee meetings are open and participation is welcome (and needed!). OPAT meets on the first and third Mondays at noon, at the AIA office, 499 14th St. The OHA Preservation Action Committee meets the last week of the month: call Carolyn Douthat, 763-5370, for location and time. --Annalee Allen

■ HISTORIC CHURCHES IN JEOPARDY

At an October 8 press conference Bishop John S. Cummins announced the decision reached by the Diocese Earthquake Options Committee on the fate of Sacred Heart Church and St. Francis de Sales Cathedral. The estimated \$9.5 million repair cost for the two churches is beyond the means of the Diocese and the only viable option,

they feel, is demolition. Over the past several months OHA and the National Trust had been meeting with church representatives to discuss options. The Trust was prepared to enlist nationally known experts in the field of historic religious structures to come to Oakland to assist the Diocese. Letters from the California Preservation Foundation, AIA, OHA, and Kathryn Gualtieri, the State Preservation Officer, were sent to Bishop Cummins urging him to accept the offer of assistance.

Listed on the Study List, St. Francis de Sales was designed in the Norman Gothic style by architect Charles J.I. Devlin. The building was finished in 1892. It is of unreinforced masonry construction. An anonymous parishioner contributed \$142,000 to erect the church, later revealed as Mary McCann Canning, a native of Ireland, who came to Oakland in the 1850s and worked for town founder Horace Carpenter. A well known land speculator, Carp-

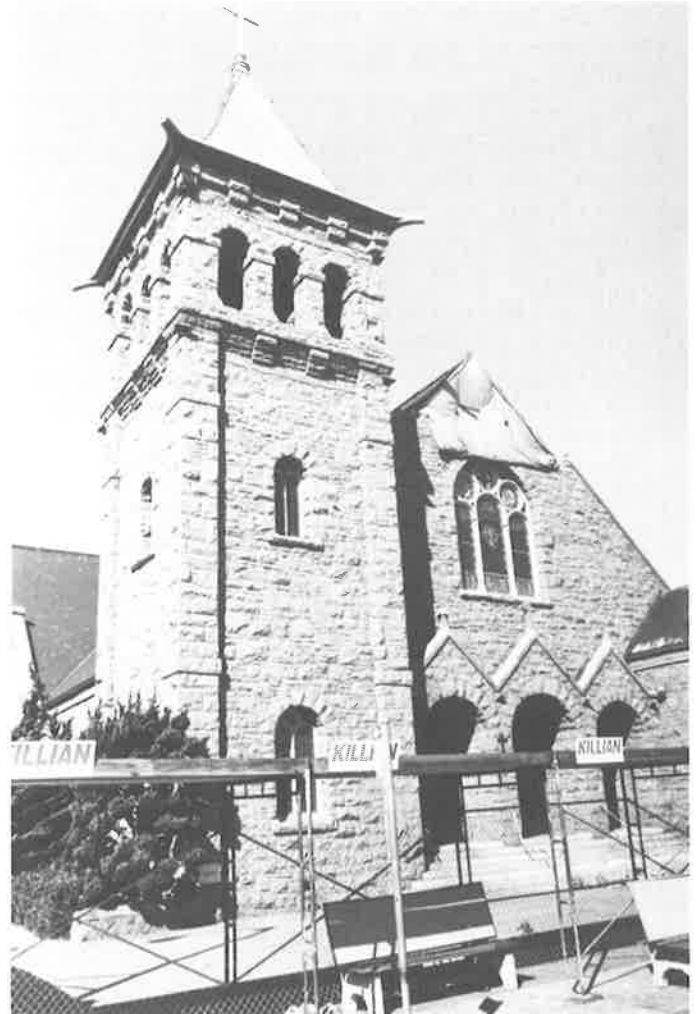


Gothic revival St. Francis de Sales (1892): Diocese feels it must be demolished, Landmarks Board disagrees. (Phil Bellman)

entier passed on good advice to his cook Mary and she and her husband James amassed a fortune in Oakland real estate. An organ weighing 16,000 pounds and called "the finest of its kind on the West Coast" was built by H.H. O'Dell & Co. in New York. The cost was \$5,700. Elaborate stained glass windows were designed by Meir & Co., Munich, Germany. Originally the bricks were painted red. In the sixties the elaborate Gothic tracery ceiling and other interior features were modernized, and the exterior brick was painted white. According to the Oakland Cultural Heritage Survey, St. Francis de Sales "is the second oldest surviving Catholic church building in Oakland, a prominent visual landmark, and an excellent and rare local example of brick Victorian Gothic church architecture on a grand scale. Its soaring roofs and steeple make it a visual focus of the neighborhood." The church appears eligible for listing on the National Register of Historic Places. When the Diocese of Oakland was created in 1962, St. Francis was made the cathedral of the new see.

Sacred Heart, located at 40th and Martin Luther King Way, is a Romanesque style church designed in 1901 by Etienne Garin. This parish was one of the earliest Catholic parishes organized in Oakland. An earlier church at this location was destroyed by fire in 1897. The church is made of blue Colusa sandstone from quarries in Livermore. A 1901 article in the *S.F. Monitor* called it one of the "most picturesque sacred edifices in California." Sacred Heart is neither a designated Oakland landmark nor on the Landmarks Study List, so receives no demolition delay protection. As an unreinforced masonry building, it must come up to strict standards if it is to be repaired.

After the Bishop made the public announcement that the buildings would not be repaired, letters from OHA, the Trust, the East Bay AIA, and other concerned citizens were sent to Planning Director Alvin James requesting that the Landmarks Board take up the question of the churches at a special meeting. That meeting was held October 31, and the Board declined to take any action on Sacred Heart. At its November meeting, however, the Board denied approval of a demolition permit for St. Francis (see Landmarks report). --Annalee Allen



Romanesque revival Sacred Heart Church (1901) is a conspicuous visual landmark for its entire neighborhood, but never reached the Study List, so it receives no protection. Sandstone construction is unique in Oakland, if seismically problematic.

(Phil Bellman)

■ URM ORDINANCE

Unreinforced masonry buildings constructed prior to 1948 are the subject of a seismic strengthening ordinance being developed by Oakland's Office of Public Works. Because of their age, design and materials, these buildings are often of historic and architectural interest.

In 1986, the California legislature passed the Unreinforced Masonry Building law which mandates that by January 1, 1990, cities identify buildings of unreinforced masonry construction which were built prior to the adoption of codes requiring earthquake resistant design. In addition, cities are required to prepare a mitigation plan. Beyond the requirement that building owners be notified, however,



the law leaves the contents of the mitigation plan to the discretion of the local government.

The provisions of a mitigation plan could range from merely notifying property owners that their buildings have been identified, to requiring an immediate upgrade to current code levels. Between the two, a wide range of possible provisions exists, including posting buildings, voluntary or mandatory strengthening, immediate or phased enforcement, choice of code standards to be used, and possible funding for property owners.

Some cities are considering mandatory programs which allow varying periods for compliance based on the hazard which the building presents. Los Angeles has had a mandatory program in effect for the past decade. San Francisco identified all privately owned URM buildings, formed a Citizens Advisory Committee and an Unreinforced Masonry Building Task Force, and is currently in the process of devising an appropriate program which will take into account the costs and economic effect, as well as the degree of safety gained at various levels of seismic strengthening.

In Oakland, the Office of Public Works had begun a preliminary identification of the buildings affected when the earthquake struck. Oakland's building code first incorporated a seismic requirement in 1948. Based on a survey of the Sanborn Insurance Maps for the period (which code buildings according to type of construction), about 2000 pre-1948 URM buildings have been identified. These buildings include both those with masonry bearing walls, and those in which masonry is used for infill. Oakland's total is the third highest among the jurisdictions statewide which have identified URM buildings, after San Francisco and Los Angeles.

In September, the City Council approved a \$90,000 consultant's contract with the engineering firm of Wiss, Janney, Elstner to work with the city on developing an ordinance. The consulting engineers are Sig Freeman, who worked with the city on the earthquake repair ordinance, and Fred Willsea, who was involved in drafting a model ordinance for the State Seismic Commission. After the contract was approved, Public Works presented their pre-

liminary recommendations to the ad hoc committee formed earlier this year to evaluate the earthquake repair ordinance. That committee includes representatives of OHA, the AIA, the Chamber of Commerce, and the Board of Realtors.

The preliminary staff recommendation is for a voluntary strengthening program. Under the proposal, unreinforced masonry buildings which the city has identified would be posted until retrofit takes place, and the owners, tenants, and insurance and financial institutions would be notified that the building might be hazardous. While the standard for repair has not been completely worked out, it is expected that once an owner undertakes repair, the work will need to satisfy the requirements of the State Seismic Safety Commission's draft ordinance, with some allowance given for historic structures and those which have had some additional strengthening done in the past. The city is also working on a financial package to assist property owners who decide to undertake the work.

The initial recommendations raise a number of questions regarding the form posting will take and what effect it might have on tenants, insurance coverage, lenders and the overall real estate market. In addition, there is a question as to whether a mitigation plan with either a phased compliance process or a lower standard for strengthening might result in a higher percentage of strengthened buildings, and less loss in the event of a major quake.

The timeline for development and implementation of the ordinance involves early notification to property owners, workshops to review the draft ordinance, and presentation of the final draft to Council in approximately six months. During this period, the City Planning Department will conduct an environmental review, although it has not been determined whether a complete EIR will be prepared.

OHA will continue to monitor the progress of the ordinance by participating on the ad hoc committee and commenting at public meetings and hearings. OHA members with questions or comments should contact Alan Dreyfuss at 835-5334 or Carolyn Douthat at 763-5370.

--Sally Nielsen & Carolyn Douthat

■ CITY HALL

Throughout the summer work has been going forward on the damage survey and repair plans for City Hall. The final report was expected to go before Council in November with a recommended repair plan and detailed cost figures. At this point revised cost estimates are in the \$60 million range, down from the \$90 million initially presented to Council in August.

The evaluation report, prepared by VBN Architects in consultation with city staff and consulting engineers, is the document which the city will use in negotiations with FEMA for federal reimbursement for repair costs. A major point of discussion is whether FEMA will limit reimbursement to "replacement cost" or allow additional funds based on the historic and architectural importance of the building. The city has been working with lobbyists in Wash-

ington for a favorable interpretation of FEMA regulations.

The city and FEMA have already begun negotiations on money for permanent repair of the clock tower. Further investigation of damage to the tower, which was thought to have been temporarily stabilized this summer, has revealed more extensive damage, which can most economically be stabilized by doing the permanent repairs. Because of the immediate need to correct the problem, the city hopes to get FEMA funding under emergency provisions and begin work soon.

An RFQ for design services for the total project is expected out in November. The draft RFQ is being reviewed by members of the City Hall Preservation Committee, which has been meeting regularly with city staff, VBN, and the State Office of Historic Preservation. Selection of the architect for the project should take about four months. --Carolyn Douthat



City Hall clock tower (Palmer & Hornbostel, 1911-14): rich terra cotta work shows why "replacement cost" is not an appropriate concept. (Survey photo, 1982)

■ BROADWAY BUILDING

Public hearings on the city landmark nomination for the Broadway Building, continued since December of 1989 pending completion of an engineering report, resumed before the City Planning Commission in late September and the Landmarks Board in early October. Both bodies heard a presentation on the results of the study prepared by structural engineer Paul Fratessa, as well as testimony from the building owners and representatives of the preservation community.

The engineering study, which was funded by a grant from the National Trust, was based on a walk-through of the building and review of original construction drawings. The report concluded that there was extensive damage to the terra cotta facade, interior partitions and a portion of the north wall but that the concrete and steel frame itself had suffered little damage. Seismic retrofit of the building was recommended, at an estimated cost of \$30 to \$50 per square foot.

Taldan Investment Company of San Francisco, the owner of the 1907 flatiron building, continues to oppose landmark status and presented the Landmarks Board with cost figures to support their claim that repair of the building is not economically feasible. According to their esti-



mates, rehab of the building would cost between \$9 million and \$10.4 million. The seismic retrofit and repair, however, represents only \$2.4 to \$3.4 million of that amount with the balance coming from interior improvements, tenant improvements, soft costs and contingencies.

Taldan also indicated that their plans for a new project on the larger site they own, which includes all the property on the gore of San Pablo and Broadway up to the Rotunda, do not include building on the Broadway Building site because, they maintain, construction on the triangular parcel is not economically feasible.

The Landmarks Board also heard testimony from OHA, the National Trust and the AIA about preservation incentives which should be considered in any economic analysis of the project, including federal income tax credits, use of alternative building codes and incorporation of the building into a project on the larger site.

Voting that the building was eligible for landmark status, the Board delayed making a recommendation to the City Planning Commission in order to obtain more detailed cost figures and development plans from Taldan. In addition, OPAT and the National Trust were asked to provide the Board with more information on the preservation incentives. The Planning Commission continued its public hearing until November 28 in order to have a recommendation on the nomination from the Landmarks Board, and on Nov. 19 the Board recommended landmark designation.

--Carolyn Douthat

■ KAISER PLAN THREATENS UPTOWN DISTRICT

In October, Kaiser Foundation Health Plan submitted an application to the City Planning Commission to build an 80 space temporary parking lot on Broadway which would occupy nearly one half block of the Broadway frontage between 19th and 20th Streets. The site is currently occupied by the earthquake damaged Kaiser Building at 1924 Broadway and the Tapscott Building at 1900 Broadway, most recently occupied on the ground floor by Kushins Shoes. Both buildings are contributors to the Uptown Shopping and Entertainment District identified by the Oakland Cultural Heritage Survey, and the Tapscott Building is list-

ed on the landmarks Study List. The Kaiser Building, designed by architect Willis C. Lowe, was built in 1924 and has been occupied by Kaiser since 1945. The Tapscott Building, a handsome early 20th century office and retail structure with classical detailing, was built in 1923 and designed by Reed and Corlett. Early tenants of the building included Standard Oil on the top story, and the Broadway Market on the ground floor and mezzanine. Reed and Corlett designed many of Oakland's most distinguished buildings including the Bank of America tower at 1200 Broadway, the Safeway tower on East 14th Street, the Financial Center Building at 14th and Franklin and the Asian Resource Building at Harrison and 8th. The Tapscott Building and the Kaiser Building, though modernized on the ground floors, are both clad in brown brick and terra cotta made by N. Clark and Sons of Alameda. They are representative of the Beaux Arts tradition in early 20th century retail construction and, with the Ramur Building across 19th Street, form the eastern edge of the Uptown District.

City zoning regulations prohibit permanent parking lots along this section of Broadway. However Kaiser, as part of its long range plan, intends to build a new office building on the site and is proposing that the parking use be only temporary. Business owners along Broadway have expressed dismay at the prospect of creating such a large gap in the retail frontage along Broadway, especially given the damage to the business community from closure of buildings after the earthquake, and the proximity of the site to the Retail Center. The prospect of a parking lot on Broadway replacing two contributors to the Uptown District, at a time when Broadway is a major focus of public and private planning efforts (see Retail Center article) has led OHA to oppose the proposal.

The Planning Commission held a public hearing on the plan in mid-October and the proposal was on the November Landmarks Board agenda as an information item.

--Carolyn Douthat

12-story Kaiser Building (Willis Lowe, 1924) and adjoining Tapscott Building (Reed & Corlett, 1923) at 19th and Broadway: Kaiser proposes to demolish them for parking. This would seriously erode the Uptown District, already damaged by remodeling of Emporium-Capwell. Old and new photos show remodeling of Tapscott Building; Kaiser Building had terra cotta arches on lower floors. (Survey; Oakland History Room)



■ RETAIL CENTER

In September, the Office of Economic Development and Employment (OEDE) released one of the first documents in many months to address the plans for the Oakland Retail Center (East Bay Galleria). That report was an economic study evaluating the implications for the city's budget and for other aspects of the city's economy, including retailing elsewhere downtown and in the neighborhoods. The study identified the economic benefits of the Retail Center, including construction jobs, permanent jobs, and increased retail spending in the city, and discussed effects of the Center on the city's operating budget.

Cost estimates continue to be refined and to escalate, as reported in the press in October. So far, no public reports have addressed cost issues in any detail, so it is difficult to determine the basis for the estimates or the assumptions about the project's scope and design. The tenor of press coverage has been that the estimates are somewhat narrowly defined, e.g., omitting costs for dealing with the Fox Oakland and cleaning up toxics on the site.

Council has met several times in executive session to discuss Retail Center issues but these meetings are closed to the public. Speculation is that the Council and new Mayor will be facing difficult choices in deciding whether, and how, to

go ahead with the project. At this point, prospects for the center are by no means certain. Costs to the city are potentially quite high, and going forward with the project as a large scale redevelopment effort may put many other city projects on hold for years. --Sally Nielsen

■ BROADWAY CORRIDOR STUDY

As part of OHA's ongoing concern with the Retail Center and the future of Oakland's historic downtown commercial spine, we find it encouraging to report that the city is undertaking a planning study to examine design and economic issues facing the entire downtown Broadway corridor from Jack London Square to Grand Avenue. OHA has been asked to participate in the study which is being sponsored by OEDE. The purpose of the corridor study is to develop an overall "vision" for Broadway. Consultants have been retained to develop urban design, land use and economic components for a strategy for guiding future Broadway development. One important element of the study is an intensive two day workshop focusing on design and development ideas. Consultants, staff, and selected community leaders will participate according to a format developed by Lawrence Halprin. OHA will be participating in the workshop, scheduled for the end of November. --Sally Nielsen





■ EARTHQUAKE REPAIRS AT PARDEE HOUSE

The 1868 landmark Pardee property at 672 11th Street is preparing to begin the repair of two buildings damaged by last October's earthquake. The main house, protected by an engineered seismic reinforcement undertaken in 1987, escaped with largely cosmetic interior damage. The carriage house and water tank house, which had not been reinforced, were severely damaged. Brick foundations were cracked and nails gave way as the buildings shifted with the earth's movement.

Federal disaster assistance was sought by the Pardee Home Foundation, nonprofit owner of the planned historical museum. Persistence paid off in June with FEMA approval of funds for both repair and reinforcement against future earthquakes. Work beginning in November will include installation of steel connectors to join weakened or separated framing, extensive exterior and interior renailling, repair and repointing of brick foundations, and installation of bolts to anchor the buildings to their foundations. Following the FEMA-supported repair, the Pardee Home Foundation will complete the long-planned exterior restoration and repainting of both buildings, and again turn its attention to preparing for next year's planned opening of the site to the public.

--David Casebolt, Historic Site Administrator, Pardee Home Foundation



Pardee House had its brick foundation reinforced before the quake, and escaped major harm; carriage house and water tower will be repaired with FEMA aid. (Pardee Home Foundation)

■ OCHS PREPARES HASR FOR CYPRESS APE

From April through September 1990, the Oakland Cultural Heritage Survey (OCHS) prepared the Oakland section of CalTrans's Historic Architecture Survey Report (HASR) for possible replacement routes for the Cypress Freeway. Negotiations began in December 1989, when Mara Melandry of CalTrans's Environmental Analysis section approached the Survey for assistance, since the huge Area of Potential Effect (APE) for all possible routes, covering much of West Oakland from the Bret Harte Boardwalk to the Bay Bridge, was beyond the capacity of their in-house staff. City Council acceptance of the contract included a statement requested by West Oakland's Citizens Emergency Relief Team (CERT), that participating in required environmental studies did not indicate City endorsement of any freeway replacement project.

With CalTrans' \$90,000 contract, Survey coordinator Gary Knecht assembled a team of 10 full and part-time staff and consultants to research, photograph, evaluate, and write State Historic Resource Inventory forms on 357 pre-1945 buildings and 3 districts, while CalTrans staff surveyed smaller Emeryville, railroad, and military areas, and Basin Research Associates surveyed archaeological resources.

CalTrans's responsibility in a HASR is to identify properties eligible for the National Register of Historic Places. In the Oakland section, districts determined eligible were the Oakland Point Historic District, the large Victorian residential neighborhood extending roughly from Cypress to Pine and 7th to 16th Streets; and the Southern Pacific Industrial Landscape District along the 1st Street tracks from Castro to Chestnut. Individually eligible properties were the 1923 California Packing Corp. cannery at 110 Linden; the 1889 Standard Oil warehouse at 918 Cedar; the elaborate brick 1926-28 Merco Nordstrom Valve factory at 2401-49 Peralta; the 1905 Western Paper Box factory at 1155 5th at Adeline, an exceptionally early reinforced concrete block building; and Peralta Villa, bounded by 8th, 12th, Mandela Parkway (Cypress), and Union, an outstanding example of public housing of the New Deal era. The California Hotel, already on the Register, was also within the APE. In Oakland in the



railroad survey, the 16th Street station, surviving fragments of the Southern Pacific West Oakland Shops, and the 26th Street junction bridge were determined eligible.

The OCHS also identified resources which were locally significant though not up to National Register standards as currently interpreted (usually because of alterations). The most important of these is the Bay View Homestead or South Prescott district, a neighborhood of about 150 houses behind the Oakland West BART station which developed from 1869 to the 1890s and housed many workers from the nearby SP yards and shops. Representatives of the State Office of Historic Preservation could not be convinced that the unique buildings and social, economic, and ethnic history of the district outweighed a century of piecemeal modernization and repairs. Other altered but historically important properties included Lew Hing's Pacific Coast Cannery (1905ff) at 1111-99 Pine, the Capt. Shorey house at 1782 8th Street (1873), and the Oscar Jackson-Mayme Netherland house at 714 Pine (c.1868), the last two associated with early African-American Oaklanders.



Participants in this epic undertaking were survey staff members Gary Knecht, Betty Marvin, Gail Lombardi, Donnalynn Polito, Christine Winans, and Aicha Woods, assisted by architectural historians Michael Corbett and Woody Minor, graphics delineator Alex Chiappetta, and database experts Miriam Lisikin and Peter Harrington. The four-volume HASR joins the other Survey publications at the Oakland History Room.



In the near future, CalTrans will publish its draft environmental impact statement, and will invite public comment. Concerned OHA members are encouraged to take a look at the HASR, and consider the possible effect of the various freeway alternatives on Oakland Point's Cypress and Phoenix neighborhoods and South Prescott, and on individual historic resources.



Meanwhile, the Survey continued its ongoing work on West Oakland, and is now beginning a new survey area, from Market to M.L. King and 18th to 36th Street. Volunteers are always enthusiastically welcomed, for research, fieldwork, photography, and more. The Survey, which is co-sponsored by OHA, is exceptionally well endowed with research materials and computer techniques: you will learn a lot. --Betty Marvin, OCHS

Historic resources along possible freeway routes include early industrial buildings along 1st Street tracks west of Castro; ornate Merco Nordstrom factory at 24th and Peralta; WPA-modern Peralta Villa housing project; and South Prescott neighborhood (Bay View Homestead), typified by these 1877-78 workers' cottages on 3rd between Chester and Henry Streets (Survey photos)



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City Landmarks Board Actions

The Oakland Landmarks Preservation Advisory Board meets on the second Monday of each month. Meetings are open to the public. Designation of landmarks is recommended by the Board to the Planning Commission and City Council. Landmarks are subject to a 240-day delay in issuance of demolition permits. Exterior alterations require approval by City Planning staff, at the recommendation of the Board. 108 landmarks have been designated in the 15 years since the Board was created. Meetings are at the Lakeside Garden Center, 666 Bellevue, second Mondays, 4 pm.

JULY

Board reviewed and recommended approval of an application from Katherine Edwards to reconstruct the porch and chimney, construct a rear addition, and paint the Hume-Wilcutt house (918 18th Street), a city landmark; the design of the addition was consistent with that of the house.

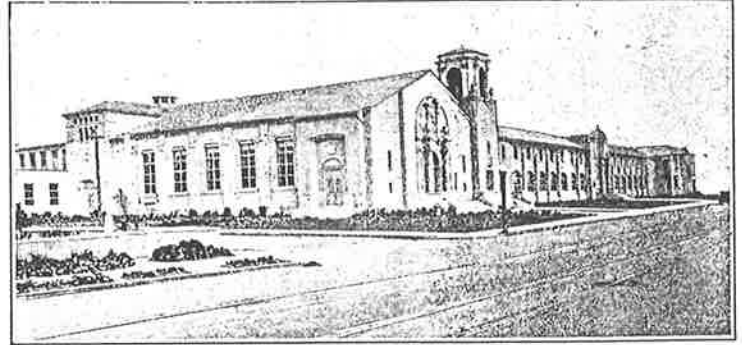
Board heard a status report on plans for the former University High School campus (5714 Martin Luther King Jr. Way). On June 19 the City Council voted to renew the contract with NORA (North Oakland Redevelopment Associates) for the exclusive right to develop the property for up to six months. NORA's current plan is not to restore the building. Bill Lowe, of the North Oakland District Council, stated that Children's Hospital had said they were no longer interested in the site; Cecelia Kilmartin, of the Ad Hoc Committee to save the building, reported that architects Ishimaru and Guillory were interested. It was recommended that the Board place an application for landmark designation on the next agenda.

Board voted to direct the Secretary to draft a resolution designating the Alician Apartments (1560 Alice Street) a city landmark at the request of its owner, Robert G. McCallum/Grand Investments.

Board noted that the City Planning Commission at its June 13 meeting held over until August any action regarding the application to designate the Broadway Building (1401-19 Broadway, at San Pablo Avenue) a city landmark. The delay was to allow time for the structural engineer's report to be made available.

Board voted to write the U.S. Department of Housing and Urban Development, endorsing structural repair and seismic strengthening of the Hotel Oakland.

Mark Wald of the City Attorney's staff



In November, Board accepted application from North Oakland Voters Alliance and recommended old University High School for landmark designation. (1925 Tribune Year Book)

explained conflict of interest provisions affecting all city officials including Board members, and provisions of the Brown Act requiring open meetings, posted agendas with no action permitted on unposted items, and an open forum period.

Board recommended the text of the proposed plaque for the site of the demolished Central Block (1101 East 12th Street--see Fall 1986 News) as a general model for future city landmark plaques.

Laverne Wells-Bowie reported on the Landmarks Commission and Certified Local Government Workshop in San Jose in January; suggestions included focusing on wider preservation areas (districts).

Board was informed that BART held a community meeting on June 11 regarding long-range plans for the Madison Park Apartments (100 9th Street); they voted to notify BART that the building is on the National Register and on the Board's Study List, and to request that a Boardmember be involved in planning.

Laverne Wells-Bowie's resignation was announced, to return to her teaching post at the University of Tennessee. This leaves the Board with two vacant seats.

Estelle Mannis was elected chair for the coming year, Barbara Armstrong vice-chair.

AUGUST

There was no August meeting, for lack of a quorum.

SEPTEMBER

Board approved five design review applications involving work on city landmarks:

1001-11 Clay Street, the Clay Building: Structural repairs under the Earthquake Repair Ordinance and replacement of one ground floor wall with storefronts; tile

and colors to be selected with staff;

1533 San Pablo Avenue, the Maclise Drug Store (now Haley Law Offices), seismic reinforcing by closing one window;

1515 Webster Street, the YWCA (a city landmark and on the National Register; by Julia Morgan): facade renovation, replacement of swimming pool skylight, and modification of the 15th Street entrance to accommodate a handicap ramp, details to be worked out by IDG Architects and staff;

Ginn House Annex/Nile Club in Preservation Park: proposal by Architectural Resources Group for structural reinforcement by covering two front windows;

806 Washington, in Victorian Row, two freestanding signs, to be limited to 5 1/2 feet and colors subject to staff review.

Board moved to adopt a resolution initiating landmark designation of the Alician Apartments, 1560 Alice Street (1915-16, Richardson & Burrell, architects).

Anthony Pegram agreed to attend the Planning Commission meeting on Sept. 19, when the Broadway Building was scheduled to be considered.

An application for designation of the former University High School was being prepared by concerned citizens for the Board's October 8 agenda. NOVA (North Oakland Voters Alliance) was meeting with the National Guard about another proposal for use of the campus. The City had issued a letter requesting the Board not to landmark the property at this time.

Tenants had been moved out of the Madison Park Apartments; an ad hoc group was forming to preserve the building and return it to residential use.

OCTOBER

Design review: Board reviewed applications by Thomas Wolf for work on two buildings in Victorian Row--to paint the facade of the Dunn Block, 721-25 Washington Street, and to reconstruct half of the second story of the Evers Building, 715-19 Washington Street. Approval was subject to planning staff modification of colors, etc. Board denied Bramalea Pacific's application to use a less expensive simplified door instead of a replica of the original at the Hunt House in Preservation Park (1201 M.L. King Jr. Way). Board approved city architect's landscaping plans for Phase 2 of the Peralta Hacienda,

2465-2511 34th Avenue, site of the adobe headquarters of Rancho San Antonio. Phase 1, already completed, covered restoration of the house; Phase 2 covers the historic landscape; Phase 3 will eventually extend landscaping to Coolidge Avenue.

On the application by North Oakland Voters Alliance (NOVA) to designate old University High School/Merritt College a city landmark, Board heard representatives of NOVA, the Office of Economic Development and Employment (OEDE), North Oakland Redevelopment Associates (NORA), Children's Hospital, and neighborhood and development interests. A motion by Jean Spees to direct Planning staff to prepare a resolution nominating the campus for landmark status died without a second; a motion to determine the property eligible for landmark status passed, with Barbara Armstrong abstaining in view of a possible conflict of interest, and Bert Bertolero opposed. Another motion was passed tabling a decision until the November meeting, by which time the first steps in the Section 106 process will have taken place.

On the Planning Commission proposal to designate the Broadway Building (1401-19 Broadway/1402-14 San Pablo) a city land-



Broadway Building anchors Oakland's 100% corner about 1909. Note earlier flatiron on Cathedral Building site, right, and red brick St. Francis de Sales at upper left. (Oak.Hist.Room)



mark, Board heard from owner Taldan Development Co., Paul Fratessa Associates, engineers, Annalee Allen representing OHA and OPAT (Oakland Preservation Assistance Team), Bruce Judd for the National Trust, former owner Kenneth Ruppenthal, and architect Randolph Langenbach. Barbara Armstrong requested that the Board be provided with copies of building leases and construction cost estimates, considering earthquake repairs and renovation, tax credits for National Register properties, and the Historic Building Code. Board requested that the collected information be made available to the public. Board voted that the building be considered eligible for landmark status, and to continue the matter to November.

SPECIAL MEETING

A special meeting was held on October 31 to respond to the demolition permit application for earthquake-damaged Sacred Heart Church. The 1901 Romanesque revival building was referred to the Landmarks Board by the Director of City Planning for possible designation. After hearing speakers from the diocese, the neighborhood, and the preservation community, the Board declined to initiate landmarking of the church.

NOVEMBER

Design review: Board approved Sue McHenry's application for window insignias and two blade signs at the Arlington Hotel (494 9th Street) in the Victorian Row district; and denied application by the Diocese of Oakland to demolish St. Francis de Sales

St. Francis de Sales, left, was denied demolition permit and may be on its way to landmark status, while Sacred Heart, right, must rely on public opinion if it is to survive, since Landmarks Board did not act. (Phil Bellman; Oakland Hist.Room)

Cathedral (2100 Martin Luther King Jr. Way/698 21st St.), listed on the Preservation Study List and rated A by the Oakland Cultural Heritage Survey.

Board voted to accept a resolution designating the former University High School a city landmark, on application by North Oakland Voters Alliance (NOVA), and to accept City Planning Commission proposal to recommend the Broadway Building for landmark status and provide Commission and Council with information on tax incentives and preservation alternatives.

Secretary Helaine Kaplan Prentice reported on potential demolition of the 1918-27 Pacific Telephone and Telegraph Co. building at 1519 Franklin, on the Preservation Study List and vacant since the earthquake, and on an application by Kaiser to demolish 1900-16 and 1924 Broadway. 1900-16, the Tapscott Building, is on the Study List; both buildings have been red-tagged since the earthquake. Prentice reported that plans for the new Black Filmmakers building next to the Pardee House had been approved by both Planning Commission and City Council; the Pardee House Foundation opposed the approval, which was based on the premise that the site was not in Preservation Park. The matter has been referred to the City Attorney's office.

Estelle Mannis was appointed the Board's official representative to the Historic Preservation Task Force, which has recently resumed meetings. --Kathy Olson

OHA Update

■ OLD HOUSE JOURNAL OFFER

The Old House Journal, known for its historical and technical articles on restoration and maintenance of old houses, offers a special subscription program for preservation groups. If a minimum of 12 OHA members subscribe, they receive a special subscription rate of \$18 a year (regular is \$21), and OHA receives half of the \$18 from each subscription, and all participating organizations are entered in a drawing for a \$1000 grant. Checks should be made payable to OHA, Box 12425, Oakland 94604. If yours is a new subscription, give your name and address; if a renewal, enclose your current Old House Journal mailing label. Deadline is December 15.

■ NEW BOOK BY HELAINE KAPLAN PRENTICE

Helaine Kaplan Prentice, landscape architect, OHA member, author of Rehab Right, and secretary to the Oakland Landmarks Board, is the author of a new book, The Gardens of Southern California. Lavishly illustrated by photographer Melba Levick, the book depicts 25 of Southern California's public-access gardens, including special gardens devoted to roses, sculpture, Japanese themes, desert flora, and California native plants. A geographic directory by county of gardens open to the public, a practical afterword on what the home gardener can learn from public gardens, and historical and bibliographic references complete the volume. The 300-page, full-color book is published by Chronicle Books at \$35.

Helaine will be reading from Gardens of Southern California at Bay Bridge Books, at 9th and Broadway in Victorian Row, on Thursday, Dec. 6 at 12:30.

■ CAMRON-STANFORD DOCENT TRAINING

Now is the time to sign up for docent training at the Camron-Stanford House on Lake Merritt. Classes begin in January. Docent coordinator is Ilene Herman, author and teacher, who brings a formidable array of talents to the job. Trained in speech

therapy, she holds a master's degree in applied history from Holy Names College, is a member of the Alameda County Parks, Recreation, and Historical Commission and volunteer coordinator for the Conservatory Theatre, and has written books on local recreation opportunities and festivals.

If you wish to apply for the docent training program, call 836-1976 or write to Camron-Stanford House Docent Training, 1418 Lakeside Drive, Oakland 94612. Ilene Herman will call and arrange an interview. The course will last 12 weeks, and cover Oakland history, the Camron-Stanford house families, Lake Merritt, Victorian life-styles and decorative arts, restoration, and docent techniques, with a faculty of local experts, most of whom have been associated with the house for many years.

The Camron-Stanford house is the last Victorian house on the shores of Lake Merritt, once ringed with such structures. After 60 years as the Oakland Public Museum, it has been lovingly restored to the splendor it knew when prominent Oakland citizens lived at 1418 Lakeside Drive.

Will and Alice Camron were the first. A legal advertisement dropped the "e" in Cameron, and Will, a real estate developer, left it that way; it was sure-fire conversation grist: "Say, shouldn't that be spelled with an 'e'?..." Then there was "Golden Spike" David Hewes, a great friend of the Big Four, particularly of Leland Stanford. Hewes loved to show off his collection of Renaissance sculpture and painting replicas which he acquired on his honeymoon, a 19-month grand tour of Europe. Josiah Stanford, Jr., lived in the house the longest, and raised his family here on Lake Merritt and at Mission San Jose where the Stanford winery was. The Wrights--John Wright owned half of a frozen fish ship--were the family who sold the house to the city of Oakland for use as a "temporary public museum."

Today the house is maintained as a museum of Victorian life, plus exhibits documenting the restoration process and the old Public Museum, and office rentals for professional firms and nonprofits, including, of course, **Oakland Heritage Alliance**.

Guided tours are given Sundays 1-5 and Wednesdays 11-4. For special tours, tea tours, weddings, and receptions, call 836-1976 and ask for Liz Way. --CSHPA

OHA Calendar

The OHA Calendar lists events, activities, and meetings related to history and preservation that may be of interest to OHA members. To submit items for listings, contact Oakland Heritage Alliance.

Upcoming Activities

through Dec. 16 Sun. "Turning the Tide: Early L.A. Modernists 1920-1956," Great Hall Lower Bay (admission charge), Oakland Museum, 1000 Oak St., W-Sat 10-5, Sun 12-7.

through Jan. 6 Sun. "Fragments of the Jewel City," PPIE 75th Anniversary exhibit at Palace of Fine Arts/Exploratorium, S.F.; \$6, Th-Sun 10-5, W 10-9:30 pm

through Feb 23 Sat. "Childhood Memories," antique toys, Hayward Area Historical Museum, 22701 Main St., Hayward, \$1/.50, M-F 11-4, Sat 12-4, 581-0223

through March 3 Sun. "A Time and Place: From the Ries Collection of California Painting," Oakland Museum Art Special Gallery, free, W-Sat 10-5, Sun 12-7; 273-3401

Dec. 6 Thurs. 12:30 noon. "The Gardens of Southern California," reading & book-signing by Helaine Kaplan Prentice, Bay Bridge Books, 9th & Broadway

Dec. 7-8, Fri-Sat 10-4/10-6. "Guess Who's Coming to Tea," Christmas boutique, tea, & readers' theater in Preservation Park, produced by John & Sharon Kidder. Ginn & Nile houses, 13th & MLK; tea reservations 430-1426.

Dec. 13 Thurs. 5:30-7:30 pm. OAKLAND HERITAGE ALLIANCE Holiday Party, 590 Radnor Rd. \$4 donation; RSVP 763-9218.



Dec. 15 Deadline for Old House Journal renewals at special OHA rate: see OHA Update, p.21.

Jan. 19-20 Sat-Sun. 10-5. Postcard and paper collectible show, Sacramento, Scottish Rite Temple, 6151 H Street near Sacramento State Univ., \$3.

Feb. 9-10 Sat-Sun. 10-6/10-5. San Francisco Postcard Sale, Sheraton Airport Hotel, Hwy. 101 south of airport, take Broadway exit; \$3.50.

Feb. 10 Sun. 3-5 pm. "Allensworth: A Vision and Reality," Black History Month program, reminiscences by former residents; Northern California Center for Afro-American History and Life, 5606 San Pablo Avenue, 658-3158.

Feb. 22-24 Fri-Sun. California Women in Environmental Design 1991 Conference, workshops, tours, and "Women's Work"

exhibit. Architecture, planning, interior design, etc. St. Francis Hotel, S.F.; registration, Lotta Ekman 751-0342; exhibit, Carol Lauten, 391-4122; CWED 548-6209.

February-March TBA, Berkeley Historical Society film programs, presented by Ellen Drori: Andy Pagano's color films of 1939 Treasure Island Fair, and "Officer 444," 1924 police serial shot in Berkeley. BHS, 524-9880.



March TBA, Thursday evening lecture and 3 Saturday tours, series on museum interpretation, focusing on Oakland Museum History and Natural Science galleries, co-sponsored with National Association for Interpretation. Details TBA; OHA, 763-9218.



April 11 Thursday evening, and 3 following Saturdays, lecture-tour series on historic site interpretation, focusing on GGNRA/Presidio and interpretive techniques; co-sponsored with National Association for Interpretation. Details TBA; OHA, 763-9218.



Spring, TBA, OHA House Tour, Rockridge neighborhood. Details TBA; info. or to VOLUNTEER, OHA, 763-9218. Researchers, docents, neighborhood liaisons, party-givers, publicity experts all needed!

Regularly Scheduled Tours

Dunsmuir House. Tours of Colonial Revival mansion every Sunday, spring through fall; 2960 Peralta Oaks Court, Oakland; \$3; Christmas showcase, 562-0328.

Camron-Stanford House. 1876 Italianate on Lake Merritt. Tours every Wed. 11-4 & Sun. 1-5 pm., \$2/\$1, free first Sunday; 1418 Lakeside Dr., 836-1976.

Northern California Center for Afro-American History and Life. Exhibits and archive open Tu-Fri 12:30-5, Sat 11-4. 5606 San Pablo (Golden Gate Library), 658-3158.

Paramount Theatre. Art Deco movie palace, 2025 Broadway. Tours 1st & 3rd Sat., 10 am, \$1, 893-2300.

Oakland Tours Program. Old Oakland, City Center, Uptown, Chinatown, Pres. Park, Port; April-Oct., 273-3234.

Black Diamond Mines. Somersville Rd., Antioch; Sat. & Sun. 10, 11, 1:30, 2:30; reservations required for mine tour, 757-2620; \$2 +\$2 parking; closed winter.

Ardenwood Historic Farm. Park open April-Nov., Thurs.-Sun. 10-4; house tours hourly Sat. & Sun./variable Thurs.-Fri., \$4-\$1.50 dep. on age & day, tour extra; Ardenwood Blvd. or Lake Blvd., Newark; 796-0663.

McConaghy House, 104 year old farmhouse at 18701 Hesperian Blvd., Hayward. Tours Thurs.-Sun., 1-4, \$2/adult. Christmas show Dec.; closed January. Info. 581-0223.

San Francisco Heritage weekly tours; \$3, info.441-3004. Historic North Waterfront, Sundays 10:30-12, meet at kiosk near cable car turntable in Aquatic Park; Victorian & Edwardian Pacific Heights, Sundays 12:30-2, Haas-Lilienthal House, 2007 Franklin; Haas-Lilienthal house tours, Sun. 11-4:30, Wed. 12-4

Regularly Scheduled Meetings



Oakland Heritage Alliance. OHA Board of Directors meets on the first Monday of the month, 7:30 pm; for agenda and location, contact OHA, 763-9218

Preservation Action Committee: contact Carolyn Douthat, 763-5370, for time, place, and agenda.

Landmarks Preservation Advisory Board, 2nd Monday, 4 pm, City Planning Commission, alternate Wednesdays, 1:30 pm, City Council, every Tuesday evening, 7:30 pm, all at Lakeside Garden Center, 666 Bellevue Avenue. Contact City Planning Dept., 273-3941, for Landmarks Board and Planning Commission agendas.



Oakland Heritage Alliance

P.O.Box 12425, Oakland, CA 94604 763-9218

Oakland Heritage Alliance, a California nonprofit corporation since 1980, was formed to bring together community groups and individuals sharing an interest in the history of Oakland, and in the preservation and conservation of the city's archaeological, architectural, cultural, environmental, and historical resources. Membership dues and contributions are tax deductible.

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OHA appreciates gifts from the following (June 1-October 31):

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Oakland Heritage Alliance News

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OHA NEWS welcomes contributions: contact Betty Marvin, 849-1959, Dean Yabuki, 832-5355, or Helen Lore at OHA, 763-9218. Back issues are available for \$2 from OHA.

New OHA Members

The Officers and Directors of Oakland Heritage Alliance welcome and thank all those concerned citizens who have shown their interest in Oakland's history and preservation by joining OHA. OHA's new members (June 1-October 31) are:

Carl Anderson, Merle Boese, Maureen Clarke, Elinor Maclean Crocker, Deborah/Mike Cussen, Mary O. Davis, David Donovan, Sally Everhardus/David Giacomelli, Alwin/Banning Fenton, Jeannette Ferris, Elizabeth Flynn, Creighton Fong, Stan Fong, Karen Francisco-Elliott, Bob Freeman, Matthew/Jane Gabel, Phil / Sandy Gorman, Richard Hall/Jack Steinmetz, Janice Halstead, Dennis Harrison, Janet Hill, Suzanne Hitomi, Home Savings of America, Cindy Hunt, Kathleen Hurley, Morton Jensen, Lawrence/ Shirley Kennon, Robert Kidd, Jan Leuin, Barbara Ludlum, Janet Lukehart, Kevin/Ciare Macy, Barbara McQuaid, Marian Mersh, Lawrence Moehrke, Katherine Morrison, John Orlando, Walter Poeth, Ray/Cora Poulton, Lauren Richey, Rhonda Righter, Sally Rix, Kathleen Rueger/ Roy Kuga, Lisa Kay Ruhland, Beth, Russell, Mary Baldwin Sanders, Mr./Mrs. Farrel Schell, Charlotte Speight, Mark Vaughan, Joan Wells, Karen Westmont, Christine Winans, Sophia Wong

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JOIN OHA TODAY! Your annual tax-deductible membership dues include the **OHA News** and announcements of all OHA activities. Additional contributions and your active participation will make OHA a more effective organization.

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I would like to serve on the following committee(s): Membership , Programs ,

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Change of Address only

\$10 Limited income (1 vote)

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Oakland History Notes: Oakland's Conservatory

Everyone knows that San Francisco's Golden Gate Park has a conservatory; very few know that Oakland once had one, located on the site of the Alameda County Veterans' Memorial Building at Grand Avenue and Harrison Street. The little glass palace began life on the estate of Mr. A.K.P. Harmon, whose palatial house and grounds at Webster and 21st Streets neighbored the College of the Holy Names (now site of the Kaiser Center). Mr. Harmon had secured his fortune in the Comstock mines and moved to Oakland in 1872, where he soon thereafter built his house, conservatory, and magisterial carriage house. When, in 1882, a biographical sketch appeared on Mr. Harmon, the writer alluded to the gentleman's "...greenhouse, which contains one of the most extensive collections of rare plants on the Pacific coast." Known as a patron of the arts and benefactor of education, he endowed the University of California with a gymnasium, named, appropriately, Harmon Gymnasium.

Mr. Harmon died in 1896, and his vast estate was subdivided and sold. Mr. Edson Adams, Jr., son of one of the city's founders, saw possibilities in the greenhouse. In 1902, he purchased the conservatory and had it moved to the new Adams Park, which he was intending to deed to the city. Measuring 75' in length, the glass structure had to be moved intact, as it was so constructed that it could not be disassembled. Arriving at the park unbro-



ken, it was placed upon a concrete foundation, the work supervised by noted architect Walter J. Mathews. Golden Gate Park's venerated gardener John McLaren provided assistance in the placement of plants in the newly installed greenhouse.

The following year the Oakland Herald proudly announced "Conservatory and Park Are Gift to Oakland's People. In a central position in this park stands a beautiful conservatory and propagating house. Wagon loads of rare plants and flowers, many of them from the Golden Gate Park conservatories, are now sheltered in this structure. An exquisite lawn slopes away toward the surrounding streets and boulevards. Only a few more touches are required to put everything in perfect order."

Adjoining nurseries were later added to raise flowers for the City Hall plaza. Long delighting Oaklanders, the elegant glass house met its doom in 1927 when construction began for the Veterans' Building. --William W. Sturm

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