

The Oak Center Neighborhood: Victorian West Oakland



APPROACHING THE OAK CENTER NEIGHBORHOOD ALONG 14TH STREET ABOUT 1895. THIS IS THE BLOCK FROM CASTRO TO BRUSH, NOW THE FREEWAY OVERPASS, JUST WEST OF FIRST UNITARIAN CHURCH. JULIA MORGAN'S CHILDHOOD HOME WAS AT THE RIGHT, ACROSS FROM FIRST BAPTIST CHURCH. (OAKLAND HISTORY ROOM)

In West Oakland and Brooklyn, Oakland has Victorian neighborhoods of a size and quality matched in few other cities. The Oak Center neighborhood in West Oakland--roughly Adeline to Myrtle and 14th to 21st Streets--contains more than 220 well-preserved houses built before 1925: about 125 pre-1890, 89 built between 1890 and 1911, and a few more built by 1925. Its history as an Oakland residential neighborhood begins with James DeFremery, Dutch-born banker and gentleman farmer, who was living on the west side of Adeline in the early 1860s. By DeFremery's time prosperous

businessmen were building estates in the country--the East Bay, Marin, and the Peninsula--to escape San Francisco's noise, dirt, fog, and density. (DeFremery's estate, purchased by the city for a park in 1906, deserves an article of its own).

With improved ferry service and arrival of the transcontinental railroad in 1869, West Oakland developed rapidly. The Blair-Howe

businessmen were building estates in the country--the East Bay, Marin, and the Peninsula--to escape San Francisco's noise, dirt, fog, and density. (DeFremery's estate, purchased by the city for a park in 1906, deserves an article of its own).



Thomson and West's 1878 atlas shows the neighborhood as the Barstow and Reed tracts, and other farm-sized plots not yet subdivided. Encinal Line was north boundary of Oakland until 1872. DeFremery property is west of Adeline. Reed Tract lots along 16th are where most of the district's present-day City Landmarks are located. Note tracks along 7th (Railroad Avenue) and Market Streets, High School at 12th and Market, and smaller lots east of Market in the Original Town.

horsecar line on 14th Street connected the district with the San Francisco ferry at the end of 7th Street and with downtown Oakland, and by 1875 other amenities also existed: macadamized streets, water and sewer system, street lighting, neighborhood schools. Oakland High School was established at 12th and Market in 1871. The car lines were electrified in the early 1890s, and in the early 20th century additional San Francisco and Oakland routes were added by the Key System.

The houses of this era in Oak Center were generally large, two or more stories, and prominently placed on large lots--an entire block in many cases, but at least a corner lot, usually facing one of the east-west (numbered) streets. Sixteenth Street in particular, with five designated landmarks on two blocks, is the "Millionaires' Row" of the district. Smaller homes of artisans were interspersed from the beginning, and became more numerous in the later years.

The district's 19th century commuters to San Francisco included bookkeepers and cashiers, employees of the U.S. Mint and Customs House, lawyers, stockbrokers, and hay and grain dealers. Prior to about 1910 almost half the identified owners, wherever

they worked, could be described as middle class or professionals: bookkeepers, government employees, capitalists, produce merchants, manufacturers, self-employed plumbers and contractors, fourteen teachers (most of them female), two ministers, three dentists, and two newspaper editors or publishers. Just over half were loosely lower middle class: artisans, clerks, salespersons, railway employees; very few were laborers. After 1910 the area became predominantly lower middle class, with more artisans and clerks, Eastern and Southern European immigrant households, and more individuals described as laborers.

Throughout the period many families owned and rented out a second house in the same area. Especially after the 1906 earthquake it was common to add a basement or rear unit, or put a small flats building on part of one's lot. Real estate appeared to be a sideline for many residents. Carpenters often built a house, lived in it for a while, and then built another, and so on until they called themselves contractors.

Those who built and developed here lived here. Charles Reed, of 1517 Filbert from 1878 to 1915, was the son of William Reed who had owned much of the area as a fruit orchard before it was subdivided. Charles Reed was deputy county treasurer in the 1880s, and National Bank Examiner for Northern California in 1907-09. Having grown up in Oakland and attended the Carpentier School, he helped petition for a new school (Lafayette, on 12th Street) to replace the one room schoolhouse. He also served on the school board in 1893-97. When he moved from Filbert, it was to Elwood near Adams Point.

George W. Reed lived at 974 16th Street, half a block north of his brother Charles, from 1880 to 1891. He was a lawyer, U.C. class of 1872, and district attorney for four years. He was a delegate to three Republican national conventions and a director of the Institute for the Deaf and Blind.



Landmark Row: the Reed-Henshaw, Gladding-Chickering, and Canning houses, built between 1876 and 1879, on 16th between Filbert and Myrtle. Reflecting the subsequent history of the neighborhood, the Carty hardware store and House of Prayer Church occupy the former Gladding-Canning gardens. (Survey)



Stick details on real estate magnate John Winfield Pearson's 1884 home at 1717 Myrtle reflect the period when Oak Center development was at its peak. This style is rare elsewhere in Oakland. (Oakland Cultural Heritage Survey)

One of the more colorful figures in 19th century Oakland was John Winfield Pearson. Coming to California with his parents in the 1850s, he made his first million between 1865 and 1875, handling railway and gas company stocks, timber lands, and sawmills. From 1869 on he lived in Oakland and owned a sash and door factory and lumber mill, Pacific Lumber and Saw Mill, at the west end of 7th and 8th Streets at Oakland Point. He was also the first and biggest residential developer at the Point. According to an 1875 account he had built 110 tenement (i.e., rental) houses at the Point and had 200 other houses under construction. His tract had its own water works with an enormous windmill which was one of the boasts of the Point. In 1875 he built himself a mansion there on Pearson Row (west of Pine between 9th and 10th), moved to 8th near Adeline about 1880, and in 1884-85 built the home at 1717 Myrtle. After his marriage broke up he moved to San Francisco, but his wife lived on Myrtle until her death in 1897.

Other contractors and builders were Joseph Burpee of 1431 Linden from 1878 to 1881, David Caig of 1913 Myrtle (1886 to 1914), and Richard Gorrill, bridge contractor, who lived at 1511 Myrtle from 1883 to 1899. Architect Joseph Cather Newsom and his wife Nellie lived in a surprisingly modest cottage at 1427 Filbert around 1886-87. John Debo Galloway, civil engineer and associate of John Galen Howard, lived at 1902 Myrtle

from about 1898 to 1909. Galloway took part in many of the major engineering projects in California in the early 20th century, including hydroelectric plants, irrigation systems, and selection of the site for the Bay Bridge. Galloway sold the house to Griffith Griffiths, pastor of the Market Street Congregational Church, and his son Farnham Griffiths, legal scholar.

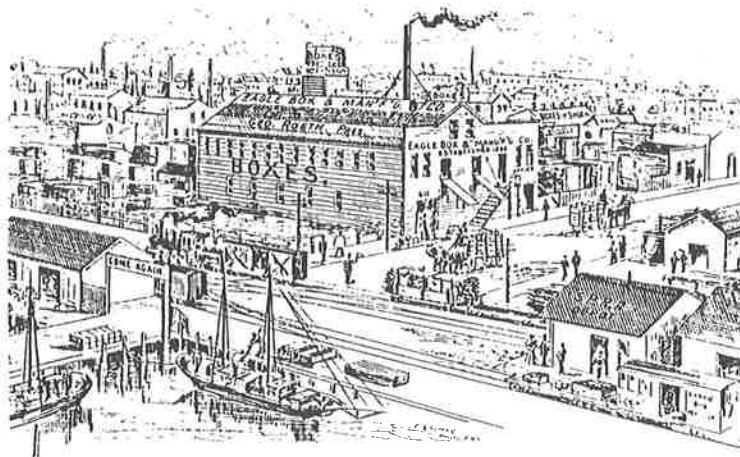
Among the prominent businesspeople in the district were James Canning, capitalist, and his wife Mary McCann Canning. They owned the Canning Block at 13th and Broadway and much other real estate, and lived in the 1877 Italianate at 954 16th Street. James died in 1892, Mary in 1904, having donated the money to build St. Francis de Sales Church and the first Providence Hospital. Mary was an Irish immigrant who began her Oakland career as mayor Horace Carpentier's cook, and learned the investment business from her employer. Her anonymous donation to St. Francis has made her better known today than her husband. Later the Daniel Canty family dwelt here for over 40 years, operating a hardware store next door. (The store building still stands, as do a number of other 1920s-40s storefront additions in the neighborhood.)

Adjoining the Canning home and with interlocking gardens was the home of Charles Gladding, organizer and president of the Gladding McBean terra cotta works. After Gladding, this house belonged to William Chickering, who lived here from 1885 to 1912 and commuted to his San Francisco law firm.

Other manufacturers were Charles Booth, president of Union Iron Works (1625 Myrtle and 926-32 16th) and Charles Roeth of the Swiss Italian Paste Company and Eagle Box Company (1510 Filbert). Booth's and Roeth's industries, metals and food processing, were major parts of Oakland's economy.



James and Mary Canning's house at 16th and Myrtle, 1877-78, is one of Oakland's finest Italianate houses. Mary Canning's anonymous gift built St. Francis de Sales Church. (Survey)



Industry: Charles Booth of Union Iron Works; Charles Roeth's Eagle Box Factory made special fitted crates for eggs and fruit, one of many woodworking industries along the waterfront; Ralph Bellingall's cannery partner Lew Hing. (OHR)

Ralph Bellingall lived at 1926 Chestnut from about 1891 to 1906, in a house built close to his father's home on Filbert. He initially followed his father in the customs brokerage business, and he later became prominent in the canning industry, as an officer of Lew Hing's Pacific Coast Cannery. (The cannery buildings still stand, at 12th and Pine.) Lew Hing was a native of Canton who by 1914 had the third largest canning company and largest Chinese-owned business on the west coast. One of his sons was named Ralph, presumably after his business partner. Bellingall moved to Adams Point around 1915, residing at 431 Lee Street.

John Winthrop Miller, of 1804 Adeline, commuted for 20 years to his hay and grain business in San Francisco. His 1872 Italianate could be the oldest extant home in the area after the DeFremery house (which is diagonally across the street). Miller's family was here into the 1920s, and built 3 more houses on the property in 1895-1906.

Charles Burckhalter was director of Chabot

Observatory from 1885 to 1923. He was born in Ohio in 1849, and began studying astronomy as an amateur. He won early fame by sounding Lake Tahoe with a champagne bottle. In 1878 he moved to Oakland, where he was said to be the first amateur to have his own telescope. He taught at Oakland High School, and was a founder of the Astronomical Society of the Pacific. From 1899 to 1920 he lived at 1440 Linden, in a home originally built in 1890 for hardware merchant George Jeffress. Burckhalter devised the first good system for taking pictures of eclipses, and made several expeditions for astronomical observations at his own expense. In 1920 he moved to Mountain Boulevard to be near the new observatory, and died in September 1923 rushing to save the observatory which he feared was in danger from the Berkeley fire. A street near it is named for him.

Another resident with heavenly concerns was the Reverend Samuel Hawkins, who lived at 1915 Chestnut in the 1910s and 20s. He was pastor of Cooper AME Zion Church and

Charles Burckhalter (L) was director of Chabot Observatory in Lafayette Square, a branch of the Oakland Public Schools. Rev. Samuel Hawkins (R), was pastor of Cooper AME Zion and Beth Eden Baptist Churches. (Oakland History Room)





Education: Abbie Aldrich was principal of Lafayette School; Sarah Horton's school, shown about 1896 when it was located at 12th and Filbert, was coeducational, primary to college preparatory; Sarah Horton and the Anthonys lived in this Gothic cottage on 18th Street, almost to the time this photo was taken by Jane Voiles in the 1930s. (Oakland History Room)

later of nearby Beth Eden Baptist Church, one of West Oakland's old and prominent African-American institutions.

The striking little Gothic house at 964 18th Street was home from 1877 to 1924 to Richard M. Anthony, chief clerk of the U.S. Subtreasury and real estate operator, his wife, and her sister Sarah Horton. Horton was a well-known educator, proprietor of the Horton School, located first at 12th and Filbert and later in Adams Point. Other teachers living nearby were Tillie Lisson and Josephine Lemon, who taught at Lafayette School from the 1880s to the 1910s, and lived with Tillie's mother Mathilda at 1907 Myrtle. Abbie Francis Aldrich, principal of Lafayette from 1891 to 1900, lived at 1724 Myrtle until about 1925.

City Council member for a year (1861-62) and assessor for 26, Joseph Dillon lived at 1908 Linden in the 1890s. Nicknamed "'Uncle Joe' to the people of Oakland," he was said

to be "a great practical joker," "generous to a fault, and his generosity brought him many votes, but cost him much money." It is Joe Dillon's meticulously kept block books that enable researchers today to date 19th century Oakland houses.

James Nelson, fruit merchant, asparagus packer, and general manager of the Oakland Preserving Company, lived at 1705 Linden from 1886 until 1912 when he moved to Jayne Street in Adams Point. Oakland Preserving Company, located at the foot of Linden, was a pioneer Oakland industry which originated the Del Monte brand. Nelson served on the city council in 1892-94, and as secretary to the Board of Public Works in 1911. His son lived in the Linden Street house until 1930.

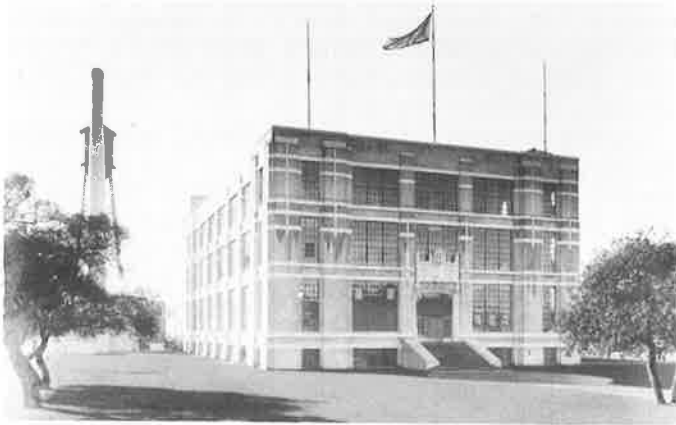
The large Queen Anne at the northeast corner of 18th and Myrtle, a city landmark, belonged to Joseph Willcutt from 1890 until his death in 1915, and remained in the family until 1928. Willcutt was the archetypal self-made man of the Gold Rush era: born in Massachusetts in 1829, he "acquired

Uncle Joe Dillon, Oakland's beloved tax assessor; DeFremery house during World War II when it was a USO club, and James DeFremery whose 1860s estate began it all. (OHR)



some knowledge of mechanical appliances and manufacturing," came to California in 1852, and soon became an officer of the San Francisco and San Jose Railroad, which was absorbed by the Central Pacific. He was president of the Market Street Railway and managed several other street railway subsidiaries of the Southern Pacific, and was a director of the S.P. until he died.

As these representative sketches show, many early neighborhood residents remained for decades. When the upwardly mobile moved away but remained in Oakland, the move was generally to Linda Vista Terrace (Rose Garden) in the 1890s or the Adams Point area after 1906. Only after 1915 did the desirable residential character of the district change somewhat, with construction of the Shredded Wheat factory at 14th and Union.



Construction photo of the Shredded Wheat plant, c.1915, suggests the changes it brought to the neighborhood. (Oakland History Room)

One reason so many of the Oak Center houses have survived is long-term owner-occupancy. Even today at least half are owner-occupied, and in the period researched up to 1925, many families remained in the same place for 20 to 40 years or more.

Both World Wars accelerated the post-1906 practice of converting the large old houses into rental rooms and apartments. These housed many newcomers to the area, typically Southern and Eastern European in the first World War era, and African-American in the second. The Depression took its toll with crowding and deferred maintenance, and with the origin of urban renewal. Large areas adjoining the neighborhood were razed in the 1930s for the Peralta Villa housing project, more in the 1950s for the Cypress freeway and in the 1960s-70s for the Acorn Project and Grove-Shafter freeway. In the '60s and '70s owners of the houses between 14th and 18th Streets organized and won access to redevelopment money for rehabilitation. Residents' words in the pamphlet Oakland 1979 sum up this effort:



These three elaborate Queen Annes on Linden Street were built in 1890-91. Charles Burckhalter lived in the middle one, 1440 Linden. (Oakland Cultural Heritage Survey)

"We had enough fight, common sense, professionalism, business to figure out what we wanted. The main change that we were very proud of was the right to remain and rehabilitate in Oak Center if we so desired."

"I got the free paint and I painted my house myself, and now whenever I turn the corner to 14th Street, my heart flutters when I see my beautiful house."

The neighborhood is full of spectacular examples of Italianate, Stick, Queen Anne, Colonial, and Shingle architecture, and many houses still have historic trees, fences, retaining walls, and outbuildings. In 1985 Oak Center was nominated for S-7 historic district status by the Landmarks Board (though not designated). There are nine designated landmark houses in and around the district: 954, 970, 974, 1004-06, and 1014 16th Street, 918 18th, 1527 Union, 1651 Adeline (the DeFremery house), and 1079 12th (the Herbert Hoover house).

--Sister Ethel Mary Tinnemann

Sister Ethel Mary Tinnemann, a professor of history at Holy Names College and former chair of the Landmarks Preservation Advisory Board, has researched the Oak Center neighborhood for the Landmarks Board and Oakland Cultural Heritage Survey.



The author (far right) leads a tour of Oak Center, at 16th and Myrtle. Charles Booth's house is behind her, and the retaining wall belongs to the Canning house.

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 Susan McCue, 763-1687 or Carolyn Douthat 763-5370.

■ SACRED HEART: COURT OF APPEALS STAYS DEMOLITION

In late September, the state Court of Appeals ordered a stay on issuance of the demolition permit for Sacred Heart Church. As reported in the last *OHA News*, the Friends of Sacred Heart Church filed a lawsuit against the city in Alameda County Superior Court two days after the City Council decided that environmental review of the proposed demolition was not required. That court granted a temporary injunction against issuance of the demolition permit, but at a hearing in September, Judge James Lambden ruled against extending the injunction until a hearing on the merits could be held. The Friends appealed that ruling to the Court of Appeal which issued a stay on issuance of the permit pending its decision on the appeal. A Superior Court hearing on the merits of the challenge to the city's action is scheduled for December.

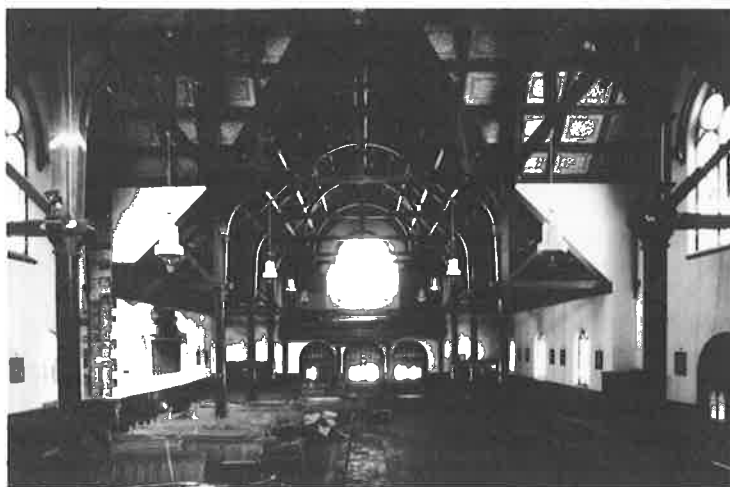
One of the claims raised by the city and the diocese at the Superior Court hearing was that environmental review was not required because CEQA exempts projects in areas which have been declared to be under a state of emergency by the Governor. Since a state of emergency was declared after the Loma Prieta earthquake, the argument goes, the exemption should apply to demolition of Sacred Heart even though the emergency no longer exists. While common sense might limit the exemption to actions which take place during the state of emergency, there is no case law interpreting the statute.

Because the Court of Appeal's ruling could provide the first case law which addresses this CEQA exemption, the decision is of interest to preservationists statewide. Declared states of emergency in California are, unfortunately, all too common. Historic resources have been threatened in recent years by earthquakes in Coalinga, Los Angeles, the Bay Area, Eureka and Palm Springs, fires in Oakland and the Sierra foothills, and the Los Angeles riots. As long as the CEQA emergency exemption remains unclear, it may be used to circumvent CEQA review of the demolition of significant buildings for an indefinite time after an emergency.

In addition to filing the lawsuit, the Friends of Sacred Heart have also nominated the church for listing on the National Register of Historic Places. As part of review of the nomination by the State Office of Historic Preservation, the Landmarks Preservation Advisory Board was asked for comment. At its October meeting, the Board was advised by the city attorney that it should not comment because of the pending lawsuit. Boardmember Andrew Carpentier, who had been asked to review the application for the Board and present his recommendation at the meeting, reported that he considered the building to be of National Register caliber. However, after some discussion, the Board voted to defer to the city attorney's advice, and to send a letter to the State Office explaining the reasons for their inability to comment.

On November 6 the National Register nomination was considered by the State Historical Resources Commission, and forwarded to Washington with the recommendation that Sacred Heart be placed on the National Register. Anticipated outcome is that owner objection will prevent its actually being placed on the Register, but that it will be officially determined eligible, which gives most of the same (limited) protections. --Carolyn Douthat

The hearing on the merits of the case, Friends of Sacred Heart Church vs. the City of Oakland and the Diocese of Oakland, will be heard in Alameda County Superior Court on December 14 at 9:15 am in Department 1. Members of Friends of Sacred Heart Church and their attorney, Susan Brandt-Hawley, will be available to answer questions after the hearing. --Lynne Horiuchi



The interior of Sacred Heart Church is as remarkable as the exterior, with complex beams, polychrome ceiling, and rich stained glass. (Friends of Sacred Heart)

■ CITY HALL REPAIR

City Council gave final approval in late September for the \$76.8 million repair and retrofit of earthquake damaged City Hall. The financing package includes a \$53.7 million grant from the Federal Emergency Management Agency, the largest such grant FEMA has given for a single project.

The National Register building, which is also a city landmark, originally housed not only city offices but also a jail and hospital at the top of the tower. It was the first such skyscraper city hall in the U.S., combining ceremonial chambers and office tower, and the tallest building west of the Mississippi when it opened in 1913.

Retrofit plans include a base isolation system designed to dampen the effect of future earthquakes. This type of system has been used most notably on the historic sandstone city hall in Salt Lake City, Utah.

Preparation for the project has begun with installation of temporary utilities to be used during construction, and interior demolition and lead and asbestos abatement. The rear wall of the Clay Street garage is being altered to allow for construction work on the new foundation system. When completed, the building will be used for the offices of

the mayor, city manager, city council and city attorney, as well as city council meetings and other public entertainments.

This project reflects a successful collaboration between the city, engineering and architectural consultants, and the preservation community, guided by deputy city manager Ezra Rapport. Immediately following the Loma Prieta earthquake, rumors were rife that City Hall might not survive, fueled in part by the large X crack on the north side which was visible from many points downtown. Early on, the city manager's office called together a Preservation Advisory Team which participated in the review of damage, analysis of repair options, and review of project documents. Members of the team included John Merritt (California Preservation Foundation), Allen McDonald (East Bay AIA), Lisbeth Henning (Western Regional Office of the National Trust for Historic Preservation), Chris Pattillo (Oakland Design Advocates), and Alan Dreyfuss (Oakland Heritage Alliance).

If the repair plans go according to schedule, City Hall will be back in service by the end of 1994. --Carolyn Douthat

■ LOMA PRIETA: DOWNTOWN THREE YEARS LATER

In late September and early October, the Earthquake Damage Abatement Board met to review compliance under the Mandatory Earthquake Repair Ordinance for ten earthquake damaged buildings in the Central District. Following is a brief report on their status:

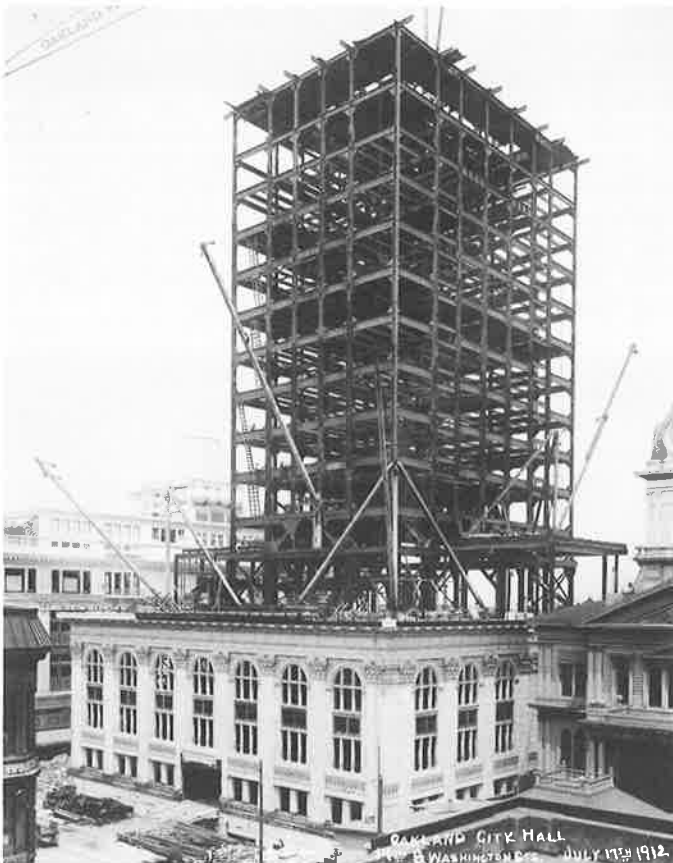
- Drake Hotel, 532 16th Street: Owner has applied for repair permit, to start Nov. 15.
- Hamilton Hotel (YMCA), 2101 Telegraph: Permits have been issued for repair, with a start date of December 1.

- Kaiser Building, 1924 Broadway: The demolition is undergoing design review and demolition is projected for December 1.

- Pacific Bell Building, 1519 Franklin: The demolition is undergoing planning review; projected date is February 1.

- Broadway Building, 1409 Broadway: Owners have not submitted an abatement plan, and have been found in non-compliance with the ordinance. Board voted to impose penalties under the ordinance and directed staff to seek legal remedies for enforcement. The city attorney reported that since the managing partner, rather than the general partnership, is in bankruptcy, the city is not prevented by bankruptcy law from enforcing the ordinance.

- Dalziel Apartments, 526 15th Street: The owner reported that he had been unable to secure CALDAP funding for repair. Staff said he had failed to submit documentation required by CALDAP. The board voted to find



City Hall 80 years ago: steel for the skyscraper office tower going up on top of the ceremonial base. This is one of a great series of construction photos at the History Room.

the owner in compliance if he got a loan commitment of \$3.1 million by October 30.

- Woodrow Hotel, 644 14th Street: Owner is in default on the first deed of trust, with foreclosure sale scheduled. The owner and Catholic Charities had been working on a joint venture to repair the hotel using CALDAP funds and HUD subsidies, but had been unable to obtain required insurance, and HUD subsidies were uncertain. The Board directed the owner and Catholic Charities to continue negotiations, and the city agreed to work with HUD on the subsidies.

- Bermuda Building, 2150 Franklin: Board voted to accept a Conceptual Abatement Plan (CAP) for strengthening the building, with some revision to ground floor window design.

- Swan's Market, 901 Washington: Owner has not submitted a CAP. The holder of the first deed of trust, Greyhound Real Estate Finance Corp., requested a second extension of 60 to 90 days to complete the plan, which was denied by the Board. Board adopted staff recommendation that the owner be found in non-compliance, and penalties be imposed.

- Grant-Unity Building, 1300 Broadway: The owner submitted a plan for repair for occupancy, which lacked a work schedule. That schedule has been submitted, and the owner is looking for financing. The Board voted to accept the CAP on condition that financing arrangements be monitored.

The next scheduled meeting of the Board is December 10. To receive meeting notices contact Emad Mercede in the Seismic Safety Division, 238-6440. --Carolyn Douthat

■ HOWARD TERMINAL

The Port of Oakland proposes to demolish the Charles P. Howard Terminal at the foot of Martin Luther King, Jr. Way to make way for a storage yard for truck chassis and empty containers. The terminal, rated by the Cultural Heritage Survey as eligible for the National Register, is an important if often unrecognized historic structure, not only for its architecture but for its role in the history of two closely linked entities, the City of Oakland and the Port of Oakland.

As those who follow current relations between the City and the Port know, the history of wrangling over control of Oakland's waterfront continues to this day. The Howard Terminal was the result of one such encounter and its existence marks the birth of the Port of Oakland as a virtually independent city agency.

The terminal, built between 1926 and 1930, is the surviving half of the original Grove Street Pier and served as the Port's first permanent headquarters from 1931 until 1961.

(The name Howard Terminal dates from 1982.) The terminal was part of an ambitious program of harbor improvements which were financed by a \$9.96 million bond approved by voters in 1925 over opposition by Mayor John Davie. The building itself was considered state of the art in harbor terminal design, its monumental facade reflecting the Beaux Arts and City Beautiful influences which promoted the use of classical architectural elements to embellish utilitarian buildings.

The harbor improvement plan was supported by a study sponsored by Commissioner of Public Works Leroy Goodrich which concluded that Oakland, with its fine transportation connections, could become a major port. In addition to the terminal, the bonds built the Ninth Avenue Pier and Outer Harbor quay wharf and established a temporary port commission and harbor manager to supervise construction and protect the project from political manipulations.

The city's 1925-26 fiscal report showed a 27% increase in cargo handled and a 16% increase in revenue, prompting a charter amendment making the temporary commission permanent, and reserving all port earnings for port use. The amendment passed, again over the mayor's objection, creating the independent organizational structure of the Port as we know it today. In its first year of operation the Port became self-supporting, and the Oakland Municipal Airport was created. In 1929 Oakland was designated a full point of entry and established a local customs service, opening the Port to foreign import and export. In 1962 the first container cargo ships began service to and from the Port and by 1983 Oakland was the largest container port on the West Coast.

The Port has issued a mitigated negative declaration for the project, claiming that loss of the building could be mitigated by documentation prior to demolition, research on Port history, and distribution of the results to interested organizations and libraries. The negative declaration states that this "will actually have the effect of potentially exposing more people to the history of the building and its architectural detail than is currently possible in its own milieu." In fact there is a good view of the main facade from the foot of Jefferson Street, and a wider view of the terminal in its waterfront setting can be had from the Franklin Delano Roosevelt Pier at the end of Clay Street.

Because federal funds are to be used in strengthening the pier on which the building stands, the project will be subject to Section 106 review under the National Historic Preservation Act. --Carolyn Douthat

■ CALTRANS OFFERS HISTORIC RAILROAD STRUCTURES FOR RELOCATION

The California Department of Transportation is making available four historic railroad buildings from the Southern Pacific Railroad West Oakland Shops historic district for relocation to a new site. Caltrans will cover the costs of moving any or all of the structures and the cost of site preparation. The recipient(s) will be required to provide the site, and to accept the building(s) with preservation covenants. Proposals will be selected based on proposed use of the buildings, appropriateness of the site, demonstrated financial ability of the recipient to rehabilitate and use the buildings, and cost and technical feasibility of the move. Federal preservation tax incentives may be available for rehabilitation.

The S.P. West Oakland Shops district has been determined eligible for the National Register of Historic Places as the third most important railroad maintenance, repair, and manufacturing yards and shops in California, inextricably linked with the development of West Oakland. The buildings which must be relocated are the Master Mechanic/Master Car Repair Office, Pullman Building, Car Lighting Shop, and Laundry. They were used for construction and maintenance of the passenger car fleet, storage to serve Pullman cars, and supplying linen for S.P.'s passenger and dining cars.

Three of the four structures are 2-story brick buildings, constructed between 1885 and 1915. Dimensions are approximately 63' x 23'; 80' x 24'; and 116' x 28; wall heights are about 30'. The fourth building, from c.1915, is one story, about 72' x 25' with a 10' x 40' concrete brick addition; walls are about 13' in height. All buildings have segmentally arched, multiple light, double



These brick buildings, in the Southern Pacific West Oakland Yards and Shops district, are in the path of the new I-880 freeway and must be moved or demolished. If you have land and a proposal, Caltrans will help with costs. The buildings are located at the foot of Wood Street, behind the Seventh Street post office. (Caltrans)

hung wood sash of varying sizes.

Proposals must be received by January 4, 1993. The buildings must be moved by June 1, 1993. For more information, please call Barbara McDonnell at (510) 286-5579.

■ PEKIN LOW CAFE

The landmark nomination of Pekin Low Cafe at 706 Franklin was heard by City Council on October 6. The nomination, which was recommended by both the Planning Commission and the Landmarks Board, is opposed by a group of owners represented by George Ong, and is supported by a number of Chinatown community organizations, including the Oakland Chinese Community Council.

As has become the practice, speakers at the hearing were limited to three for each side. Speakers for the owners included James Ong and architect Henry Chang, and their testimony focused on the owners' plan for a new building on the site which would incorporate the "flavor" of the existing building. Speakers for the nomination, Fernando Cheung of OCC, Creighton Fong for the Landmarks Board, and Enid Lim of the San Francisco Chinese Historical Society, emphasized the unique architecture of the building and its contribution to the character of Chinatown.

Despite repeated questions from the Council, those representing the owners did not state the basis of their opposition, but did suggest that the 1924 building was not made of authentic Chinese materials, was not designed by a Chinese architect, and so did not represent an example of Chinese architecture. However, according to the evaluation and rating used by the Landmarks Board and Planning Commission, the architectural significance of the building is not as a replica of a Chinese building, but rather as a unique example of a 1920s period revival which takes its inspiration from Chinese rather than European historical styles.

The offer of the owners to keep the flavor of the building in new construction suggested to the Council a compromise in the form of an agreement between the city and the owner with respect to a new design. The Council, on a motion by Aleta Cannon, voted to put the matter over so a compromise could be explored. Marge Gibson Haskell requested that the city attorney prepare an opinion on the enforceability of such an agreement.

According to the owner, there is no intention to build on the site for at least three years. Since landmark designation does not prevent demolition, but does permit the city to review the design of any building which replaces a landmark, landmarking in this case seems appropriate, especially



While most 1920s Period Revival architecture looked to Spanish, Tudor, or other European styles, W.K. Owen's 1924 Pekin Low building paid homage to Chinese sources. (Survey)

given the lack of a firm development proposal and the avowed concern of the Council that the flavor of the existing building be retained. However, as is often the case when there is controversy over a landmark nomination, the Council preferred to leave the question until later. Pekin Low may yet join the Floral Depot, the Broadway Building, San Antonio Park and Old Merritt College in landmark limbo. --Carolyn Douthat

■ OLD MERRITT COLLEGE UPDATE

On October 19th, the fourth in a series of community meetings was held to review guidelines and recommendations on the Old Merritt College site, prepared by a consulting team headed by former San Francisco Planning Director Dean Macris. The report contains an evaluation and recommendation of possible uses which is based on public comment, project feasibility and planning considerations.

Of interest to those who have followed this long-running saga, the study concluded that the complex does not appear to have any major structural problems, and the cost of rehabilitation would fall within a range typical for projects of this type and size.

Based on the meetings and evaluation, the report's recommendations, the basis of a development concept for the property, are:

- The main building should be preserved in accordance with Secretary of the Interior's Standards for Rehabilitation.
- Demolition of the gymnasium might be considered in order to facilitate development of the remainder of the site.
- Demolition of the manual arts wing along Aileen Street might be considered if the property becomes a medical facility.
- Demolition of a single story rear wing of the main building might be considered if

the building is converted to housing.

- The main building should be used for mixed housing and community facilities, or possibly a medical rehabilitation facility with offices and services. A senior center and child care facility should be required.

- The former playing field should be used for housing, parking, and a small park.

- Any housing on the site should be affordable and suitable for a variety of households, including elderly, families with and without children, and singles.

After incorporating comments on the draft report from the October 19 meeting, the final report will be presented to the City Council for approval of a development concept, and authorization to prepare a Request for Proposals. After selection of a developer, the environmental review and Section 106 processes would be completed.

The National Register nomination for the entire complex was approved by the State Historical Resources Commission in August, and Old Merritt College was listed on the National Register of Historic Places on October 2. The city landmark process, on the other hand, is still in limbo. In September of 1991 the Planning Commission recommended that the main building, but not the manual arts wing and the gymnasium, be designated a landmark. It has not been forwarded to the City Council, however, on the decision of Planning Director Alvin James who recently told the Landmarks Board that landmarking before completion of the consultant's work would be "counterproductive in terms of consensus building."

Finally, the lawsuit against the City of Oakland, brought by North Oakland Voters Alliance, is still very much alive. In July, Federal District Court Judge Marilyn Patel heard arguments on the city's motion for summary judgment, and on October 6 she issued a 26 page ruling denying the motion on all of the grounds raised by the city. In September the City Council voted in closed session to authorize settlement of the suit, which seeks to enforce the city's obligations under the National Historic Preservation Act to maintain the historic complex. In late October the city attorney presented a settlement offer to NOVA which addressed some of the repair and security measures identified in the suit. However, according to NOVA representatives, the offer was not adequate. If a settlement is not reached quickly, the next step is to schedule a settlement conference before Judge Patel, or to seek a preliminary injunction to compel the city to complete the repairs necessary to prevent further damage from vandalism and weather. --Carolyn Douthat

OHA Update

■ ANNUAL MEETING

A rapt audience of more than 125 OHA members and friends heard Bill Sturm's slide lecture on early Oakland transportation at the annual meeting on November 5 at First Unitarian Church. New and returning board members were elected, and outgoing president Lynn Fonfa was honored by incoming president Marlene Wilson. Also recognized for her long-time contribution to OHA was Annalee Allen, who is retiring from the board. Special acknowledgment was given to several volunteers who gave extraordinary service to OHA in the last year: Julie Barron, redesign of the office; Phil Bellman and Eric Klatt, photography; Jerry Bowling, mailings; Jon Good, computer; Jennifer Katz, house tour research and brochure; Kathy Olson, Landmarks Board reports; Donald Wardlaw, house tour art and News calendar. --Helen Lore

■ YOUNG JACK LONDON: NEW WALKING TOUR

In commemoration of Oakland author Jack London's birthday, OHA presents a new walking tour, Young Jack London in Oakland, on Sunday, January 17. Four houses in the San Antonio district where young Jack London lived in the 1880s and 90s still exist. This tour will focus on London's early life and the history of the San Antonio neighborhood and its distinctive Victorian architecture. This new tour will be given twice, 10 am to noon and 1:30 to 3:30. Donation is \$4. The tour is developed and led by Dean Yabuki, longtime OHA tour guide and historian. Meet in front of Garfield School, 23rd Avenue and East 17th Street. In case of rain, tours will be rescheduled. --Dean Yabuki



First Chance - to visit some less known Jack London haunts: Dean Yabuki offers a new tour of London's early homes in East Oakland, on January 17. (Survey)

■ OLD HOUSE JOURNAL OFFER

The Old House Journal is once again available to OHA members and friends at a reduced rate. Regularly \$24 a year, this monthly magazine on restoration and maintenance of pre-1939 houses is \$20 a year through OHA, and OHA receives \$10 of each subscription. Each issue contains practical how-to articles, plus features on house styles, period decorating, and old-house living.

Renewals as well as new subscriptions qualify for this special offer. Orders must be received at the OHA office by December 22, with checks for \$20 made out to **Oakland Heritage Alliance**. For more information, call the office at 763-9218. --Helen Lore

■ FERNWOOD FOR THE HOLIDAYS - AND MORE!

OHA's holiday party will be Friday, December 11, 5:30-7:30 pm, at 1524 Fernwood Drive in Montclair. Tickets are \$4 at the door; RSVP if time allows. Fernwood with its Period Revival houses is also the setting for OHA's spring house tour, May 16.

■ PARDEE HOME VOLUNTEERS WANTED

The Pardee Home Museum is looking for volunteers to be docents, giving or backing up tours of the National Register home and gardens. Docent training classes will be held in January. Training will consist of four two-hour sessions. Docents will learn about the home, family, and objects, as well as tour techniques and museum practices. Docents work one half-day per month.

The Pardee Home was built and lived in by three generations of the Pardee family from 1868 to 1981, and contains the accumulated objects of their 113 years in the home. Family members served as mayors of Oakland, governor of California, and president of the East Bay Municipal Utility District.

Call Heidi Casebolt at (510) 444-2127.

■ FIRE EXHIBIT AT OAKLAND HISTORY ROOM

The Oakland History Room at the Oakland Public Library, 125 14th Street, observes the anniversary of the Oakland-Berkeley fire with a special exhibit. It shows the history of the neighborhoods affected by the fire, the history of East Bay fires, the 1991 fire, aftermath, and recovery. The story is told through historical pictures, real estate promotions, photos, and children's art of the fire. Hours are Tuesday and Thursday noon to 8:30, Wednesday and Friday 10 to 5:30, Saturday 1 to 5:30. Information, 238-3222 or 238-3136. --William Sturm

■ OAKLAND SHARING THE VISION: WHAT PRESERVATIONISTS NEED TO KNOW

Oakland, like many cities today, has seen the need to formulate a long range strategic plan. In the past year over 2000 residents have participated in a process that has come to be known as "Oakland Sharing the Vision." Overseen by a nonprofit board of directors and a citizen coordinating committee appointed by the mayor, participants formed task forces to meet and establish priorities in six critical issue areas. These are Education and Lifelong Learning; Expanding the Economic Base; Neighborhood Revitalization; Safe, Healthy, Drug-Free City; Cultural Arts; and Building Coalitions.

Over \$420,000 has been raised from corporations and businesses to fund this effort. Foundations have contributed \$32,000 and the City of Oakland has committed to matching 50% of the funds necessary to carry out the three year process. The OSV office is located at Preservation Park and many of the task force meetings and planning sessions have been held at the Park. It has proved to be an excellent location to carry out the mission of planning for Oakland's future.

A key feature of Sharing the Vision and one which sets it apart from similar efforts is the "bottom up" planning strategy, which emphasizes citizen involvement at frequent meetings to get the widest possible message from people in the community. The partnership of government, business, and community to plan Oakland's social and economic future can serve as a model to other planning efforts across the country.

Over 100 specific objectives have been identified out of the six main subject areas. On May 16 at a day long session at the Oakland Convention Center these objectives were reviewed and ratified by close to 600 participants. Thanks to the many interested individuals who had concerns about preservation in Oakland's future, several objectives pertaining to historic resources have been included in the Plan.

Enhancing and preserving Oakland's architectural and cultural heritage was identified as Goal 6 of the Neighborhood Revitalization task force. Among the objectives formulated to reach this goal was continuing the development of a buildings data base by the Cultural Heritage Survey. Another was to develop and implement legal, administrative, and regulatory policies and procedures which encourage preservation. There was a call for more available and accessible financing for acquisition and rehabilitation of landmarks and properties contributing to preservation districts. The Plan calls for seismic retro-

fit programs which would give special consideration to historic unreinforced masonry buildings. Task force members gave special thought to increasing public awareness of historic preservation. The Plan calls for development of a "visual literacy" curriculum in the schools to introduce Oakland's students to the city's unique architecture, geography, and history. Investigating resources which recognize and celebrate the history and culture of the various racial and ethnic groups was another priority.

Preservation objectives of the Expanding the Economic Base task force include installing historic light fixtures along Broadway, establishing a downtown facade improvement loan fund, renovation of the Rotunda, possible city acquisition of the Fox Theater, and - most significantly - a joint venture of city and private lending institutions for a Historic Preservation Revolving Loan Fund which could be used to acquire, rehabilitate or when necessary relocate landmarks and heritage properties. Priority would be given to earthquake damaged historic buildings in the Central District.

The May meeting participants, in addition to ratifying the 100-plus objectives of the Plan, pinpointed 19 "home run" objectives - those most likely to be implemented in the coming year. The long awaited Preservation Element to the General Plan is one.

Staff and volunteers are tracking progress on the objectives as OSV moves into Year Two, the implementation phase. Copies of the Plan are available at the OSV office and OHA members are urged to call (238-6707) and obtain a copy. The hard work of identifying the issues has been done, and now the even harder work of implementation is ahead. Interested individuals are still welcome to become involved. We need to make sure the many fine preservation objectives of the OSV Plan are carried out. Anyone with questions or suggestions should call OSV board member Annalee Allen, 654-6791. --Annalee Allen



Preservation Park looked like this ten years ago; now it houses Oakland Sharing the Vision and other community groups - a preservation objective achieved! (Survey)



■ NOVA/SACRED HEART FUNDRAISERS

A Temescal garden party proved to be a successful joint fundraiser for North Oakland Voters Alliance and Friends of Sacred Heart. The August 15 event raised some \$3000. Both North Oakland groups are pursuing litigation to protect neighborhood landmarks, Old Merritt College and Sacred Heart Church. Land use attorney Susan Brandt-Hawley is representing both groups.

Close to 100 people enjoyed the food, the setting, and the encouraging speeches by supervisor-elect Keith Carson and District 1 City Council candidate Sheila Jordan. Organizers of the event were Bob Brokl, Al Crofts, Ceci Kilmartin, Mattie Jones, and Mary Ann Francis; special thanks to Robert Akeley who opened his home and garden.

Friends of Sacred Heart recently held its first solo fundraiser, a garage and bake sale. OHA and the Friends are planning a joint fundraiser in February.

The Friends of Sacred Heart Christmas party will be held on Sunday, December 13, from 4 to 6 pm, at 6446 Harwood Street, with donations at the door. Call Mary Ann Francis at 655-4971 about the party, donations for the next sale, or other ideas or comments.

--Annalee Allen & Lynne Horiuchi

■ NEW BOOK ON VICTORIAN ARCHITECTURE

In the Victorian Style, by Randolph Delehanty, photographs by Richard Sexton; Chronicle Books, 180pp., 150+ color photos, \$35.

Owners and admirers of Victorian houses will welcome this handsome, comprehensive volume. A tribute to the Victorian art of city-making, it is more than a collection of well-wrought photographs, though the pictures are wonderful. It stands apart because author Randolph Delehanty considers the period house, inside and out, in context.

It is the story of San Francisco--how the grid was forced across the hills, land subdivided and sold, how a system of green parks emerged and a social system along with it. The book peers behind the facade to explore construction methods and Victorian mores, room by room. Maps, plans and illustrations complement the text. By telling the whole story, the book conveys the deeper meaning of preservation, the need to honor the physical evidence of a culture that will not return in order to maintain the richness of the built environment.

The Oakland instinct for civic pride often tricks us into ignoring San Francisco. This book is both record and reminder of some remarkable architecture conveniently located across the Bay. --Helaine Kaplan Prentice

■ AARON GALLUP, IN MEMORIAM

OHA members will be sorry to learn that Aaron Gallup died in November. Aaron was an architectural historian with the State Office of Historic Preservation, and later with Caltrans. For OHA, he developed and led the Mills College tour; he did similar good works all over the state, sharing his enthusiasm and expertise with local surveyors, landmark programs, and preservation efforts. Aaron was at the State Office during the formative years of the National Register program, and his training as a cultural geographer plus his innate love of history greatly influenced preservation in California, taking it beyond art history and into the streets. He was an early guru to the Oakland Cultural Heritage Survey, remembered among other things for the statement that the whole Oakland Point neighborhood west of Cypress should be on the National Register. Preservation is not the same because of him, and it will not be the same without him.

■ HONORING NATIVE AMERICAN HISTORY

At its May meeting, the State Historical Resources Commission adopted a resolution dedicating July 1992 through June 1993 to recognition of California's Native Americans. This spans Congress's Year of the American Indian, 1992, and the U.N.'s International Year for the World's Indigenous People. The Commission encourages local activities to recognize California's Native Americans. The Commission plans to list Native American sites as California Registered Historical Landmarks this year, and is interested in receiving recommendations of traditional cultural properties. Contact Steade Craigo, A.I.A., Acting Executive Secretary, State Historical Resources Commission, Dept. of Parks and Recreation, P.O. Box 942896, Sacramento CA 94296-0001.

■ CITY ARCHIVE PROJECT

The City of Oakland has received a grant from the National Historical Publications and Records Commission for a records management and archives program. The grant is for 18 months; the project will be continued by the City afterwards. Goals are improved access to the City's historical records and better preservation of these records for future generations' use. A private nonprofit "Friends of the Archives" is envisioned to increase public awareness and support of the program. OHA members who are interested should contact Randy Jones, archivist, in the City Clerk's office, 238-3611.

City Landmarks Board Actions

The Oakland Landmarks Preservation Advisory Board meets on the second Monday of each month. Meetings are open to the public. Landmark designation 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. 112 landmarks and five districts have been designated since the Board was created in 1974. Meetings are at the Lakeside Garden Center, 666 Bellevue, second Mondays, 4 pm.

Board members are: Annalee Allen, Diana Becton-Brown, Andrew Carpentier, Craighton Fong, Les Hausrath, Estelle Mannis, & Jean Spees. Staff: Helaine Kaplan Prentice, Secretary; Kathy Olson, Recording Secretary.

AUGUST

Dianne Bradshaw, city design review inspector, asked for Board review of work going on at 1200-12 Broadway, the Bank of America/Oakland Bank of Savings Building, on the Study List, rated A by the Cultural Heritage Survey, and in the S-8 Urban Street Combining Zone. Owners had begun painting the terra cotta cornice, without permission. Board said painting would never have been approved; Andrew Carpentier was inquiring of Gladding McBean terra cotta company and the National Park Service about how or whether the paint could be removed.

Board discussed landmark boundaries for 3443-3501 San Pablo Avenue, the California Hotel, recommended for landmark designation in June, specifically how to treat the vacant rear part of the parcel. To protect the hotel from possible incompatible development but not interfere with the present owners' plans, Board proposed that the entire property be designated, but only the hotel be subject to landmark controls, with the rear lot subject only to design review.

Board discussed comments on the Draft Environmental Impact Report on demolition of St. Francis de Sales Cathedral, which is on the Study List and rated A by the Survey.

The Board's landmark nomination of 2332 Harrison Street (YWCA Blue Triangle Club, McCall & Davis, 1925) was forwarded to the Planning Commission, following receipt of a letter from the owner saying he has no objection to designation of the building.

Board considered (new) owners' comments on the Notice of Intent submitted by the Board to nominate 1625 Clay Street (Pacific Gas and Electric Co. Building, Charles W. Dickey, 1922) as an Oakland landmark. Owners stated that they had acquired the building through foreclosure, that it had been retrofitted before the earthquake, and that they had looked into turning it into condos but found it economically infeasible. They



The PG&E building at 17th and Clay, shown in 1963, is on the National Register and may become a city landmark. Charles Dickey, architect of University High, designed it in 1922. (City Planning Department 1963 Visual Survey)

asked Board to postpone the matter until they could determine the effect of landmark designation on resale of the property. Board members reiterated that the new federal office buildings should improve the real estate market in the neighborhood, and that landmark status offers advantages including the Historical Building Code. Board was reluctant to delay, as they have repeatedly been criticized for waiting until buildings become threatened. Owners were asked to meet with staff and resume the matter in October.

Board amended its Rules and Procedures to require notification of community user groups when a publicly owned property is nominated for landmark designation. This grew out of the landmark nomination of San Antonio Park, where opposition not present at the Landmark Board meeting emerged at the Planning Commission. Nearby neighborhood groups would be notified, and efforts made to identify other interested groups. Notices might also be placed in newspapers.

Craighton Fong reported on the Earthquake Damage Abatement Board hearings. Issues mostly revolved around economic hardship.

Planning Director Alvin James and consultant Dean Macris reported on University High

School/Old Merritt College, 5714 Martin Luther King Jr. Way. James gave reasons for the delay of the landmark nomination at City Council level after it was recommended by the Planning Commission in September 1991. Macris reported on options for adaptive reuse of the property. He said that the only part not expected to be preserved was the gymnasium; attendance at the public meetings was good, and each time idea of preserving the building had been strengthened; all parties were optimistic.

A developer had inquired about building four detached units at 2042-50 10th Avenue, a double vacant lot in the heart of the 10th Avenue S-7 Preservation District. Apparently he had not yet bought the lot, and did his own designing. Prentice had suggested moving old buildings in; Fong proposed a tour of the district. (Plans were later dropped.)

Prentice reported an inquiry regarding possible designation of the Produce Market District as an S-7 Preservation District.

Creighton Fong noted an outstanding Queen Anne house at 934 28th Street as a possible landmark candidate, and proposed to ask the owner to prepare an application. Carpentier mentioned a potential S-7 district on Fruitvale near Fairfax. Prentice reported that she had arranged a meeting with the owners of 2333 Harrison Street, the Seventh Church of Christ, Scientist, to explain landmark status. She also reported on revised plans for remodeling at First Unitarian Church.

SEPTEMBER

Barbara Armstrong was given a certificate of appreciation for her service on the Board from 1989 to 1992; she is now on the new Environmental Affairs Commission. Kay Winer, new director of the Office of Planning and



Elaborate terra cotta like the cornices of 1200 Broadway can be a maintenance problem; Board instructs owners that it should be cleaned and repaired, not painted. (Survey)

Building, was introduced.

Discussion of paint on the terra cotta cornice of 1200-12 Broadway was resumed from August. The issue was whether to complete the painting, remove the paint now, or wait until the existing paint had weathered and then have it removed. Annalee Allen said the building was one of the most important on Broadway and should be a landmark; she suggested making designation a condition of approval. Jean Spees objected to linking designation to design review approval. Board voted to give the owners ten years to remove the paint from the cornice; the unpainted portion is to be cleaned and repaired.

Adams Point Preservation Society (APPS) had submitted a Notice of Intent to nominate the McElroy house, 401 Lee Street (Julia Morgan & Ira Hoover, 1907) last April. The owners had asked for four months to either relocate or sell the building. They now asked for six more months, after which they would demolish it if still unable to move or sell. They said the cost of restoring the house was too high for any buyers. APPS said they had never seen a For Sale sign on the house. Gerald Lam, attorney for the owners, asked whether Survey ratings considered a building's condition. Owners claimed to have discovered some 200 Julia Morgan houses, of which the McElroy house was in the worst condition. Spees asked if the house might be placed in Preservation Park next to the Pardee house. Carpentier noted that landmark nomination could proceed concurrently with investigation of moving. Allen mentioned the National Trust's acquisition program. Full environmental review will be required if demolition is requested. Board asked APPS to file a formal landmark application.

In Open Forum, community members expressed concern over Sacred Heart Church, and the Diocese said photos had been taken documenting both Sacred Heart and St. Francis de Sales in anticipation of demolition.

Prentice reported that the Planning Commission was uncomfortable with the nomination for the interior of the Paramount Theater, since it occurred when there was controversy over a project involving the building.

Prentice distributed the latest Secretary of the Interior's Standards for Rehabilitation, and reminded the Board of their usefulness as guidelines for design review. Board members were urged to attend a Certified Local Government workshop sponsored by California Preservation Foundation.

OCTOBER

Board reviewed a design by the city's Architectural Services Department for a Firescape Demonstration Garden behind the Japanese gate in Lakeside Park. The Park and



First Unitarian Church will be enlarged at left rear and in the front courtyard, under present plans. Board urges care with Walter Mathews' 1890 Romanesque masterpiece. (Survey)

Wildlife Refuge is a city landmark. The location is part of the dahlia test garden, which has been reduced in size because of shrinking membership in the Dahlia Society. The garden will show plantings resistant to fire, freeze, and drought, and will include a structure housing an educational display. Board recommended making the structure smaller and more natural looking.

Board approved Architectural Services' plans to alter paving, plaques, and plantings and install new lighting at the Morcom Amphitheater of Roses; safety is the reason.

William Turnbull Associates, architects, made a presentation on the remodeling of First Unitarian Church, 685 14th Street (Walter Mathews, 1890), a city landmark and on the National Register. They plan to demolish and reconstruct the rear of the east wing, construct a lobby and porte cochere in front, and put a basement under the building. Space is needed for social service programs. The intent is to "preserve as much of the original structure as possible" while adding 12,000 square feet. The level of the courtyard will be raised somewhat, changing proportions of the facade. There was concern about ability of the historic walls to survive excavation. Board voted preliminary approval, but suggested that the applicant consult with staff. The proposal will also be reviewed by the State Office of Historic Preservation and is subject to the Section 106 process.

Board directed staff to prepare a resolution nominating the PG&E building, 1625 Clay Street, for landmark status, after Carpentier reported on a favorable meeting with the owner's architect. The building is already on the National Register.

Board received a request from the State Office of Historic Preservation for comments on the National Register nomination of Sacred Heart Church (E.A. Garin, 1901; on the Study List). Since the City has Certified Local Government status with the State Office, part of the Board's charge is to

comment on such nominations. However, Mark Wald of the City Attorney's office asked the Board not to do so. His reasons were the litigation on the demolition permit (Board action would create a conflict of interest within the City); City Council had denied the building an A rating; and Register listing could trigger the 106 process. Estelle Mannis recalled that when Sacred Heart first came up, at the same time as the demolition permit for St. Francis de Sales Cathedral, the Board had considered St. Francis more important. (Only two members from that time are still on the Board.) Though Annalee Allen argued for the Board's duty to comment, a motion passed to send a letter to the State Office saying the Board is unable to comment because of pending litigation.

Board considered request from the Port of Oakland for comments on demolition of the Howard Terminal (Grove Street Pier, 1 Martin Luther King Jr. Way), on the Study List and rated A by the Survey. Port representative said the 1920s building has insufficient space for containers, and is not visible from the street anyway. The Port claims it is not possible to keep the facade, and the building would be too difficult to move. Staff was directed to write to the Port summarizing Board's concerns, and requesting that the Board be included in the decision process as an interested party.

Les Hausrath and Jean Spees reported on a meeting with owners of the Seventh Church of Christ, Scientist, 2333 Harrison St. (W.A. Newman, 1915). Owners were concerned over effect of landmark designation, and structural problems with the building, and little headway was made. They were not interested in allowing boardmember Carpentier, an architect, to examine the building. Discussion was to be resumed in November.

Creighton Fong reported on City Council action on the recommendation from the Planning Commission to designate Pekin Low Cafe, 706 Franklin. The owner, who had not objected in June, was now opposed, and offered to build a modified replica in exchange for not landmarking the structure. --Kathy Olson



Howard Terminal (Grove Street Pier, 1925) puts a classical front on a freight warehouse. Containerized port no longer needs warehouses, and demolition is proposed. (Survey)



OHA Calendar

The OHA Calendar lists events, activities, and meetings related to history and preservation that may be of interest to OHA members. Practical deadline for entries occurs at each solstice and equinox. To submit items for listings, contact Oakland Heritage Alliance or Donald Wardlaw, 2214 Thirteenth Ave., Oakland, 94606. (261-7236)

Upcoming Activities

- ongoing, M-F. 9-5, "The History of West Oakland: Its Origins and People," photographic exhibit, Liberty Hall, 1485 8th St., free, 839-6776.
- ongoing, Sun.-Th., 10-4, Jewish ceremonial and fine arts, historical artifacts, Judah L. Magnes Museum, 2911 Russell St., Berkeley, 849-2710.
- ongoing, "Threads of Strength: People, Groups and Organizations of the Afro-American Community," Center for Afro-American History & Life, 5606 San Pablo Ave., Oakland, 658-3158.
- ongoing, last Sun. of month, 12-5, "The Paintings of Anthony Holdsworth," contemporary paintings of the streets of Oakland, open studio, 351 Lewis St., South Prescott neighborhood, 836-1681.
- through November 30, (T-Th. noon-8:30, W-F. 10-5:30, Sat. 1-5:30), "The Oakland Berkeley Fire October 20, 1991: Disaster and Recovery," history of hill area neighborhoods, recent & previous fires, & recovery, historic photos & news clippings, Oakland History Room, Oakland Public Library, 125 14th St., free, 238-3222.
- through December 27, M-Sun., 11-5, "On Painting: The Work of Elmer Bischoff and Joan Brown," University Art Museum, 2626 Bancroft Way, 642-8344.
- through January 10, (W-Sat. 10-5, Sun. 12-7), "Seeing Straight: The f.64 Revolution in Photography," Adams, Cunningham, Weston & other masters, The Oakland Museum, Oak & 10th Streets, \$4/\$2.
- through March, (W-Sat. 10-5, Sun. 12-7), "Associates of f.64: Dorothea Lange, William Simpson & Peter Stackpole," The Oakland Museum, Oak & 10th Streets, free.
- through January 10, (W-Sat. 10-5, Sun. 12-7), "Between Two Worlds: The People of the Border," The Oakland Museum, Oak & 10th Streets.
- November, applications available for California Preservation Foundation Design Awards Program, awards program in January, date, time & place tba, 763-0972.
- November 2-January 9, "Toyland Treasures," children's toys from Victorian era to 1950's, Hayward Area Historical Museum, see below.
- December 3-January 3, "Christmas 1886", authentic Victorian Christmas, McConaghy House, see below.
- December 3-April 2, (M-F. 7-7, Sat. 8-4, Sun. 10-4), "Richard Deutch: New Work," Oakland Museum Sculpture Court, continuing the exhibition of California sculptors, 1111 Broadway, free.

December 3, time tba, talk on paint and wallpaper colors, Bruce Bradbury, Bradbury & Bradbury, BAHA, 841-2242.

December 6, Sun., Holiday Open House, Haas-Lilienthal House, SF Heritage, call for details, 441-3004.



December 11, Fri., 5:30-7:30 pm, **OHA Holiday Party**, 763-9218.

December 13, Sun., 4-6 pm, Holiday Party, Friends of Sacred Heart, 6446 Harwood, donations at door, Mary Ann Francis, 655-4971.

December 17, Thurs., 3-7 pm, Holiday Open House, booksigning with Jacomena Maybeck, Berkeley Architectural Heritage Assoc., McCreary Greer House, 2318 Durant, call for details, 841-2242.



January 17, 10-12 noon & 1:30-3:30pm, "Young Jack London in Oakland," **OHA Walk**, rain reschedule to following Sun., Garfield School, 23rd Ave. & E. 17th St., \$4, 763-9218.

January 28, Thurs., "The Quest for Nature: Arts, Crafts & Cottage Gardens," talk by Valerie Raleigh Thornhill (Royal Oak Foundation), BAHA, Berkeley City Club, dessert, \$12, 841-2242.



May 13, Thurs., "Fernwood", **OHA House Tour Lecture**, Montclair Fire House, details tba, 763-9218



May 16, Sun., "Fernwood", **OHA Annual House Tour**, details tba, 763-9218.

Regularly Scheduled Tours

Alameda Historical Museum, walking tours of historic Alameda, 1st & 3rd Sat.; 1pm, 2324 Alameda Ave., \$5/\$3.50 members, 521-1233.

Ardenwood Regional Preserve, April-Nov., Th-Sun. 10-4; tour Patterson House hourly Sat. & Sun./variable Th-F.; \$5/\$3 (Sr.)/\$2.50 (Jr.); Ardenwood Blvd., Fremont, 796-0663.

Camron-Stanford House, 1876 Italianate house museum at Lake Merritt (W. 11-4 & Sun. 1-5); \$2/\$1, free first Sun., 1418 Lakeside Dr., 836-1976.

Dunsmuir House, Colonial Revival mansion, 2960 Peralta Oaks Court, Oakland, 562-0328.

Hayward Area Historical Society Museum, 22701 Main Street, Hayward (M-F. 11-4, Sat. 12-4); \$1/\$0.50 (children), 581-0223.

McConaghy House, 104 year old farmhouse at 18701 Hesperian Blvd., Hayward, Th-Sun., 1-4; \$3/\$2 (Sr.)/\$0.50 (children).

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

Pardee Home Museum, 1868 Italianate Villa, Pardee family residence 1868-1981, tours by reservation (Th.-Sat. 11, 1 & 2:30), \$4/\$3 (Sr.), accompanied children free, 672 11th St., 444-2187.

Presidio, National Park Service walks, every Sat. 11am, meet at main parade grounds, \$3, (415) 556-0865.

San Francisco Heritage, Victorian & Edwardian Pacific Heights, Sun. 12:30-2, Haas-Lilienthal House Tours, Sun. 11-4, W. 12-3:15; Chinese New Year Architectural Walking Tour (Jan.)-call for date & time, 2007 Franklin, \$4/\$2*; *Srs./Jrs., (415) 441-3004.



Regularly Scheduled Meetings

Oakland Heritage Alliance News



Oakland Heritage Alliance. OHA Board of Directors meets on the first Monday of the month, 7:30pm; for agenda and location, contact OHA, 763-9218.
Preservation Action Committee: contact Susan McCue, 763-1687, for time, place and agenda.
Landmarks Preservation Advisory Board, 2nd Mon., 4 pm.
City Planning Commission, alternate Weds., 1:30 pm.
City Council, every Tuesday evening, 7:30pm.
 All city meetings at Lakeside Garden Center, 666 Bellevue Avenue. Contact City Planning Dept., 238-3941, for Landmarks Board and Planning Commission agendas.

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 through September) are:

Mark Attarha, Steve Barclay, Richard Benson, Roger Buchler, Peter & Eugenia Caldwell, Phyllis Calech, Paul Callicrate, Edward Carville, Marianne Chang, Katie Colbert, Peggy & John Cooley, Richard Cowan, Bruce Felt, Anne Fritz, John Gomez, Susan & Richard Hansen, Mary Harper, Audrey & Jerry Jedlicka, Helena & Eli Katz, Beverly Kraut, Jane Lewis, Yorkman Lowe, Carter West Lowie, Michael Lydon, Daniel Marvin/Alison Zarembo, Dan Neumeyer, Matt O'Brien, Linda Olvera, Randa Peterson, Richard Ploen, Suzanne Pope, Les & Edmere Richards, Greta Sanford, Richard Seabolt, Deborah Semenick, Diane Shaw, Carol Sheerin, William Shepard, Barbara Szudy, Mr./Mrs. Edmund J. Thomason, Mary Tomita, Hazel Turner, Mary Beth Uitti, Laurel Weintraub, Carol Welsh, M. C. Wiederhold, Susan Williams and Richard Winnie.

Donors

Special thanks to those joining/renewing as:

SPONSOR (\$100): Mr./Mrs. Stephen Beck, Dee & John Coppola, Steve Costa, Foxfire Properties Management, Earl & Bonnie Hamlin, Harlan & Esther Kessel, Teresa Kulka and Eugene Peck.
ORGANIZATION (\$50): Mark Attarha/Better Homes Realty, Dickson & Ross Law Offices, Paramount Theatre, Ocean View Lighting.

OHA appreciates donations from the following (June through September):

Mr./Mrs. Stephen Beck, Jerry Bowling/Libby Jacobsohn, Madeline Conness, Michael Crowe, Elizabeth Johnson, Lorraine Knight, Gaye Lenahan, Elinor Mandelson, Susan McCue, Tony Moniz, David Moore/Nedra Overall, Joe John Ong/Anne Shordon Ong, Elizabeth Patelke, and Virginia Steel.

COHEN HOUSE FUND: Margaret Molarsky.

CONTRIBUTORS

Annalee Allen, Carolyn Douthat, Lynne Horiuchi, Beth Kruse, Helen Lore, Betty Marvin, Kathy Olson, Helaine Kaplan Prentice, William Sturm, Sister Ethel Mary Tinnemann, Donald Wardlaw & Dean Yabuki.

EDITORIAL BOARD

Annalee Allen, Carolyn Douthat & Dean Yabuki.

EDITOR/PRODUCTION

Betty Marvin

OHA NEWS welcomes contributions--research projects large or small, historic photos, reports on preservation issues or events. Contact Betty Marvin, 849-1959, Dean Yabuki, 832-5355, or OHA, 763-9218. Back issues \$2. © 1992 Oakland Heritage Alliance.

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.

OFFICERS 1992-1993

President	Marlene Wilson
Vice President	William Coburn
Secretary	David Hoard
Treasurer	Creighton Fong

BOARD OF DIRECTORS

William Coburn	893-8826
Michael Crowe	415-398-1975
Alan Dreyfuss	465-4627
Creighton Fong	536-1719
David Hoard	531-3017
Betty Marvin	849-1959
Susan McCue	763-1687
Jane Spangler	536-4260
Don Tyler	530-6840
Paris Williams	638-3106
Marlene Wilson	655-3210
Dean Yabuki	832-5355

ADMINISTRATIVE DIRECTOR

Helen Lore 763-9218

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 make OHA a more effective organization.

Name _____	() New	() Renewal
Address _____	() \$10	Limited Income (1 vote)
City, Zip _____	() \$20	Individual (1 vote)
Phone Numbers (H) _____ (W) _____	() \$30	Family (2 votes)
	() \$50	Organization (1 vote)
	() \$100	Sponsor (1 vote)
	() \$ _____	Additional contribution

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

- | | | |
|-------------------------|-------------------------|------------------|
| () Fund Raising | () Membership | () Programs |
| () Landmark Assistance | () OHA News | () Publicity |
| () Landmark Nomination | () Preservation Action | () Summer Tours |
| | () Other | |

Oakland Heritage Alliance.
P.O. Box 12425, Oakland, CA 94604



Oakland History Notes: Mr. Tubbs' Horse-Car

When Mr. Hiram Tubbs, of Tubbs Cordage Co. fame, opened his grand hotel in 1872 at East 12th Street and 4th Avenue, he decided to start a horse-car line between his hostelry and the railroad station at 7th and Broadway. Known formally as the Oakland, Brooklyn and Fruitvale Railroad, this two mile line began at 7th and Broadway, ran north along Broadway to 12th Street, thence east across the lake to 13th Avenue. Mr. Tubbs' transit boasted 4 cars, 6 drivers, and 21 horses, carried 15,000 passengers a month, and ran every 20 minutes.

The Tubbs Hotel was much favored by well-heeled San Franciscans seeking a summer retreat. Debarking from the ferryboat at the

Oakland Mole, they could catch the local railroad on 7th Street to the Broadway station, whence Mr. Tubbs' horse-cars conveyed them to the hotel. Once at the hotel, one felt release from the sundry cares of the city. As one hotel guest described the view from her second story suite, "A row of stately trees marked the line of the shaded street. All around about cunning cottages nestled in banks of flowers or peeped out of interwoven shrubbery. Over the heads of these little neighbors, I looked across the estuary to the oak groves of Alameda, and away down the bay towards Alviso. The sun was shining in with a gentle warmth and a just perceptible breeze that tasted like spring water tempered the air."

In 1880, Mr. Tubbs' horse-car line was bought by Senator Fair. The horses continued to trot to the hotel until 1892, when streetcars began electrification. For twenty years the Oakland, Brooklyn and Fruitvale

Railroad had provided the only local connection from West to East Oakland. In the year following its demise, the Tubbs Hotel, the raison d'etre for the line, burned to the ground.

--William
W. Sturm

(Oakland
History Room)



Oakland Heritage Alliance
P.O. Box 12425
Oakland, California 94604

Address Correction Requested

Non-profit organization
U.S. POSTAGE
PAID
Oakland, California
Permit No. 31