

Downtown Oakland Historic District



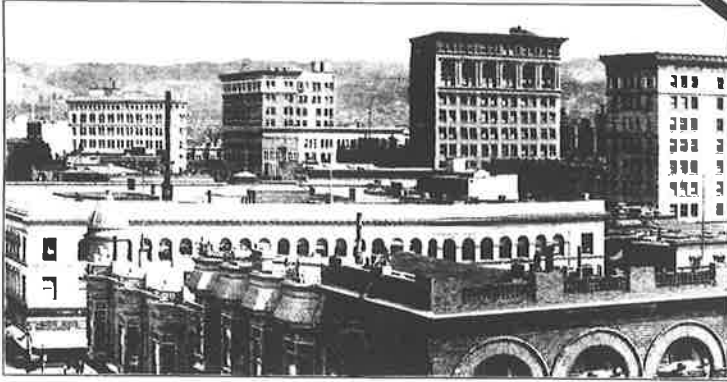
On May 7 the State Historical Resources Commission voted to recommend the Downtown Oakland Historic District for listing on the National Register of Historic Places. Once it is accepted by the Keeper of the National Register in Washington the district will become one of a select group of properties recognized both for historical and architectural significance and for meeting exacting standards of integrity - a "sense of time and place" conveyed by authentic surviving "design, materials, workmanship, location, setting, feeling, and association."

The nomination was initiated by the City itself to mitigate adverse effects of the administration building project. It was prepared by the City Planning Department's Cultural Heritage Survey and shepherded through the political and educational process by Alex Greenwood of CEDA and consultant Nancy Stoltz, working with interested parties from property owners to City Council. Designation confers eligibility for federal investment tax credits, State Historical Building Code, facade improvement funds, other incentives in Oakland's Historic

Looking north from 13th and Broadway around 1930: Kress site at left, now part of City Center; flatiron Broadway and Cathedral Buildings, left center; 1440 and 1400 Broadway (Realty Syndicate and Central Buildings), right center; 1300 Broadway, Oakland's first skyscraper, at right. Post-card is captioned "One of the finest business sections of the Pacific Coast."

Preservation Element, and perhaps even a freeway sign.

The district contains 58 buildings plus Frank Ogawa Plaza (City Hall Plaza) and Latham Fountain. It extends along Broadway from 11th to 17th Street, west to City Hall and San Pablo Avenue, and east roughly to Franklin and Webster Streets. Four buildings in the district - City Hall, 1100 Broadway, The Rotunda, and the Cathedral Building - are already listed individually on the National Register, and as many as 19 others may be individually eligible. Nine are currently designated as City Landmarks, and another 19 are on the Landmarks Board's Preservation Study List. The following condensed version of the National Register nomination shows why the district also merits recognition as a whole.



"Some of the Broadway giants overlooking the Oakland roofs": Werner Hegemann's illustration of ideally spaced skyscrapers, looking northeast over the retail section from what we now know as Old Oakland, 1915.

Downtown is the financial, business, and civic core that achieved prominence after the turn of the century, marking Oakland's arrival as a major California city. Its character-defining buildings were almost all built between 1903 and 1929, and represent the introduction into Oakland of the steel frame skyscraper, Beaux Arts architecture, and the City Beautiful movement. These urbane, ambitious buildings harmonize in style and scale, and exhibit the work of many of the best-known Bay Area architects of the period. Almost every one has ties to notable names and patterns in Oakland history. In their siting and relation to each other, with 7- to 24-story skyscrapers punctuating lower construction, they embody an urban design termed "ideal" by Werner Hegemann in 1915, and gave Oakland a unique and much-photographed skyline.

Oakland's commercial center moved north along Broadway from its original waterfront location in the 1850s to Uptown (around 20th Street) in the 1930s and after. Downtown's primary growth spans two boom periods, the decade from the 1906 earthquake to the Progressive era of the early 1910s, and the intense real estate and financial activity in the 1920s. Its later evolution covers the Depression with efforts at economic recovery through building modernization, postwar prosperity in the late 1940s and 1950s, and subsequent redevelopment.

The original Oakland platted in 1850 by Horace Carpentier and his fellow squatters extended east and west about seven blocks on either side of Broadway. Broadway, and the grid, ended at 14th Street. Beyond 14th Street the land "remained for many years in an agricultural state, and its streets were



View up 14th Street from Franklin is little changed today: left to right, Financial Center Building, City Hall, Central Building, Elks Club, and Athenian-Nile Club (now Geoffrey's). (postcard c.1940)

later developed with reference to the purely accidental lines of the two country roads (San Pablo and Telegraph) leading to town" (Hegemann, *Report on a City Plan for ... Oakland and Berkeley*, 1915). In time this "accident" made 14th and Broadway the transportation hub of Oakland and the site of two handsome flatiron buildings. To Hegemann, the street pattern also meant that "the entire northwestern section of the huge East Bay area is opened up in a remarkable way," creating the potential for a "powerful business center, strong enough to compete at every point with ... San Francisco."

Oakland's City Hall has been located at the junction of 14th, San Pablo, and Broadway since the 1870s. By about 1880 the library and main post office were also at that crossroads. From 1868 to 1873 the College of California occupied four blocks southeast of 14th and Franklin. Thus the area was a civic center even before it was a business and financial one. Mayor Mott, in 1909, urging construction of a new City Hall on the old site, noted that "the present day idea as to a City Hall is that it should be within the business district and as accessible as possible to the public," and 14th, Broadway, and San Pablo promised to "meet the requirements for many years to come."

Downtown Oakland's prominence by the turn of the century owed a great deal to the growth of electric streetcar lines in the 1890s. In Beth Bagwell's vivid description, "not just Oaklanders, but also residents of Berkeley, Alameda, Fruit Vale, and other communities thought of downtown Oakland as the place to go ... to shop for clothing, to go to a restaurant, ... or to meet friends. ... a lively concentrated district rich in experience day or evening, ... for virtually all errands and business took place there." Washington and Clay Streets, paralleling Broadway to the west, were the primary shopping streets. Most of this early retail center was removed by redevelopment; part survives as the Old Oakland district.

Oakland's rapid growth in the first decade of the 20th century has often been attributed to the "earthquake boom" - the influx of businesses and residents displaced from San Francisco in 1906. But the physical and political infrastructure was already here. By 1903 Borax Smith had consolidated the East Bay's street railways into the Key System, a full-fledged interurban system. Smith also established the Realty Syndicate, which bought up vast areas of the Oakland hills and developed

nearly a hundred residential tracts between 1895 and 1911. It remained Oakland's leading development firm until the Crash of 1929. Its headquarters still stands at 1440 Broadway.

In 1905 Progressive Mayor Frank K. Mott took office, beginning a decade of ambitious public improvements - civic buildings, parks, harbor improvements, police and fire services. Mott presided over the 1906 earthquake relief, record years of residential development, and the annexation of close to 40 square miles of north and east Oakland in 1909. Mott's administration also commissioned famous city plans by Charles Mulford Robinson in 1906 and Werner Hegemann in 1915.

In 1903-04, at 13th and Broadway, the Union Savings Bank revolutionized architecture in downtown Oakland by erecting "Oakland's only skyscraper, the largest office building in Alameda County ... ahead of any other edifice in Oakland" (Oakland *Herald*). The 11-story steel-frame building by Walter Mathews was the first of a series of southwest-facing corner skyscrapers on Broadway: 1100, 1200, 1300, 1400, to 1700.

In the *Observer* of April 8, 1916, Henry Lafler reviewed "Ten Years of Progress in Oakland - 1906-1915": "Ten years ago ... the tallest and most imposing buildings in the business center were churches ... one beheld the lone bulk of the Union Savings Bank Building in the midst of half a dozen spires ... and frame structures mostly of the vintage of the seventies ... During 1913 more seven-story buildings were in construction at one time than there were previously in Oakland. ..."

Downtown's 1906-1915 skyscrapers were the first in Oakland to use steel frame construction to exceed earlier feasible building heights. Built in a short span of time, they have a strong stylistic unity. With the 13-story City Hall (1911-14) they established a new and distinctive Oakland skyline, and permanently established the area as the city center. Physically they are tall, slender, prominently sited on choice corner lots, with classical ornament, three-part vertical composition, prominent metal or terra cotta cornices, light-colored brick or terra cotta exteriors, regular grids of windows, plate glass storefronts, monumental banking halls and office entries, marble paneled elevator lobbies. Compared to their 19th century boxy red-brick forerunners, they show the Beaux Arts influence in their lighter colors and massing and classical ornamentation.



The Union Savings Bank Building, 1300 Broadway, center stage on a post-card of about 1906. Before construction of City Hall, this was the building that most captured imaginations and symbolized modern Oakland.



The same view as below, 90 years later. Ideal spacing has endured by a sort of leapfrog effect, with 1300 and 1440 Broadway now setting off newer, taller neighbors. Upper floors of 1300 have been closed since the 1989 earthquake. In the distance, 1700 is wrapped in '60s cladding.

These buildings were designed by prominent architects, often from San Francisco, including Walter Mathews (three surviving buildings in the district), Charles Dickey (five buildings), Frederick Meyer, Walter Reed, Benjamin Geer McDougall, O'Brien & Werner, and Llewellyn B. Dutton. Mathews, son of pioneer California architect Julius Mathews, was Oakland's leading late 19th century architect, known for the First Unitarian Church and many Victorian business blocks. Dickey designed the Claremont Hotel, University High School, and Carnegie libraries. Meyer was a prominent City Beautiful exponent who served on the San Francisco Civic Center Commission in 1913-15. Dutton, who designed the Broadway and Westlake buildings, came to California in 1903 for Daniel Burnham & Co.; his 1907 First National Bank, now known as the Broadway Building, is a miniature of Burnham's Flatiron Building in New York. John Donovan was supervising architect for Palmer & Hornbostel of New York on the construction of City Hall and stayed to become City Architect, designing many schools and civic buildings. All these firms and individuals brought big city architecture to Oakland.

Oakland loved the early highrises. The narrow, windy 16th Street "canyon" from San Pablo to Telegraph was a highlight of 1914 ("Canyon Completed, may be on City Seal": *Tribune*). Hegemann admired the "almost ideal spacing between skyscrapers" and the tall buildings "architecturally developed on all four sides." He also warned that "if nothing is done to make this state of things permanent the building of new skyscrapers will produce unsatisfactory conditions in regard to light and air, as bad as in San Francisco if not New York."

In Oakland's first skyscraper decade, banks were the main developers of the new building type. They put their names on the corner skyscrapers: Security Bank & Trust (1100 Broadway), Oakland Bank of Savings (1200), Union Bank (1300), Central Bank (1400), First National Bank (1401), First Trust & Savings Bank (1540 San Pablo). Union Bank in particular, as Oakland's first skyscraper, was widely published on post-cards and promotions. A 1916 *Architect & Engineer* article on "The Bank in the Skyscraper" elaborated: "The advantage of a



Canyon of commerce on Telegraph, beckoning to the whole East Bay. At right, Latham Square Building, Kahn's Department Store (The Rotunda), and the city office addition to the Broadway Building. (Survey)

high-priced, prominent corner lot upon which to build a bank is generally appreciated. The cost, however, ... precludes a ... single story, highly ornamental bank building, which receives no income whatever from its investment ... An office building properly executed and in a desirable location is bound to pay a splendid return. This is particularly true in medium sized cities like Sacramento, San Jose, Oakland and Stockton."

A fairly close-knit group of Oakland financiers controlled these banks, which merged and regrouped repeatedly over the years: H.C. Capwell, Charles Jurgens, Volney Moody, Philip Bowles, A.J. Snyder, A.C. Henry, and others. By the late 1910s and 20s other firms were building downtown: the East Bay Water Company (512 16th Street, 1919), Oakland Tribune (401-17 13th Street, occupied 1918), Pacific Telephone (1519 Franklin, 1918, demolished), and PG&E (1625 Clay, 1922).

The second wave of downtown construction, between 1922 and 1929, continued Hegemann's ideal of freestanding towers through contrasting infill, both higher and lower. In 1922-23 tower additions of 24 and 18 stories were made to the Tribune and Oakland Bank (1200 Broadway) buildings. In 1925-26 a new 15-story Central Bank replaced the 5-story one at 1400 Broadway, surpassing the 10-story Realty Syndicate building (1440 Broadway) as that block's skyscraper. A second row of tall financial and medical office buildings, in newer Deco and Revival styles, went up along Franklin parallel to Broadway.

The last of the early downtown skyscrapers, built in 1928-29 at 401-15 14th Street at Franklin, was Reed & Corlett's 17-story Art Deco Financial Center Building. Walter Reed and William Corlett were by far the most prolific architects in the district between 1921 and 1929, with eight extant buildings; others of importance were Maury I. Diggs (Latham Square and Oakland Title buildings), Edward T. Foulkes (Tribune Tower), William Knowles, Charles McCall, and Schirmer & Bugbee.

The Financial Center Building was marketed as "in the heart of the group of large banks, stock and bond houses and other organizations which form the financial district of this city." This area along Franklin Street developed after the openings of 17th Street east of Broadway and 15th Street east of Franklin in the early 1920s. New buildings in the financial district included Alameda County Title Insurance Company (380-98

14th Street, 1923-24), Diggs's rococo terra cotta Oakland Title Insurance and Guaranty Co. (401-03 15th Street, 1921-22), and the Deco semi-twins of Central Building and Loan Association (363-69 13th Street, 1929) and Income Securities (now Bank of Oakland, 360-64 14th Street, 1928). These businesses reflected the industrial and residential growth of Oakland in the 1920s, and downtown's prominence. The only concentrations of offices anywhere else in the city were "Pill Hill" off upper Broadway, a popular location for medical offices after about 1928, and the Fruitvale commercial district with two late-1920s medical office buildings and a cluster of branch banks.

The 1920s also introduced small two- and three-story speculative commercial buildings into the district in large numbers, helping to perpetuate the distinctive skyline. These include two clusters of small buildings along the 400 block of 15th Street and behind the Cathedral Building at the gore of Broadway and Telegraph. These small buildings typically housed specialized retail and services: clothing, shoes, jewelry, luggage, florists, confectioners, cafes, opticians.

The Crash of 1929 coincides with the end of historic downtown Oakland's rapid physical growth, though the district fought back with "rehabilitations of old, favored spots. The Abrahamson store putting on a gallant new front, green tile, pristine, inviting..." (Ann Orr, *Observer*, 1932). Edward T. Foulkes showed this now demolished building in an article "Modernization" in the September 1934 *Architect & Engineer*, with other examples of the Downtown Property Owners' two year old "modernization and rehabilitation campaign." One that survives is the Deco-ized Elks Club at 412-20 14th Street.

The economic revival after World War II brought some distinguished modern buildings to the district: the 1947 WPA-like Anglo-California Bank at 1450 Broadway which pioneered use of a second floor banking hall to preserve ground floor retail space; Milton Pflueger's sleek 1950 Crocker Bank at 393 13th Street, clad in beige terra cotta and red granite; and the showy blue glass First Western Bank (Smith's) building at 1330 Broadway, 1956-59, Stone, Mulloy, Marraccini & Patterson's scaled-down copy of New York's Lever House, said to be the first International Style skyscraper in the East Bay.



Financial center along Franklin Street: right, Maury Diggs' Oakland Title Insurance building, a city landmark described as a terra cotta jewel box; background, left to right, Financial Center, First Western, and Central Bank buildings; new U.C. President's building in the distance. (Survey)



From Loma Prieta to National Register: How We Got Here

As the accompanying article outlines, forwarding the Downtown Historic District to the Keeper of the National Register is a significant milestone for our community. Over the past decade readers of the **OHA News** have followed the progress of the Civic Center/Administration complex and its relationship to the Downtown Historic District. The 1989 earthquake not only damaged historic City Hall, it rendered City Hall West - the remodeled Taft & Penoyer store on Clay Street - unusable. City departments were forced to lease space in nearby office buildings. Leased space reportedly increased 30% after the earthquake, at a cost of an additional \$6 million per year. Decision makers opted to take FEMA and insurance money for City Hall West and construct new administration buildings. The new buildings were to be located in the heart of the National Register-eligible district. As many as seven historic buildings would have to be demolished - an obvious adverse impact on the district. At the same time, one of the new structures could be designed as a needed seismic support for the endangered flatiron Broadway Building - second in District significance only to City Hall.

In summer of 1994, City Manager Craig Kocian and his staff invited preservation input for a mitigation package to offset the loss of the eligible structures. CEQA and Section 106 procedures dictated that this input be sought and that the recommendations agreed upon would be legally binding. **OHA** members Frederick Hertz, Carolyn Douthat and Annalee Allen worked closely with staff to develop specific benefits to the remaining downtown district buildings. This package became part of the conditions of approval certified in the final project EIR. One of the mitigations was a city commitment to seek National Register listing for the Downtown Historic District.

Design guidelines for the design/build competition for the project also received extensive input from community advisors, including architect and **OHA** board member Alan Dreyfuss who saw that compatibility with the surrounding historic district became a key component of the guidelines. Alan also served on the council-appointed jury that studied the three finalists' submittals and recommended Hensel Phelps/Fentress Bradburn. Demolition and construction for the long anticipated project began in the summer of 1995. Both administration buildings are now close to completion - moves start in June - and progress on Frank Ogawa Plaza continues as well.

As we approach the tenth anniversary of Loma Prieta, the downtown "epicenter" - 14th and Broadway - has taken on an exciting revitalized appearance. The historic and contemporary structures create one of the most dynamic civic center designs anywhere in the country. As the long process has unfolded **OHA** has played a key role at every step along the way.

The following **OHA News** articles, most written by Carolyn Douthat, chronicled the City Administration Building project as it occurred: vol.10:no.4, 11:2, 11:3, 12:4, 13:1, 13:3-4, 14:1, 14:2-3, 14:4, 15:1, 15:2. --Annalee Allen

First and second generation skyscrapers still define the downtown skyline: 1922-23 additions tower over Tribune building and 1200 Broadway; low-rise 1924 addition sets off 1100 Broadway (Key System Building, right).

A trend of the 1930s that helped insure downtown's survival in its early 20th century form was the shift of civic center development to the Lake Merritt area near the 1913 Municipal Auditorium. Ambitious civic center plans were laid around the lake, not around City Hall. Downtown continued its historic pattern of uses into the 1960s: City Hall at the center, banks and offices east of Broadway, department and furniture stores southwest of 14th and Broadway, theaters and shops and banks lining Broadway, hotels on the periphery. After about 1960 downtown was affected by the move of the financial center north to the vicinity of the Kaiser Building. In the early 1960s a "Washington Mall" project, consisting mainly of street beautification, was an early revitalization effort in the retail section. In the 1970s the City Center project removed most of the historic retail area, and the 1989 earthquake and 1995 demolitions for new city and state office buildings further eroded the edges, but the core remains remarkably intact.

--Betty Marvin, Oakland Cultural Heritage Survey

The CEDA-sponsored Oakland Tours Program is celebrating the National Register designation with a new downtown tour. Following its inaugural showing May 27, "Downtown Oakland Historic District" will join the rotating series of free Wednesday and Saturday public tours: look for it on June 20, July 22, August 15, September 16, October 3, and October 31. Tours start at 10 am and last about 90 minutes; meet on City Hall steps. Call Annalee Allen, Oakland Tours Hotline, 238-3234.



The Streets of Adams Point, c.1866-1923

True Facts Underresearched; or, Essential Background for Touring the Point

Before 1867. See a point of land sticking out into San Antonio Slough (now Lake Merritt). Imagine cows grazing on a grassy, sunny hillside. See the Edson Adams homestead near the spot where a creek flows into the slough. Notice Cypress Street (now Lee) going up the hill behind the Adams house. Frown at the street grading and other civic incursions going on in the dale to the northeast.

1867. Survey Number 824 is ordered by Henry C. Lee, an examiner with the firm of Dewey & Company, patent solicitors. Oakland Avenue appears on his map.

1868. Oakland View Homestead tract is drawn up. Vernon Street is graded, paved, and dedicated, and a few houses are built. The neighborhood will be known as Vernon Heights.

1869. On a map titled "Lands of the Oakland View Homestead" two changes are shown: Bay Place intersects with Lee Street and Oakland Avenue. The latter goes northwest and becomes Orange Street. Orange? Probably a promotional idea to remind one and all of Oakland's benign climate.

1870. The Lake Side subdivision is born. One of its streets is named Ellita. The other curves into the Adams property and is named Crescent Street. However no signposts go up nor are the new streets graded. (Thanks to the impermanence of time and the building of I-580, Crescent is now almost obliterated.)

1878. Little by little the building up of Oakland is beginning to affect the acreage belonging to the Adams family. For the



To find out the who and why of early street names can take a lot of digging. Was Ellita a person, place, or thing? Read on. (Quentin)

moment, however, their sunny hillside extends uninterrupted south of Adams Street to the lake.

1881. A tract map for Oakland Heights is filed with the county. Its most prominent street is Perry Street (soon to be renamed Oakland Avenue). After running the length of the little valley, Perry Street turns southeast, intersecting with Chetwood, Summer (Jean), Crescent, and Winter Streets, ending near Indian Gulch (Trestle Glen).

1886. What will one day be a city park becomes a destination for Oaklanders. On favorable days the bosky point of land beside Lake Merritt is filled with picnickers. At night a dance pavilion draws another kind of crowd.

1888. Oakland's co-founder, Edson Adams of Connecticut, dies on December 14. Because he lived such a quiet, private life, his passing is little noticed. It is mostly relatives that attend the services at St. John's Episcopal Church, Eighth and Grove Streets. (Today countless riders, walkers and joggers daily pass his alabaster vault in Mountain View Cemetery.)

1889. A subdivision map is filed with the county by H.C. Lee for Lots 14 and 15, Survey 824. Lee Street (now a part of Vernon) is extended and shown bending southward at its juncture with Vernon Street.

1891. Little by little houses appear high on the hill that lies behind the peninsula. On the north side of the valley, Oakland Heights files a second map with the county, adding Morrison Place (today's Pearl Street north of Harrison) to its holdings.

June, 1891. The Piedmont Baths open at the corner of Bay Place and Vernon. They include an "aquatic theater," an indoor swimming pool, novelty baths, and other amenities. (The Baths begin to decline in 1915, finally razed in 1938.)

1892. Although it has appeared on maps since 1878, Adams Street is slow in developing, slow in its readiness for an invasion of builders and buyers.

1893. Lots 11 to 13 of Block A, Oakland View Homestead, are re-subdivided. Walsworth Avenue (Harrison) is shown,



Edson Adams the first, co-founder of Oakland and namesake of Adams Point, Adams Street, and Adams Park. (Oakland History Room)

and Oakland Avenue follows and supplants Perry instead of going up the hill to meet Orange. (It all gets very confusing.)

1897. Edson F. Adams, son of Edson and Hannah (Jayne) Adams, finally decides that the 200 acres inherited from his father are too valuable to keep as open space. He files subdivision Number 1 of Adams Point Property with the county. Two streets, Adams and Jayne, honor his parents.

1897. Other streets on the above subdivision include Perkins, Palm, Warwick, Euclid, Van Buren, and, in the adjacent Oakland Heights tract, Spring Street. Senator George C. Perkins came to California in 1855. He went on to become its governor, 1880-83. The family home - known as Palm Knoll - was located at Perkins and Vernon Streets.

1898. An ad appears in the city directory for "Choicest Residence Property in Oakland." Arthur H. Breed, manager of the Lake Shore Land Company, has "terms to suit" if you want to have a home at Adams Point.

1899. See a golf links being added to the peninsula. See the cows disappearing. Imagine a house-warming at Palm Knoll.

1900. F. & H. Soderberg produce a map of Adams Point. A clubhouse is shown where Fairyland now exists. This is the first physical evidence of the Oakland Golf Club. It was the scene of many tournaments including a silver-cup contest for "lady golfers" on November 3.

1903. The Oakland View Homestead tract is corrected to dedicate Oakland Avenue (formerly Perry) for public use and to name that block of Pearl Street that connects Oakland Avenue with Orange Street.

1903. The Adams family donates the land next to Glen Echo Creek (next to today's Veterans Memorial Building) as a park. Which park? No surprise: Adams Park.

1904. A new map identifies Adams Point as a part of the Fifth Ward, Oakland.

1906. Thanks to the San Francisco Earthquake and Fire of April 18, many displaced persons flee to the "Contra Costa", as the East Bay is known. Many of these refugees take up temporary residence at Adams Point. Grazing cows are becoming a thing of the past.

1906. Lakeside subdivision of Adams Point is completed.



Edson Adams' wife Hannah Jayne came from New York to become the first teacher in Oakland's first school, 1852-55. (Oakland History Room)

Streets east of Perkins between Grand and Van Buren are graded. They include Belmont, Staten, Euclid, Laguna, Hill.

1906. The Highland subdivision of Adams Point Property is completed. Lee Street is elongated and three new streets appear: Montecito, Park View Terrace, and Lenox Avenue.

1906. The county receives and files a new tract: the Dr. Lewis Property. Irving C. and Clara Lewis name a street Frisbie for their hearing-impaired son, Phillips Frisbie Lewis. (Part of the new street is destined to become a path/staircase.) By the end of 1906 many professionals living in Oakland have hired architects and bought property at Adams Point. Gone forever are the sunny hillsides.

1907. Lakeside subdivision is extended southward. By so doing a section of Bellevue Avenue comes into existence, and Ellita becomes a bona fide street. Its name honors the daughter of Edson F. and Elizabeth (Wheaton) Adams.

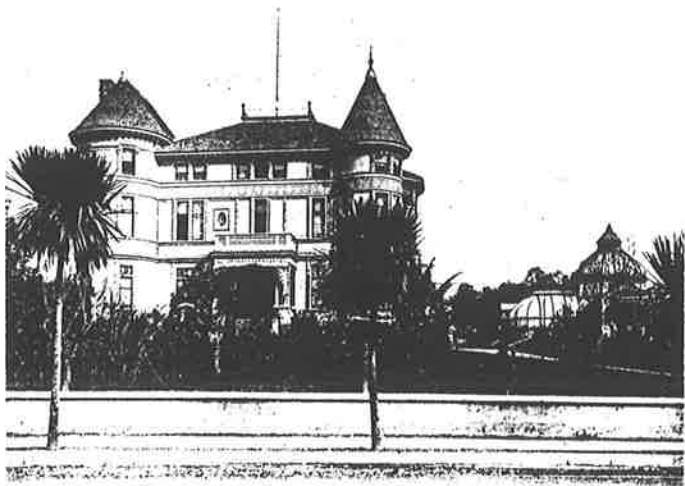
1909. Secretary of the Navy Victor Metcalf buys a lot and builds a home on Perkins Street. Meanwhile the City of Oakland has the good sense to do some buying as well. The point of land sticking out into Lake Merritt becomes a city park (Lakeside). A new Oakland map now shows all the present-day streets of Adams Point.

1910. Two streets in Adams Point get new names: one-block-long Manhattan Avenue becomes an extension of Bellevue, and Laguna Avenue is modified to Lagunitas.

1912. The Honorable Frank K. Mott, mayor of Oakland from 1905 to 1915, builds a house (no longer extant) on Lee Street. St. Paul's Episcopal Church at the corner of Bay Place and Montecito is dedicated.

1923. Hill Lane gets a new name: Burk Street.
No cows. Anywhere. --Quentin

Quentin is a librarian and expert on Oakland tracts and street names, his compendia whereof can be consulted at the Oakland History Room.



Senator George Perkins' Colonial mansion and conservatory were featured in early Adams Point marketing literature. (Oakland History Room)



Oakland Briefing

■ OLD MERRITT / UNI HIGH: BACK IN LIMBO

The Old Merritt cliff-hanger at the end of the last **OHA News** - would Children's Hospital Oakland sweep in and buy the entire site? - is still hanging months later. As the current phase of the project nears completion in time for the grand opening of the senior center on May 28, a deal between CHO and the City seems iffy. The issue is, put simply, money. The City has spent over \$18 million on construction. (This figure does not include the years of staff time, maintenance, previous failed developments, etc. According to figures generated at the instigation of Mayor Harris early in his first term, over \$2 million had been sunk into the project prior to any construction work.) Over \$2 million was spent on construction of the North Oakland Multi-purpose Senior Center, which will remain under City control whatever the outcome. Appraisals of the building have come in between around \$8 million (CHO's) and \$10 million (the City's). CHO is reputedly offering something between these figures, even though the City is obligated to repay an \$11 million HUD loan and allocated another \$3 million "float loan" to the project from City coffers.

Although the City and CHO had apparently agreed upon terms with CHO's Research Institute as anchor tenant, occupying half the main building, at this juncture it appears CHO is playing hardball. Either CHO acquires the entire site except for the senior center in the converted auditorium and the vacant land proposed for housing, or they look elsewhere. The City and CHO look like a long-engaged couple who never quite make it to the altar. CHO was a part of most of the development proposals over the years, and the City would have been far more reluctant to spend \$18 million without expectation that CHO would likely come on board.

Options for the City if CHO does not acquire the site are sale on the open market or continuing to hold the building, filling it with other tenants. Except for the senior center, the spaces lack tenant improvements. Another \$3 million or more would be required to build out the spaces, or a rent reduction or credit to prospective tenants. State Farm and Alameda County have reportedly indicated interest in leasing space.

Imagining other tenants in the building may be too big a leap for weary City bureaucrats. CHO was expected to attract other tenants to a research and development node, and the City complied with CHO's wishes during the rehab. According to sources close to the project, some half a million was spent to comply with CHO requests, including a quarter million for reinforcing the floors to the highest level of seismic strength.

Time will tell what outcome awaits the site. Certainly the City had opportunities over the years to unload the property in ways that may or may not have left the buildings standing, and yet chose not too. In the early 1980s plans were put forth for senior housing but the project was awarded instead to an inexperienced developer who spent \$600,000 in CDBG funds. In the early 1990s CHO offered to buy the site and promised

to be respectful of the architecture, but were rebuffed by the so-called Office of Economic Development and Employment.

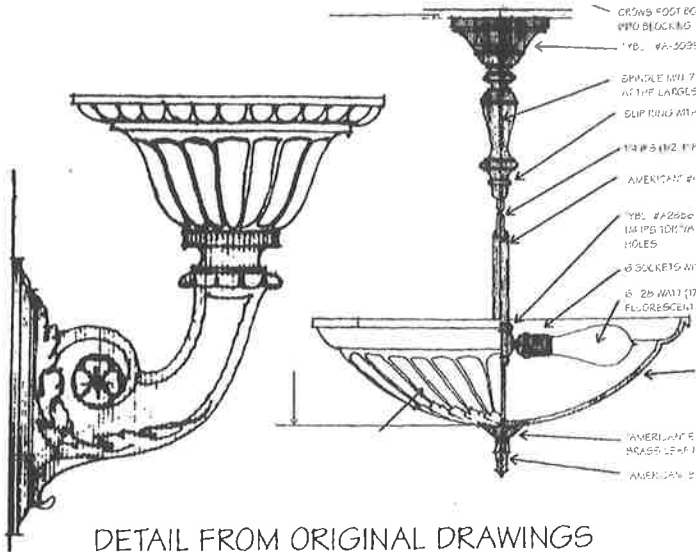
Perhaps from a purely preservationist standpoint, we may feel fortunate the renovation took so long to happen. Except for the senior center (described by one cynical NOVA commentator as "Gone With the Wind Meets Pulp Fiction"), budget constraints and the sensitivity of the architects, builders, and overseers have combined to bring about a dignified, sympathetic renovation. What cannot be excused, however, is the \$3 million extra that needed to be spent to reverse the deterioration caused by the City's years of neglect.

The renovation of Old Merritt was spotlighted at the annual California Preservation Foundation Conference in early May, the Berkeley-based conference's only foray into Oakland. It was part of a mobile workshop looking at the impact of major institutions on historic residential neighborhoods: UC-Berkeley in the South Campus and Old Merritt and Children's Hospital in North Oakland. Jens Hillmer, CEDA Project Manager, Steve Stark of VBN Architects, the project architect, and Bob Brokl of NOVA and OHA were on the panel. A report on the workshop will be in our next issue.

If CHO does acquire the property, the ginkgo tree in the courtyard off the library - surely nearly the same vintage as the building - is threatened. NOVA protested plans for its removal at Landmarks Board, but the Board seemed overwhelmed by the positive aspects of the project and disinclined to get involved. The arguments advanced for removal of the ginkgo by Kathy Garrett of Patillo & Garrett landscape architects (who elsewhere on the project have done a fine job) - bad pruning, listing dangerously, being so big as to prevent gatherings in the courtyard - seemed fanciful. One informant says that a CHO board member hates the tree and "the client dictates." Loss of this tree would be especially ironic since the design committee recommended ginkgos as the street tree around the site and several have been planted on King Way and Aileen. NOVA plans to appeal the removal under the tree ordinance. Calls to Peggy Baxter, community/government liaison at CHO, may help: 428-3747. Remind her of the much vaunted hundred year old magnolia in the old CHO "Baby Hospital" courtyard. --Robert Brokl



Living landmark in the University High courtyard (Robert Brokl)



DETAIL FROM ORIGINAL DRAWINGS

Replacement light fixtures at Temescal would make original architect Charles Dickey proud - he designed them. (courtesy of Noll & Tam)

■ TEMESCAL LIBRARY UPDATE

I would like to sweeten somewhat the sour tone I took in the last issue over the stinting budget allocated for work on the Temescal and other Carnegie branch libraries. With the *S.F. Chronicle* spreading even more alarm about the possibility of a major quake on the Hayward fault, we should be grateful that work is underway on the Temescal branch, with Golden Gate and Melrose slated next. It also appears that Christopher Noll of Noll & Tam Architects is committed to as sensitive a job as possible within the budget available. The hideous fluorescent fixtures will be replaced with lights designed to match the original Dickey drawings. The oak shelving proved easier to remove than expected and will be modified for reinstallation. The vertical steel bracing will be pinned to the brick wall behind the shelving. The budget includes perimeter drainage, the chronic plumbing backup during storms will be corrected, and the elevator tower has been placed discreetly at the back. A balustrade will be attached to the ramp along the side of the basement meeting room, and the carpeting selected is acceptable, although some members of the design committee would have preferred the (rotted) fir floor be replaced in kind.

One ongoing debate is the "linoleum issue." During the budget-setting phase, we had requested hardwood flooring to replace the exhausted linoleum. This was denied, ostensibly for historic purism, but more likely in pursuit of minimal maintenance. During a recent tour of the project, we found the fir subfloor under the linoleum in remarkably good shape and suggested refinishing rather than covering it with more linoleum. That is being evaluated, but we are not hopeful.

Several important items have ended up on a "wish list" and representatives of the groups monitoring the renovation/retrofit are appealing for donations to cover some of this work. Items which may not happen if money is not found from non-City sources are: restoring the reception desk in the lobby,

varnishing the shelving before reinstallation, replacing the front doors with doors that conform to the Dickey drawings, and new bulletin boards and a National Register plaque in the lobby. Donors will have their names recorded on a plaque in the lobby, to be honored for Time Immemorial. You may send contributions, earmarked "Wish List: Temescal Library," to the non-profit Friends of the Oakland Public Library, 721 Washington Street, Oakland 94607, (510) 444-0473. Since Noll estimates work on the project is 25% complete, contributions should be sent in soon. --Robert Brokl

■ PERILS OF THE FOX

The state of the Fox Oakland and the timetable for rehabilitating the long-vacant theater have become hot-button issues in the last few months. **OHA** requested and was granted, though with difficulty the second time, two tours of the building. The primary reason for the tours was to inspect for water damage: rumors had this season's heavy rains doing considerable damage to the interior. Unfortunately, the rumors turned out to be on the mark: mushrooms were quite literally growing on the carpeting close to the stage, hallways and the lobby are experiencing collapsing plaster and peeling paint.

The political agenda for putting the Fox front and center seems to be lacking at the moment. New City Manager Robert Bobb, at the MGO Democratic Club, expressed skepticism about the feasibility of doing anything with the Fox, saying that it was purchased before his arrival and implying he would not have recommended it. And Interim CEDA Director Bill Claggett has said that he doesn't think the market is yet there for the Fox, suggesting 5 years hence might be more realistic.

The City is contemplating its options with the Fox, and architect Bill Coburn (who is also **OHA's** president) has been hired to come up with a rehabilitation plan. Unfortunately, replacement of the roof is linked to the seismic retrofit, and the cost and uncertainty about ultimate use place this lower on the list than sprucing up the facade. Indecision about the Fox's future is adding to the ultimate bill someone will be paying for its restoration. According to Claggett, the presence of asbestos prevents union workers from using fans to dry out the interior. Architect Joyce Roy's suggestion to use dehumidifiers connected to hoses has not been followed up, as far as we know.

Response from the public to publicity generated by our tours and candidates' positions on the Fox in the **OHA** questionnaire indicate widespread support for making restoration of the Fox a priority. The relatively rosy financial shape of the Paramount should bolster this optimism. A Paramount official recently described that facility as basically a rental space, with little or no promotion of its bookings. Its board decides policy, and is not expected to raise funds. Nevertheless it manages to lose only \$150,000 a year! Compare this with the estimated \$15 million the Raiders deal may cost the City annually. **OHA** is considering a public meeting to plan a strategy for jump-starting the Fox renovation. Stay tuned. David Ralph of CEDA is Project Manager and tours may be available to the interested public. You can reach him at 238-3692. --Robert Brokl

REFLECTIONS ON MONTGOMERY WARD'S

Built between 1923 and 1927, the 910,000 square foot former Montgomery Ward warehouse stands long vacant. About the only thing upon which all parties agree is that the site remains an eyesore for all to see. So what happened?

In 1996 the City of Oakland entered into an agreement with Montgomery Ward in which Oakland would receive ownership of half of the vacant property. The City then advanced \$3.6 million for Ward's to demolish the building and clear it to vacant land. However, no sooner had demolition begun than members of neighborhood, preservation, and environmental groups strenuously objected, stopping the work.

Arguing that a demolition of a historic building of nearly a million square feet would indeed affect the environment, the protesters won at the appeal level. The court's decision? An environmental impact report must be done by the City of Oakland in order to tear down the building. Such a report, routinely required of private developers, is estimated to take approximately six months and cost \$50,000.

Where are we now? The City, now considerably shy of further lawsuits, put out a request for proposals for what to do with the site. At this writing there appear to be two major bidders in contention: the Emerald Fund, a San Francisco-based firm who would like to repair and renovate the building into 400 live-work apartments, and the school district which would like to clear the land to build a new school.

So, is this a debate about preserving old buildings? Or carefully watching our environment? Or about encouraging development in Oakland? Is this a disagreement between preservationists and politicians? Both sides say they are armed with petitions attesting to the validity of their approach.

Some in the historic preservation community remind us of so many fine Victorian buildings that were torn down less than fifty years ago. Those Victorians were the eyesore of their day and today they are revered. Those who are environmentally oriented say that tearing down the old buildings is not earth friendly, and that reusing the materials of the past is both valiant and resourceful. They point out that new steel is manufactured overseas, the earth has limited supplies of raw material, and we in the United States are over-consuming at a rate six times higher than the rest of the world.

Several years ago a developer wanted to convert the building into lofts but ran into major seismic and retrofit challenges and the deal fell through. Similarly, as a result of other political and regulatory conflicts, hundreds of other buildings have been shut down. And this extends on to dozens of smaller buildings left uninhabited and in a state of blight in Oakland. In a city like Oakland which has limited financial resources but a treasure of old buildings, the solution is to find the right balance between the legitimate need to protect the health and safety of our population and the need to protect - and use - our treasured historic resources. --Barbara Armstrong

Barbara Armstrong (amstrong@pacbell.net) is a developer and former Landmarks Board member. This article was originally presented on her weekly "Development News" segment on KTOP TV.



Fruitvale Hotel & friends: trackside location flanked by saloon and signal bridge illustrates "integrity of setting, feeling, and association." (Survey)

FRUITVALE HOTEL

Despite years of neglect, the Fruitvale Hotel maintains its dignity. This slender two-story Victorian commercial building leans over the surrounding railroad landscape; it is boarded up, but is still remarkably intact. It is a rarity both in the city - the only remaining trackside hotel - and in the neighborhood - the oldest extant commercial building in Fruitvale. It marks the early importance of transportation to the neighborhood and the early commercial development along Fruitvale Avenue, before East 14th Street became the center. Its ghostly, graceful presence can be seen for blocks. Imagine the building once again an active part of the community: a community art center, a western bar, a recycling resource center and youth training program, a day care center, a railroad museum?

Its architect is unknown, but it was built in 1894 for developers Snetsinger & Carroll, who had real estate offices nearby at Fruitvale Station. In its earliest incarnations it was apparently a hotel and boarding house. A 1906 *Fruitvale Progress* ad advertises weekly (\$5) and monthly lodging and meals for 25 cents. It probably helped house refugees from the 1906 earthquake who flooded to Fruitvale from the devastation in San Francisco. From 1904 on it was owned and operated by Frank Studiger and Baptiste Immoos, Swiss immigrants who were part of the large German population of early Fruitvale. Both Studiger and Immoos families lived in the hotel. Frank's saloon served the neighborhood into the mid 1970s.

The building is now threatened with demolition. Apparently neighbors complained to the city in the early 1990s about the vacant building as a blight. Code Compliance has attempted unsuccessfully meet with the owners. There is disagreement among the owners themselves as to the legal ownership of the building, although both have expressed interest in saving it. Concern is so high that a small group of activists has formed a "Friends of the Fruitvale Hotel." With support of OHA and the Spanish Speaking Unity Council/Fruitvale Main Street, the Friends are trying to meet with the owners, engage community support, and look to local resources to save the building. If you are interested please call Jenny Kassan at 535-6924 or the OHA office at 763-9218. --Pamela Magnuson-Peddle

■ THE OAKLAND ESTUARY PLAN

"Although its shoreline extends for 19 miles along the edge of the city, Oakland is more often viewed as an inland gateway at the hub of multiple rail and highway corridors than as a waterfront city" - Oakland Estuary Plan. In February, the Port of Oakland and the City released the final draft of the Oakland Estuary Plan. Prepared by ROMA, a San Francisco consulting firm, the plan has been in the works for several years. Its impetus stemmed initially from a study by the League of Women Voters, and the increasing interest in establishing stronger connections between the city and its shoreline.

Oakland owes its existence to its location on the Bay. The first town center was at the foot of Broadway where the ferry connected with stage lines to Martinez and San Jose. The first postal service was established in 1851 near the Broadway pier and when Oakland incorporated in 1852 the first city meeting hall was on Broadway between Second and Third Streets.

Control of the waterfront has long been a source of political maneuvering, beginning with Horace Carpentier's acquisition of the port area from the city in 1852, continuing with political and legal battles between the city and Southern Pacific into the early 1900s. Port development expanded following the 1906 earthquake, the opening of the Panama Canal, and the onset of World War I. In the 1920s a \$9 million bond issue for harbor improvements was passed and, by charter amendment, the Port of Oakland was established as an independent arm of the City. By the early 1980s, Oakland's was the largest container port on the Pacific Coast, and nationally was second only to New York. While it no longer enjoys that supremacy, efforts to remain competitive with Seattle and Long Beach continue today as the Port seeks control of the Oakland Army Base for multi-modal facilities and additional container capacity.

Changes in the shipping industry have rendered much of the estuary unsuitable for Port operations, creating the opportunity to reconnect the city with the shoreline. The 200-page Estuary Plan addresses the entire area from Adeline Street to 66th Avenue on the water side of I-880. Recommendations are included for three distinct districts: Jack London (Adeline to Oak), Oak to Ninth Avenue, and San Antonio/Fruitvale.

Over 55 acres of open space and parks are proposed, linked by a landscaped parkway, bikeways, and shoreline trails. In the Fruitvale area, an 8.5 acre park is proposed at Union Point adjacent to Dennison Street. The recommendations for historic Kennedy Tract, now a mix of industry, live/work, and houses, call for maintaining its character, with emphasis on livability, affordability, and an enhanced relationship with the estuary.

Of particular interest to OHA, recommendations for the Jack London district include preservation and rehabilitation of the Produce Market along Franklin Street for food oriented retail, live/work, and office uses. However, there are no other historic preservation policies - no small oversight considering the role of the waterfront in Oakland history. While there is some implicit recognition of reusing historic industrial buildings, particularly in the loft district south of Broadway, no mention is made of the Historic Preservation Element, nor

do the design policies emphasize historic character.

The plan recommends intensive new retail, entertainment, and dining uses along lower Broadway, to be encouraged by a proposed 90' height limit. There is no mention of reuse or compatibility with the historic structures which remain from Oakland's earliest waterfront origins. At 301 Broadway is Oakland's oldest brick building, the c.1857 St. Germain (Enophile Shop), and there are three other pre-1869 buildings on the same block. From the early 1900s are the Third Street Western Pacific depot - City Landmark #1 - and the Overland House at Embarcadero and Broadway. Without recognizing the historic context, the recommended height limits may discourage future repair and rehabilitation of historic buildings, like that now taking place at the West Coast Crab Co. building (Clay Burrell, 1925) at Second and Broadway.

Also of concern is the treatment of Heinold's First and Last Chance Saloon at the foot of Webster, a designated landmark and a fixture on the waterfront since the 1880s. The plan recommends that it be incorporated as part of a new 90,000 square foot office/retail project, either in its present location or somewhere within the new frontage as a "landmark element."

In the Oak to Ninth Avenue area, the plan sets out an ambitious redevelopment program with hotels, a conference center, work/live, and open space. Through the efforts of the Fifth Avenue Waterfront Alliance, the existing mix of artist space, light industry, and businesses at the foot of Fifth Avenue would be retained (and renamed the Fifth Avenue Point Community). A large park is planned in the area now occupied by the Ninth Avenue Terminal. The terminal, now in limited use as a break bulk facility, is one of the 1920s harbor improvements and is of major importance as a rare remnant of the beginnings of the modern day Port of Oakland.

As might be expected from the history of Oakland and its shoreline, the relation between City and Port jurisdiction will play a major role in the outcome of the plan. In March, when the Land Use Element was adopted by Council, an amendment was added which allows the public to appeal specific Port development plans to the City Council if they do not conform with Oakland's General Plan. Historically, the City has had little review authority over projects in the Port area. The Port has its own planning staff, and reviews projects under Port development controls rather than City zoning regulations.



Low-rise Lower Broadway district where Oakland began. Oakland's oldest brick building, center, 1857, stands with its 1860s neighbors, remarkably intact but apparently unappreciated in the Estuary Plan. (Survey)



O.H.A. Update

■ ADAMS POINT HOUSE TOUR JUNE 7

This year's house tour will take place in the Adams Point neighborhood near Lake Merritt. It will feature historic houses and apartment buildings clustered in the western half of the neighborhood around Park View Terrace, Vernon, Lenox, and Lee Streets. Already lined up for the tour are the Earl Warren house by Bakewell & Brown, two unusual Colonial Revivals by A.W. Smith - one with a breathtaking wall-size stained glass window, a restored Craftsman bungalow by Thomas D. Newsom, a 1929 Beaux Arts apartment building by Lawrence Flagg Hyde with a stunning polychrome lobby, an Arts and Crafts Tudor by Charles McCall, and the Sherman (of Sherman-Clay) house which is at the beginning of a meticulous restoration after many years as a rooming house, as well as other Craftsman and Colonial Revival homes. The tour draws upon the research of the Cultural Heritage Survey, which studied Adams Point in 1985-86 at the neighborhood's request.

As those who attended the 1995 tour of the Bellevue Avenue area will recall, Adams Point developed after the 1906 earthquake as a choice residential neighborhood populated by civic and cultural leaders whose distinctive homes were designed by the leading architects of the day. With Lake Merritt as a perennial attraction, the Point enjoyed a second heyday in the 1920s and 30s as a choice location for luxury apartment houses in a dazzling display of Period Revival and Art Deco styles of the era. The neighborhood has additional interest for the amount of enthusiastic restoration currently being lavished on its fine old homes.

The tour takes place Sunday, June 7, from noon to 5 pm. Tickets are \$20 for OHA members, \$25 for general public. Docents attend free: guard a house for half the afternoon, go on tour the other half. Other assistance is also welcome: call OHA, 763-9218, to volunteer. --Jane Powell & Betty Marvin



Saloonkeeper August Dahlke's 1908 A.W. Smith-designed house boasts lavish ornament, Roman brick, mannerist fireplaces, a carriage house, and the gigantic "Bay of Naples" window by the Dombrink stained glass studio of West Oakland. This house's \$15,000 construction cost would have bought five to ten bungalows. (*Architect & Engineer*, 1909)

Public review of the plan will continue through late spring and summer. It is expected that the Planning Commission and Port Commission will make recommendations to the City Council in August and that Council will adopt the Estuary Plan, in some form, as part of the new General Plan. To comment or receive notices of public meetings, contact Katrina Koh in Comprehensive Planning, 238-3741. --Carolyn Douthat

■ CENTRAL BUILDING: UNWRAP BEFORE USING!



Central Building's 1925 terra cotta arches, as well as parts of the ornate bank interior, emerged during remodeling. Could they be reused or restored? Only the next generation may find out. (Chris Candell/CEDA)

There was big excitement at 14th and Broadway - Oakland's 100% corner - in April when the monumental ground floor arches reappeared on the Central Building, 1400 Broadway, as part of Neal Smither's excellent ongoing revival of the building. George Kelham and Walter Mathews' corner skyscraper was built at the height of the 1920s boom as a bank and office building, replacing a smaller Central Bank. Its ground floor was elaborate Gladding McBean terra cotta. In 1959 it was modernized with large flat tiles over the terra cotta. Everyone assumed the original was gone, and design review for the current Rite Aid project had arrived at a design alluding to the old arches, albeit of synthetic material and not as tall.

As work proceeded, the 1959 tile was jackhammered off and the original arches emerged, battered and fragmentary but still impressive. The terra cotta was heavily damaged - but could it be stabilized and reused with a rough-hewn look, if not recast or repaired? As happens over and over, Rite Aid's project was too far along to change. The new materials had been ordered and were on their way. The design will be modified to apply the new arches higher up, at the location of the originals, and the new surfaces may be applied so that the terra cotta is not further damaged, for the benefit of any future restorer. But we have here a lost restoration opportunity. The moral is: Unwrap the package! Look before you leap! Measure twice cut once! Find out if it's broke before you fix it! From the encapsulated Sears store to the hundreds of boarded-up transoms and asbestos-clad houses - there may be a surprise inside! This is the reason for the contingency ratings in the Preservation Element: to highlight such opportunities "and the major role their restoration could have in Oakland's revitalization." --Betty Marvin

■ REMEMBERING JANE SPANGLER

Historic preservation lost a uniquely knowledgeable and passionate advocate when Jane Spangler, artist, teacher, restoration consultant, and activist, died suddenly April 10 of complications from surgery. She was 68. Spangler's 30 years of activism were proof that one person can change city policies. She was a frequent speaker before the City Council, Planning Commission, and Landmarks Board; all three bodies are paying her tribute. Her view of issues was inclusive and global, and she frequently testified in support of concerns of neighborhoods throughout the city.

She was an early and active member of **Oakland Heritage Alliance**, and served on its board for many years, where she lobbied for preservation and researched and led a number of popular neighborhood walking tours. In 1996 OHA bestowed a "Lifetime Achievement Award" on her for her determination, community spirit, and commitment to Oakland. At the time of her death she was serving on the Design Review Working Group, a Council-appointed body advising on the rewriting of the ordinances governing residential construction, additions, and alterations city-wide. She had also served on the Historic Preservation Task Force, the appointed citizen and business group that produced Oakland's Historic Preservation Element.

Jane volunteered with the Cultural Heritage Survey, sharing her knowledge and photo-documenting historic buildings from West Oakland to Elmhurst. As a member of the early Oakland Victorian Preservation Society, she helped save Victorian Row and helped pressure the city to establish a Landmarks Board. Her objection to unannounced construction in San Antonio Park was instrumental in causing the city to require tree removal permits and the same public notice for construction on city property as on private property. This incident also contributed to the adoption of new land use controls in the city's previously unzoned parks. In the 1960s and early '70s she was active in the 23rd Avenue Improvement League, which addressed civil rights and urban renewal issues in the War on Poverty era. She was a founding member and 20-year activist in the Brooklyn Neighborhood Preservation Association and active in the Neighborhood Newsletter Task Force.

Jane Spangler was raised in Cleveland, Ohio, where her father was Paul Travis, a highly respected artist and professor of painting at the Cleveland Institute of Art. She earned a Bachelor of Fine Arts from that school and a Master of Fine Arts in ceramics from Kent State University with a special interest in high-fire refractories and glaze chemistry. This background informed her later work with vintage brick and older building materials. She moved to Oakland in the early 1960s with her two children and bought a Queen Anne cottage in the San Antonio neighborhood, which she lovingly restored. It remained her home for the rest of her life.

She taught pottery at Studio One and Montclair Recreation Center, as well as in a studio built in her basement at home. She was an expert on old-fashioned wood finish formulas, and taught antique repair and refinishing through Piedmont and Oakland Adult Schools. Pursuing a lifelong love of old houses



Jane Spangler stops to inspect the DeFremery House while photographing in Oak Center for the Cultural Heritage Survey, 1992 (Betty Marvin)

and historic preservation, she became an expert on old house construction techniques and historic decorating styles, and worked as an old-house restoration consultant.

As "Ask Jane Consulting," she did everything from researching historically appropriate reconstruction of missing details to supervising contractors to refinishing woodwork and consulting on historically appropriate decorating. She was one of the first women members of the National Association of House Inspectors and a member of the National Association of Women in Construction, who named her "Outstanding Woman in Construction" in 1988-89. The Oakland YWCA's "Salute to Women in Architecture and Construction" in 1989 honored her pioneering role as a woman in the construction industry.

Jane taught "How to Inspect a House" for 20 years through the Piedmont and Alameda Adult Schools and the Building Education Center in Berkeley. The class, heavily illustrated with her slides of local buildings and repair projects in progress, taught potential home buyers to recognize vintage-house problems and virtues, and offered money-saving advice for historically sensitive repairs and remodeling. She also lectured for the California Real Estate Inspectors Association and the Alameda Victorian Preservation Society, and was a resource for numerous books and articles.

She never stopped giving of her time and knowledge. She had the artist's ability to look at what is and see what could be. She forever changed how I and many other people look at the built environment. --Valerie Winemiller >>>

Please join **Oakland Heritage Alliance** in a memorial tribute to Jane Spangler on Saturday, June 27, 2 to 5 pm. We will celebrate Jane's passion for Oakland and her commitment to preserving and restoring historic buildings. The memorial will be held at the Camron-Stanford House, 1418 Lakeside Drive. Please RSVP, 763-9218. A memorial fund is being established in Jane's name for acquisition and rehabilitation of historic buildings. Contributions may be made to **OHA**, Jane Spangler Memorial Fund, P.O. Box 12425, Oakland 94604.

■ HOW YOU SPENT YOUR SUMMER VACATION: NEW OHA WALKING TOURS

The **OHA** Walking Tours committee is putting together its 1998 season, 16 different tours on Saturdays and Sundays in July and August. Since the committee is roughly coterminous with the Neighborhoods committee (Pamela Magnuson-Peddle, Steve Lavoie, Betty Marvin, and Shawna Brekke-Read are lining up the tours), it should come as no surprise that we are planning to visit several new neighborhoods in East and West Oakland - Elmhurst to Brockhurst. There will also be three waterfront tours corresponding to the study areas in the Estuary Plan, a couple of Neighborhood Commercial Revitalization areas, ethnic history, and a new look at our modern heritage, as well as some perennial favorites including Mountain View Cemetery and the Borax Smith estate. Watch for the schedule in June, and say goodbye to your summer weekends.



Susana Villarreal evokes the neighborhood heritage of Jingtowntown - aka North Kennedy Tract - on last year's tour. (photo by Jane Spangler)

■ OHR EXHIBIT "GREEKS OF THE EAST BAY"

The East Bay's Greek community is the focus of a new exhibit at the Oakland History Room, co-sponsored by the Oakland Public Library and the Ascension Historical Committee. Historical photographs and memorabilia depict the religious, social, and business life of this vibrant local culture from the pioneering days of the 1890s to the present.

The exhibit can be seen through July 10 at the Oakland History Room, Main Public Library, 125 14th Street. Hours are Monday-Tuesday 10 to 5:30, Wednesday-Thursday 12 to 8, Friday 12-5:30, Saturday 10-5:30, Sunday 1-5:30. For more information call 238-3222.

■ OCCUR NEIGHBORHOOD PROFILES ARE BACK!

OCCUR's Community Information Service has just issued the long-awaited new edition of the Neighborhood Profiles. This series of eight fold-out color brochures provides information on demographics, history, and development opportunities for each of Oakland's seven Community Development districts and the Hill area. Each brochure has a detailed color-coded land use map, a summary of community issues, and a listing of how HUD Community Development Block Grant (CDBG) funds have been used in the district.

The data will be invaluable for neighborhood residents and activists, businesses, real estate and housing developers, market analysts and grant applicants, as well as simply being fascinating reading - a compelling and vital depiction of the city for all citizens in and outside of Oakland.

The project was funded by the Community and Economic Development Agency, the James Irvine, San Francisco, and Clorox Foundations, and Union Bank of California. Copies are available from OCCUR, 1330 Broadway, Suite 1030, Oakland 94612, phone 839-2440. Price is \$10 for the set of eight brochures; add \$2 for postage if ordering by mail.

■ CYPRESS STUDIES: "SIGHTS & SOUNDS"

Almost a decade after the Loma Prieta Earthquake took out the Cypress Freeway, CalTrans has published the interpretive report on the archeology and oral history studies for the Cypress replacement project, described as "one of the largest archaeological projects ever undertaken in California."

Sights and Sounds: Essays in Celebration of West Oakland was produced by the Anthropological Studies Center, Sonoma State University. Twelve essays by university scholars cover topics dealing with the built environment, the community, and the workplace in West Oakland history. **OHA** members will remember Paul Groth and Marta Gutman's essay on workers' houses from the 1995 **OHA** annual meeting. Other chapters include Will Spires on Dad Moore and the Sleeping Car Porters, Elaine-Maryse Solari on prostitution, Willie Collins on jazz on Seventh Street, and much more. This 360-page paperbound book is available for \$15 from CalTrans in Oakland: call (510) 286-6176.

■ "CHINESE LABORERS OF LAKE CHABOT"

Alameda County Historical Society's monograph *The Chinese Laborers of Lake Chabot* by Jacqueline Beggs honors and evokes a heretofore unrecognized group of workers who moved over 600,000 cubic yards of earth between 1874 and 1892, to create the remarkable water system that supplied Oakland and San Leandro for sixty years. The 27-page booklet is available for \$5 from ACHS, 484 Lake Park Avenue #307, Oakland 94610, or call Harlan Kessel, 452-4474.

Other ACHS publications are: *Celebrities at Your Doorstep* 1972, \$10; *Alameda County* by Ruth Willard, 1988, \$27.95; *Beacons Along a Naturalist's Trail* by Paul Covell, 1988, \$8.

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, Rene Dymond (through March 1998), Una Gilmartin (appointed April 1998), Norman Hooks, and George Lythcott. Secretary is Helaine Kaplan Prentice.

Una Gilmartin joined the Board in April, succeeding landscape architect Rene Dymond. She is a structural engineer with Wiss, Janney, Elstner Associates, a firm that specializes in historic preservation and seismic upgrade. She has worked on seismic upgrade studies for historic structures including barracks at the Presidio, achieving solutions that balance preservation issues with the need for public safety. An Oakland resident since 1992, she says "last year I purchased my own preservation project, a c.1915 California Bungalow."

JANUARY

Discussion continued on the courtyards at Martin Luther King Plaza (University High School, Old Merritt College). Board member George Lythcott and neighbor Bob Brokl were concerned about the aggressive tines on the security fence.

Alex Greenwood of CEDA reported on the National Register nomination for the Downtown District, going to City Council the next day; designation could bring federal tax credits to downtown buildings. Board congratulated and thanked Betty Marvin, Oakland Cultural Heritage Survey, for preparing the application. Greenwood and consultant Nancy Stoltz had met with property owners and held meetings to explain the nomination. Hooks said the nomination packet made excellent reading and made the city come alive. David Nicolai, Pardee Home Museum, said this could prompt installation of signage in historic districts. Allen said the Oakland Tours Program is developing a new tour of the district.

The upcoming joint meeting with the Planning Commission on revisions to the Historic Preservation Element was discussed. Andrew Thomas of CEDA presented the revisions proposed in the staff report, and Betty Marvin gave a slide presentation on the Survey rating system. Benson asked what had happened since adoption of the Element in 1994 that required revision; Thomas replied that the Montgomery Ward case raised questions about CEQA. Allen said examination under CEQA is a way to protect valuable historic resources. She added that she is glad the Survey is used in the process, but it is dependent on State funding, part-time staff, and volunteers; if we are going to rely on the Survey and Design Review, we must make sure both are funded at a higher level. Greg Rowe of the Chamber of Commerce said he supports a surcharge on building permits for more staff resources.



Original ground floor window arches surfaced during work on the much-remodeled Dahlke's saloon in Old Oakland, illustrating once again the value of exploratory demolition. (Betty Marvin)

Architect and owner gave a status report on 701-15 Broadway (Dahlke's), in the S-7 Victorian Row Preservation Zone. Due to remodeling and removal of the second story in the 1960s, the interior of the once-Victorian building had more historic character than the exterior. The historic bar and back wall with the mirrors will stay. In removing the siding, they found some original arched windows on 7th Street; they said they wanted to retain those and eventually restore the second story. Carpentier commended the use of exploratory demolition, applicable to many other buildings as well. The 1960s mosaics had been removed as loose tiles, not as panels.

Subcommittees were appointed to look at plans for the BART entry in Frank Ogawa Plaza (City Hall Plaza) adjoining the Broadway Building and for 1100 Broadway (Key System Building and new Keystone Hotel). Agenda was set for a Board retreat on February 9. Prentice read a draft letter to CalTrans on the replacement of the East Bay span of the Bay Bridge, suggesting a gateway feature on the Oakland side.

SPECIAL JOINT MEETING

A special joint meeting with the City Planning Commission on January 14 took public comment on the Preservation Element revisions, in preparation for final recommendations, an EIR, and Council action. Staff explained that under the revisions about 3,000 properties (only those rated A or B or in primary districts, or designated as Landmarks or Heritage Properties) would be subject to environmental review under CEQA, but all "Potential Designated Historic Properties" would remain subject to design review and additional design review findings would be added to protect these properties.

Speakers included Oscar Wright, a 40-year West Oakland resident who feared that preservation was just a new disguise for eminent domain that destroyed his neighborhood in the 1960s. Several speakers discussed the disproportionate delays and expense that environmental review of C-rated buildings would cause; others noted the importance of the large number of C's to the city's character. Fred Hertz, attorney, chair of

the original Task Force that wrote the Element, said the whole revision process was an unnecessary overreaction to the Ward's decision and City resources would be better spent on implementing the Element and assisting property owners.

Board and Commission appointed a joint working group; in addition to the specific policies under revision, topics of concern included loopholes in the demolition ordinance and the need for education: "this is all about perceptions."

FEBRUARY

In Open Forum, Bob Brokl warned about the condition of the Fox Theater roof and the potential for rain damage.

Board voted to recommend landmark designation for Chapel of the Chimes (4499 Piedmont Ave.) to Planning Commission.

Phil Tagami presented a status report on rehabilitation and reuse of 1501-39 Broadway (Kahn's Department Store, a historic URM and listed on the National Register), particularly focusing on pedestrian circulation and the Kahn's Alley wall.

Board heard an application for a new five-story building with ground floor retail and 16 units of senior housing at the Moulin Rouge Theater site at 485 8th Street in the Victorian Row S-7 Preservation Zone. Board reviewed the design in detail; Carpentier suggested a painted sign for the side wall.

Modifications to courtyards at University High School were discussed again; Board and public comments focused on the metal fence and the removal of a ginkgo tree (see **Briefing**).

A Notice of Intent filed was by Sylvia Sykora to nominate the colonnade of approximately ninety eucalyptus trees beginning at 5757 Castle Drive as an Oakland landmark. Proponents of designation said the trees were a prominent identifying feature for the neighborhood, with probable ties to Borax Smith and Frank Havens; opponents said they were a fire and falling hazard and in the way of a proposed 17-lot subdivision. Joe Newman, the City's Tree Supervisor, said that a Heritage Tree Ordinance was in preparation.

Douthat and Lythcott reported on the joint working group on the Element. Topics included the role of the Survey, training for design review staff, and the demolition ordinance loophole.

Prentice reported on the landmark nomination of the Cox Cadillac building (2500 Harrison at Bay Place): the nomination would go to Planning Commission along with an upcoming development proposal so the Commission could see the whole picture at once. Prentice reported on the demolition without a permit of the storefront at Holmes Books (see **Winter OHA News**); remedial action would be pursued.

Following the regular meeting, a special meeting was held to discuss Board goals and objectives for 1998. Suggestions included looking at the Study List for likely candidates for landmark designation, especially endangered buildings, and revisiting various designations that had been tabled over the years. Education was needed on the relation of preservation and economic development, as well as "damage control" with homeowners who think preservation subjects their property to eminent domain and redevelopment. Board and its programs need budgetary support: increased staff for the Board, and eliminating the perennial funding crisis for the Survey.



The Calou house, with its tower and wraparound porch, anchors the corner of M.L. King and Brockhurst. Madeline Wells's concern has sparked new and promising dialogue among City departments. (Survey)

MARCH

In Open Forum, Carolyn Douthat formally requested that Landmarks Board members receive all Notices of Preparation and Mitigated Negative Declarations associated with historic resources, and recommended a roundtable session on reuse of the 16th Street Southern Pacific Station.

Phil Tagami presented the Keystone Hotel project which incorporates the Key System building, 1100 Broadway. This may be a federal tax credit project. Board thought the cornice on the new five-story addition should not be the same as the historic cornice on the seven-story landmark; they were also concerned about the synthetic material proposed. Approval was voted with several conditions involving materials, rooftop structures, salvage of architectural elements from the Annex, doors and windows, and working with staff on signage, color, and other standard conditions.

Board discussed its recommendation to the City Planning Commission on the proposed amendments to Preservation Element policies 3.2, 3.3, 3.5 and 3.8. Areas of difference from the staff recommendation included timing of and assistance with landmark nominations of properties "held by the City for subsequent disposition" and treatment of contingency A's and B's as historic resources for environmental review purposes under CEQA. Board proposed as mitigations closing the "parking lot loophole" in the demolition ordinance and assuring adequate funding for the Survey and design review.

The Port of Oakland presented a mitigation plan for demolition of the North Training Wall on the Oakland Estuary, a work of hand-made dry stone masonry constructed in 1874, to be replaced by a vertical concrete pier. Mitigations include establishing an interpretive center, commissioning a painting of the area before demolition, and showing materials specific to the Training Wall in the Oakland Tours Program.



Board agreed to a request from Oakland Heritage Alliance to place 3251 Martin Luther King Jr. Way (the Calou house) on the Study List. Madeline Wells, a neighbor, wrote an eloquent letter about the importance of the house to the neighborhood, which has had scant respect from the City. Xandra Grube said **Oakland Heritage Alliance** was working to set up a revolving loan fund. Prentice explained that the owner is deceased. She had contacted the Code Compliance department which had initiated demolition proceedings.

Board voted unanimously to place the eucalyptus trees on Castle Drive on the Study List (see February).

Carey and Co., architects, updated the Board on repair of the Lakeside Park Bandstand. Funding is from Measure I and FEMA. Dry rot was considerable; awnings will be replaced.

APRIL

In Open Forum, Bill Coburn, Madeline Wells, and Rev. Ray Brockett of Victory Outreach West Oakland spoke on efforts to rehabilitate the prominently sited turn-of-the-century Newsom-designed Calou house at 3251 Martin Luther King Jr. Way and save it from demolition by Code Compliance.

Betty Marvin announced the June 1 deadline for the annual grant application that keeps the Cultural Heritage Survey alive.

Phil Tagami presented plans for work on the Rotunda and on the Keystone Hotel/Key System building, as reviewed by a Board subcommittee. Carpentier expressed reservations about the "EIFS" - essentially stucco over styrofoam - for the siding and cornice: it "doesn't do well in contact with people" and is the subject of some product liability litigation.

Board reviewed plans by William Coburn, architect, for the ground floor facade at 272-74 14th Street (Holmes Book Company building), a historic URM listed on the Preservation Study List. This was essentially a reconstruction, with an added stairway and wooden molding used to simulate the profile of the missing Kawneer sash. Board approved, pending work with staff on the new security grille.

Board commented on the Draft EIR for the proposed amendments to the Historic Preservation Element and on the staff report to the Planning Commission. Board differed from the staff recommendation - presented by Andrew Thomas of CEDA - in wanting early landmarking of properties held by the City for disposition and wanting contingency A's and B's treated as historic resources. They disagreed with Thomas's contention that "the most appropriate time to consider landmarking is in the context of a project ... when you're a landmark you're dealing with additional processes and costs every step of the way." Allen and Douthat reminded him that the intent of the Element was to offer *incentives* - which had not yet been implemented - and to lead by example.

The various types of contingency A's and B's were discussed. Some might be rated higher with more research, but most were buildings that had been remodeled. Betty Marvin said that when the building's significance is architectural, reversibility might be considered: the former Sears store at 27th and Telegraph is probably fairly intact inside the 1960s metal cladding, while the 1920s Beaux Arts Greyhound Station

may be unrestorable - but we just don't know. Projects on such buildings might well start with exploratory demolition - witness Noah's Bagels on Lakeshore and now Dahlke's and the Central Building. Other properties have historical significance that transcends visual changes: the prime example is the Brotherhood of Sleeping Car Porters on 7th Street.

Board voted to stand by their positions on contingencies and City properties. Douthat proposed mitigations for the adverse effects of the revisions, including funding for the Survey.

As a Certified Local Government, the Board formally commented on the National Register nomination for the Downtown District. At the Board's recommendation, the Mayor's letter would convey "strong support" for the nomination to the State Historical Resources Commission.

Betty Marvin and Pamela Magnuson-Peddle reported on recent developments involving the Fruitvale Hotel (3221 San Leandro Street), placed on the Preservation Study List in 1996 after referral by Code Compliance. Fruitvale Main Street's preservation subcommittee was concerned and had met with representatives of Code Compliance and tried to meet with the owners. One of the owners then introduced himself, and said the City had him in a Catch 22: one department wanted him to preserve the building and another wanted it torn down.

Allen reported on the status of the Julia Morgan YWCA at 1515 Webster Street, where work was stopped by funding difficulties. Carpentier, Lythcott, and Hooks reported on meetings with Caltrans and MTC regarding mitigations for demolition of the East Bay span of the Bay Bridge, a national engineering landmark, including a gateway treatment at the Oakland side. Gary Knecht, substituting for Prentice as secretary, announced the California Preservation Foundation Conference in Berkeley, May 7-9, and a National Alliance of Preservation Commissions forum in Denver, July 31-August 2.

--Kathy Olson & LPAB minutes



Look what's inside the box! The sleek 1963 metal shell on the Sears store at 27th and Telegraph almost certainly conceals this 1929 Art Deco brick design. Contingency rating flags it as a restoration opportunity: bring on the can opener. (City Planning Department 1963 Visual Survey)


OHA Calendar

The OHA Calendar lists events, activities, and meetings related to history and preservation that may be of interest to OHA members. Practical deadlines for entries occur at each solstice and equinox. To submit items for listings, contact Betty Marvin at 849-1959, 238-6879, or BetMarv@aol.com, or OHA at 763-9218.

Current Exhibits

- "Greeks of the East Bay," through July 10, Oakland History Room, Oakland Public Library, 125 14th St., 238-3222, M Tu 10-5:30, W Th 12-8, F 12-5:30, Sat 10-5:30, Sun 1-5:30
- "Fruitvale Facade Improvement Projects," storefronts at the Golden Hour building, 3211 International Blvd. at Fruitvale; CEDA NCR program/Fruitvale Main Street
- "Gold Fever!" and myriad related events, through July 26, Oakland Museum, 1000 Oak St., 238-2200. Tu-Sun 10-5, Fri to 9pm
- "Building California: Technology and the Landscape," through August 15, California Historical Society, 678 Mission St., San Francisco 94105; (415) 357-1848. Lecture series: see below, June 4 & 18, July 23, Aug. 6.
- "Twenty Years of the Berkeley Historical Society," through early September, Berkeley Historical Society, 1931 Center Street, Berkeley, 848-0181. Th F Sat 1-4.

Upcoming Events

- June 4, Thurs, 6 pm (reception 5:30), lecture, Alice Carey, rehabilitation of historic Bay Area buildings, California Historical Society, 678 Mission St., S.F. 94105; (415) 357-1848; free.
- June 6, Sat., 11 am, "Marina District," Art Deco Society walking tour, Chestnut & Fillmore, S.F.; \$5; RSVP 415-982-DECO
- June 7, Sun., 1:30 pm, "Pacific Heights," Art Deco Society walking tour, Sacramento & Gough, SF; \$5; RSVP 415-982-DECO
- June 7, Sunday, 10-12, "North U.C. Campus," walking tour with Steve Finacom, Berkeley Historical Society, meet at Cafe Pasqua, Oxford & Center Sts., Berkeley; \$5/\$7, 848-0181.
- June 7, Sunday, OHA House Tour, "West Adams Point," 12-5, turn  of the century houses to Deco apartments, starting point TBA; \$20/\$25, docents attend free; 763-9218.
- June 14, Sun., 10-12, "Berkeley Woods & Park Hills," walking tour with Paul Grunland, Berkeley Historical Society, Summit Reservoir, Spruce & Grizzly Peak, Berk.; \$5/\$7, 848-0181.
- June 18, Thurs, 6 pm (reception 5:30), lecture, Stephen Tobriner, architectural response to earthquakes, California Historical Society, 678 Mission St., S.F. 94105; (415) 357-1848; free.
- June 20, Sat., 9 am-12:30, "Accessibility Basics," ADA/Title 24 workshop taught by Arnie Lerner & Peter Margen, S.F. Dept. of Building Inspection, 1660 Mission St., Rm.2001; \$40; (415) 558-6250, Christina Wang, to reserve & confirm dates. ALSO JULY 18, AUG. 15, SEPT. 29.
- July 23, Thurs, 6 pm (reception 5:30), lecture, Gary Kurutz, terracotta in California architecture, California Historical Society, 678 Mission St., S.F. 94105; (415) 357-1848; free.
- July 26, Sun, San Francisco Mural Tour, details TBA; Art Deco Society, 415-982-DECO.
- August 6, Thurs, 6 pm (reception 5:30), lecture, Gray Brechin, environmental impact of San Francisco's development, Calif. Historical Society, 678 Mission, S.F. (415) 357-1848; free.
- Sept. 13, Sunday, 10-12, "Nut Hill," walking tour with Carl Wilson, Berkeley Historical Soc., location TBA, \$5/\$7, 848-0181.

- Sept. 13, Sunday, "A Gatsby Summer Afternoon," Dunsmuir House, Oakland, details TBA, Art Deco Society, 415-982-DECO.
- Sept. 17, Thurs., Berkeley Fire 75th Anniversary program, Berkeley Historical Society, details TBA, 848-0181.
- Sept. 27, Sun., 10-12, "Elmwood," walking tour with Burl Willes, Berkeley Historical Soc., location TBA, \$5/\$7, 848-0181.
- Sept. 27, Sun., 7 pm. Michael Crowe, slide show on Art Deco; Alameda Architectural Preservation Society; First Congregational Church, Central Av. at Chestnut, Alameda.
- October 20-25, 52nd National Preservation Conference, National Trust for Historic Preservation, Savannah, Georgia.
- Nov. 13-15, 7th Annual Craftsman Weekend, Pasadena; brochure from Pasadena Heritage, 626-441-6333/fax 626-441-2917

Regularly Scheduled Tours & Exhibits

- Oakland Tours Program**, rotating series of free public tours Tues, Wed, and Sat, 10 am: 24-Hour Tours Hotline, 238-3234.
- City Hall:** first Tuesday, June 2, July 7, Aug. 4, Sep. 1, Oct. 6; meet on City Hall steps, 10 am.
- Downtown Historic District:** June 20, July 22, Aug. 15, Sep. 16, Oct. 3, Oct. 31; meet on City Hall steps, 10 am.
- Old Oakland:** June 3, July 1, July 25, Aug. 26, Sep. 19, Oct. 21; meet at Ratto's, 9th & Washington Sts., 10 am.
- City Center:** June 17, July 11, Aug. 12, Sep. 5, Oct. 7; meet at City Hall front entrance, 10 am.
- Uptown to the Lake:** June 13, July 15, Aug. 8, Sep. 9, Oct. 10; meet at Paramount Theatre, 2025 Broadway.
- Preservation Park:** June 6, July 8, Aug. 1, Sep. 2, Sep. 26, Oct. 28; meet at fountain in the Park, 13th & MLK.
- Chinatown:** June 27, July 29, Aug. 22, Sep. 23, Oct. 17; meet at Pacific Renaissance Plaza Fountain, 9th & Webster.
- Jack London Waterfront:** June 10, July 4, Aug. 5, Aug. 29, Sep. 30, Oct. 24; Overland House, 101 Broadway.
- Churches & Temples:** June 24, July 18, Aug. 19, Sep. 12, Oct. 14; meet at First Presbyterian, 27th St. & Broadway.
- African American Museum & Library at Oakland**, 5606 San Pablo Tu 11:30-7, W Th Sat 10-5:30, Fri 12-5:30; 597-5053.
- Cohen-Bray House**, 1884 Stick Eastlake with original interiors, 1440 29th Avenue, open 4th Sunday, 2 pm; tours by appt., \$5; Victorian Preservation Center of Oakland, 532-0704.
- Camron-Stanford House**, 1876 Italianate house museum on Lake Merritt, Wed. 11-4, Sun. 1-5, 1418 Lakeside Dr., \$4/\$2, free first Sun., 836-1976.
- Dunsmuir House & Gardens**, Colonial Revival mansion, tours April-Sept., 1st & 3rd Sun., noon-1-2; Wed. 11 & noon; \$5/\$4; 2960 Peralta Oaks Court, Oakland, 615-5555.
- Mountain View Cemetery**, second Saturday, 10 am, docent tours, free; 658-2588.
- Paramount Theatre**, Art Deco movie palace, tours 1st & 3rd Sat., 10 am, 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, \$4/\$3; 672 11th St., Oakland, 444-2187.

Regularly Scheduled Meetings

- OHA Board of Directors**, usually last Monday of the month, 7 pm; for agenda and location, 763-9218
- OHA Preservation Action Committee**, monthly; for agenda, time, and location, 763-9218

Landmarks Preservation Advisory Board, 2nd Monday, 4 pm, City Hall Hearing Room 1.

City Planning Commission, alternate Wednesdays, time varies.

City Council, every Tuesday evening, 7:30, Council Chambers. All city meetings are at City Hall. Contact City Planning, 238-3941, for Landmarks 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 May) are:

Dee Weber, Robert Meyers Associates, Susan Raffanti, Paul McCarthy, Kim & Kazumi Cranney, Jim Van Buskirk, Klaus Kirchbaum, Sergei E. Rei, John Winters & David Brown, Kathryn Kasch, Meredith Kaplan & Peg Henderson (gift from Marilyn & Sally), Celia McCarthy, William & Alberta Knepper, Leal Charonnat, Don F. Holmgren, Styles F. Price, Charles Colella, Don Link & Roberta Klugman, Caras Sandoval, Gardner Mein, Barbara Ludlum, Belinda Ann Rector, Rosalie Schubert.

Donors

Special thanks to those joining/renewing as:

PATRON (\$250): G. Pete Encinas.

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ORGANIZATION/BENEFACTOR (\$50): Phil Bellman, Janet Zampieri, R. Howard Stein, Patrick Stirling, Mountain View Cemetery, Jon Norman/Alfa Parts, Bancroft Library, State of California/CALTRANS, Edmund Clausen, Charles M. Colella, Randell/Cheryl Berger.

DONATIONS: Betty Thomas, Raleigh Hughes, Jr., Joyce Roy, Montclair Women's Club (\$1,000), Don Holmgren.

Oakland Heritage Alliance News

CONTRIBUTORS: Annalee Allen, Barbara Armstrong, Shawna Brekke-Read, Robert Brokl, Christopher Candell, Carolyn Douthat, Pamela Magnuson-Peddle, Betty Marvin, Kathy Olson, Jane Powell, Quentin, Chris Roberts, William Sturm, Valerie Winemiller

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. © 1998, 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 1997-98

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Oakland History Notes

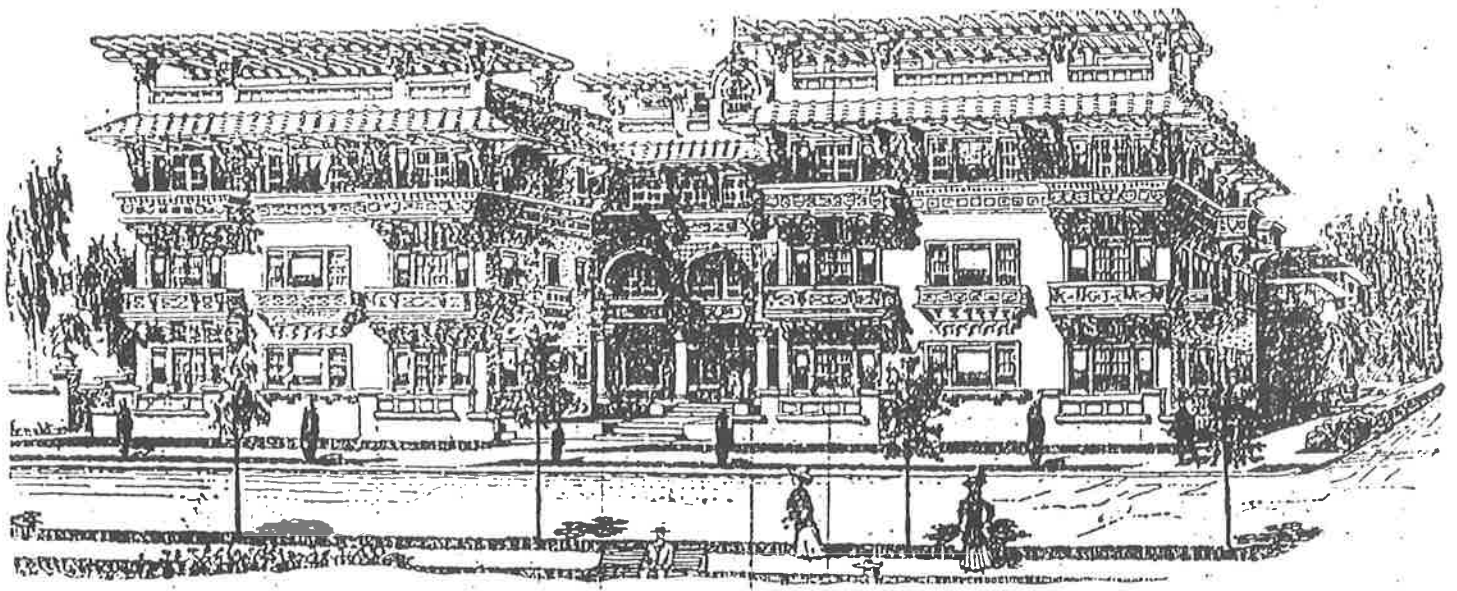
The Caldwell Court Apartments

Oakland's first apartment building on the western shore of Lake Merritt opened in 1910 at the southwest corner of 22nd and Harrison Streets. Known originally as the Laguna Vista, the new structure was profusely described by the *Oakland Tribune*. "There is probably in all California not a more beautiful scene than is spread out before the visitors to the roof garden of the new Laguna Vista apartments... when the blue waters of the lake reflect the oaks of Adams Point park and the peaked Piedmont hills rise above the cloud banks or glow in the purple haze of the setting sun. For beauty of location, this apartment house is without rival, surrounded as it is by park and open lawn, and withal it is only ten minutes' walk from the post office and two blocks from the Key Route Inn."

Designed by local architect C.M. Cook in a Spanish-Mediterranean style, the tree-story building featured 36 apartments, each with its own balcony. Re-dubbed the Caldwell Court Apartments in 1914 after its owner, Dr. George W. Caldwell,

the structure displayed a "Moorish" entrance court copied from the Alhambra, complete with an electric fountain. A roof garden was festooned with flowers, each balcony decorated with pink and white geraniums, faithfully attended to by the resident gardener. A resident of the 1930s fondly remembers enjoying breakfast on the balcony while watching the morning sunrise and the swans on Lake Merritt. Rooms, while small, were expertly designed, with a Murphy bed converting the living room into a bedroom and a cooking sideboard in the dining room taking the place of a kitchen.

The Caldwell Court was built during the city's first boom in apartment construction. Observed the *Tribune* in 1910, "One of the notable features of Oakland's growth during the past four years has been the multiplication of its apartment houses. They have, in fact, been built by the hundreds during that period and the demand is not yet satisfied. Dr. Caldwell's building remained for almost sixty years as visible testimony to Oakland's early and sometimes quixotic apartment designs. The fantastic structure met its demise in 1969 during construction of the Ordway Building. --William Sturm
Caldwell Court, *Oakland Tribune*, 1910 (Oakland History Room)



Oakland Heritage Alliance
P.O. Box 12425
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Address Correction Requested

Adams Point House Tour
June 7

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