

Adams Point: Living on the Urban Cutting Edge



Perhaps no other Oakland neighborhood has such a wide range of architectural styles, virtually spanning the entire history of the city: from spacious single-family homes to high rise condominiums and apartments, offices to retail shopping areas; here too is an interesting mix of younger families, upwardly mobile thirty-somethings, generic adults and senior citizens, and an equally interesting mix of all races and religions. All this adjacent to one of America's most heavily

Adams Point in 1930, looking northwest from the lake. The new Bellevue-Staton apartment building is at left, and apartments are arising along Grand Avenue and among the Colonial and Craftsman houses on the hills. (Oakland History Room)

used parks, Lake Merritt's Lakeside Park, itself a remnant of a grand early vision of urban parkland stretching from Oakland's shoreline to its ridges. Finally, the area is but a short walk from City Hall and downtown Oakland and about twenty minutes from downtown San Francisco by bus, BART, or auto.

Adams Point House Tour May 21 - see page 13



Thompson and West's 1878 Alameda County atlas shows undeveloped Adams Point property extending into the lake, while Vernon Heights area above Adams Street has been subdivided. Thus Adams Point's oldest houses are found along Orange, Adams, Oakland, and Vernon.

The Beginnings. "Adams" was former Connecticut merchant Edson Adams, in 1850 one of the three claimants of the Peralta land that became Oakland. Wealthy from the sale of his downtown holdings, Adams built a home on the lake at the foot of Vernon Street, sold parcels to other wealthy individuals including Senator George Perkins, and used the hillsides for cattle grazing.

By 1897, Edson Adams Jr.'s ranch had shrunk from 400 to 200 acres in a diamond shape, jutting down from Vernon Heights into Lake Merritt and stretching from the present Veterans Memorial Building to the Grand Lake Theater. Earlier development leapfrogged over the Adams property in all directions so that the Adams acreage had risen tremendously in value.

In that year the Lake Shore Land Co., Arthur H. Breed, Manager, published a forty-page Adams Point Property booklet (price fifty cents) written by Charles Howard Shinn, a popular newspaper and magazine writer of the day. In it Shinn made a number of observations that remain true to the present day: The Adams Point neighborhood, once developed, would be "nearest to the center of the city [and] will retain that supremacy of situation as long as Oakland endures.... the Adams Point 200 acres combines an epitome of the best features of other locations with some that are absolutely its own. It has the lowlands and the uplands, the sequestered nooks, the broad outlooks over lake, bay, and city, the magnificent inland views of the Coast Range and, in brief, as fascinating combinations of beautiful views and noble building sites as California, the land of homes, can show in all her blossoming miles."

Superlatives notwithstanding, this is mighty powerful prose! Persuasive too, for the property was duly subdivided, and a portion dedicated to the city for park

Rows of tents for 1906 earthquake refugees were set up in what is now Lakeside Park. Some fell in love with the "noble building sites" of Adams Point, and stayed. (Oakland History Room)





Bellevue Avenue fronting on the lake in the 1910s, opposite the wild duck refuge. The Clarke house at far left and Pearson house at center with arched windows still exist; the Bellevue Club now stands between them. The tile-roofed house has been replaced by a highrise. The houses at far left on Perkins were moved to Embarcadero Cove. (Oakland History Room)

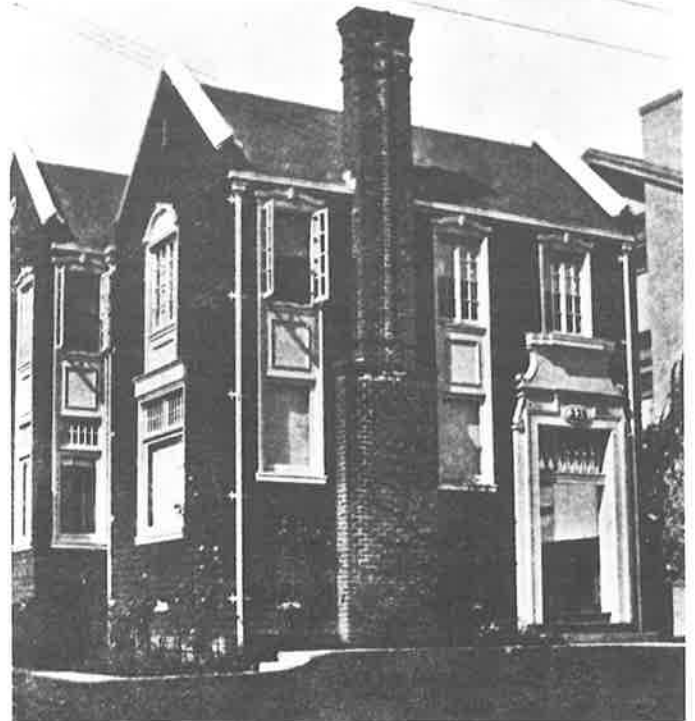
commissioned a home by Julia Morgan in 1922; Generalissimo Chiang Kai-Shek and his wife, Mayling Soong, Madame Chiang, made it a point to visit the Shoongs when

lands (the Veterans Memorial building on the corner of Harrison Street and Grand Avenue and the exposed portion of Pleasant Valley Creek are on dedicated parkland, Adams Park). Construction began slowly, along Vernon, Adams, and Orange Streets. Both in these early years and later, virtually all lot owners contracted their own architects. The best of the profession are still highly visible in Adams Point-- Julia Morgan, Walter Steilberg, A.W. Smith, C.W. Dickey, J. Cather Newsom, William Knowles, Bakewell & Brown, and H.C. Baumann, among many others.

The Great Quake of Ought Six. Then, in 1906, a camp for San Francisco earthquake refugees was set up on the Point, displacing the bovine herd that had grazed the property for forty years. From their tents, refugees could see the attractive homesites of the Adams Point property, now actively promoted by the Adams interests.

Close to transportation, close to the beautiful lake, and close to the action downtown, Adams Point quickly developed as a prestigious residential area. In 1909, Secretary of the Navy Victor Metcalf built a large home (Walter Mathews, architect) on Perkins Street. Mayor Frank Mott built a home on Lee Street in 1912. City Attorney John E. McElroy, the Booths of United Iron Works, the owners of Maxwell Hardware and Dahlke's and the Hammer-Bray Stove Company, lumber baron W.T. White, District Attorney Ezra Decoto, painter Pedro Lemos, and the family of West Oakland developer John Winfield Pearson all built homes in Adams Point soon after the earthquake.

Millionaire philanthropist Joe Shoong, founder of the National Dollar Stores,



William Knowles designed this Jacobean Revival house on Bellevue for banker L.E. Boardman in 1911. Widely admired, it was published in the San Francisco Architectural Club Year Book in 1915. (Survey)



visiting the United States, and during these occasions the 300 block of Bellevue Avenue was roped off and guarded around the clock by the FBI and Oakland police.

These and many other successful professionals and business people, politicians and artists, employed the best architects of the time; and the elegant town homes of early 20th century Adams Point, with their innovative designs and quality construction, hold their attraction to this day. The best surviving concentration of these homes, on Bellevue and Euclid Avenues, is considered to be a potential National Register historic district.

By the mid-1920s automobiles had made Piedmont, Crocker Highlands, and more distant suburbs readily accessible, and Adams Point began a second-generation building boom, capitalizing upon its central location, lakeside charms, and the fashionable appeal of luxury apartment living. Besides the flagship Bellevue-Statens (1928, H.C. Baumann, architect) on the Lake, the neighborhood boasts many high-quality, mid-rise apartment buildings in a dazzling display of Period Revival and Art Deco styles of the 1920s and 30s.

The continuing civic involvement of the neighborhood is reflected in its many churches and club buildings, dating from the 1920s and earlier. Among them are the Bellevue Club, originally the Women's Athletic Club (1929, Roeth & Bangs, architects), directly opposite the Lake and the National Wildfowl Refuge, and the Oakland Club (1922, A.W. Smith) on Montecito above St. Paul's Episcopal Church.

On the Way to Piedmont. In the 1920s many wealthy Adams Pointers moved to the more fashionable city of Piedmont. But that city's restrictive covenants prevented, for the most part, Asians, Jews, Blacks, and southern Mediterranean peoples from purchasing such homes. Trestle Glen and other elite subdivisions had the same covenants in their deeds; it was not until the late 1940s that such restrictions were ruled illegal by the U.S. Supreme Court.

Thus Adams Point became a haven for wealthy minorities. Joe Shoong and others found Adams Point to be a longer stopover "on the way to Piedmont." A number of prominent Jewish businesspersons settled in Adams Point--Harold Wachs at 376 Bellevue; the three partners in Davis Bros. &

Joe Shoong's Julia Morgan house on Bellevue (top) hosted international dignitaries. Another Morgan client was city attorney John E. McElroy (center), who oversaw the freeing of the waterfront from S.P. control, and the first park bonds. His untimely death, soon after moving to Adams Point, prompted citywide mourning and the erection of the McElroy Fountain in Lakeside Park not far from his home. His house is now being restored, and is being nominated for landmark status. (Survey; Oakland History Room)



Temple Beth Abraham (left; George Ellinger, architect, 1929) and the Oakland Club, a women's service and welfare club founded in 1899 at First Unitarian Church (right; A.W. Smith, 1922) represent Adams Point's many active religious and civic organizations. (Oakland Cultural Heritage Survey)



Weissman clothiers in three matching houses on Lee, Euclid and Van Buren, built 1925-28; and William "Money-Back" Smith, among others. The location of Temple Beth Abraham on MacArthur is not coincidental.

At the same time, many early Adams Point residents stayed for decades--it is tempting to say, those who valued convenience and community over ostentation. There are still some original families in the area.

The Dawn of Preservation. Construction of the MacArthur Freeway in the 1950s sharpened Adams Point's boundaries and

Flamboyant Craftsman, Renaissance, and Spanish Colonial facades by J.C. Newsom (360 Bellevue, 1908), Bakewell & Brown (305 Vernon, 1907), and H.C. Baumann (the Bellevue-Staton, 1928) suggest that Adams Point brought out the best in its architects. (Survey)

placed it firmly in the City Center. The neighborhood was zoned high-density residential. In later decades unchecked apartment construction engulfed large parts of Adams Point, until repeated demolition of historical resources roused the neighborhood to action. In the 1980s neighborhood activists fought for down-zoning and controls on demolition, density, parking, and development. In 1985-86 the Oakland Cultural Heritage Survey conducted a comprehensive survey of Adams Point at the neighborhood's request.

There was an odd transition period when, instead of demolition, Adams Point occasionally exported houses: the Metcalf house and its neighbor to Oak Center to make room for condos at Perkins and Adams Streets, four others to Embarcadero Cove to clear a site that still sits vacant.

For ten years the Julia Morgan designed McElroy house on Lee Street was threatened with demolition or, at best, preservation by moving it out of the neighborhood.





In 1912, Adams Point residents could watch City Hall and Kahn's under construction, a stone's throw away. This house on Vernon Street was designed by Bakewell & Brown in 1910 for lumberman W.T. White. From 1936 to 1967 it belonged to Earl Warren (right), during his terms as district attorney, governor, and Supreme Court Justice. Today it belongs to Clausen House, one of the neighborhood's notable social services. (OHR)



Miraculously, concerned citizens were able to keep it in place through the age of condo-mania, and it is now being restored as a single-family home by young and appreciative new owners. In Preservation Week 1995, OHA salutes the McElroy house and those who have saved it for future generations in Adams Point.

Recent Rumbles. Currently the popular



Hilly topography and central location still distinguish Adams Point, even in sections where the original homes have all been replaced. (photo by Chris Gilbert, c.1974: Oakland History Room)

American rite of cruising and hanging out is having its impact on Lakeside Park and on Adams Point. It seems that cruising--banned almost everywhere else--is still permitted in Oakland and is becoming an attractive nuisance along Grand Avenue. The Oakland Tribune observed recently that young people "drive by the hundreds on warm Sunday afternoons from Vallejo, San Jose, and other Bay Area cities, searching for fun and flirtation in Lakeside Park," and on occasion near-riots have occurred. The situation serves as another reminder that Adams Point residents, as always, are on the cutting edge of a rapidly changing urban scene, exciting in some respects, troubling in others. How the city of Oakland will deal with this latest trouble spot will be a test of its problem-solving capabilities. But Oakland will rise--as it always has--to the challenge.

Adams Point Forever. Today, close to Lake Merritt and Oakland's central business district, Adams Point is a bustling, down-to-earth neighborhood pressed every day by traffic and density, yet retaining not only many landmark-quality individual buildings, but entire districts that represent the best of Oakland's residential architecture. **Oakland Heritage Alliance** is proud to hold its 1995 house tour in Adams Point. Discover it now. We know you will enjoy your visit to this remarkable neighborhood--a microcosm of Oakland's architectural and historical heritage. --Harlan Kessel

Read more about the history of Adams Point in Volumes 21-24 of the Oakland Cultural Heritage Survey, available at the Oakland History Room and at OHA.

Oakland Briefing

■ CITY HALL REOPENING

At long last City Hall reopens with appropriate fanfare the week of July 19. Ceremonies get under way Wednesday the 19th at 10:30 a.m. with a ribbon cutting and special tours of the refurbished building. A time capsule, unearthed three years ago during the reconstruction, will be replaced for posterity with some new items added to the original 1910 collection. Alameda County Historical Society has contributed a plaque to commemorate the reopening, and a historical brochure by Janet Alderton (quoted below). Later in the week the Oakland Scenic Tour debuts.

Oakland's City Hall, built 1911-14, is its fifth city hall. A \$1,150,000 bond passed in 1909 paid for a building which was to combine ceremonial spaces, council chambers, administrative offices, a fire station, and a city jail, all under one roof. Twenty-eight architectural firms from throughout the country competed for a \$10,000 prize. The New York firm Palmer & Hornbostel was unanimously selected. Jurors headed by Mayor Frank Mott were confident the design would "put Oakland in the front ranks of modern cities in the magnificence and attractiveness of its chief public building."

The Beaux Arts derived design featured a three story base occupying half a city block and oriented for the first time toward the plaza and Broadway (earlier structures had faced Washington Street). A tower eleven stories high rose from the base, topped with an ornate terra cotta clad clock tower. A reinforced steel frame supports white California granite veneer embellished with terra cotta ornamentation representing California's agricultural abundance: grapes, olives, wheat and figs.

The Oakland Enquirer declared "the building is expected to be absolutely earthquake proof." Nevertheless, the 1989 Loma Prieta Earthquake caused substantial damage. Large X-shaped cracks appeared in the clock tower and three of four major steel support beams were ruptured due to shear forces. Damage was less severe in the lower levels of the building, but city workers had to abandon their offices and decamp to different nearby buildings, an arrangement that has dragged on five and a half years. Various departments are to begin moving back in during May and June, bringing to an end the long hiatus. Those departments not slated to reside in City Hall will have to wait until the recently approved Administrative Complex is completed (see accompanying article).

FEMA, the State Office of Emergency Services, and the Oakland Redevelopment Agency contributed to the estimated \$76.8 million repair and seismic strengthening. Elastomeric base isolators, a state of the art system designed to dissipate seismic energy, have been installed in the basement. In effect the building now sits on immense rubber pads. Additional steel bracing of the shaft and clock tower, new life safety systems, and upgraded mechanical and electrical systems have been included as part of the general rehabilitation. Access for persons with disabilities has also been upgraded.

VBN Architects head the team of architects, engineers and contractors which has worked along with the Public Works and City Architects offices. Carey & Co. were the preservation architects. Not to be forgotten is the role of OPAT (Oakland Preservation Assistance Team), the ad hoc committee that came together in 1989 and played a key role in advising a reasoned approach in the early weeks and months following the disaster. Lisbeth Henning from the National Trust Western Regional Office, John Merritt from the California Preservation Foundation, Alan McDonald from the AIA Chapter, landscape architect Chris Patillo, and Alan Dreyfuss of OHA deserve particular mention for their devotion of time and expertise to seeing that Oakland's City Hall is once again in the "front ranks of magnificent chief public buildings."

For more information on reopening events contact the office of Marketing and Public Information at 238-2136. To assist with the tours, call Faith DuBois, 238-3234; to offer ideas for the time capsule, call Bill Sturm, 238-3222. --Annalee Allen



Construction photo of City Hall, dated July 3, 1912, shows steel frame of the tower, terra cotta cornice being attached, and other interesting details. Recent rehab was equally painstaking. (Oakland History Room)

■ THREE VITAL NORTH OAKLAND CULTURAL FACILITIES THREATENED

Tentative plans are going forward to shut down, perhaps permanently, the Temescal and Golden Gate branch libraries, as well as the Studio One Art Center, the with the justification being Oakland's unreinforced masonry (URM) ordinance.

The libraries are two of four Oakland Carnegie libraries dating from the late 'teens. Architects Charles W. Dickey (Old Merritt College, the Claremont Hotel, the downtown Bank of America and Rotunda buildings) and John J. Donovan designed three of the libraries: the two threatened with closure, plus the 23rd Avenue branch, a Spanish Colonial building no longer serving as a library. William Weeks designed the fourth library -- the Melrose branch at 4805 Foothill--in a Beaux Arts style. Melrose was put on and then removed from the hit list, supposedly due to greater use of reinforced concrete.

The Georgian Revival Golden Gate branch and English Tudor Temescal (originally Alden) branch have remained in continuous use as libraries, as the neighborhoods around them waxed and waned. Currently, encroaching developments from Emeryville and the Vern's site in Temescal, respectively, underscore the classic appeal, and vulnerability, of these libraries. All four Carnegie libraries are official City landmarks, and appear eligible for the National Register of Historic Places. A recent attempt to extend City landmark designation to the nearly intact public interiors remains stalled at the Planning Commission level. Meanwhile, interior alterations are going on at the 23rd Avenue



The African American Museum and Library at Oakland, located at the Golden Gate Branch Library, is one of the important cultural institutions that could be affected if libraries close. (courtesy of AAMLO)



Studio One, built in 1894 as a children's home, today offers a rustic setting for the arts. (Survey photo)

branch, where a sheetrock wall is being installed separating the lobby and Council member De La Fuente's district office.

Studio One, a painted shingle and brick structure located behind Oakland Tech at 365 45th Street, was built in 1894 as an orphanage for the Ladies Relief Society. This charitable organization included prominent Oakland matrons, with ties to UC-Berkeley faculty as well. The structure has been substantially altered over the years. In the early 20th century, a big chimney and fireplace "...replac[ed] the original entry wing with three-story square towers flanking a wide brick entry arch with a porte cochere and balcony," according to the Cultural Survey. Several hip-roofed dormers were also probably removed at that time. What remains is a less grand but rustic building (with unfortunate layers of paint over bricks, shingles, and interior woodwork), handsomely set back from the street behind the pastoral setting of mature sycamores.

After military use during World War II, the building was put up for sale. City and private money enabled Studio One to move from its location at Bushrod Park. Under Parks and Recreation and Cultural Arts, Studio One has thrived ever since. Some 5,000 people from throughout the East Bay are currently enrolled in art, fitness, crafts, music and other classes.

The Studio One building appears eminently qualified for City landmark status, and possibly for National Register status as well. A stellar list of Bay Area art luminaries taught at Studio One over the years, including Robert Arneson, Viola Frey, and Robert Brady who as part of a Northern California movement elevated ceramic sculpture from craft to high art. (Unfortunately, the National Register generally does not recognize architecture or events more recent than 50 years ago, as we saw with the Pardee Building in downtown Oakland, where Robert Bechtle and Richard Diebenkorn worked in the 1960s.)

The Cultural Arts Division and Studio One directors are looking for alternate sites for this summer's classes. Students have been told the facility is closing. The city's estimate for seismic upgrade, handicapped access, and other upgrades is \$2 million. It is questionable whether Studio One's extraordinary success could be easily duplicated at another site.

Library Director Martin Gomez told concerned residents meeting at the Temescal Library that he wants to close the libraries immediately as a safety measure, although the Library Commission put possible closure off until July. North Oakland Councilmember Sheila Jordan, faced with three problematic landmarks in her district, has publicly expressed her preference for the libraries remaining open during the upgrades. She has also said she would like to see Studio One ultimately remain at its present location. She is quoted in the April 11, 1995, Montclairion affirming that "the buildings are not shaky but are of a high quality."

Mayor Harris has stated support for posting notices of potential danger to patrons of the buildings, as required by the ordinance, but not closing them down. A recommendation from the City Manager on all three sites was expected before City Council on April 25, but may be delayed.

The very active Friends of the Golden Gate Library has solicited other estimates for mandatory safety measures under the ordinance. Kaiser and BMP's estimates of \$87,000 are both less than the "official" City estimate of \$94,000. Additional costs arise from the City's desire to link any seismic upgrade with the addition of disabled access. (Golden Gate currently has a lift at the rear.)

There is also concern that the start of construction on the new state-of-the-art branch in the more upscale and politically powerful Rockridge neighborhood may overshadow attempts to maintain libraries in less affluent areas. Ironically, history shows that the Carnegie library sites were originally chosen for the very reason that they were in working class neighborhoods.

The City's appalling record on mothballing structures for renovation "later," as witnessed by the 15-year decline of Old Merritt, suggests that even "temporary" abandonment consigns them to a "future" of vandalism, deterioration, squatters, and ultimate demolition as blighted eyesores.

You can help. You can leave voice-mail messages for City Council at the following numbers: Dist. 1 Sheila Jordan 238-3680, Dist. 2 John Russo 238-3681, Dist. 3 Natalie Bayton 238-3681, Dist. 4 Dick Spees 238-6122, Dist. 5 Ignacio De La Fuente 238-3198, Dist. 6 Nate Miley 238-6672, Dist. 7

Dezie Woods-Jones 238-3649, At Large Henry Chang 238-3742, Alton Jelks (office of Mayor Harris) 238-3141. Fax Council at 238-6129, Mayor at 238-4731. Also, Mary Ann Hedderson, Cultural Arts Division, 238-2103; Cleve Williams, Parks and Recreation, 238-3092; Martin Gomez, Library Director, 238-3281. --Robert Brokl

■ OLD MERRITT COLLEGE RENOVATION ON TRACK

With City Council approval of a Disposition and Development Agreement (DDA) with IDG-Baner Urban Ventures, and HUD approval of an \$11 million Section 108 loan to the project (a program not threatened by the Contract with America), actual work on Old Merritt is expected to begin this summer.

Hensel Phelps Construction Co. of San Jose--responsible for the new, mammoth, fault-straddling Haas Business School at U.C. as well as the sensitive, elaborate renovation/seismic strengthening of the California Palace of the Legion of Honor in San Francisco--will handle the project. The first phase will include renovation of the exterior and much of the interior of the main building, and improvements to at least the facades of the adjoining manual arts wing and gymnasium, depending on the financial participation of the City and securing of tenants for these areas.

A separate DDA is expected soon for the new housing portion of the development. An advisory group of seniors is meeting to plan the design of the senior center to be located in the auditorium. Plans for the African-American cultural center are sketchy, but both centers will be under City jurisdiction. Community Development Block Grants will fund a small park for community use on the back of the site.

For more information contact Robert Brokl or Alfred Crofts, North Oakland Voters Alliance, 655-3841; NOVA, P.O. Box 20486, Oakland CA 94620. --Robert Brokl



Senior play: the Dramatic Club presents "Merton of the Movies" in the University High School auditorium, 1925. ("Cub Tracks" yearbook, Oakland History Room)



Swan's was originally built in 1917 as the Oakland Free Market. Additions over the years replicated the colorful terra cotta and white glazed brick. (Survey)

■ THE WALLS OF SWAN'S

As reported earlier, the Redevelopment Agency, through the Office of Economic Development and Employment, is considering responses to a Request for Proposals for development of a three block parcel in Old Oakland as a mixed use housing and retail project. One of the blocks is occupied by Swan's Market, part of the Old Oakland Historic District and listed on the California Register of Historic Resources.

In February, a jury of city staff and three private sector representatives, including **Oakland Heritage Alliance**, reviewed presentations by the three teams selected to compete: the Martin Group, the Keating Group, and East Bay Asian Local Development Corporation. Only one proposed the reuse of Swan's market. The others proposed incorporating some design elements of the building into a new 100 unit housing project on the block. The jury met over a period of several days and recommended that EBALDC be selected to negotiate with the redevelopment agency.

In early April, much to the surprise of some jurors, a staff report was presented to a Council committee recommending the Keating Group as the preferred developer. The staff opinion appeared to be based primarily on the financing proposed. The Keating proposal, which involved the least amount of city subsidy, would provide for a three phase project. Initially, a 100 unit housing project, with some retail,

would be built on the Swan's site. Units would be leased to tenants who would be prequalified to buy after five years. The developer would take a fee, and ownership would remain with the city.

The Martin Group also proposed three blocks of housing. The entire project would be developed at once and the units initially offered for lease. The design proposed a two story podium level of parking with four stories of residential above, and some retail along 9th Street.

The EBALDC proposal included reuse of Swan's, with relocation of some vendors from the Housewives Market at Clay and 9th Streets, a restaurant, bakery, performance space, and loft style housing. A part of the building at 9th and Clay would be demolished. Additional housing would be built on the Swan's parking lot site, and the block where Housewives is now located. The initial design proposed three stories of housing entered from the street with a central area containing parking and open space for residents.

Despite the jury's recommendation and statements from Annalee Allen of the Landmarks Board, Alan Dreyfuss of **OHA**, and some committee members about preservation, expanded retail, and urban design, the committee unanimously voted to send the staff recommendation to full Council, expected to consider the matter in April.

There are a number of troubling aspects to the way the city has treated this project. The initial RFQ did not indicate the historic significance of Swan's, either as an individual structure or in the Old Oakland Historic District, nor did it encourage proposals which would save the building. Although EBALDC responded to the historic setting with a reuse proposal for Swan's, which was recommended by the jury with the condition that the proposed city subsidy be reduced, staff ignored the jury's choice and recommended the one project that did not receive a single vote from jury members.

Staff's recommendation not only failed to follow the process that was in place, it also is contrary to adopted policies of the city. The Historic Preservation Element specifically calls for consideration of historic resources in any city sponsored project. In addition, the policies underlying the historic district designation recognize the importance of the historic fabric of the area as a whole and encourage the sensitive rehabilitation of the existing buildings within it.

Whatever the Council vote, any project which involves demolition of Swan's will require an Environmental Impact Report under State Register legislation adopted in 1992. --Carolyn Douthat



■ CITY ADMINISTRATION BUILDING APPROVED

In March, the City Council approved the ambitious City Hall Plaza Area Revitalization Project which includes two new administration buildings, redesign of City Hall Plaza, repair of the Broadway Building, and architectural and engineering studies for rehabilitation of the Rotunda.

The project is intended to provide about 300,000 square feet of office space for city departments, and also to act as a catalyst for revitalization of Broadway between 14th Street and the Emporium, and to link the proposed State Office Building on Clay between 14th and 16th Streets with the Broadway corridor. Council approval followed questions about the redevelopment subsidy required for the project. Because of shrinking tax increment revenues due to lowered property value assessments in the Central District, the project will account for a larger amount of redevelopment funds than previously thought and may put other projects on hold until revenues increase.

A package of historic preservation incentives, the result of months of negotiation between city staff and the preservation community, was included as part of the project approval. In addition to rehabilitation of the Broadway Building, the package includes nomination of the Downtown Historic District to the National Register, a \$200,000 revolving loan fund for buildings in a roughly 16 block area north of 14th Street, a facade improvement program for a four to six block area offering design assistance and a \$200,000 loan fund for facade work, and the use of preservation consultants for management of city owned historic buildings, development and marketing of the facade program, and coordination of preservation regulation compliance.

Now that the environmental documents have been certified and the project approved, work will begin on preparing a bond issue to finance construction of the

new buildings, demolition of all but one of the buildings on the Dalziel block and those north of the Broadway Building, and review of submittals by the three design/build teams for project design. A seven member jury, including a representative from the local preservation community, will review the proposals in mid May and recommend one of the three teams. Public review and comment on the proposals will follow with hearings before the Landmarks Board and Planning Commission prior to City Council selection in July. Construction is tentatively scheduled to begin late this year with completion projected for early 1998 allowing enough time for staff to settle into new quarters before the millennium. --Carolyn Douthat

■ C.P.F. PRESERVATION DESIGN AWARDS

In February, the California Preservation Foundation announced its twelfth annual Preservation Design Awards at a ceremony at Maybeck's Town and Gown Club in Berkeley. These awards recognize outstanding preservation projects in the categories of restoration, rehabilitation, adaptive reuse, stabilization, and cultural resource studies and reports. Among winners for rehabilitation was the firm of Esherrick, Homsey, Dodge & Davis for their work on Mills Hall at Mills College. Work included insertion of four-story steel frames for seismic strengthening, full upgrade of mechanical systems, and disabled access, all meeting Secretary of the Interior's Standards for Rehabilitation.

CPF is a statewide organization offering preservation assistance and educational programs for local groups, as well as working in Sacramento on statewide preservation issues. In addition to the design awards, CPF sponsors the annual state Preservation Conference, to be held this year in Riverside, June 1-4. For more information, call CPF in Oakland at 763-0972. --Carolyn Douthat



This early view of Mills Hall shows how rural East Oakland was in the 19th century when Mills Seminary was founded. Recent rehabilitation of the 124-year-old building has been honored by California Preservation Foundation. (Carolyn Douthat)

■ THE RAIN DRAINS MAINLY IN THE ... TRAIN (STATION)

The heavy rains of January and March are causing major problems for the National Register eligible 16th Street SP Station, an Oakland City Landmark. In an inspection in February, Caltrans Environmental Branch staff found that in the past year there has been serious deterioration of the ornamental plasterwork, walls, and murals caused by leaks in the roof. Southern Pacific, owner of the station, has thus far not made repairs required under a city ordinance protecting earthquake damaged landmarks. Oakland's building department arranged for contractors and engineers to go in the station in early April to assess the cost of repairing the roof and removing the murals and benches that remain in the building. Once estimates are in hand, the city intends to pressure S.P. into compliance and, failing that, consider doing the work and liening the property.

Meanwhile, planning department staff has been assigned to implement the \$77,000 federal ISTE A grant to study the cost of rehabilitating and retrofitting the building, negotiate with Southern Pacific, and develop reuse possibilities. The building, severed from its connection to rail by the I-880 freeway, can no longer serve its historic function. The grant project, approved by the state in March of last year, was originally scheduled for completion by May, in time to apply for a portion of the rehabilitation costs in the third round of ISTE A funding in the fall. However, delays in funding allocations at the state level have prevented the city from beginning work on the project, making it likely that the station will continue to deteriorate to the point that demolition becomes the option of choice. Unless the city and

Southern Pacific can come to agreement about the fate of the station, and major sources of funding can be identified for rehabilitation, Oakland, and particularly West Oakland, may lose one of its most significant landmarks. --Carolyn Douthat

■ CALTRANS WEST OAKLAND VIDEO

As part of the mitigations for the rerouting of I-880, Caltrans agreed to fund a video tracing the history of West Oakland, Oakland, and the railroads. The mitigations were developed to partly compensate for the loss of buildings in the National Register eligible Southern Pacific Shops District near the Main Post Office, and the isolation of the landmark 16th Street station from the rail lines.

Caltrans consultants are in the process of preparing the video, having conducted historic, photographic and oral history research which will tell this important story. Completion is expected sometime this summer, and public television station KQED has expressed interest in broadcasting the piece. In addition, the video will be available to local libraries and organizations. --Carolyn Douthat

■ VERNON SAPPERS, RAILROAD HISTORIAN

Vernon Sappers, known by both local historians and railroad buffs nationwide, died in Alameda on March 16 at age 76. Mr. Sappers was born in Oakland and lived most of his life at the family home in the Brooklyn neighborhood. He developed an early interest in local history and photography, as a collector and historian, and was a founding member of the Bay Area Electric Railroad Association and curator and archivist of their Western Railway Museum in Solano County near Rio Vista.

Recently his photographic collection has been a source for the consultants making a video on West Oakland and the railroad as part of the mitigations for the I-880 Cypress replacement. He also provided historic photographs of the 16th Street station for the ISTE A grant application for a reuse study of the building.

Throughout his career, he was generous with his collections, and recollections, and was sought out as an expert on rail history. At his death, his third book, a two volume history of Borax Smith's Key Route system, was being prepared for publication. His photographs, documents, drawings and artifacts were donated to the Railroad Association, and a number of prints are in the collections of the Oakland History Room and the Oakland Museum. --Carolyn Douthat



Southern Pacific station at 16th and Wood Streets in 1914 shows landscaped circle for streetcar tracks, and elevated interurbahn tracks behind. This photo is from Vernon Sappers' collection.

O.H.A. Update

■ ADAMS POINT HOUSE TOUR MAY 21: BELLEVUE AVENUE AND BEYOND

This year OHA is proud to showcase the lively and urbane Adams Point neighborhood in its annual house tour.

Perhaps you have visited Adams Point and heard its stories from the sidewalk on OHA's popular summer walking tours, led by neighborhood residents Harlan Kessel and Francine Leatherwood. Now is your chance to explore this remarkable neighborhood from the inside! You will tour ten homes in a National Register-quality residential district along Bellevue Avenue, see a special Preservation Week success story on Lee Street, and visit two of Oakland's best-kept secrets, the magnificent Bellevue Club and the astonishing Art Deco Bellevue-Staton Apartments.

The homes on the tour are outstanding examples of the Craftsman, Colonial, Beaux Arts, and Jacobean Revival styles, dating from 1906 to 1922, and include works by Julia Morgan, J. Cather Newsom, C.W. Dickey, A.W. Smith, and William Knowles; while the Bellevue Club and Bellevue-Staton provide a rare glimpse of the monumental architecture of the late '20s.

The tour takes place Sunday, May 21, from 1 to 5 pm. A garden reception will be held at one of the homes. Ten houses are on a single long block of Bellevue Avenue; the Bellevue Club and Bellevue-Staton are one long block away, and a short side trip takes you to Lee Street.

Donation is \$20 for OHA members, \$25 for general public. There may still be time to volunteer as a docent and receive free admission: call OHA, 763-9218.



This palatial chateau, built in 1928-29 as the Women's Athletic Club and now occupied by the private Bellevue Club, is one of the Adams Point marvels that will be revealed on May 21. (Survey photo)

■ PRESERVATION WEEK, MAY 14-20

"Real People, Real Places, Real History" is the theme for the 22nd annual National Historic Preservation Week, May 14-20. The National Trust for Historic Preservation, sponsor of Preservation Week, says: "In addition to spotlighting the heritage that makes each community unique, this year's theme calls on us to honor individuals who have made a real difference in preserving that heritage. These are the 'preservation heroes' whose commitment and creativity we honor this year. The grassroots level is where the real work of preservation happens." The Trust's Legacy program, focusing on the history of military installations, is encouraging Preservation Week events as well. The open house at Oak Knoll on May 19 is part of this program.

Lynda Guthrie of Dunsmuir House has compiled a calendar of Preservation Week events in Oakland. OHA's Adams Point house tour takes place the afternoon of May 21. The Camron-Stanford House will be open for tours of its 1880s period rooms on Sunday, May 14 and 21, 1-5 pm, and Wednesday, May 17, 11-4 pm: 1418 Lakeside Drive. The Cohen-Bray House with its intact Aesthetic Movement interior will be open for two tours, Saturday, May 20, and Sunday, May 28, beginning at 2 pm; cost is \$5 per person. The house is located at 1440 29th Avenue. Reservations are suggested. The Pardee Home Museum at 672 11th Street is having a Mother's Day Tea and Tour: call 444-2187 for information.

Dunsmuir House and Gardens itself offers docent-led mansion tours at 1 and 2 pm on Wednesday, May 17, and a big Restoration Celebration on Sunday, May 21, from 11 to 6, including a ceremony at 2:00 with Mayor Harris and local officials, a multi-media show on the restoration project at 3:00, and a historic landscape tour at 12:30. Mansion tours are \$4/\$3; other fees for special events; information 615-5555.

■ OAK KNOLL HERITAGE EXHIBIT

A special exhibit on the history of Oak Knoll Naval Hospital will be open to the public for National Historic Preservation Week, on Friday, May 19, from 10 am to 4 pm at Club Knoll. The exhibit will include historical photos and uniforms tracing the the base's service to the Navy and Marines since 1942, as well as special events of national importance, and the base's long relationship with the Bay Area community.

Assisted by **Oakland Heritage Alliance**, the exhibit is spearheaded by the Oak Knoll Heritage Committee, an ad hoc group interested in preserving the history of the base, and Club Knoll in particular, as

the base is converted to civilian use in September 1996. A beautiful Spanish Colonial building used as the Officers' Club, Club Knoll was originally the clubhouse of the Oak Knoll Golf and Country Club, built in the 1920s and taken over by the Navy in 1942 to serve World War II personnel.

Special tours of the hospital grounds are also planned. Anyone interested in the tour and/or exhibit should check in at the Oak Knoll gate on Mountain Boulevard. For more information call the Oak Knoll Public Relations office at 633-5918. --Helen Lore

■ BETH BAGWELL RETURNS

Admitting that, among the "Now" intellectuals of the world, history has become important only as it relates to "Image," Beth Bagwell said in her speech "Does History Matter?" that she had no rebuttal to that, save her emotions. She spoke at a literary tea given by **Oakland Heritage Alliance** on April 1. The event was a book-signing as well, with Bagwell autographing copies of her briskly-selling Oakland: The Story of A City. Admirers gathered at the Camron-Stanford House to meet Bagwell and to enjoy a lavish tea on the veranda. The affair was a benefit given as a fervent thank-you from **Oakland Heritage Alliance**.

Bagwell assisted with the reprinting of her 1982 book, and signed over initial royalties from the reissued book to **OHA**, of which she was a founder and the first president. Living for the last 11 years in France, she had returned to California for the wedding of her youngest daughter.

Her concerns for preservation well known, Bagwell urged like-minded people to be aware of the history being made every day in shops, streets, elections, and in choices. The open-minded know that history is the present moment. "Does history matter?" Bagwell concluded that it does, "if we matter." --Elizabeth Way



You too can have an audience like Helen Tryon's: contact Citywide Volunteer Services, and share your knowledge and love of Oakland. (Oakland Tours)

■ DECO BY THE BAY

An overflow crowd filled the Paramount Room of the Lake Merritt Hotel in March to hear Michael Crowe talk about his new book, Deco By The Bay, in a lecture on "Victoria's Last Gasp: Art Deco Design."

Founder and current president of the Art Deco Society of California, Michael traced the development of Art Deco from the end of the Victorian period to its fruition in the 1920s and '30s. He also signed copies of his new book on the development of the Art Deco movement in the Bay Area. All this took place in the lovely Art Deco Lake Merritt Hotel on the shores of Lake Merritt, which owners (and **OHA** members) Randy and Cheryl Berger have lovingly restored to its 1920s glory. --Helen Lore

■ BECOME AN OAKLAND TOUR GUIDE!

You are invited to become a volunteer walking tour guide with the year-round Free Walking Tours program sponsored by Oakland's Citywide Volunteer Services. Guides lead Oakland citizens, visitors, and school children on one or more of seven walks through historic downtown Oakland: City Center, Old Oakland, Preservation Park, Uptown, Churches and Temples, Waterfront, and Chinatown. Tours are given Wednesday and Saturday mornings on a rotating schedule, and by appointment.

A special invitation is also issued to those who can assist with tours at the reopening of City Hall in July, even if you cannot commit to guiding all year.

The program has functioned for 18 years with the support of a dedicated group of guides. Current guides include many active **OHA** members, among them Helen Lore, Don Tyler, Chris Christiansen, Gary Knecht, and Betty Marvin. A training class will be offered in July. Call Faith DuBois at 238-6484. For current tour information, call the 24-hour Tour Hotline, 238-3234.

■ SUMMER HISTORY CLASSES AT HOLY NAMES

Two Oakland history classes are being offered at Holy Names College in July. Each one-week class consists of Monday, Wednesday, and Thursday evening lectures and a Saturday tour. The 19th century course, "Where Rail and Water Meet," runs from July 17 to 22, and the 20th century, "Industrial Giant and City Beautiful," from July 24 to 29. Fee for each course is \$30 non-credit, or \$130 for one unit of CE credit. All students must register one week in advance at the Registrar's office. For information contact Sister Ethel Mary Tinnemann 436-1505, or Holy Names College, 3500 Mountain Blvd., Oakland CA 94619.

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. Five districts and 118 landmarks have been designated since the Board was created in 1973. Meetings are at Lakeside Garden Center, 666 Bellevue, second Mondays, 4 pm.

Board members through the period covered by this report were Annalee Allen, Andrew Carpentier, Creighton Fong, Les Hausrath, Estelle Mannis, and Jean Spees. Secretary is Helaine Kaplan Prentice.

NEW BOARD MEMBERS

Since last summer there has been one vacant seat on the Board. Recently Jean Spees and Estelle Mannis retired after serving 15 and 6 years respectively, and Creighton Fong has resigned because he now works in Sacramento. Four new members are:

Rene Dymond was born in Salinas, grew up in San Francisco, and graduated from U.C. Berkeley in landscape architecture. She previously served on the Mayor's Emergency Management Board.

George Lythcott was born in Boston, and grew up in Oklahoma and Ghana (his father was in foreign service). He attended Pratt Institute and Harvard Business School, worked for Polaroid, Kaiser Aluminum, and the Alameda Naval Air Station, and is now with BART as Senior Engineering Contract Manager. He says he acquired his interest in landmarks from living in Boston.



A "scenic boulevard" around Lake Merritt was a major project of the early 1890s that helped bring about the annexation of Adams Point. This 1940s postcard looks across Adams Point and Lake Merritt toward downtown, captioned "a picturesque setting seldom found ... in the very heart of a great Metropolis." (Oakland History Room)

■ SCENIC TOUR

A scenic tour of Oakland unveiling this summer incorporates 52 destinations and features key city landmarks and historic sites. Distinctive oak tree logo signs, underwritten by corporate, business, and community organization sponsorship, have been appearing around town in anticipation of the inaugural tour taking place in conjunction with the reopening of City Hall. On Thursday, July 20, the inaugural drive gets underway at 11 am. Sponsors, dignitaries and special guests will get first look at the 52 sites. The public can take the tour Saturday, July 22, starting at 1 pm at Jack London Square, followed by an outdoor jazz concert.

In 1988 former Parks and Recreation director Herbye White came up with the idea of a 52 mile drive, modeled after San Francisco's 49 mile drive: San Francisco was incorporated in 1849, Oakland in 1852. Later it evolved into 52 sites. Like so many other Oakland projects, it was interrupted due to the earthquake and fire, but now the scenic tour is ready.

Sites which speak to Oakland's ability to rise above calamity, such as restored City Hall and the Firestorm Memorial Tile Wall, are featured on the tour. A color brochure with map and descriptions of the points of interest will be available at hotels, visitor centers, libraries and other key locations. The project is being coordinated through the city's Office of Marketing and Public Information, and all funds for production of the signs and maps are being raised through sponsorships and donations. For more information on the Scenic Tour, call Project Coordinator Samee Roberts, 238-2193. --Annalee Allen



After a decade of crises and suspense, Julia Morgan's McElroy house at 401 Lee Street in Adams Point has been saved, and new owners have nominated it for landmark status: see February and March reports.

Mark Sennette was born and educated in Oakland, graduated from California College of Arts and Crafts, and is now a Project Manager for Kaiser Foundation Health Plan. He says his work and acquaintance with Bill Coburn and Annalee Allen of OHA inspired him to serve on the Board.

Phillip Tagami is also an Oakland native, and attended Laney and Merritt Colleges. He is a Managing General Partner with the California Capital Group and California Commercial Investment, and has appeared before the Board in that role.

JANUARY

There was no January meeting.

FEBRUARY

Board approved a design review application by John Protopappas, developer, to add windows and a (concealed) penthouse to the American Bag Company building, 228 Harrison, being converted to seven living units. It is a historic building under the URM ordinance, on the Study List and rated B by the Oakland Cultural Heritage Survey.

Elois Thornton, Office of Planning and Building, reported on the status of the ISTE grant to study reuse of the Southern Pacific station, and on the efforts of the City Manager's working group to preserve the Mary Netherland house (714 Pine) and other West Oakland houses affected by the Cypress freeway replacement. Caltrans is willing to contribute the cost of demolition toward relocation costs. A Notice of Intent to landmark the Shorey house (1782 8th Street, not affected by the freeway) has been filed, but there has been no response from the owner.

Board accepted landmark application by Jeremy West of West Management for the Holland Building/Alameda County Title Insurance building (380-98 14th/1400-04 Franklin St.). The brown brick and terra



Seventh Avenue Missionary Baptist Church was built in 1921 for Danish Lutherans, in Scandinavian vernacular style. Baptist congregation, there since the 1950s, nominated it as a landmark. Its brickwork, stained glass, and earthquake repairs are notable. (Survey)

cotta office building, designed by McCall & Davis in 1923, is on the Study List and rated B by the Cultural Heritage Survey.

Board accepted a landmark application by owners Henry and Nancy Schiff for the McElroy house, 401 Lee Street, on the Study List and rated A by the Survey. A previous nomination for the 1907 Julia Morgan had been tabled (see past issues). Board proposed to go forward with the other nominations in the Adams Point Julia Morgan group. Board placed 405 Lee, next door to the McElroy house, on the Study List as a possible Julia Morgan.

Prentice agreed to write a letter from the Board on the draft EIR for the Elihu M. Harris State Office Building which will have significant impact on the downtown historic district. Annalee Allen reported on the Landmarks Board/Planning Commission Preservation Element Working Group.

Prentice reported on Board vacancies; a Legacy Grant application by the Port of Oakland to the Department of Defense for the Naval Supply Center; and developer selection for the Swan's/Old Oakland mixed use project. Landmark designation of the Oakland Museum (1000 Oak Street) was



The Holland Building, with its corbeled cornice and elongated arches, anchors the northeast corner of 14th and Franklin. This is one of a growing number of owner-initiated landmark nominations. (Survey)

approved by City Council on January 24.

A speaker in Open Forum reported that the railway signal bridge at 1st and Broadway might be taken down.

MARCH

Board received an application from Architectural Services to amend approved plans for the landmark Peralta Hacienda Park, 2465 34th Av., but took no action.

Board voted to forward Holland Building and McElroy House nominations to the City Planning Commission (see February).

Prentice reported on discussions with the city's real estate department on possible sale of the Glenview Branch Library, now J. Nelson Piano Company. Board was not likely to attempt to designate another library interior at this time, but she requested that the Board be kept informed.

Board accepted landmark nominations from Rose Arnold, Trustee Chair, for Our Savior Danish Lutheran Church, now Seventh Avenue Missionary Baptist Church, at 1740 7th Avenue in Brooklyn, and from John Jordan, owner, for the Oakland Laundry Co./Calou's Linen Service building, now a mixed use complex, at 730 29th Street.

Temple Sinai asked that a Board member attend their 120th anniversary service and present their landmark certificate.

Allen reported on the City Administration Complex EIR and on a tour of Oak Knoll Naval Hospital. Prentice reported on a workshop for staff to city boards and commissions, where she stated that other boards should be more familiar with preservation policy; new term limits and appointment procedures for boards and commissions; California Preservation Foundation award to Mills Hall; protection of the I. Magnin sign at 2001 Broadway (the building is for sale now, and landmark nomination might be resumed); earthquake repair and access (ramp vs. lift) at the



The Calou laundry (Miller & Warnecke, 1931) applies Period Revival style to an industrial plant (Survey)



The Charles Bates house (C.W. Dickey, 1907) illustrates how Oakland's leading citizens and architects were drawn to Adams Point after 1906. (Survey)

Edoff Memorial Bandstand in Lakeside Park; and seismic upgrade plans for Fire Station #10 (172 Santa Clara, nominated as a landmark) and the landmark 23rd Avenue Branch Library (1441 Miller Avenue).

APRIL

Before the meeting, Board members toured the new Kaiser offices on the second floor of the Delger Block at 9th and Broadway.

Artist Dan Fontes was recognized for his "Oakland Landmarks" mural on the construction fence at 14th and Clay Streets. The Office of Public Works funded the project.

Board voted to recommend landmark designation for Seventh Avenue Missionary Baptist Church and the Calou's building, and forwarded them to Planning Commission.

Board accepted a landmark nomination by owners Joseph Ware and Don Wilkinson for the Charles Bates house, 399 Bellevue Avenue in Adams Point, designed by Charles W. Dickey in 1907.

Board heard pleas from neighborhood representatives and OEDE for demolition of the Montgomery Ward building (see last issue), and a report from Oak Knoll Heritage on their desire to protect the Officers Club building (originally Oak Knoll Country Club) when the base closes.

In response to a letter from the Chamber of Commerce, Board agreed to ask the City to support Senate Bill 875 (Marks) which proposes state investment tax credits for rehabilitation of historic buildings.

Boardmember Carpentier reported on proposed modifications and needed repairs at the Morcom Amphitheater of Roses.

Prentice reported on a public tour of the Naval Supply Center on April 8, prior to demolition of some of the buildings; the Port tour showed what an important part Oakland played in World War II. She also reported on a development proposal for the Tribune buildings at 13th and Franklin Streets.

--Kathy Olson

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. (268-9524)

Upcoming Activities

through June 24, "Let 'Er Rip!: Rowell Rodeo 75th Anniversary," exhibit of photos, saddles, ropes & personal items, Hayward Area Historical Society Museum, see listing @ right.

through July 20, (12-5, Th.-Sat.), "The Japanese American Experience: The Berkeley Legacy 1895-1995", Berkeley Historical Society, Veteran's Memorial Building, 1931 Center St., 848-0191.

through summer, (12-5, Th.-Sat.), "African Americans in World War II", new exhibit commemorating the contributions of African Americans in WWII, The African American Museum and Library at Oakland, 658-3158.

May 13, Sat. 10-12, "The Haunts of the Golden Bear," a historian's inside look at UCB campus, walking tour, Bancroft Library entrance opposite Campanile, Berkeley Historical Society, \$7/\$5 (BHS members), reservations recommended, 848-0181.

May 14-20, "Real People, Real Places, Real History," various local events & tours @ Camron Stanford House (839-1976), Cohen-Bray House (532-0704), Dunsmuir House & Gardens (615-5555), Pardee House Museum (444-2187 ext. 222), 22nd Annual National Historic Preservation Week.

May 14, Sun. 10:30am & 1:30 pm, walk through firestorm area with focus on public paths lost before fire, Stephen Altschuler author of "Hidden Walks of the Bay Area" guides, College Preparatory School, 6100 Broadway, \$12, RSVP, 652-6829.

May 18, Th. 7:30pm, "Life in Victorian Rockridge," lecture & slide show by local historian Jennifer Katz, music room, College Preparatory School, 6100 Broadway, free, RSVP, 652-6829.

May 20, Sat. 2pm, "Cohen-Bray House Tour", authentic 1860-1870 interior, \$5, RSVP, 532-0704.

May 20-21, Sat.-Sun. 10-4, "New Neighborhoods House Tour & Raffle", house tour & lunch, 6 houses per day, min. age 12, College Preparatory School, \$30, 652-6829.

May 20-21, Sat.-Sun. 10-4, "Firestorm Design Awards Exhibit", winners of recent American Institute of Architects East Bay Chapter awards program, College Preparatory School, free, 652-6829.

May 21, Sun. 1:00-5:00, "Adams Point: Bellevue Avenue and Beyond," OHA Spring House Tour, \$25 general/\$20 OHA members, 763-9218.

May 28, Sun. 2pm, "Cohen-Bray House Tour", authentic 1860-1870 interior, \$5, RSVP, 532-0704.

June 1-4 (Th.-Sun.), "California Preservation Foundation State Conference," California Preservation Foundation, Riverside, call for details, \$50, 763-0972.

June 3, Sat. 10-12, "Industry and Art in West Berkeley," West Berkeley's evolution from farmland to industry to habitat, walking tour, Aquatic Park Center gates @ 800 Heinz Ave. (below 7th St.), Berkeley Historical Society, \$7/\$5 (BHS members), reservations, 848-0181.

June 10, Sat. 10-12, "South Campus Sidewalk Secrets," foreground features of a brown shingle neighborhood including sidewalks, sewer covers & hitching posts, walking tour, Warring & Parker Streets (opposite Clark Kerr Campus), Berkeley Historical Society, \$7/\$5 (BHS members), reservations recommended, 848-0181.

July 8 through August 27, OHA Summer Walking Tours, 8 weekends, a different tour every Saturday & Sunday, \$6/\$4 OHA members, 763-9218.

July 17, 19 & 20, (M.,W.,Th, 7pm-10pm), "19th Century Oakland," local history class, includes tour July 22, 10-3, registration closes 1 wk. before class, Holy Names College, 3500 Mountain Blvd., 436-1503.

July 24, 26 & 27, (M.,W.,Th, 7pm-10pm), "20th Century Oakland," local history class, includes tour July 29, 10-3, registration closes 1 wk. before class, Holy Names College, 3500 Mountain Blvd., 436-1503.

Regularly Scheduled Exhibits & Tours

The African American Museum & Library at Oakland, museum, archives & programs, 5606 San Pablo Ave., 658-3158.

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., Ardenwood Blvd., Fremont, \$5/\$3 (Sr.)/\$2.50 (Jr.), 796-0663.

Berkeley Historical Society, museum, archives, walking tours, Th.-Sat 1-4, 1931 Center Street (Veteran's Memorial Bldg.), 848-0181.

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

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

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

Judah L. Magnes Museum, Jewish ceremonial & fine arts, historical artifacts, Sun.-Th. 10-4, 2911 Russell St., Berkeley, 849-2710.

McConeghy House, 104 year old farmhouse, Th-Sun., 1-4, 18701 Hesperian Blvd., Hayward, \$2/\$1.50 (Sr.)/\$0.50 (children), 581-0223.

Oakland Tours Program, seven free walking tours of central Oakland (City Center, Preservation Park, Chinatown, Old Oakland, Uptown, Waterfront, Churches & Temples), W. & Sat., 10am, May through October, schedule & reservations, 238-3234. Become a guide: see page 14

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

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





Presidio, National Park Service walks, every Sat. 11am, meet at main parade grounds, 10am, free, (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. 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 OHA, 763-9218, 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 (July through December 1994) are:

Lorri Rosenberg Arazi, Gaynell & Jonathan Chase, Lloyd Dangle/Hae Youn Kim, Sherwood Donahue, Laurie Donegan, Len Giannini, Robin Hampton, Rebecca Hess, Joel Miroglio, Garrett Murphy, Kent Schiefer, Wendy Spellman, Nancy & Tom Swarengen.

Donors

Special thanks to those joining/renewing as:

SPONSOR (\$100): Bruce Ballentine, Gary Pete Encinas, Lynn Fonfa, J. Frederick Haley/Haley Law Offices, Norman & Florence Lind, Myron Zimmerman.

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Oakland Heritage Alliance News

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Annalee Allen & Carolyn Douthat.

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, or OHA, 763-9218. Back issues \$2. © 1995 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.

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Oakland History Notes

A Museum at Adams Point

Oakland's history provides a plenitude of great plans unrealized, ideas proposed and forgotten. One such plan which evaporated into the engorging mists of time was the grand design to build a museum complex at Adams Point on the northern shore of Lake Merritt. The notion was first proposed in 1916 by Oakland Public Library trustee Samuel Hubbard, a multi-faceted man whose talents embraced mining, poetry, archaeology, and nature exploration.

Mr. Hubbard's concern was to provide greatly needed space for the Oakland Museum's growing collection and to furnish a suitable home for future donations, including the large Egyptian collection of Mrs. Phoebe Apperson Hearst, which was promised to the City as soon as adequate quarters could be provided. The Oakland Museum, established in 1910 under the authority of the Oakland Public Library in the Camron-Stanford House, was already

feeling the pinch of limited space.

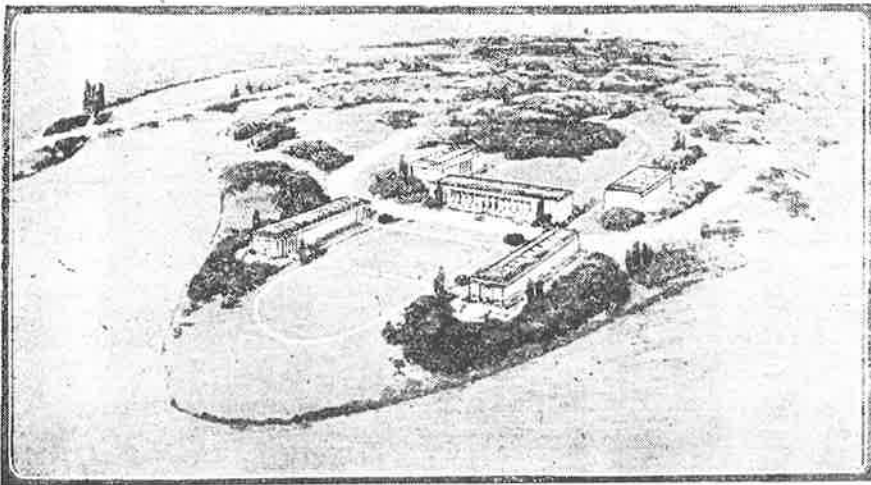
Mr. Hubbard prevailed upon Walter H. Ratcliff, Jr., Berkeley's first City Architect and designer of that city's many distinctive homes, to draw plans for the museum cluster. Mr. Ratcliff's design, presented to the Library Board of Trustees on August 22, 1916, called for erection of five buildings on the lake shore facing the new (1915) Oakland Auditorium.

As described by a San Francisco Chronicle reporter, there would be "a State building as a central unit, surrounded by an art gallery, a natural history building a commercial museum and an ethnological building in double-quadrangle arrangement." Another part of the plan called for a bridge across Lake Merritt from the narrow arm at the foot of Jackson Street, uniting the museum to the downtown area.

The estimated cost of the complex was \$600,000, \$200,000 of which was to be supplied through State appropriation, the remainder through donations and City funds. The Oakland Chamber of Commerce interested itself in the project to the extent of appointing a special committee to solicit private donations.

The vision of Samuel Hubbard would have been a crowning jewel to the progressive spirit of Oakland which had seen, since the advent of Mayor Frank Mott's administration in 1905, the development of the City's park and recreation facilities, the modernization of city government, and the construction of City Hall and the Oakland Auditorium. Sadly, the coming of World War I pricked the bubble of the grand design. In 1969 a new museum opened at 10th and Oak Streets. Mr. Hubbard might have been pleased. --William Sturm

(Chronicle, Sep. 4, 1916: Oakland History Room)



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