

## Clinton Park



Just east of Lake Merritt lies an area of Oakland which has been known variously as Clinton, Brooklyn, East Oakland and, most recently, New Chinatown and East Lake. Subdivided in 1854 by the Patten brothers and San Francisco attorney William Strode, Clinton Park included the area from Lake Merritt to 14th Avenue, bounded by today's East 24th Street and Park Boulevard. In 1870 Clinton joined with neighboring San Antonio and Lynn to incorporate as the Town of Brooklyn, and in 1872 Brooklyn in turn annexed to Oakland. The years from the mid 1850s through the turn of the century saw Clinton change from a small settlement at 13th Avenue and East 12th Street to a thriving residential location. In addition to the commercial center at 13th Avenue, another center of activity developed farther west along East 12th Street near Clinton Square. This original public square at 6th Avenue and East 12th Streets was known for a time as Washington Park and Washington Plaza. Since about 1897 it has carried the name Clinton Park.

**The Tubbs Hotel (1870-1893), on the 400 block of East 14th and East 12th Streets, helped make Clinton Park a tourist destination and an elegant residential suburb. (Oakland History Room)**

Notable among the Victorian buildings remaining in the neighborhood is the William Henshaw House at 544 East 14th Street, a large Queen Anne complete with palm tree, which is prominently sited on the corner of 6th Avenue and East 14th Street. William Henshaw was a banker, investment broker, and cement manufacturer who married Nellie Tubbs, one of the five daughters of Hiram Tubbs. Their house was built about 1886; by 1889 the owner was listed as Nellie Henshaw.

Henshaw's father-in-law Hiram Tubbs was one of the founders of the prominent firm of Tubbs Cordage in San Francisco, along with his brother Alfred. Hiram Tubbs had arrived in San Francisco in 1853 to join his brother who had established a firm which imported rope and other ship chandlery supplies. In 1854 Hiram bought out his brother's



Hiram Tubbs (1824-1897) and his family played important roles in the early development of Clinton. (*Men of Rope*)

partner and the two established Tubbs and Company, later to become Tubbs Cordage. According to a 1954 history of the business, *Men of Rope*, the brothers had "unbounded faith in the destiny of San Francisco, California, and the Pacific Coast" and took a leading part in establishing the Firemen's

Two houses from the Tubbs-Henshaw compound still exist. Nellie Tubbs and William Henshaw lived in the big Queen Anne at 544 East 14th Street, which now shares its lot with two antique billboards and a (small) trailer park (left; the home of Lillie Tubbs and Edward Hall was beyond it at far left). Susan Tubbs and Frederick Henshaw's house (right) is around the corner at 1443 6th Avenue. (*Alameda County Illustrated*, 1898)



Fund Insurance Company, the Southern Pacific Railroad, the Mechanics' Library, and Stanford University.

Like many San Francisco businessmen of the era, Tubbs made his home in what was then the village of Clinton. His house, a palatial mansard affair built in the 1860s, was sited on the full block between 5th and 6th Avenues, across the street from the site of the William Henshaw House. In addition to his business and cultural pursuits in San Francisco, Tubbs was active in Oakland as well. He was a founder of Mountain View Cemetery (1863), an original trustee of the Town of Brooklyn (1870), and a trustee of Union Savings Bank, a bank of which William Henshaw would become president.

In 1870, he and his brother built the Tubbs Hotel, a resort destination on the block between 4th and 5th Avenues and East 14th and East 12th Streets. Reputedly the hotel was built "not for profit but for sentiment" - constructed by the brothers for their father to manage since retirement in California did not suit him. To improve the commercial success of the venture, Tubbs also built a streetcar line serving the hotel from downtown Oakland across the 12th Street dam. The Oakland, Brooklyn and Fruitvale Railroad, as it was known, ran from downtown Oakland to 13th Avenue and at its height carried 15,000 passengers a month with service every twenty minutes. Beginning with its grand opening in 1870, the Tubbs Hotel was considered one of the finest in the state and was the scene of elaborate celebrations, including a centennial bash in 1876 and a reception for President Ulysses Grant in 1879.

Styled as a "family hotel," it attracted long term guests like water baron Anthony Chabot and his family who moved there in 1874 while he was overseeing construction of the Chabot Dam. The Chabots stayed for several years before moving to an elaborate residence at 2nd Avenue and East 15th Street overlooking Lake Merritt. Robert Louis Stevenson was also a guest in 1880 while recuperating under the ministrations of his future wife Fannie Osbourne and Dr. William Bamford, both of whom lived nearby. Gertrude Stein and her brother Leo, along with their father Daniel, also lived at the hotel before moving to a house near East 24th Street and 13th Avenue. (It was that house, or rather its absence, that later gave rise to Stein's famous quote, "there is no there there.") The Tubbs





**The Tubbs Hotel fire, 1893. (Oakland History Room)**

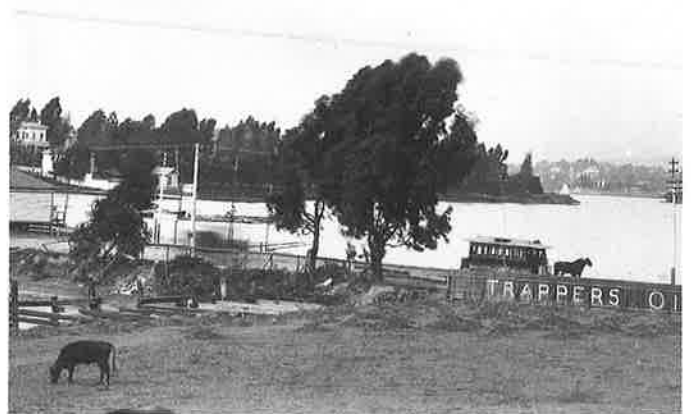
hotel was destroyed by a massive fire in August 1893.

Of Tubbs' five daughters, three would spend the early years of their marriages in close proximity to their parents. The William Henshaws lived across the street from the Tubbs home until 1905. William's brother Frederick, a lawyer who became a California Supreme Court justice in 1894, married Susan Grace Tubbs in 1888. Beginning in 1893 the couple lived in a transitional Queen Anne-Colonial Revival house designed by prolific Oakland architect Walter Mathews. That house, located at the corner of 6th Avenue and East 15th Street, still stands and has been determined eligible for the National Register of Historic Places, albeit before a fire in early 1997 damaged the rear corner. A third daughter, Lillie, married Edward Hall, manager of Amador Marble Company, and set up housekeeping in 1890 at 1445 5th Avenue. This house, by well known architect Charles Mau, stood at 5th Avenue and East 15th Street until it burned in the mid-1980s.

The neighborhood was also home to other prominent families. Real estate dealer E.G. Mathews and grain dealer H.A. Mayhew, both involved in the early development of Clinton Park, lived on East 12th Street west of the hotel. Opposite the hotel on 4th Avenue stood a large Italianate with a carriage house, club rooms, and servants' dwellings, reputedly built by former Governor Henry H. Haight. The house was eventually demolished to make way for the State Employment Development Department office, but two redwood trees, a *Sequoia gigantea* and a *Sequoia sempervirens*, remain from the original landscaping.

Despite the mansions which stood in this part of Clinton, a sampling of the 1880 census suggests that the area, developed before the concept of zoning had emerged, was more a village than an enclave of the wealthy. Interspersed among the mansions were substantial houses belonging to a lumber merchant, a manufacturer, a fruit grower, and a wholesale grocer, typically with one or two live-in employees. These included an Irish domestic, a Chinese cook, a Danish coachman, a Swedish nursemaid, and a French chambermaid. Some of these larger houses were rented, one to a teacher who took in boarders, and another to an extended family of parents, adult children and their spouses, and several grandchildren.

**Tubbs horsecar crossing a bucolic Lake Merritt about 1884. The link between transit line and tourist destination was a common practice, later highly developed by Borax Smith. (Oakland History Room)**





Washington Square, now known as Clinton Park, around 1890. Buildings in the background, left to right, are Washington Hall, Clinton House, and Hiram Tubbs' carriage house at far right. (Oakland History Room)

Cottages and row houses were also part of the mix. Again the census provides some clues to the neighborhood character. L.M. Newsom, an early nurseryman and father of the well-known Newsom Brothers architects, is listed as living on 6th Avenue near Foothill, one block from the site of the Frederick Henshaw house. Other occupations listed include several grocery clerks, a street paving contractor, a gardener, a dressmaker, carpenters, and railroad workers. A few blocks to the east lived a circus horse trainer and the mayor of Oakland.

East 12th Street opposite the Tubbs house and hotel was given over to a variety of small shops and services including a boarding house, a grocery, stables, and a tin and plumbing shop. Washington Hall occupied the second floor of a brick building designed for Tubbs by the Newsom Brothers, a building which still stands, though altered, at 607 East 12th Street opposite Clinton Park. At the southwest corner of 6th Avenue and East 12th Street, Dr. Samuel Houston Melvin

Hiram Tubbs' Newsom-designed building opposite the square, before it was remodeled by Mulkey Furniture in 1937 with a Classic Modern or WPA-Moderne facade. (Carolyn Douthat)



operated Melvin and Company, a drugstore and pharmacy located on the ground floor of the Clinton House (now Victor's Tavern). Melvin's son, Henry, later served with Frederick Henshaw as a California Supreme Court Justice, commuting to San Francisco from his home on 6th Avenue.

Closer to the estuary the Pacific Bag Factory, which employed over 800 Chinese workers from the Quong Tung district of China, was located at the corner of East 10th and 2nd Avenue. The workers were housed across 2nd Avenue from the factory in a platform structure built out over the marshy edge of the channel leading to Lake Merritt.

Not unlike Contra Costa County and the suburbs today, in the late 1800s Clinton Park, as well as the rest of Oakland, touted itself as a place with the conveniences of a city yet offering the benefits of affordable housing, sunny weather, spacious (and gracious) suburban residences and, as one 1894 advertisement for a business college put it, a location "just far enough from San Francisco to be away from the evil enticements of a large city." After the 1906 earthquake, however, Oakland's population burgeoned. The expansion of the Southern Pacific's East Bay "electrized" train system and later the advent of the automobile made feasible the development of outlying suburban tracts. In Clinton Park, apartment construction near the lake helped meet the demand for housing. Garages and gas stations appeared, and storefronts were added to houses along the main thoroughfares. World War II and postwar redevelopment continued these changes. Still, as this snapshot history has shown, remaining pieces of the Victorian village are there to be seen along with the layers of change that chart the urbanization of Oakland and the Bay Area. --Carolyn Douthat

### Clinton Park Walking Tour

This history of Clinton will be the starting point for OHA's "Downtown Clinton" walking tour on Saturday, August 16. The tour will highlight Victorian traces as well as 20th century layers of change. The tour starts at 1:30 pm in Clinton Park at the corner of East 12th Street and 6th Avenue, and will be led by Carolyn Douthat, Betty Marvin, and Jane Spangler.

# Oakland Briefing

## ■ OAKLAND'S 11 MOST ENDANGERED

On June 26 OHA's Preservation Action committee held a press conference at the Floral Depot building and announced a list of Oakland's 11 most endangered buildings. This article amplifies the information that appeared in the press.

With this list of Oakland's most threatened historic resources, **Oakland Heritage Alliance** inaugurates what will be an annual event, modeled after and timed to coincide with the National Trust's Most Endangered list. One way to view this list might be to see it as taking Oakland's temperature on preservation issues. During OHA's lifetime significant losses have occurred despite organized efforts, including the Fourth Christian Science Church on Lake Merritt, St. Francis de Sales Cathedral and Sacred Heart Church, and the Southern Pacific Yards and Shops buildings. Nature, not man, took other irreplaceable treasures like Julia Morgan's Red Gate, one of the most prominent firestorm victims.

Victories occurred, too. City Hall reopened, spruced up and rebuilt to last a millennium; the refurbished Broadway Building will be featured in the new City administration complex, and work is now underway on Old Merritt College (University High School) after a decade-long struggle downtown and in the North Oakland community. But the simmering battle over the fate of the vacant Montgomery Ward building, the stalled implementation of the preservation mitigations for demolitions on the City administration complex site (including creation of a Downtown historic district to protect those landmarks that remain), and the City's failure to implement the Historic Preservation Element and rumblings about revising it in the wake of the Ward's decision, should all be a wake-up call to OHA's members and supporters.

You may disagree with some of our choices for the "most endangered" and you may have some of your own to nominate. We welcome your comments; we have given the facts as we understand them. We hope to stir you to action. We need your help. Our choices follow in no particular order. We have generally listed the owner of record, along with phone and fax numbers where available. --Robert Brokl

**1. Oakland Floral Depot Building.** This prominent Art Deco store building - replicated in Orlando's Disney World - was built in 1931, designed by architect Albert John Evers, who was also the supervising architect for the Capwell store (now Sears). It occupies the corner of 19th and Telegraph, and is most notable for the blue and silver zigzag moderne terra cotta exterior. In 1983 OHA nominated it to the National Register and it was formally determined eligible for listing.

Status: Now mostly vacant, the Floral Depot has languished under the threat of Uptown redevelopment for years. The Rouse Co. mega-department store/mall scheme collapsed of its own weight, but a new and quite serious threat looms. The City has been promoting this parcel (including Newberry's) as



19th Street facade of the Floral Depot, 1931. This ad for the Bolas Cafe shows "A Restaurant of Beauty and Refinement" with curtained booths and a mezzanine dining room gracing the Uptown entertainment district. (*Pacific Coast Review*, Oakland History Room)

a location for a new 14-story, 300,000 square foot BART headquarters. The facade of the Floral Depot would be "saved" to be incorporated in some unknown manner; the nearby Fox Theater would be dwarfed. OHA has formally written to BART, strongly suggesting they expand as necessary at their current site. As we go to press, another team including theologian Matthew Fox is also vying for the Floral Depot site, proposing to reuse the building.

Owner: Emporium Capwell Co./Federated Department Stores, 7 West 7th St., Cincinnati, Ohio 45202; City of Oakland Project Manager for the BART Administration Building: Colleen Connor, Redevelopment Agency, 1333 Broadway, Suite 900, Oakland 94612, 238-3125; BART Real Estate Division: Dasha Hill, 800 Madison Street, Oakland 94607, 464-6886. --Robert Brokl

**2. J.J. Newberry Co.** Newberry's is a handsome two story commercial building at 1921 Broadway. It was designed in the Italian Renaissance style, with some baroque touches, by local architects Schirmer and Bugbee in 1923. Its original use was retail stores at street level and, on the second floor, a "private dancing academy." One of its first ground level tenants was a rug merchant; Newberry's moved in in 1933. The second story ballroom was famous in the 1930s and 40s as Sweet's - one of the best known venues for big band music in the country. Artie Shaw, Benny Goodman, Duke Ellington, and Paul Whiteman are among the performers who played here. The exterior is little changed. The ground floor, originally all glass, is now partially covered with the Newberry's sign. The second story retains its ornamental facade of terra cotta. Nine deep set windows are framed by broad pilasters, and graceful swags create a rhythmic arch over the windows, crowned with a deep classical entablature and parapet. The building is an important contributor to the Uptown Historic District for the



1928 Tribune Year Book ad shows Sweet's, "The Ballroom Beautiful," on the upper floor of the Newberry's building. (Oakland History Room)

elegance of its design, the position it commands connecting the Floral Depot with Sears, and its important place in Oakland's commercial and entertainment history.

There is concern for the future of both the Floral Depot and Newberry's because of the BART project. Although both are considered National Register-eligible they have only limited protection by virtue of being on the Landmarks Board's Study List. Owner (Federated Stores) and potential developers: see above for Floral Depot. --Pamela Magnuson-Peddle

**3. Key System/Security Bank Building, 1100 Broadway.** The 1989 Loma Prieta earthquake hit hard in downtown Oakland, cutting short a revitalization project underway in this superior example of the work of San Francisco architect Frederick H. Meyer. Seismic activity left vertical cracks in the building's brick walls as visible testimony to the disaster. All tenants were evacuated from its twin Italianate towers and the structure has stood vacant and unrepaired ever since.

Built originally for the Security Bank and Trust Company controlled by merchant H.C. Capwell, the Meyer design formed a key component of the new downtown that rose up following the 1906 San Francisco earthquake. In an elegant though informal plan, a series of skyscrapers went up on one corner of each block, while the remaining lots held low-rise retail buildings. By 1920, the pattern extended through a dozen downtown blocks, with City Hall at its center and the flatiron Broadway and Cathedral buildings complementing the symmetry. The scheme produced a scale that adapted well to both cars and pedestrians, who were allowed unhindered views of the Beaux Arts splendor of the city's rapidly rising skyline. Security Bank, completed in 1911, marked the southern gateway to the grand urban plan. In 1917, A.P. Giannini's Bank of Italy (now Bank of America) absorbed Capwell's bank and used 1100 Broadway as its East Bay headquarters before moving one block up the street in 1929. The bank leased the twin towers as offices until 1943, when the Key System

Transit Company acquired the site for its headquarters. When public transportation was municipalized in 1960, the building became the original offices of AC Transit.

A major renovation took place in the mid-1980s, by the building's current owners, a limited partnership based in Campbell. Little interest has been shown in the damaged landmark, listed on the National Register of Historic Places, since it has been offered for sale or lease through California Commercial Investments of Oakland. --Steven Lavoie

**4. The Fruitvale Hotel.** This venerable Stick-19th century vernacular hotel building, located at 3221 San Leandro Boulevard, dates from 1894, architect and builder unknown. It is the only surviving hotel as well as the earliest surviving commercial building in Fruitvale. Located next to a saloon and across the street from the Southern Pacific Fruitvale Station, the hotel served German and Swiss immigrant families, laborers, San Francisco earthquake refugees, and some who went on to set down roots in Fruitvale.

Status: Apparently vacant, heavily weathered (old painted signs survive vestigially on side walls), vulnerable to fire and other hazards. Oakland's Code Compliance unit in March 1996 listed it as a "vacant and substandard building" threatened with "condemnation and demolition"; the Landmarks Board added it to the Study List at that time. Owners: Phillip Weltin and Ramiro Hernandez, c/o 444 Market St., Suite 930, San Francisco 94105 --Robert Brokl

**5. Montgomery Ward, 2825 East 14th St.** This prominent 8 story, 950,000 square foot landmark was originally constructed in 1923. It is a utilitarian warehouse with Arts and Crafts or stylized Gothic detailing on the towers, an arcaded top floor, arched windows, and large expanses of steel sash. This was the first branch of Montgomery Ward in California.

The last early building on its block, 1100 Broadway still anchors the south end of the row of southwest-facing corner skyscrapers. (Survey photo)



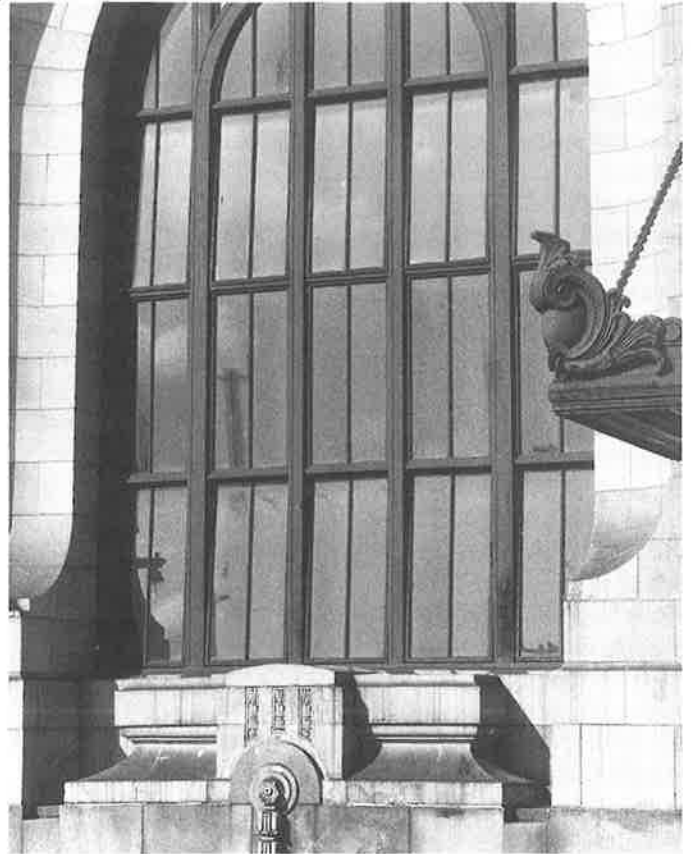
Status: Recent high-level court decisions have kept the Ward's building standing. In May, the California Supreme Court allowed to stand a March decision by the Court of Appeal, which overturned an April 1996 decision in favor of the City by an Alameda County Superior Court judge and found that an EIR was required. The original ruling would have allowed the City to proceed with demolition without an EIR and consideration of the building as a historic resource - a rather dangerous precedent considering Ward's acknowledged National Register eligibility. The City of Oakland undertook to acquire the site from Ward's in 1995, with the intention of pursuing retail development after removal of the buildings. The City issued a mitigated negative declaration for the proposed demolition, upheld by the Planning Commission after OHA appealed. Despite developer interest in the existing building and the delays and costs of litigation, the council-member in whose district Ward's is situated, Ignacio De La Fuente, has not backed off calling for demolition of Ward's. The City is now expected to issue an RFP for development of the site, not ruling out reuse of the existing structure. Contact: Interim City Manager Kofi Bonner, One City Hall Plaza, Oakland 94612, 238-3301. --Robert Brokl with Xandra Grube

**6. Southern Pacific 16th Street Station.** This West Oakland landmark, built between 1910 and 1912, was designed by noted Chicago architect Jarvis Hunt, who also designed the 1914 Beaux Arts station in Kansas City. A National Register-eligible, elegant example of Beaux Arts-Secessionist civic design, the station was built in response to expanding development in the East Bay following the 1906 earthquake.

Status: Rendered useless as a station by the relocation of the Cypress Freeway and the opening of the new Jack London Square Amtrak station, the station's future existence depends upon reuse plans for the 25+ acre site that incorporates the building. Meanwhile, deterioration and vandalism threaten the structure. The City and station advocates were successful in pressuring Southern Pacific to repair the roof in 1995, but water damage has affected the interior detailing and murals, the building is not well secured, and use of the parking lot for container storage has caused damage to exterior fixtures and contributed to the derelict appearance. The City is conducting a reuse study but the railroad may conclude that big-box retail is the best use for the ample site close to the rerouted freeway.

Owner: Southern Pacific Transportation Company, c/o Robert M. Krantz, Southern Pacific Real Estate Enterprises, One Market Plaza, Suite 912, San Francisco 94105, (415) 541-1000. City: Andrew Thomas, CEDA, 1330 Broadway, Suite 310, 238-3941. --Robert Brokl with Carolyn Douthat

**7. Central/Southern Pacific Depot (Mi Rancho).** Over 122 years this building at 464 7th Street just west of Broadway has served but two users. From its completion in 1875 until 1941, the structure housed a passenger station and ticket office for the Central and Southern Pacific railroads. It replaced an earlier open air boarding platform for the East Bay's first trains, built at the same site in 1863. In 1942 a stucco Mission Revival facade went over the original Italianate iron and brick of the train depot during the building's conversion to Mi



16th Street Station shortly after the 1989 earthquake. Jarvis Hunt's monumental edifice seeks a suitable reuse. (Fred Reichman)

Rancho, a Mexican delicatessen that anchored the historic Latino district surrounding St. Mary's Church. When the grocery closed in 1996 the historic building fell vacant for the first time. Its owner, Robert Berber, has continued a related operation - his tortilleria - in a newer, adjacent plant. He has stated his desire to move the enterprise to a larger combined facility in East Oakland. But the old passenger station remains unleased and threatened, on the fringe of Old Oakland where the chief trade is in bail bonds.

Both the vacant grocery and the tortilleria are offered for sale or lease by CB Commercial Real Estate Brokerage in Oakland. The depot building is an Oakland landmark and a historic URM. OHA member Daniel Falla suggests (p.10) that it would make a great railway museum. --Steven Lavoie

**8. JJ's Diner (Biff's Coffee Shop).** Lauded as a classic example of Googie-style California Coffee Shop design by architectural historian Alan Hess, this diner was the product of Southern California architects Armet & Davis, also responsible for 1950s and 1960s designs for Denny's, Lyon's, and Bob's Big Boy nationally. Evoking the '60s fascination with space travel and the auto, the boldly round structure appears to float and the large plate glass windows invite passing motorists.

Status: As with Ward's, the plan by the owner of the site, Chevron, to demolish the diner to make way for a McChevron (a combination gas station and fast-food McDonald's) has divided preservationists, and the project appears stalled. The

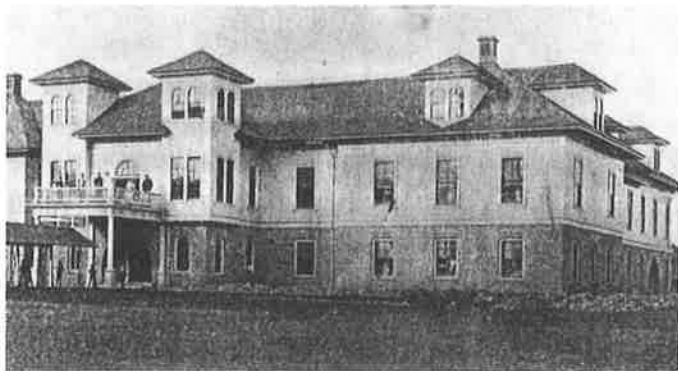


Landmarks Board declined to recommend landmark status for the diner, while paradoxically agreeing that it was eligible for that distinction. As of this writing, JJ's sits boarded up, and the City's Initial Study indicates that the McChevron would have historic and land use impacts that could require an EIR. JJ's may be only the first of many skirmishes over "preserving the recent past." While surviving examples of Victorian and Craftsman architecture are now safely "historic," there is less consensus over newer landmarks.

Owner: Chevron, Stephen Pratt, Project Manager, 6001 Bollinger Canyon Rd., P.O. Box 5004, San Ramon, CA 94583-0804, 842-9181, fax 842-9591. --Robert Brokl

**9. Studio One.** For over 40 years the U-shaped shingle and brick veneer City-owned Studio One arts facility has served the community at its North Oakland location, 365 45th Street near Oakland Tech. Nationally recognized artists including Peggy Voukos, Robert Arneson, Viola Frey, and Stephen de Staebler have taught classes over the years and the center has earned high praise for the extensive variety of programs offered at very reasonable cost to youth and adults. The building started out over 100 years ago as an orphanage sponsored by the Ladies Relief Society. The society, organized by prominent church women in 1877, maintained a unique 10-acre estate with other facilities for the care of elderly women in need and a lying-in hospital for pregnant indigent women. The towering sycamores shading Studio One testify to the long years the building has served Oaklanders.

Status: Studio One labors under the onus of a 1995 seismic evaluation that estimated \$4.8 million would be required to perform the mandatory and voluntary seismic reinforcement and meet ADA and code compliance requirements. It now appears Parks and Rec - with the assent of Studio One's management and advisory board - is proposing a temporary move to Swan's downtown, with the possibility of a permanent spot there. This move would sever the long-established connection between the facility and three nearby schools, in addition to creating another blighted and boarded up building for the struggling-to-revitalize Temescal neighborhood to contend with. Owner: City of Oakland, Antonio Acosta, Director, Office of Parks, Recreation and Cultural Affairs, 1520 Lakeside Drive, Oakland 94612, 238-3092, fax 238-2224. --Robert Brokl and Annalee Allen



The Ladies Relief Society Children's Home, now Studio One, around the turn of the century. A covered walk connected the orphanage with the Society's "old ladies' home" off 42nd Street. (Oakland History Room)

**10. Three West Oakland Houses.** The rerouting of the Cypress replacement freeway forced the relocation of these houses from their original Oakland Point setting. These three dwellings, workingman cottages in Queen Anne and vernacular styles, date from 1868 to 1889. While lacking the cachet of name architects and bearing evidence of some alterations over the years, these structures exemplify the lives of working people in one of the oldest areas of Oakland. Among their recorded occupants were a wheelwright, African American civic leader Mary Netherland, and Portuguese laborers.

Status: These houses were acquired by the City of Oakland from Caltrans and moved to the former Phoenix Iron Works site. This action saved the houses from immediate demolition, but they are far from being safely relocated, despite early optimism over their plucky survival. A fourth house burned before the move. Caltrans issued a July 1 deadline to move the houses or have them scrapped, so they are now on borrowed time. The non-profit Oakland Point Historic Interpretive Center, Inc., has suggested relocating them to "Preservation Park II" next to the Pardee Home Museum, and has responded to the City's RFP for development there. Oakland has not had good luck with protection of structures awaiting renewal, such as the Herrick House, cut in half and moved from Pill Hill to Preservation Park II where it languished until it burned. OHA voted to lend financial support to secure the houses until a permanent location for them can be found, and to ask Caltrans for some flexibility with the July 1 deadline.

Owner: City of Oakland, Kofi Bonner, Community and Economic Development Agency Director/Interim City Manager, One City Hall Plaza, Oakland, 94612, Attention: Mirtha Garcia, 238-7561. --Robert Brokl

**11. Cox Cadillac Showroom.** Wells Fargo Bank manages the former Cox Cadillac showroom on Harrison Street and Bay Place for the H.W. Shepard Jr. Trust. The 100 year old building has been vacant since the dealership moved out in 1993. Wells Fargo has applied for a demolition permit, while members of the Adams Point Preservation Society have initiated a landmark nomination for the building.

Originally the Consolidated Piedmont Cable Co. power plant and carbarn (yes, Oakland did have cable cars at one time), it was transformed into a Mediterranean Revival style automobile showroom in the mid-1920s by prominent Oakland architect Clay Burrell. Burrell is best known for the California Hotel on San Pablo Avenue, a city landmark and listed on the National Register of Historic Places. The Cadillac showroom also appears individually eligible for the National Register and could be adapted to new uses (or could open again as a showroom). If placed on the National Register the building would qualify for rehabilitation tax credits. As a historic URM it qualifies for the State Historical Building Code, which may help when required seismic upgrade is undertaken. The Landmarks Board in an effort to show cooperation and accommodation assisted Wells Fargo with obtaining an extension of time for the required retrofitting. Irene Li with Grubb & Ellis (444-7510 x448) is authorized to show the property to potential buyers. --Annalee Allen



## ■ THE CHARLES GREENE LIBRARY: CARNEGIE LIBRARIES IN CONTEXT

"If 30c. be allowed as the present lowest cost per cubic foot for fireproof buildings of this kind, the volume of each building should not exceed 200,000 cubic feet; and if the average height be taken at 46 feet, the area covered on the ground, if built throughout to this height must not exceed 4,347 feet. If the cost per cubic foot be taken at 35c. this will be reduced to 3,725 feet. For greater height or cost this will have to be still further reduced.

"Total capacity of each need not exceed 35,000 volumes, of which 10,000 to 13,000 at least must be on open shelves and 22,000 to 25,000 may be in the stacks...

"The architects are requested to bear in mind that abundant natural light and natural ventilation are great desiderata, and that no convenience of arrangement should be sacrificed for mere architectural effect."

This was the program Andrew Carnegie submitted in 1902 for the first five branch libraries he endowed for the city of New York. All told 65 libraries had been requested in the city at an average cost of \$80,000 apiece. A contemporary of the New York program, Oakland's Greene Library has an average height of 35 feet, with a footprint of roughly 7,850 square feet, around twice the land area of its New York cousins. The first inventory of volumes in the new library reveals it contained 33,794 by July 1902. Completion for about \$30,000 less than the New York branches also seems to show that construction on the West Coast was a bit more thrifty.

In less than five years the Greene Library will celebrate its centennial anniversary. A cornerstone of the community, it is an anchor whose scale was once the scale of the whole city, set in a sea of Beaux Arts and Victorian styling, when streetcars were the way of getting around town and the fast way to get around was to have a fast horse.

Carnegie's buildings were constructed to provide a permanent home for the community's existing or anticipated library, and that home was a civic structure, a demonstration of the community's intellectual and cultural status and its prosperity. Of the 142 Carnegie libraries built in California in a variety of Classical, Spanish, Mission, and Romanesque styling, only 85 remain today. Thirty-nine still serve their communities as libraries. As for the others, they may be found as a museum, Chamber of Commerce, city hall, and police department. Work is now beginning to adapt the Charles Greene Library for the African American Museum and Library at Oakland, a division of the Oakland Public Library.

A renewed awareness and commitment to preservation has led to more of our cultural and historic fabric being adapted to new uses. Restoring and preserving that heritage will give future generations a real yardstick to measure what we have gained and what we have lost. --Fred Reichman

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The Carnegie-funded Greene Library, still set among Victorian neighbors. Rehabilitation project that is now beginning will return it to a use closer to the original than some of its cousins; Old Merritt experience reminds citizens to remain involved as the project proceeds. (Fred Reichman)

## ■ OLD MERRITT UPDATE: THE GOOD, THE BAD, AND THE UGLY

First the good news, in the long-running saga of Old Merritt College (University High School) on Martin Luther King, Jr. Way in North Oakland. Windows are being installed and the roof tiles are going back on, the yews dotting the long expanse of the main building have been trimmed, revealing previously obscured detailing, and a commercial brokerage firm is in place to line up tenants. According to City staff, about 65% of the core and shell work is now complete. The presumed anchor tenant, Children's Hospital Research Institute (CHORI) is still haggling over the terms of a lease, but has lined up a team of architects and builders.

During the recent budget negotiations, \$150,000 from the Capital Improvements Program (CIP) was allocated to the project for sprucing up the exterior of the gymnasium, but additional funding requests for operating costs, off-site improvements, and loans to non-CHORI tenants to outfit their raw spaces were all passed over by the City Council. Project proponents have some long-term concerns. The HUD 108 loan must be repaid beginning in 1999 on the principal as well as interest in the amount of \$1,150,000 a year for the next 17 years, whether the project is generating income or not.

Several problematic design issues have arisen. A Design Subcommittee, under the umbrella of the long-standing Martin Luther King Plaza Citizens' Advisory Committee, was formed rather late in the design process and only after the State Office of Historic Preservation and the National Park Service (which jointly oversee this historic tax credit project) asked for citizen input on the design of the new rear entrance. The minimal nature of real citizen input on design issues has become painfully clear, although Shadrick Small, Deputy Chief of Projects for the Community and Economic Development Agency, has pledged a more formal process for community input, with regular meetings, agendas, and official minutes.

The design of the senior center in the converted auditorium has been the most contentious so far. Sharon Glassman and Michael Willis of Michael Willis and Associates (the firm





chosen for the Greene Library renovation and the possible McChevron in place of JJ's) were responsible for the senior center design. They opted for a 14 foot high, 3 room kitchen facility inserted in the (formerly) roomy auditorium. This structure blocks approximately a third of the exterior windows facing 58th Street, and another door was cut into the hall to accommodate it. Despite lengthy discussion and votes to the contrary, translucent glass has now been installed in the clerestory windows in the south wall of the auditorium, blocking views into and out of the senior facility.

Another thorny issue has been the matter of replacement sash being dipped in white primer and painted off-white. It was expected that sash and trim in the hallways and common areas would have their original stain finish replicated, but the project manager maintains the sash manufacturer would not provide a warranty if sash was not primed prior to installation. What SHPO and the Park Service will do about the hodge-podge of stained trim and white sash is anyone's guess.

The design committee has yet to be briefed on the plans by Children's Hospital for their 65,000 square foot research facility which includes the library, the very heart of the complex, as well as approximately half of the main academic building and one of the interior courtyards. Their plans have in the past included quite obtrusive roof venting.

In Oakland and elsewhere, the Herculean task of saving buildings from the wrecking ball has often counted as victory enough. Sticking around to successfully influence the nature of the renovation is a battle that preservationists like myself are ill-prepared for. Those of us involved in the design phase are learning these skills the hard way. --Robert Brokl

#### ■ A TERMINUS TRAIL

Oakland's becoming the terminus of the first transcontinental railroad soon after the Civil War earned the city a special place in U.S. history, and our city still defines itself as a transportation hub. Yet there are few reminders today of our railroad history. An easy way to help fill that void and educate the public would be a "terminus trail" along 7th Street through downtown and West Oakland. This path would, if nothing else, show residents and visitors where the end of the line was for transcontinental passengers. Removing the asphalt in front of the Victorian Central Pacific depot at 464 7th Street might even expose the rails and original pavement. This 1874 train station near Broadway later became Mi Rancho grocery store and is now vacant and reportedly in need of \$100,000 worth of seismic reinforcing. With some funds and some friends, it could serve as a Terminus Museum. Both these projects would attract people, tourists and locals, to downtown and Terminus Town (Old Oakland) in particular.

Recently the **San Francisco Chronicle** remarked how surprising it was that no one had thought of a Gold Rush trail before. Boston has had its popular Freedom Trail since the early 1950s. Jack London Square now has its Wolf Tracks. Will Oakland adapt the idea and proudly display our silver line? Contact **OHA** if you have suggestions. --Daniel Falla

## O.H.A. Update



#### ■ HELEN LORE SAYS FAREWELL

Yes, it's hard to say goodbye to a job you helped create and worked in for ten years, especially when its mission is so important to the city, and the members and board are so dedicated to historic preservation in Oakland. But the time has come to retire. **OHA**'s staff position was created in 1987, after seven years in which the board members operated from their own homes: Jon Good had the computer, so Leslie Flint, who was in charge of membership, had to go to Jon's house to run off the labels. And so on. Once the office in the Camron-Stanford House was opened, the accumulation of all those years began to arrive in the **OHA** office, as former board members cleaned out their attics, garages, and basements.

I remember fondly Wednesday mornings with Annalee Allen, who as **OHA** vice-president at the time, was supervising me, and would arrive with two year old Ross in tow for our weekly conferences. Together we set up the procedures and programs that would make an effective office to support the organization's goals. I particularly thank the many board members for their professionalism and support that made the position a happy one. And, of course, having an office in the Camron-Stanford House with a marble fireplace, bay window, and ceiling rosette was the icing on the cake.

I shall still be around, and will be one of the volunteers who help make **OHA** such a great organization. --Helen Lore

#### ■ OHA MEMBERS WIN NATIONAL TRUST GREAT AMERICAN HOME AWARD

Fruitvale homeowners and long-time **OHA** members Alison Siegel-Sanchez and Dagoberto Sanchez are winners. They entered their lovingly restored Queen Anne Victorian on 27th

Avenue in the Great American Home Awards sponsored by the National Trust for Historic Preservation and received second prize for best interior rehabilitation. The Sanchez home was the only California winner this year. The house was built in 1890 for Lou Hardie, a professional baseball player on one of the local teams. For the next 80 years only the Hardies and one other family, the Browns, occupied it.

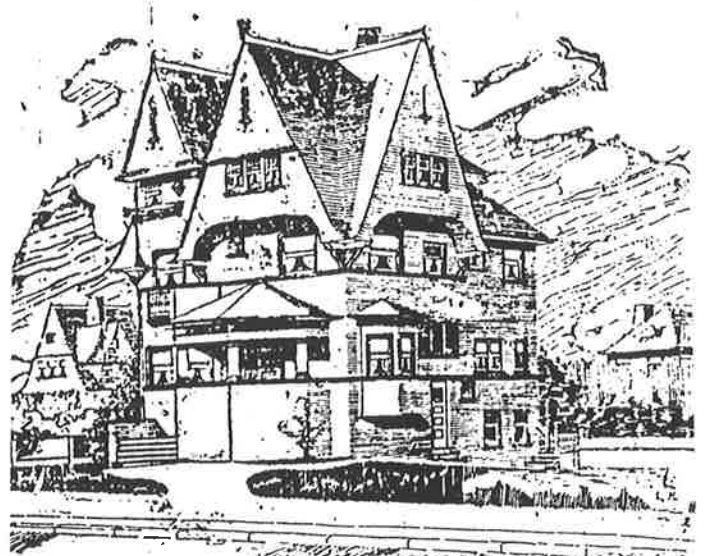
Since purchasing the two story, ten room house 10 years ago, the couple have tackled most of the restoration themselves, hiring craftspeople for specialized jobs such as setting tile and refinishing floors. They have repaired plaster walls and ceilings and stripped and refinished woodwork. They also converted a carriage house on the property into an office for their heating and air conditioning business, incorporating Victorian features such as a pressed tin ceiling.

After consulting Victorian interior design books and periodicals, they selected different wallpaper patterns for each room, complemented by period furnishings, carpets and window hangings. "The Victorian era was such a flamboyant time," says Alison, "we have attempted to recreate that glorious extravagance throughout the house." In 1994 they transformed the house into a "painted lady" in eight shades of pink, purple, and mauve, with gold leaf on the finials.

If you have restored or rehabilitated an older house within the past five years, consider entering the 1998 Great American Home Awards contest, sponsored for the ninth year by the National Trust for Historic Preservation. Categories include

Exterior Rehabilitation, Interior Rehabilitation, Sympathetic Addition, and Landscape, plus a special category for Bed and Breakfasts. Houses must be at least 50 years old and must have been designed and still be used as single family homes or bed and breakfasts. Deadline is September 30, 1997. For information and entry forms, contact National Trust for Historic Preservation, 1785 Massachusetts Avenue NW, Washington DC 20036, or (202) 588-6283. --Annalee Allen

## A SPLENDID RECORD OF IMPROVEMENTS



In the 1890s the Rose Garden neighborhood was the picturesque and architecturally avant-garde suburb of Linda Vista Terrace. Houses like these now share the hillsides with equally remarkable Colonial, Prairie, and Period Revival homes of the 20th century. (*Oakland Tribune*, 1899)

### ■ ROSE GARDEN HOUSE TOUR SEPTEMBER 14

Oakland Heritage Alliance's annual house tour is being held in the fall this year, on Sunday, September 14, 12 to 5. The tour will feature homes in the Rose Garden and Piedmont Avenue neighborhoods, which are rich with picturesque houses from the turn of the century and early 1900s. Long admired from the outside on Marlene Wilson's popular Rose Garden neighborhood walking tour, now the interiors will be open on this self-guided tour. Homes in Craftsman, Prairie, Colonial Revival, and Tudor styles by architects including Julia Morgan, the Newsoms, and John Hudson Thomas will all be within walking distance of each other. An ongoing reception will be held in one of the gardens.

Tickets for this annual fundraiser are \$25 general, \$20 for OHA members. Anyone interested in being a docent in one of the homes and thereby receiving complimentary admission to the tour should call the OHA office. Volunteers are also sought for all the tasks that go into preparing for the tour: research, house descriptions, publicity, food, entertainment, etc. Whatever your expertise or enthusiasm, there is a role for you. Tour announcements will be sent to all OHA members in August. For more information, or to volunteer, please call the office at 763-9218. --Helen Lore



A glimpse of Fruitvale's Great American Home. (Alison Siegel-Sanchez)



## City Landmarks Board Actions

The Oakland Landmarks Preservation Advisory Board meets on the second Monday of each month, 4 pm, in City Hall Hearing Room 1. 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. Six districts and 129 landmarks have been designated since the Board was created in 1973. Members are Andrew Carpentier (chair), Annalee Allen, Janet Benson, Carolyn Douthat, Renee Dymond, Norman Hooks, and George Lythcott. Secretary is Helaine Kaplan Prentice.

### MARCH

Board presented a resolution of appreciation to Erma DeLucchi and Diane DeLucchi Goodhue for their role in preserving the Fox Oakland Theater.

Board reviewed a "contemporary compatible" design by Fentress-Bradburn Architects for the ground floor of the Broadway Building. A subcommittee was appointed to address design concerns with the architect and report back. A subcommittee was also appointed to work with the developers of Swan's Market in preparation for design review in April.

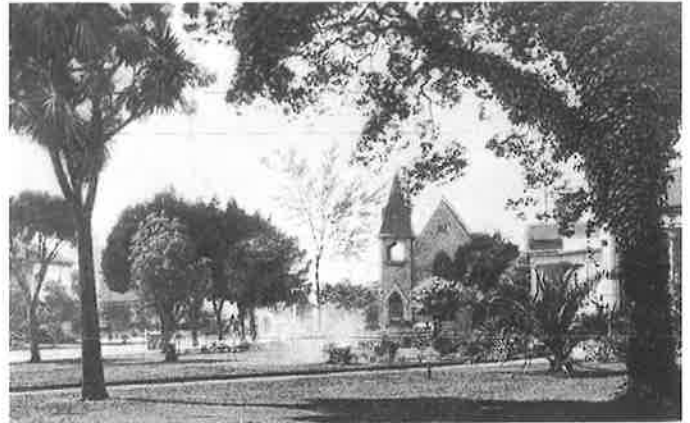
John and Russell Moran submitted a Notice of Intent to nominate the YMCA (Hamilton Hotel, 2101 Telegraph) as an Oakland landmark, and reported that the State Office of Historic Preservation was concerned about the work in the lobby. A Board member and staff would meet with the owner, CREDO Housing, to discuss the meaning of landmark status.

Robert Brokl presented a request to the Board from NOVA and the Friends of the Golden Gate and Temescal Libraries for a letter to City Council supporting Capital Improvement Program funding for improvements at the landmark Carnegie Libraries in addition to basic seismic and ADA upgrades. Ed Cheng of the library's building department and Terry Preston of the Library Advisory Board also presented information, and the Board agreed to send a letter.

Board member Carolyn Douthat reported that the consultant contracts for the Downtown historic preservation mitigation



DeLucchi family members were honored for saving the Fox. Board tour showed that spectacular interiors are still in good shape. (Fred Reichman)



View across Lafayette Square is still very much as it was in this c.1910 postcard. Board asks that redesign respect the park's historic features.

program had been given "reluctant recommendation" by committee and would be going to City Council.

Prentice reported that the City Council had approved the sale of the landmark Glenview Branch Library and amendment of the designation to include interior features. (Designation of the interiors of the other libraries has been tabled at Planning Commission, pending completion of seismic work.)

Board heard brief updates on the Rotunda and Cox Cadillac and announcements of the Peralta Hacienda Park opening and preservation-related shows in KTOP's City Talks series.

### APRIL

Board presented a resolution of appreciation to Les Hausrath for his six years on the Landmarks Board, four years as chair.

Board reviewed the application by Willie Pettus and Walter Hood for redesign of Lafayette Square, a landmark in the S-7 preservation zone. Board members were concerned that the design eliminated remaining historical features of the park, the large lawns and symmetrical path pattern. Pettus said current park use was more intense and specialized, and he had created zones for different activities (card tables, tot lot, etc.). He explained design features that were meant to be symbolic of the park's past, and said construction must begin soon to meet funding deadlines. A subcommittee (Hooks, Lythcott, and Dymond) volunteered to work with Pettus on revised plans.

Ruth Knapp of Muller & Caulfield Architects presented plans for work on the facade of the Plaza Building at 15th Street and San Pablo Avenue, which is being adapted for the artists displaced from the Pardee Building on the site of the new City administration building. The proposed design restores the high glass base with the upper stories floating on a light curtain wall. Board approved, with staff to consult on details like awning boxes, window covering, colors, and signs.

Architects Peter Waller and Alan Dreyfuss presented plans for the mixed-use project at Swan's Market, 10th and Washington Streets. This is part of a cluster with the Old Town Square housing recently begun on the block west of Swan's and future housing on the Housewives' Market site. The Swan's project is using preservation tax credits, so the State Office of Historic Preservation is reviewing it. The

project combines preservation and new construction: 80% of original structure and facade will remain. Board discussed the terra cotta and the wood window sash; as much as possible will be kept or replaced in kind, but replacement of the medallions and garlands had been quoted as high as \$30,000 each. Prentice suggested looking for arts funding. Board approved the plans, with details to be reviewed by staff and possible re-referral to the Board after SHPO review.

Ben Amos of CREDO Housing asked to delay the landmark nomination of the YMCA while CREDO reorganized; Board, staff, and applicants agreed, though the applicants, John and Russell Moran, were concerned that the city would not take preservation of the building seriously until it was landmarked.

Board received copies of the 1996 Certified Local Government annual report to the State Office of Historic Preservation and the draft Landmarks Board Annual Report.

Analee Allen reported on the controversy over sailing the Potomac, a City landmark, to Washington, D.C., for the Roosevelt commemoration. Carolyn Douthat reported on the draft EIR for reuse of the Naval Supply Center (FISCO): mitigations suggested by the Board appeared in the EIR.

Allen and Lythcott reported on their participation in the preservation segment of "City Talks" on KTOP. Their fellow panelist, developer John Protopoulos, said repeatedly on the air how good it was to work with the Landmarks Board.

Board received information on the new Sunshine Ordinance designed to improve public access to city policy information. Prentice announced hearings on the new Bay Bridge; Douthat said the Board should be involved in Section 106 review.

## MAY

Chair Andrew Carpentier announced that at the May 13 City Council meeting, during National Historic Preservation Week, landmark certificates would be awarded by Mayor Harris for the Brownie McGhee House and Glenview Library interior.

Board approved revised redesign plans for Lafayette Square after review by subcommittee. The new plan addressed Board concerns regarding the amount of lawn and trees and the desire to maintain the open diagonal plan of the original park.

Architect Alice Carey led a discussion of the design for the ground floor facades of the Broadway Building, a historic URM building in the S-8 Design Review Zone. As there was no historic material left on the ground floor and a steel mezzanine has been added to the interior, the redesign had to accommodate these facts as well as relate to the intact upper floors and adhere to the Secretary of the Interior's Standards. After much discussion the Board asked for a better rendering of the plans for a subcommittee to review and report back.

Architect Ed Sue presented plans for a 2-story commercial structure at 530-36 7th Street, the site of the New Grand Hotel, a 1901 building in the Victorian Row S-7 Preservation District, which he seeks to demolish, as his engineers have deemed the hotel unsafe and not worthy of preservation. There was much discussion of the facade details of the new building. The Board approved the design with two conditions: that a plaque be placed on the exterior of the new building honoring



The New Grand Hotel on 7th Street, built in 1901-02, is one of Oakland's rare Mansard buildings, now proposed for demolition. Plaque could be a step on the Terminus Trail (p.10). (City Planning 1963 Visual Survey)

the hotel and the historical importance of 7th Street, and that the horizontal mullions on the storefront be deleted and the architect consider extending the pilasters on the front.

Carolyn Douthat reported she had toured the inside of the Greene Library with the Alameda County Parks, Recreation and Historical Commission. The Section 106 status and the proposed MOU for the library were discussed. The Board asked to tour the building in June or July.

Annalee Allen reported on the April 24 meeting of the Fruitvale Main Street Program, which is moving along. Street banners celebrating the project are now up. She also reported on the City of Oakland 145th Birthday at Preservation Park on May 4, where Mayor Harris presented an official Oakland flag to the Pardee Home Museum. The event was taped by KTOP.

George Lythcott reported that the Public Ethics Commission was selecting a new meeting time to allow the Landmarks Board to return to Hearing Room 1, which has TV equipment.

Helaine Prentice reported that ADA modifications to the restrooms in the landmark Fire Station #10, 172 Santa Clara, could destroy the station's hose-drying tower, the only one left in the city still being used. Carpentier advised that adding the 6 inches that would threaten the tower might be avoided by using a side-transfer stall as "equivalent facilitation."

Under Open Forum John Moran spoke on the YMCA-Hamilton Hotel project, and expressed concern over the reduction of Open Forum time to two minutes per speaker. The owner of 3038 M.L. King Jr. Way sought support from the Board in asking Code Compliance for additional time to repair rather than demolish his fire-damaged building. Betty Marvin reported on a "Brownfields" workshop on reuse of contaminated sites, and announced the June 30 deadline for the Cultural Heritage Survey's annual grant application.

## JUNE

In a special meeting on June 16, preservation planner Gary Knecht conducted a training workshop for new and continuing Landmarks Board members on the Historic Preservation Element of the Oakland General Plan. --Helen Lore

# 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) or Wardlaw@aol.com

## Upcoming Activities

through September 4, (W-Sat. 10-5, Sun. 12-7), "California Species: Biological Art & Illustration," botanical art with focus on California native species, History Gallery, The Oakland Museum, Oak & 10th Streets, \$5/\$3 (members free), 238-2200.

August 2, Sat. 10-12, "Crocker Highlands," Crocker School Yard, Longridge & Hubert, OHA Walking Tour, 763-9218.

August 2, Sat. 8pm, "Maybeck," lecture by Sally Woodbridge, Berkeley Architectural Heritage, 841-2242.

August 3, Sun. 1:30-3:30, "Piedmont Avenue Walking Workshop," Piedmont Theatre, 4186 Piedmont, OHA Walking Tour, 763-9218.

August 5, Tues. 10am, "City Hall," tour of Oakland's restored building, front steps, free, 238-3234.

August 9, Sat. 10-12, "Elmhurst," Elmhurst Park, 98th Ave. & B St., OHA Walking Tour, 763-9218.

August 10, Sun. 1:30-3:30, "Jingletown," Mary Help of Christians rectory, 2611 East 9th St., OHA Walking Tour, 763-9218.

August 13, Wed. 10am, "Churches & Temples," tour 3 historic houses of worship, First Presbyterian Church, Broadway at 27th, free, 238-3234.

August 16, Sat. 1:30-3:30, "Downtown Clinton," Clinton Square, East 12th St. & 6th Ave., OHA Walking Tour, 763-9218.

August 17, Sun. 1:30-3:30, "Beulah Heights," Tompkins Ave. & Daisy St. above Mills College, OHA Walking Tour, 763-9218.

August 20, Wed. 10am, "Preservation Park," tour park and First Unitarian Church, Pardee Mansion, Greene Library, Latham Ducl fountain at middle of park, free, 238-3234.

August 23, Sat. 10-12, "Oakland Airport North Field," Sierra Academy of Aeronautics near east end of North Field, OHA Walking Tour, 763-9218.

August 24, Sun. 1:30-3:30, "Modern Downtown Oakland," 11th & Broadway, in front of Marriott Hotel, OHA Walking Tour, 763-9218.

August 30, Sat. 10-12, "Joaquin Miller Park & Cascades," Woodminster Theatre entrance of Joaquin Miller Rd., park in theatre lot on Sanborn Dr., OHA Walking Tour, 763-9218.

August 31, Sun. 10-12:30, "Oakland Point," Liberty Hall, 1485 8th St., OHA Walking Tour, 763-9218.

September 7, Sun., "Annual Day in the Park and House Tour," Alameda Victorian Preservation Society & Alameda Historical Museum, 986-9232.

September 10, Wed., "Presidio Terrace House Tour," San Francisco Heritage, 415-441-3300.

September 14, Sun. 12-5, "Rose Garden and Piedmont Avenue Neighborhoods," OHA Annual House Tour, 763-9218.

September 14, Sun., "Gatsby Summer Afternoon, Dunsmuir House, 415-982-DECO.

## Regularly Scheduled Exhibits & Tours

**The African American Museum & Library at Oakland,** museum, archives & programs, 5606 San Pablo Ave., 597-5053.

**Alameda Historical Museum,** Wed.-Sat. 1:30-4, Sat. 11-4, 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, \$6/\$3.50 (Sr.)/\$2.50 (Jr.), 796-0663.

**Berkeley Historical Society,** museum, archives, walking tours, Th-Sat 1-5, 1931 Center Street (Veteran's Memorial Bldg.), 848-0181.

**Cohen Bray House,** 1884 Eastlake Stick Style, original furnishings & wall papers, 1440 29th Ave., open 4th Sunday, 2pm tours by appt., for info Victorian Preservation Center of Oakland, \$5, 532-0704.

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

**Dunsmuir House & Gardens,** Colonial Revival mansion tours April thru Sept., 1st & 3rd Sun., noon/1pm/2pm, Wed., 11am/noon, \$5/\$4 Sr. & Jr., 2960 Peralta Oaks Court, Oakland, 615-5555.

**Hayward Area Historical Society Museum,** (M-F. 11-4, Sat. 12-4), 22701 Main Street, Hayward, \$1/\$0.50 (children), 581-0223. *Closed for seismic repairs until early 1998.*

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

**McConaghy House,** 1886 farmhouse, Sun.-Th. 1-4, 18701 Hesperian Blvd., Hayward, \$3/\$2 Senior/\$.50 (Sr.)/\$0.50 (children), 581-0223.

**Mountain View Cemetery Tours,** second Saturday every month, 10am, docent led tours sponsored by Mountain View Cemetery, free, 658-2588.

**Oakland Tours Program,** guided tours of restored City Hall, first Tuesday of the month, meet on front steps. Free, group tours welcome, 238-3234.

**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, Sat. 11am, meet at main parade grounds, 10am, free, (415) 556-0865.

**San Francisco Heritage,** Victorian & Edwardian Pacific Heights walks, Sun. 12:30-2:30, Haas-Lilienthal Tours, Sun. 1-4:30, W. 12-3:30, 2007 Franklin, SOMA-Yerba Buena Gardens tour, 1st Sat., 10-11am, 678 Mission, \$5/\$3; Srs./Jrs., (415) 441-3004.



### Regularly Scheduled Meetings



**OHA Board of Directors**, first Monday of the month, 7:30pm; for agenda and location, 763-9218.  
**OHA Preservation Action Committee**: contact OHA, 763-9218, for time, place and agenda.

**Landmarks Preservation Advisory Board**, 2nd Mon., 4pm.

**City Planning Commission**, alternate Weds., 1:30 pm.

**City Council**, every Tuesday evening, 7:30pm. All city meetings at City Hall. 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 (February through April) are:

Nola Bianucci, Richard Canciamillam, Joseph & Sandra Costa, Peter Frazier, Michael Knight/Judith Lynch, Diane Levy, Ruby Long, Donald Marx, Roger Mastrude, William Moore, Mountain View Cemetery Association, Jeff Norman, Jerry Seiberlich, Katherine Westine/George Davis.

### Donors

Special thanks to those joining/renewing as:

**SPONSOR (\$100)**: Lynn Fonfa, Stoner Lichty/Foxfire Properties, Bette Postag.

**ORGANIZATION/BENEFACTOR (\$50)**: Bancroft Library, Berkeley Builders, Inc., Joseph & Sandra Costa, Earl & Bonnie Hamlin, Jon Norman/Alfa Parts, Ramon Rodriguez/Rehab. Supr. City of Oakland, Jerry Seiberlich, Howard & Dorothy Stein, Robert Warnock, Janet Zampieri.

**DONATIONS**: Roger Mastrude.

### Oakland Heritage Alliance News

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Annalee Allen, Robert Brokl, Carolyn Douthat, Daniel Falla, Xandra Grube, Steven Lavoie, Helen Lore, Pamela Magnuson-Peddle, Betty Marvin, Kathy Olson, Fred Reichman, William Sturm & Donald Wardlaw.

#### 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 BetMarv@aol.com, or OHA, 763-9218. Back issues \$2. © 1997 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 1996-1997

President	William Coburn
Vice President	Xandra Grube
Secretary	David Nicolai
Treasurer	Steven Lavoie

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Don Tyler (1995-1997)	530-6840
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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.

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

- |                  |                     |                  |                                      |
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| ( ) Development  | ( ) OHA News        | ( ) Publicity    | ( ) \$250 Patron                     |
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| ( ) Membership   | ( ) Programs        | ( ) Other        |                                      |

**Oakland Heritage Alliance. • P.O.Box 12425, Oakland, CA 94604 • 1418 Lakeside Drive, Oakland**

## Oakland History Notes

### Nielsen and Andersen of Dimond

Arriving in Oakland from his native Denmark in the 1890s, James Andersen took time to find a place to settle. He would later recount, "as soon as you crossed East 27th Street and Fruitvale Avenue you could feel the warmth from the Dimond belt, and in all the world, it was here I wanted to make my home." Named after pioneer Hugh Dimond, the district had, by the century's turn, acquired a reputation as a bucolic community of German beer gardens, dairy farms, and parks. The Dimond area was also home to the Altenheim, dedicated in 1893 as a German old people's home.

"On the northeast corner of Fruitvale Avenue and Hopkins" - now MacArthur Boulevard - "was the Hermitage hotel and

restaurant," remembered one resident. "Next door was a barber shop adjoining Nielsen and Andersen, grocers who maintained a feed, coal and wood yard on the next lot."

Situated on the north side of Hopkins near Champion Street, Nielsen and Andersen opened for business in 1905. With his partner J.P. Nielsen, James Andersen started one of Dimond's earliest grocery stores, quite a beginning for a "green Dane," as he later put it. The business prospered, and by 1907 the **Fruitvale Progress** reported, "The elegant and spacious new store built by Nielsen and Andersen Co. is now open for business. They have added a new feature to their business in the way of fruits and vegetables which will be delivered to them fresh daily." In 1908 they opened a saloon adjacent to the store and soon thereafter entered into the coal, wood, hay, and grain business. Local lore has it that the poet Joaquin Miller frequented the store for whisky and sundry other items.

In 1918 Nielsen and Andersen acquired interest in the Dimond Grocery at the southeast corner of Hopkins and Fruitvale Avenue. Mr. Andersen continued his interest in the feed and fuel business at the old location across the street. In April 1945 the **Oakland Tribune** reported the sale by Mr. Andersen of the Dimond Feed and Fuel, noting "with the sale, another landmark of Oakland vanishes, and in Dimond, the last business link to a colorful past." Today, not a trace remains of one of Dimond's pioneer enterprises.

--William W. Sturm

(Oakland History Room)



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Oakland, California 94604

Address Correction Requested

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