

Chiming in with words of congratulations

■ Chapel of the Chimes hosts PiP program celebrating Three Rs: Repair, Restore and Rehabilitate

By Allyson Quibell

This year marks the 10th anniversary of Oakland Heritage Alliance's Partners in Preservation program, which has acknowledged numerous residents, property owners, architects, developers, and organizations whose efforts enhance the city of Oakland. The 2005 PiP award recipients were honored at a November ceremony held at the landmark Chapel of the Chimes.

The winning projects "are clear evidence that there are many of us who share a strong sense of personal responsibility for our heritage, and who value a sense of place, time, and continuity," remarked Valerie Garry, chair of the program.

PRESERVATION ADVOCATES

In 1998, *Mountain View Cemetery* docent **Dennis Evanosky** noticed that a burial plot for Civil War veterans was badly neglected, and he made it his mission to restore the Grand Army of the Republic plot. He studied cemetery records, old newspaper files and anything he could find online to help identify the veterans whose history and contribution had been obscured. Then, with the help of his wife **Pauline Evanosky**, **Eric Kos**, **Julia Parker** and **Phil Moser**, he compiled a database so that the majority of the approximately 225 burials were listed with names, dates, and other pertinent information. In addition to a lot of "hands on" work, including unearthing sunken gravestones, Dennis also arranged for the restoration of the four boat howitzer gun emplacements that decorate the plot. Instead of passing it by, docent-led tours now include the GAR plot as a major highlight.

PRESERVATION WEBSITE

This new award category recognized the efforts of **Jim Ratliff** and **Barbara**



Randall Goodall

THIS YEAR'S PiP WINNERS stand in front of Julia Morgan's inspired detailing at the Chapel of the Chimes.

Newcombe, cofounders of the *Friends of the Cleveland Cascade*, to promote the restoration of the Cascade on their website. Efforts are underway to restore the beautiful Italian-inspired water feature that was designed and built in the early 1920s and fell into disrepair in the 1950s. The website (www.clevelandcascade.org) has become a resource for scholars, not only of the Cascade but of landscape architect Howard Gilkey, who designed it. The site already contains numerous full-text historical newspaper articles and photographs, with more to come.

GREEN CONSTRUCTION TECHNIQUES

Another new award category honored the work done on the *Beatty/Parrott House* at 1423 9th Street. This 1877 Italianate Victorian, owned by **Stephanie Parrott** and **Dixon Beatty** and located in West Oak-

land's historic Oak Point district, uses renewable energy and is resource efficient. It features day lighting and natural ventilation through operable skylights; a solar thermal system and ground-source heat pump; and a solar electric system. It also uses recycled and reused materials, including the framing and sheathing, salvaged gymnasium flooring in the home office and guest room, and salvaged interior doors. As the project architect Geoffrey Holton noted: "It was both an opportunity and a challenge to think about sustainable design from the ground up in the context of a quirky old building."

SENSITIVE ADDITION

When **Cindy Sterry** and **Brad Blemker** bought their small, 1920s house at *1181 Holman Road* in Trestle Glen, they fell in love with the trees in the neighbor-

see PiP on page 2



PiP

Continued from page 1

hood and in their own backyard. Although they needed a larger home, they didn't want to take any area from their wooded lot. They were also determined to maintain as much of the original character of the building as possible. In Cindy's words, "It was very important to leave as much of the same character as possible. As the architect/owner, it was much more important for me to completely blend the addition so that it looked like it belonged." Although the square footage of this house has almost doubled, the end result is a house whose sensitive, respectful addition and new windows help retain its original character.

REHABILITATION: CHURCH
New Saint Paul Missionary Baptist Church, located at Martin Luther King Jr. Way and 10th Street, was built in 1900 to serve a local congregation of Swedish Lutherans. Over the years, age and deferred maintenance took its toll; the church was in dire need of a new roof. When former Oakland resident **Terance Frazier**, who now lives in Fresno, recently returned to Oakland to attend his grandmother's funeral, he noticed the church's deteriorated condition. Members of his family had worshiped there for years, and he wanted to be able to give something back. Thanks to his very generous donation, the church has begun a much-needed renovation and restoration project. The first step: installing a new roof.



THE BEATTY/PARROTT HOUSE, built in 1877 in West Oakland, won for its use of renewable energy, left. The New Saint Paul Missionary Baptist Church, built in 1900, beats the weather with a new roof and other renovations, right.



Both photos: contributed

REHABILITATION: COMMERCIAL
 The *Parente Building* has occupied the southwest corner of Lakeshore Avenue and Mandana Boulevard since 1928. Like so many old commercial storefronts, over the years the building's original façade

had been covered over and hidden. Working with architect **Burton Edwards** of Siegal & Strain, current owners **Steve and Jennifer Banker** restored the façade. They removed plaster and plywood,

See PiP on page 3



THE PARENTE BUILDING provides a newly-bright outlook onto Lakeshore and Mandana.

Contributed

In this issue

Preservation Action news	5
Around the Town	6
Landmarks Board notes	7
House Tour Volunteers	8
Alta Bates history	10
OHA Wins Award	11
History of Mutual Stores	12



PiP

Continued from page 2

exposing the original brick and the transom windows. They painstakingly removed paint and unwanted stucco and waterproofed the brick surfaces before repainting them. One of Burton's most striking contributions to the rehabilitation was highlighting the Moorish recesses between and on top of the brick pilasters. Both were painted to resemble brightly-colored ceramic tile and were adorned with an elaborate, colorful stencil. The end result is aesthetically pleasing and emphasizes the decorative elements of architect Frederick Reimer's original design.

Also recognized was the **Deep Roots Urban Tea House**, a small commercial space at 1418 34th Avenue. With the help of the façade improvement program of the Unity Council's Main Street Program, owner **Francis Aviani** restored the transom lights hidden by the previous owners and created a friendly, warm façade. With the help of **Gonzalo Hidalgo**, principal builder for the project, Francis applied an ecologically-friendly approach by using 70 percent recycled materials. This project is a great example of revitalizing commercial space in a way that is aesthetically pleasing and culturally friendly and pays homage to early commercial storefront design.

REHABILITATION: RESIDENTIAL

Sam and Katy Cohen were honored for their perseverance and the sensitive rehabilitation and environmentally-friendly efforts on their home at **3741 Balfour** in Crocker Highlands. Built in 1916 as a single-family residence, by the 1960s it had become a boarding house. When the Cohens bought the house in 2002, it was barely inhabitable. It had no heat, broken windows, and peeling wallpaper and paint everywhere. With the help of a number of professionals, the Cohens had the house repainted, rewired and insulated. New kitchen cabinets, patterned after Greene and Greene designs, were installed, and mullioned casement windows were added to replace aluminum windows. They also



Contributed photo

A RELAXING PLACE FOR A CUP OF JOE: The Deep Roots Urban Teahouse on 34th Avenue, restored with help from the Unity Council's Main Street Program.

installed a super high-efficiency condensing furnace and a solar system discreetly out of view, so this traditional home is now a net producer of electricity.

Just up the street is the handsome Craftsmen house at **3801 Balfour**, built in 1910 by Oakland architect A.W. Smith. Owners **Ann and Ken Katz** began their extensive restoration work last year. The bulk of the work was unglamorous but vitally important: they repaired foundations, added plywood shear walls, built French drains and installed a hydronic heating system, copper plumbing, and

insulation. The greatest pleasure came in restoring the exterior of the house to a semblance of its former glory. Using old photographs as their guide, they patched and repaired the rough stucco exterior. They reproduced ornate window brackets that had been removed when the asbestos shingles had been installed years before. Finally, color consultants Jane Powell and Jeanette Sayre helped them select an appropriate historic color palette.

Designed by John Bakewell Jr. and Arthur Brown—the architects who designed San Francisco's City Hall—the Oakland landmark at **88 Vernon Street** was once the home of U.S. Supreme Court Justice and former California governor, Earl Warren. Today it serves as a group home for developmentally-disabled adults operated by the Oakland-based nonprofit **Clausen House**. In addition to installing a new roof, the organization also recently repainted the entire house and coach house. In the words of executive director Nan Butterworth: "Sometimes people wonder why Clausen House should give itself an additional responsibility—the stewardship of lovely historic homes. My view is that it makes sense: We want to show our



Contributed photo

EARL WARREN'S FORMER HOME now serves as a group home for the Clausen House.

See PiP on page 4

PiP

Continued from page 3

respect for the people we serve; they deserve to live in the nicest home on the block as long as we can provide it.”

Designed in 1913 for the Guy Hyde Chick family, the **Guy Hyde Chick house** is one of Bernard Maybeck’s masterworks and one of the great homes of America. Its current owner **Foster Goldstrom** has kept up a love affair with this extraordinary house for close to 30 years. Under his loving, creative and consistent stewardship, this house has been beautifully maintained. His most recent (and monumental) project was a kitchen remodel during which, in Foster’s own words, he “channeled Bernard Maybeck.” It took years to research and bring together the ideas, drawings, materials and people. Foster referred to some of the original Maybeck drawings found at the University of California archives for inspiration, and he worked with a single craftsman—Kirk Rademaker—to pay homage to the master. OHA honored Foster for his long-term stewardship, his creative vigor, and amazing ability to stay in touch with Bernard Maybeck.

LIFETIME ACHIEVEMENT

And last, but not least, a Lifetime Achievement award for preservation advocacy was



Erika Maitman

CHRIS BUCKLEY, winner of the Lifetime Achievement Award, stands before an informational posterboard that explains the Cultural Heritage Survey’s system of rating buildings and districts, which he established.

presented to **Chris Buckley**, who recently retired from the City of Oakland’s Planning Department. During his tenure, Chris helped the city integrate preservation into its planning policy. Back in 1975, Chris began working as a volunteer intern with the Landmarks Preservation Advisory Board. The following year, he joined the Planning Department and wrote the original grant for

the Oakland Cultural Heritage Survey, establishing a benchmark for quality and thoroughness with a methodology and evaluation system that continues to be used.

Chris’s knowledge and organizational skills helped guide the efforts of the task force forming the Historic Preservation Element. And this Element became the foundation upon which preservation planning is incorporated into the City of Oakland’s general plan. Most recently, Chris helped establish the city’s residential design review program for the planning department.

To submit a nomination for the 2006 PiP Awards, please contact OHA at 763-9218.



THE GUY HYDE CHICK house is a Bernard Maybeck masterpiece.

Project descriptions provided by Valerie Garry. Sally Warner, outgoing board member and vice-president, designed and developed the wonderful PowerPoint presentation at the PiP Awards ceremony and was also a generous sponsor of the event, as was Valerie Garry. Thanks to Allison Rodman at Chapel of the Chimes. And special thanks to Michael Crowe, Dan Jepson, Stephen Garry, Kirk Peterson, Stacey Stern and Alison Finlay for helping to make the event a huge success. ■



Preservation Action Committee Roundup

Landmarks reused, unwrapped, threatened & mothballed

By Naomi Schiff

Our Preservation Action Committee has been very active lately, with many projects deserving of attention, concern and pride. Here is a brief look at each.

Oak to Ninth: The 62-acre Oak to Ninth area, with its highly-rated historic and still-functioning Ninth Avenue Terminal, has been the focus of intense activity for OHA. Committee members produced a lengthy response to the draft environmental impact report and toured Oakland's last remaining break-bulk marine terminal with the planning commission. We are currently participating in design review meetings and heartily welcome OHA members who would like to assist. A critically important component of Oakland's waterfront, most of the site has been cut off from public use. The developer proposes to retain 7% of the terminal, but OHA believes retaining it in its entirety could be a great opportunity for creative reuse on the waterfront. Instead, 3,100 condo units are proposed. We need letter writers, engineers, architects, retail and development experts, green building authorities, and additional voices to assist us. We are joining together with Fifth Avenue residents, open space advocates, waterfront groups, and other concerned citizens to make sure this development benefits all Oaklanders.

16th & Wood Southern Pacific Station: The Build group and community members are brainstorming possible reuses for the station building, baggage claim area and elevated track platform. New housing will be built around the station, and its dusty parking area, the former plaza, would be reworked as a new public open space. A community meeting is set for 6:30 p.m. Jan. 12 at the West Oakland Senior Center, 1724 Adeline St. Still at risk is the elevated platform with the interurban tracks, which may be partially demolished. However, the community conversation does seem to have become less adversarial. OHA continues to participate and invites everyone to join in.

Just south of the site, Pulte Homes, working on a market rate residential area in the same Central Station project, presented their preliminary plans to the Planning Commission's design review committee on Dec. 14. Architects Kava Masih showed plans to reuse some of the platform canopies and some of the track materials in the landscape design.

Visit www.welcomeaboard.com for more information.

Henry J. Kaiser Convention Center (Oakland Auditorium): As of Dec. 13, the city of Oakland plans to mothball this historic and much-loved community facility unless they find an operator for it. OHA has expressed its concerns for the building, but budgetary pressures seem to have overwhelmed the desire to keep it open. We will continue to advocate for a solution that does not endanger the building, with its remarkable arched niches sculpted by Stirling Calder and its classical presence overlooking Lake Merritt.

Key System Building will live again!: A sorry block of Broadway is soon to be transformed after numerous false starts

and failed projects. The University of California Office of the President is planning to expand into a new 11-story building to go up on the corner of 12th and Broadway. Its current headquarters are at 11th and Franklin, backing onto the new site. The property owner, East End Oakland I LLC, also owns the adjoining 1911 Key System Building, and planning is underway to restore that elegant but earthquake-damaged National Register landmark. The Key System Building will be connected to the new structure, with matching floor heights and interior access between the restored and new buildings. Robert Bridwell, AIA, a member of the development team, says the group has "a keen interest in seeing the building restored" and is planning a "thoughtful and sensitive restoration of the exterior." East End plans to begin initial stages of restoration in late spring or early summer of 2006. The historic building will be under construction before the new one is begun.

Mills Act coming?: OHA has been following the progress of proposed legislation

See ACTION on page 9



Erika Mailman

THE ARCADE OF PILLARS at 66 Franklin Street has recently been uncovered, part of the ongoing reworking of Jack London Square on Oakland's waterfront.



The song of the vacating boatman: *arrivederci!*

Here's the place to get the latest gossip on Oakland's historic front. *Around the Town* is compiled by our crack newswoman Hildy Johnson.

■ As "O Sole Mio" wafted over the water, I thought for a moment it was Caruso trilling through Oakland as he fled the 1906 earthquake. But, no . . . it was . . . an Italian gondolier! I rubbed my eyes to make sure it wasn't a vision. *Bella voce!* I thought as my heart-strings stirred. What a voice! I was entrigued and enthralled with his striking appearance, having never seen a man dress like that outside of Las Vegas. But he was going away from and not towards me. "O gondolier! Where art thou going?" I cried. "Off to Florida, beautiful lady! I will never grace your shores again!" O the horror, the horror! Before I could even get his number, he was gone! Cruel, cruel fate! I cried with a catch and sob in my throat, "Farewell, my handsome gondolier, Oakland will miss you."

■ Sniff. Who says this hot real estate market is cooling down? It seems like yesterday that the city of Oakland bid \$2 million for the Oak Knoll Hospital site. When the Department of the Navy thought that was too low, the city upped the bid to \$11 million, which was also

refused. Now the site just sold for over \$100 million. Even a poor underpaid reporter knows how to flip a deal like that for a profit. Am I the only one that thinks something is wrong with the number crunchers at City Hall?

■ Speaking of big numbers: the most expensive property in California and one of the most expensive in the country is for sale on Belvedere Island. Known as Locksley Hall, it was built by C.O. Parry with bronze gates and lanterns on stone pillars at entry and in the garden designed by Julia Morgan. The current owner (a Singapore mining magnate) restored the estate grounds and rebuilt the house to the original specifications without losing the tax credits, thus reducing his property taxes under the Mills Act. Price: \$65 million.

■ And in Santa Rosa, the McDonald Mansion is on the market. It was built in 1876 by Colonel Mark McDonald for his wife Ralphine North McDonald. The colonel laid out 160 acres of northwest Santa Rosa for residential



building, even creating his own Street Car Company to bring buyers to the new home sites (sound familiar?). With horticulturist Luther Burbank, he also planted trees from each state in the Union in his new community. Considered at the time to be the most significant estate north of San Francisco, its visitors included Governor Leland Stanford, Mark Twain, Charles Crocker and Senator Randolph Hearst. Sitting on two acres with 29 rooms, I think it's a bargain at \$5 million. And of course, the biggest reason for buying the property: the Disney film *Pollyanna* with Hayley Mills was shot there.

■ Everywhere I go I see building, building, building. Uptown, downtown and now Auto Row. Now it seems that Auto Row may be moving and the talk is a relocation to the old Oakland Army Base, which sounds like a recipe for disaster to me. Hey, how about by the Oakland Coliseum near the new Lexus and Infiniti dealers? Duh. The city found land for Zhone Technology. It found room for Al Davis's ego. I say they can find some room for some cars.

Happy holidays, everybody! And remember: don't burn your toes in the fireplace! ■

At year end, consider the spirit of giving

By Stacey Stern

While foundations and corporation grants may form the backbone of a not-for-profit's resources, individual gifts form the heart and soul. In recent years, donors to OHA's Annual Fund helped us foster the public's understanding of the impact and importance of historic preservation.

This year's Annual Fund will support our growing education programs, new publications, and over 16 compelling walking tours. We recognize contributors in the Annual Report and appreciate them in our work every day. We hope that you will consider a generous end of year gift to help OHA in the coming year.

Please complete and return the Annual Fund form you received in the mail or go to www.oaklandheritage.org. ■

Calendar

UPCOMING EVENTS

2-5 p.m., Jan. 22: Art Deco Society of California's Annual Membership and Volunteer Appreciation Party at Schroeder's Cafe, 240 Front Street, San Francisco. The event offers no-host cocktails, German appetizers, and dancing to "The Schnickelgruber Syn-copators" featuring Don Neely and Friends. It is free for ADSC members and \$15 for non-members, but free if you join at the door. Afternoon vintage cocktail or festive German attire admired but not required! Visit artdecosociety.com for more.

7 p.m., Feb. 23: Bruce Singer and Grant Ute ride the rails for part two of their transportation extravaganza: "Take the Red Cars" tour of the Encinal and Lincoln lines of the Southern Pacific's Alameda Electric Service. Lecture sponsored by Alameda Museum, 2324 Alameda Avenue near Park Street. Free for museum members, \$5 for others. Call 748-0796.

7 p.m., March 30: Alameda Museum curator George Gunn will trot out cobwebbed images that have never seen the light of day as he presents "The Museum Archives Revealed." Lecture sponsored by Alameda Museum, 2324 Alameda Avenue near Park Street. Free for museum members, \$5 for others. Call 748-0796. Visit www.alamedamuseum.org for more.

TOURS AND EXHIBITS:

Through Jan. 22, 2006. Baseball As America. This exhibition, organized by the National Baseball Hall of Fame and Museum, examines the relationship between the game and American culture. Oakland Museum of California. www.museumca.org.

Ongoing: Amusing America. Exhibition traces the evolution of American popular entertainment, including world's fairs, amusement parks and technologies that spawned the Ferris wheel, carousels and more. San Francisco Museum & Historical Society, Pier 45, San Francisco. www.sfhhistory.org. ■



Parade of plaster pickers preserves past

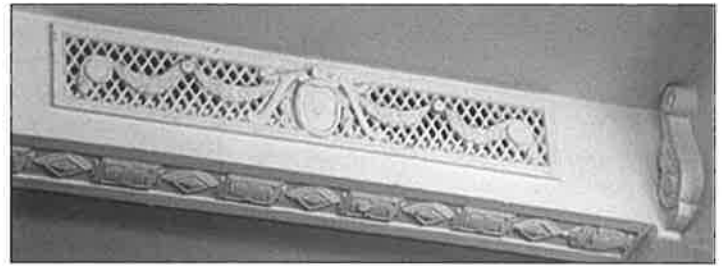
By Naomi Schiff

Being a board member for Oakland Heritage Alliance can include some activities not obvious from the job description. One recent warm afternoon, OHA Vice President Valerie Garry and OHA Secretary Alison Finlay found themselves on the construction site at Harrison and Bay Place, rescuing 1920s vintage plaster ornaments removed during the former Cox Cadillac's transformation into a grocery store. Trudging across a rubble-strewn lot, the impressive OHA team attracted the awe of the professional construction workers. Bringing up the rear, I was a bit uneasy that my presidential duties now included borrowing Randall Goodall's new car to serve as a moving van for some fragile (and somewhat sooty) building parts.

I'm sure our procession looked strong and purposeful: no longer teenagers, not quite crones, and wondering whether Alison's neighbors would suspect that we were up to no good.

After a closer inspection, Alison said: "The construction is amazing. The plaster is reinforced with jute, and the pieces are interesting to look at. They were overpainted, and beneath that layer you can see what the original colors must have been. There is some gilding, and it gives the idea that the décor must have been really opulent."

Rosemary Muller, the project's historic architect, encouraged OHA to do something interesting with these fragments. The Bond Companies graciously allowed their crews to spend extra time in careful demolition. Now, OHA needs your help: what shall become of these artifacts of another era? How can they be reused to contribute again to Oakland's sense of place? And: can Alison have her basement storage back?



Rosemary Muller

THE SPOILS: OHA has one big piece of plaster grillwork, and a number of brackets like the one seen at right next to the beam.

The developer also saved a large and impressive painted plaster Cadillac crest, and perhaps it will be reused at the project. As Alison says, it was bittersweet: a site that was first neglected, then partly demolished, and now further reworked, has yielded these artifacts of another era.

In exchange for a modest donation to OHA, you can adopt one or more of these historic chunks (suitable for interior use only). Or, perhaps you have a better idea? Please email us at: plaster@oaklandheritage.org, and you will receive a quick reply! ■

Landmarks Board looks at Oak to Ninth project, amid others

Compiled by Joyce Roy

■ **July 11, 2005:** Staff reported on the status of the **Holy Redeemer Center**, 8945 Golf Links Road. Negotiations are ongoing regarding possible sale of the property with understanding the buyer would rehabilitate the historic buildings and areas of the center. The board requested the next status report in three months.

A reconsideration of the board's direction on the upper level shingles on **Studio Art Center**, 365 45th St., to remain natural was requested. After much discussion, the board decided to allow a heavy body stain or paint for the shingles, and paint for the brick below. Colors are to be reviewed and approved by the board secretary.

■ **Sept. 12, 2005:** The board discussed the proposed Streetscape Improvements for **Latham Square**. There was concern about materials for the planters; they should be compatible with the fountain. The fountain was the centerpiece of an area formed by

the buildings, but now the close proximity of some trees could detract from its prominence. A maintenance plan should include storage of extra materials for repairs. A vertical urban design feature was not well defined and the board requested that its design be brought back to them for more consideration.

Staff gave a status report on establishing a **Mills Act** Property Tax Abatement Program for Qualified Historic Properties. Issues about this incentive program that were discussed included contract compliance, renewal, inclusion of both single-family and multi-family housing, and application to exterior only.

■ **Oct. 17, 2005:** The proposal for restoration of the **East 18th Street Pier, Lake Merritt**, Lakeshore Ave. at East 18th Street was presented. The design was deemed consistent with the Secretary of the Interior Standards and approved.

The board commented on the **Lake Merritt** (Measure DD, Series A) projects, including 12th Street, Lakeshore Avenue Edge, and Lakeside Park project. There was concern that the trees as planned for 12th Street would obscure the **Kaiser Convention Center**. The design and location of a water feature was also discussed. The board decided the overall proposal met the design criteria but requested a new plan with modifications of the location of trees on 12th Street. Also requested that the fountain come back to the board for review when it is designed.

The meeting ended with public and board comments on the DEIR of the **Oak to Ninth** project. The project proposes to demolish 90 percent of the **Ninth Avenue Terminal**, the last surviving maritime terminal building in Oakland. Comments supported the reuse of the entire terminal or, at the very least, all of the original 1920's portion. ■



Thanks to house tour volunteers

This year's tour of the Haddon Hill neighborhood was a joy, with great weather and hundreds joining us to tour the homes. Such an event does not take place without the input and legwork of dozens of volunteers, and we are grateful to our volunteers who always so generously donate their time to make events like this happen. And many, many thanks as well to those who donated goods and funding!

House Tour Volunteers: Aida Peterson Aimee Miller ♦ Alison Finlay ♦ Alyson Swihart ♦ Anita Pender ♦ Ann Griffith Ann Killebrew ♦ Barbara & Sam Skelly Barbara Job ♦ Barbara Newcombe BB Horowitz ♦ Becky Waring ♦ Beth Eng Betsy Callaway ♦ Bob & Dottie Howell Candra Cookson ♦ Carol Blundt ♦ Carol Sheerin ♦ Carolyn Kemp ♦ Chris Patillo Connie Divack ♦ Daniel Lenhart Darlene Ceremello ♦ David Bolanos Dawn Mueller ♦ Dean Yabuki ♦ Donna Matonis ♦ Edith Hill ♦ Ellen Seltzer Eric Swihart ♦ Erika Mailman ♦ Fran Mihaly ♦ Frank Green ♦ Gary Mingle Gaye Lenahan ♦ George Mallman ♦ Hedy Leung ♦ Helene Miller ♦ James Corless Jan Wall ♦ Jeanne Porter ♦ Jeff Haas Jeff Mihaly ♦ Jerri Holan ♦ Jerry Schmitz Jim Hill ♦ Jim Ratliff ♦ Joel Toste Joyce Hanson ♦ Joyce Roy ♦ Judith DiRubio ♦ Judy Jacobs ♦ Ken Katz ♦ Larry Holmes ♦ Lary Heath Laurie Craise ♦ Leland Leisz ♦ Leslie & Joellen Piskitel ♦ Lindsey Friman Liza Calef ♦ Loree Monohon ♦ Loretta Valentine ♦ Lynn Crosby ♦ Marc Kogan Marga Riddle ♦ Mark Mitchell ♦ Mary Beth Canavan ♦ Melanie Archer Michael Bowen ♦ Michael McKenna Muhammed Nadhiri ♦ Natasha Lewis Pamela Magnuson-Peddle ♦ Patti Busk Peggy Martin ♦ Rachel Broadwin Rebecca Romans ♦ Renie Bartolini Riley Doty ♦ Rissa Coplan ♦ Robert Sinuhe ♦ Roy & Joan Holman ♦ Ruth Reffkin ♦ Sandra Tillen ♦ Sara Jacobsen Shirley Breese ♦ Shirley Mannette Steve Vigeant ♦ Suzanne Brennan ♦ Tom Armour ♦ Tom Job ♦ Trish Buresh Yorkman Lowe

House Tour Sponsor: Jennie A. Flanigan of Pacific Union.

Donors: Mike Lempert, Berkeley Minicar Grand Lake/Ace Hardware and Grand Lake Ace Garden Center ♦ Home Expo Donsumor

Caterers: Best Catering and Sonia Vasquez ♦ Acme Bread ♦ Peet's Coffee Albertsons ♦ Berkeley Bowl ♦ Piedmont Grocery ♦ Steve Vigeant ♦ Berkeley Signs Thomas Skradski ♦ Lumenworks.

Florists: Glenview Florist ♦ Montclair Florist ♦ Seulerberger Florist ♦ Bloomies

Special thanks to: Annie Skradski, Judy Jacobs, Jim Ratliff & Friends of the Cleveland Cascade, and our gracious homeowners who generously opened their homes to welcome us, many working hard to get their homes ready for our event. ■

Welcome to our newest members!

The strength of any organization is in its membership. We welcome these new members!

E. Lou Aidukas & Richard Neuman ♦ Arcadia Publishing ♦ Chiye Azuma ♦ Brenda Bailey Karen Balos ♦ Kai-Lucas Barlow & Michael Lewis ♦ J. Lawrence Bolton ♦ Ron & Joan Brown ♦ Tom Brutting & Ed York ♦ Mike Buhler ♦ Alison Burke ♦ Marie Bushman Roanne Butier ♦ Mary Beth Canavan ♦ Susan Chaconas ♦ Marilyn Chartrand ♦ Nancy Conway ♦ Lynne Costain ♦ Deborah Cowder| Nora Cregan ♦ Andrea Daniel ♦ Margaret Dollbaum ♦ Susan & George Duncan Martha & Larry Elias ♦ Nancy Everett ♦ Mary Fiedler ♦ Betsy Frederick-Rothwell ♦ Leslie Freudenheim ♦ Erica Frye ♦ Nellie Fun Shifra Gaman ♦ Bene Gatzert ♦ Carola Gudnason ♦ Duane Haaland ♦ Sarah Hawthorne & James Hosley ♦ Eileen Higgins Steve Hill ♦ Libbie Hodas & Michael Owen Patricia Holland ♦ Rita Hurault ♦ Judy & Tom Jackovics ♦ Blair & Kathy Jarrett ♦ Pamela & Michael Kirby ♦ Rebecca Kurland & Patrick Mason ♦ Marcia & Jim Larsson ♦ Kenneth Lee ♦ Terra Lepper ♦ Dorothy & Joseph Lindsay ♦ Florence Louie ♦ Arthur & Martha Luehrmann ♦ Ilene Marrian ♦ Beverly Matson Patricia Maulet ♦ Marianne McDonald ♦ Leah McGrath ♦ Peter Meyer ♦ Gary & Cathy Meyer ♦ Patricia & Jeffrey Monson ♦ Evelyn

Michael Crowe lectures on Pflueger

The exhibit "An Architecture of Desire: The Picture Palaces of Timothy L. Pflueger" is at the San Francisco Museum of Modern Art through May 2, 2006, showcasing 14 drawings by the San Francisco architect. His eclectic, opulent theatre designs during the 1920s and '30s amplified the escapist content of what audiences watched onscreen.

Pflueger's theatre masterpiece is Oakland's art deco Paramount Theatre (1930), but he designed several other of the Bay Area's most iconic movie palaces, including the Castro, the Moorish Alhambra, and the Alameda Theatre.

Historic single-screen neighborhood movie theatres across the nation are at risk. This exhibit presents these architectural flights of fancy at their resplendent zenith, when they were still fantasies on paper.

A lecture called "Preserving Motion Picture Palaces" examines Pflueger's enduring contributions and chronicles the rise of single-screen theatres, their subsequent decline, and ongoing efforts to preserve them. Lecturers are Alice Carey, owner and founder of Carey & Co. Inc.; Michael Crowe, author, historic preservation consultant and board member of Oakland Heritage Alliance; and Katherine Petrin, architectural historian of the Architectural Resources Group. A hosted reception follows the lecture. Event starts at 6:30 p.m., Feb. 9, 2006, at the MOMA, 151 Third Street in San Francisco. For info, see www.museumtix.com and enter "Pflueger" in the search box. ■

Moorman ♦ Gloria Jean Moran ♦ David Nolan Oakland History Room of the Oakland Public Library ♦ Janet Payne ♦ Deborah Petch Leslie Piskitel ♦ Don & Virginia Poulton Anna Marie Powell ♦ Ruth & Joe Pruss Rick Richetta ♦ Jeffrey & Kersti Rose Louise Rothman-Riemer ♦ AG & EC Schroeder ♦ Robert & Nancy Schussel Rosally Schwarzbart ♦ Dan Seymour Rhonda & Scott Sibley ♦ Melinda Stuart Gail Sullivan ♦ Clarence Tenley ♦ Wendy Tinsley ♦ Janet Tremlett ♦ Leah Vass ♦ Cary Virtue ♦ Peter Vlastelica ♦ Lynne Wachman Kim Webster & Barry Stone ♦ Roderic Williams ♦ Susan Williams ♦ Anne Wineberg Linda Wood ■



Future use for Auto Row gems?

By Annalee Allen

The coming year could be a watershed for Oakland's historic Auto Row, according to Joyce Roy, co-chair of the Preservation Action Committee. Plans are afoot, says Roy, to have the automobile dealers relocate from Auto Row—upper Broadway from Grand Avenue to MacArthur Boulevard—to vacant land on the Army Base, where there is ample room for parking the “merchandise” as well as ready freeway access. This proposed move presents a potential dilemma: What will happen to the historic buildings once vacated?

“Our committee intends to devote time to studying the impacts of Auto Row moving,” says Roy. “And we invite anyone interested in the coming changes to this area to join us as we work with the city to come to terms with this developing situation.”

The committee expects to turn first to the research data already assembled by the Cultural Heritage Survey. According to the survey files, as early as 1904 city directories were listing automobile-related businesses, and upper Broadway was referred to as “Auto Row” by the mid-1910s. Broadway was the thoroughfare to (then) outlying prosperous Piedmont and Rockridge residential districts, whose development owed a good deal to the automobile.

Survey files statistics show that in 1908 there were fewer than 5,000 automobiles in all of Northern California, but by 1914 there were 20,000 in San Francisco and Alameda counties alone. The growth in car ownership

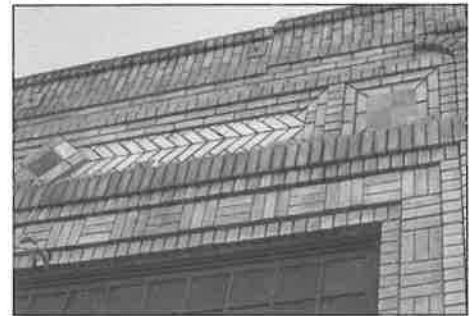
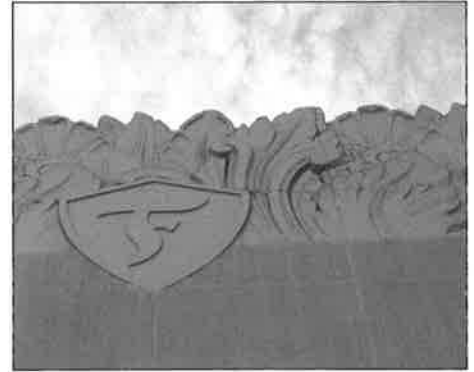
grew steadily, with 91,000 purchased in 1920 and 300,000 on the roads by 1930.

Oakland was therefore keeping pace with the nationwide car “explosion,” say the files.

The blocks on either side of Broadway north of Grand Avenue soon began attracting businesses associated with purchasing motor vehicles, and the numbered side streets (up to and even extending north of MacArthur Boulevard) were devoted to service and parts. A city ordinance was adopted in 1913, regulating construction of such structures as garages and repair centers that would likely have gasoline on the premises. Building materials were required to be fire-resistant such as brick or stone, with concrete flooring. Prominent architects of the era (from 1913 to 1930), including Julia Morgan, Willis Polk, and Walter Reed, were called upon to design structures for this new auto craze.

Auto showrooms were essentially “display cases” for large and expensive consumer goods, say the files, and typically were solidly constructed and often elaborately styled both inside and out with large open interiors and full-height display windows.

The side street garages are predominantly one-story patterned brick with stepped or peaked parapets and truss roofs. Their utilitarian uniformity and largely unaltered exteriors rate consistently high on survey evaluation forms, and at least one section—the 25th Street block between Broadway and Telegraph Avenue—has been assessed as potential-



Both photos: Erika Mailman

INTRIGUING ARCHITECTURE: The Firestone Building sports a F in a shield and florid detailing, top, while a building further up Broadway has interesting tile and brickwork.

ly eligible for National Register listing as a district.

For more on the history of Oakland's Auto Row, contact the Cultural Heritage Survey Office at 238-6879; the files are available for review and study during regular business hours. Join the Preservation Action Committee in evaluating the impending impacts to upper Broadway by emailing info@oaklandheritage.org or calling 763-9218. ■

Action

Continued from page 5

which would allow Oakland to establish a Mills Act program. This program gives tax incentives to local property owners in exchange for a commitment to improve their properties in accordance with historic preservation standards. Planners are working on a proposal to begin with a pilot project to see how well it works, then to tweak it and expand the program. The first areas of the city to try it out are likely to be the Central City East and West Oakland redevelopment

districts. OHA has long hoped to institute financial incentives to encourage historic preservation efforts and is trying to assist the city staff in making sure it happens.

66 Franklin St., Jack London Square: Returning to the scene of animated discussions about the Jack London Square project, Oaklanders can begin to see the changes to 66 Franklin, a building modernized in 1959 and now being unmodernized by Jack London Square Partners, with Komorous Towey Architects. BBI Construction is leading the project, removing a great deal of metal

cladding and gradually revealing some of the original arched construction. The 1926 building was formerly known as the Haslett Warehouse.

Oakland Army Base Reuse: As the city moves toward relocating Broadway auto dealers to some former army base acreage in West Oakland, OHA is taking a second look at World War II-related structures that might be reused on the site. Some are apparently quite usable and could provide an authentic way to commemorate the army base as called for in the original EIR mitigations. ■



Five founding hospitals join under nurse's name

By Carolyn Kemp

The history of Alta Bates Summit Medical Center chronicles a tradition of dedication and service to the East Bay. Over 100 years ago, five hospitals—Alta Bates, Herrick, Merritt, Providence, and Peralta—shared a mission, made their lasting mark, and ultimately became one. Together, these hospitals have been a vital resource for health and healing through war and peace, natural catastrophes, clinical discoveries, family crises and much more.

The healing arts have witnessed wondrous advancement: from the turn of the century's X-ray technology to contemporary computer-aided tomography; from early, awkward uses of anesthesia to modern open-heart surgery, minimally-invasive procedures and robotics; from an era when home births were popular to the Medical Center's current average of 10,000 babies delivered each year.

At the turn of the 20th century, the cities of Oakland and Berkeley were coming of age. Yet their booming populations—infused by former '49ers of the Gold Rush, pioneers fresh from the transcontinental railroad, and refugees from San Francisco's Great Earthquake of 1906—outstripped their ability to care for the ill and infirmed. The need was great (and growing) for quality health care facilities and skilled medical professionals.

The proud history of Alta Bates Summit Medical Center began with the inspiring tales of its founders. These visionaries shaped their dreams to improve local health care:

SAMUEL MERRITT, MD: Merritt purchased a 140-ton brigantine ship in his native New England and sailed around Chile, arriving in San Francisco the day after that city's great fire of 1850. He became a wealthy shipping and real estate magnate, spearheading construction of 125 buildings, the damming of Lake Merritt, and the organization of the Oakland Free Library. He served as mayor of Oakland and a University of California regent. He died in 1890, leaving a \$2 million bequest to establish "the most modern hospital facilities" for the area's "worthy and valuable citizens," rich and poor alike. Construction of Samuel



NURSE ALTA BATES formed a hospital at the age of 25 at the urging of area physicians.

Merritt Hospital began in 1905 (suffering damage in the '06 quake), with the hospital finally opening in 1909.

SISTERS OF PROVIDENCE: In the early 1900s, two Sisters of Providence—Mother Mary Theresa and Sister Irene—arrived in Oakland to build a hospital at the request of the Archbishop of San Francisco and a Catholic priest in Oakland. Local leaders worried that Oakland's growing population was taxing the community's ability to care for its sick and injured. They appealed to the Montreal-based Sisters of Providence because the order had developed hospitals, schools, and orphanages in the Northwest. By January 1902, the Sisters had raised \$12,000 to buy land at 26th Street and Broadway. When their hospital opened in April 1904, a dozen sisters joined their Mother Superior in providing care.

LeROY FRANCIS HERRICK, MD: The death of Herrick's wife motivated him to become an orderly and attend lectures at Lane Medical School (now Stanford). He later graduated from the University of Louisville Medical School, mined gold in South Africa, and opened a private medical practice in Oakland. Realizing Berkeley had no hospital, Herrick purchased a Victorian house (the Hume house) at Dwight and Milvia streets and converted it into the 20-bed Roosevelt Hospital in 1904. The hospital was renamed Berkeley General Hospital in 1924 and later Herrick Memorial Hospital in 1945.

ALTA ALICE MINER BATES, RN: A first graduate of the Eureka Training School for Nurses, the soft-spoken but determined Bates opened her parents' home (1318 Wal-

nut Street) to a few patients in 1904. Area physicians were so impressed with her care, they urged the 25-year-old nurse to build a hospital. With \$114 in cash, her father's architectural design, and credit from local merchants, Bates founded the eight-bed Alta Bates Sanatorium at 2314 Dwight Way in Berkeley. Over the years she served as chief anesthetist, hospital administrator, and head of the nursing school, retiring in 1945.

THE PERALTA FIVE: In the early 1920s, five prominent physicians—John Lohse, W.B. Palamountain, P.N. Jacobson, Hayward Thomas, and Quinton Gilbert—planned a private, physician-owned Oakland hospital and began a subscription drive. They explored constructing a new type of hospital that would combine stylish décor and architecture with modern medical equipment. Before the 120-bed facility opened in 1928, the name was changed from Hillcrest Hospital to Peralta Hospital in honor of Don Luis Maria Peralta, on whose rancho many East Bay cities, including Oakland, now sit.

Today, Alta Bates Summit Medical Center, with campuses in Oakland and Berkeley, is the East Bay's largest private, not-for-profit medical center and a regional tertiary referral center. It is nationally recognized for women's health and obstetrics, pulmonary care, and stroke treatment.

The same spirit of human kindness that brought Miss Bates to each patient's bedside at the close of each day inspires its physicians and staff today.

Carolyn Kemp is Public Relations Director for Alta Bates Summit Medical Center. ■



THE SISTERS OF PROVIDENCE.

Alta Bates Summit Medical Center

Alta Bates Summit Medical Center

OHA wins the Governor's Award for preservation

By Naomi Schiff, President
Best wishes for 2006!

After an intense autumn, Oakland Heritage Alliance can look back on a busy year with many accomplishments, some disappointing demolitions, and renewed determination to strengthen our organization and continue preserving Oakland's cultural heritage.

We can proudly announce that the Walking Tours program has been singled out with special recognition: a 2005 California Governor's Award for Historic Preservation! Along with 11 other groups from around the state, we were invited to Sacramento for the November awards ceremony. A small delegation enjoyed the opportunity to tour the recently-restored Leland Stanford Mansion, and to meet people from other groups making varying kinds of efforts toward preservation in their communities. Our long-running tours program is a jewel in our crown, and the committee is gearing up now to plan another great series for summer. If you have ideas, call or email the office, and let us know what you think.

Our birthday bash will be in May: watch the mail or see oaklandheritage.org for more details. We will celebrate our 25th anniversary during National Preservation Month.

Special thanks to the many people who contributed time, effort and funds to our very successful Had-don Hill tour, and to the weather deities for a particularly spectacular day! And hearty thanks to all those who made our annual Partners in Preservation Awards such a wonderful evening.

At the annual meeting, longtime OHA members took time to express gratitude to Beth Bagwell Loverde, author of *Oakland, Story of A City*. She is a founding OHA member and our first president. Now living in England, Ms. Loverde has been in ill health but has remained in contact with the organization, eager to ensure completion of a new edition of her book. Without her energy and commitment to the history and culture of Oakland, OHA might never have existed!

Slowly but surely we are moving into the electronic age: OHA will now accept credit



State Historic Preservation Office

PROUDLY DISPLAYING the Governor's Award are, from left, Betty Marvin, State Historic Preservation Officer Milford Wayne Donaldson, Pamela Magnuson-Peddle, Barbara Bye, Naomi Schiff, Stacey Stern and State Parks Director Ruth Coleman.

card charges for events and memberships! While preserving our cultural heritage is important, we do plan to keep up with the times, and have already abandoned the quill pen ledgers and green eyeshades.

A gift membership for a friend or neighbor is a wonderful way to help OHA and to enhance community ties. And we hope you will consider Oakland Heritage Alliance as you think about nonprofit organizations worthy of your contribution. Our members and contributors make us strong and effective!

We wish everyone a healthy and happy year. ■

CONTRIBUTORS: Annalee Allen, Kathleen DiGiovanni, Kevin Flynn, Carolyn Kemp, Allyson Quibell, Joyce Roy, Naomi Schiff, Stacey Stern
PRODUCTION: Erika Mailman

MISSION STATEMENT: OHA is a nonprofit membership organization which advocates the protection, preservation and revitalization of Oakland's architectural, historic, cultural and natural resources through publications, education, and direct action.

BOARD OF DIRECTORS

- Naomi Schiff, *President*
- Valerie Garry and Sally Kemmerer, *Vice Presidents*
- Renie Bartolini, *Treasurer*
- Alison Finlay, *Secretary*
- James Corless
- Charles Crowder
- Michael Crowe
- Kirk Peterson
- Joyce Roy
- Cynthia Shartzter

JOIN OR RENEW AND GET BAY NATURE TOO!

Your \$60 or higher membership includes a one-year subscription.

- \$20 Keystone** (limited income/senior/student): quarterly newsletter, advance notice and discounted pricing on programs, events and tours
- \$40 Cornerstone** (individual): quarterly newsletter, advance notice and discounted pricing on programs, events and tours plus 50% off two house tour tickets
- \$60 Pilaster** (household): same as above plus 50% off four house tour tickets, Bay Nature
- \$100 Pediment** (organization/corporate): same as above plus 50% off four house tour tickets (for corporate or organization, transferable), and Bay Nature
- \$250-\$499 Doric**: same as above plus two tickets to all walking tours, two tickets to house tour, and Bay Nature
- \$500-\$999 Ionic**: same as above plus two tickets to walking tour, four tickets to house tour and Bay Nature
- \$1,000-\$2,500 Corinthian**: all access pass for two (transferable), and Bay Nature



Name _____

Address _____

City, Zip _____

Phone (h) _____ (w) _____

Email _____

Send to: Oakland Heritage Alliance,
446 17th St., Suite 301,
Oakland, CA 94612 or go to
www.oaklandheritage.org.
Please note if you are requesting
the \$60 or more "subscription"
membership. For info: 510-763-9218.



Mutual Stores once a formidable force in the grocery biz

By Kathleen DiGiovanni

The next time you find yourself headed down International Boulevard, stop for a few minutes in front of the old Mutual Stores building in the 5700 block. Get out of your car. Spend some time taking in the details of this exemplary Oakland commercial/industrial building. Its genius is in its details, from the basket weave brick pattern on the tower to the blue and yellow tiles on the roof of the tower's decorative lantern and the ox heads decorating the entry and tower.

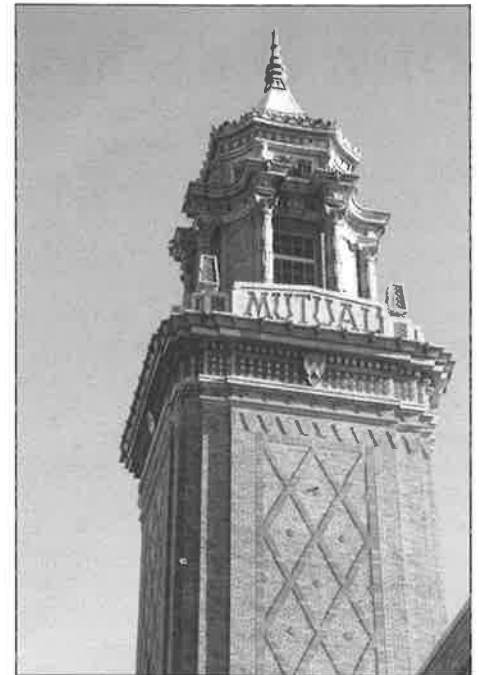
This complex of office building, creamery, and warehouse was built in 1928 to house the headquarters of Mutual Stores, a pioneering chain of supermarkets. Mutual Stores was established in Oakland in 1917 as the Danish Creamery Company by Danish immigrant Emil Hagstrom. Hagstrom was an early champion of the "cash and carry" grocery concept, guessing that shoppers would rather save money by buying dairy products at a store than by having them delivered to their homes. Hagstrom added bakery and grocery products to his line and changed the business's name to Mutual Stores, the new name representing the "mutual benefit" of this self-serve pattern of grocery shopping to customer and proprietor alike.

Mutual Stores experienced rapid growth

during the '20s, ultimately expanding to more than 100 stores in the Bay Area. The stunning success of his business enabled Hagstrom to hire Oakland architects Walter D. Reed and William G. Corlett to design a plant and office building for him. The warehouse and creamery buildings at the rear of the complex are of ordinary brick-clad industrial construction, but the office building facing International Boulevard with its imposing tower and rich detail shows an unusual generosity toward the street and the community. According to the Oakland Cultural Heritage Survey, the City Beautiful movement of the early 20th century was the source of the "trend to beautify utilitarian structures," driven by a "sense of responsibility to the city." The building opened on May 26, 1928, with a public open house that attracted 20,000 visitors.

Reed and Corlett, partners from 1912 to 1933, designed some of Oakland's most important commercial structures, including the Oakland Bank of Savings building at 12th and Broadway and the Hebern Electric Code building at 8th and Harrison. The Mutual Stores complex won its architects an Honor Award in the commercial buildings classification from the Northern California chapter of the American Institute of Architects in 1929.

In 1929, Mutual Stores was sold to



Anna DiGiovanni

LETTERS IN THE TOWER proudly spell out the word Mutual.

MacMarr Stores, and in 1931 M. B. Skaggs' Safeway in turn bought out MacMarr.

The Oakland Cultural Heritage Survey gives this building its highest rating. It was declared a city landmark in 1993 as a "primary contributor to the National Register quality 57th Avenue industrial district." ■



Oakland Heritage Alliance
446 17th St., Suite 301
Oakland, CA 94612

Address Correction Requested

• PRESERVATION ALERT •

Two hearings on OAK-TO-NINTH project

Wed, Jan 25 • 4 pm & 7 pm, City Hall

HELP SAVE NINTH AVENUE TERMINAL!

www.oaklandheritage.org

Nonprofit Organization
U.S POSTAGE
PAID
Oakland, California
Permit No. 31