

## The Early Years of the Dimond District



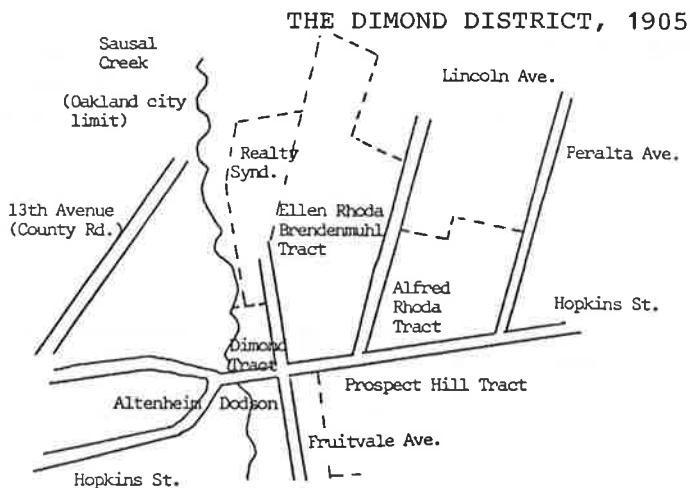
By rights it should have been named the "Rhoda District," after the family who owned the most land and lived there the longest; but "Dimond District" is what came into popular use in the 1880s, and it remains the only district in Oakland named after a prominent resident. At any rate Dimond--pronounced "diamond"--imparts more character than does "Upper Fruitvale," as the area was originally called.

Irishman Hugh Dimond was by no means the first American inhabitant of the area. That honor goes to Henderson Luelling, who in

Hopkins & Fruitvale, Faure's notorious Hermitage on the corner, Rhoda house in the distance (Oakland Hist. Room)

1856 brought 700 fruit trees across 2000 miles to the undulating grasslands along Sausal Creek he optimistically named "Fruit Vale." With Luelling's trees the great orchards of Fruitvale began.

Shortly after Luelling there arrived the commercial father of Upper Fruitvale, Friedrich Rhoda. Mr. Rhoda, born in 1810, was the first of many Germans to come to Upper Fruitvale when he settled there in December 1859. On his 217-acre spread he



years as a director of the Hibernia Bank.

Well off Dimond must have been, for the year 1873 found him retiring from business life at age 41. He decided to settle on the 267 acres he had purchased in 1867 in the Oakland foothills along Sausal Creek, an area including the Luelling spread near the cherry orchards and the hay farms. While the old Luelling house was being enlarged and refurbished for his family, he and his wife traveled in Europe. Daughter Nellie was born in Switzerland in 1873, son Hugh in France in 1875, son Dennis back in Oakland in 1876. They moved into their new home in 1877.

Eyewitness accounts tell us the home was an imposing two-story white wooden structure surrounded by a spacious one-story veranda. Dimond Avenue began as the carriage entrance to the Dimond place, which was situated just beyond the grove of redwood trees in today's Dimond Park.

Hugh Dimond died in 1896. The next year his son Dennis moved the bricks from the old Peralta adobe along Peralta Creek up to a spot under the great "Dimond Oak" near the house and had a study fashioned from them. There they and the oak stand today, though the Dimond home burned to the ground on July 2, 1913, and the study was damaged by fire in recent years. The last Dimond family connection to the district was severed in 1917, when the Dimond children sold the remaining twelve acres to the City of Oakland for \$24,000.

Perhaps one reason Hugh Dimond moved to this country location was its accessibil-

set out 2000 cherry trees, and prospered. In 1869, when the transcontinental railroad came to Oakland, Rhoda shipped the first fruit ever from California to the East: Royal Ann cherries bound for New York at \$5 a pound. Rhoda's orchards stretched from today's MacArthur Boulevard (known as Hopkins until after World War II) several blocks down Fruitvale Avenue. Overlooking it all was the second Rhoda family home, built in 1886 on the knoll at MacArthur and Lincoln where the Hillcrest Motel stands now. Rhoda's first house was the two-story Victorian still standing on Whittle Street at Wilbur.

Rhoda's three surviving children inherited the property in the late '80s. Franklin became a Presbyterian pastor nearby, Ellen married a German named Brendenmuhl with a sizable hay ranch east of Fruitvale, and Albert carried on the orchard business and owned store frontage on MacArthur. Lincoln Avenue commemorates the fourth son.

But the name that stuck to the district was that of a nouveau-arrivé Irish liquor wholesaler who settled on the old Luelling property in 1877. Hugh Dimond was born in County Derry, Ireland. He came to New York at age sixteen, and sailed for San Francisco via Panama when the lure of gold reached the east. By 1850 he was in the mines in Mariposa and Tuolumne Counties, and doing well. One source has him bringing out \$100,000 from the mines, a sum which seems fantastic in view of his subsequent work as manager for the general merchandise firm of O'Sullivan, Cushman and Company in Mariposa and San Francisco. Later he was in the wholesale liquor trade in San Francisco, and served for many



Prospect Hill Tract, built up before the turn of the century, housed German community (Phil Bellman)



Highland Park and Fruitvale Railway electric car #2, 1890s: an outing to the Dimond district's pleasure resorts? (Louis L. Stein, Jr.)

ity by trolley. In 1875, E.C. Sessions put through the Highland Park and Fruitvale Railway from the foot of 13th Avenue, via 14th Avenue, past Beulah Park, over the hill where the Altenheim rest home would be built, to Hopkins Street as far as Fruitvale Avenue. There a six-block loop brought the one-ended horsecars back around for the downhill trip. Or one could go to Upper Fruitvale by catching a horsecar at the Fruitvale depot of the Southern Pacific and riding up Fruitvale to Hopkins. Electrified in 1893, both these lines encouraged settlement of the area and development of a business district where they met at Fruitvale and Hopkins.

Many attractions lured settlers to Upper Fruitvale: the gently rolling terrain; the fine view of the (then barren) Oakland hills directly behind the settlement; the salubrious climate, warmer, less windy, and less foggy than San Francisco or North Oakland and Berkeley; and the easy access to downtown and the ferries. All contributed to the rapid growth of the local population in the last two decades of the nineteenth century.

Word of this desirable location must

have spread through the German community in San Francisco, for Germans came in large numbers. They settled along Hopkins,



Brooklyn and Fruitvale Horse Railroad, built in 1875 by E.C. Sessions, coming up the hill opposite the Altenheim site on Hopkins Street near Montana (Louis L. Stein, Jr)



Hopkins Street looking east from Sausal Creek in 1901. On the left is Tepper's Garden, a popular resort of the early days. (Oakland History Room)

down Fruitvale, and in the Prospect Hill tract built up in the late 1880s. So many came that by 1900 Upper Fruitvale could nearly have passed for a town in Germany, thanks especially to the many beer gardens that sprang up. These were family places in which all ages were welcome. The Neckhaus Gardens stood on Hopkins near Fruitvale. Up the street, about where the post office is today, was Bauerhofer's beer garden, which one entered by stepping down from the street to the pinochle tables.

The most famous, the one every old-timer remembers, was Charlie Tepper's place west of Dimond Avenue on Hopkins' north side. Tepper came to Oakland from Germany in 1895. Up in the Dimond he bought land and built the two-story house which later became his hotel. Behind the house was a structure he converted into a dance hall. Around these he put in the tree-shaded gardens where patrons could leisurely pass an afternoon at the tables nursing a house beer from the Brooklyn Brewery on East 14th Street, or take part in the lawn bowling, where many a youngster caught a cosh on the head by stepping in the way.

Tepper's remained popular until Prohibition forced the gardens and then the hotel out of business. Charlie Tepper himself lived on until 1931. His hotel still stands on MacArthur Boulevard, just behind

the one-story shops built where the tree-shaded gardens once stood.

Thanks to Tepper's and the other beer gardens and restaurants, the Dimond District acquired a reputation as a cluster of



Charlie Tepper's hotel building survives behind stores at 2030 MacArthur Blvd. (Phil Bellman)

resorts, a fine destination for a Sunday out of the city. San Franciscans would come over by ferry and trolley and spend the day picking cherries, washing them down with glassfuls of beer. Many an ill passenger would be on the evening ferry!

Catering to a classier clientele was Leon Faure's "Hermitage" on the northeast corner. Opened in 1878, the Hermitage was operated by various owners as a quiet roadhouse for travelers passing through Upper Fruitvale. Then Frenchman Leon Faure, who had been in the chocolate business with Ghirardelli in San Francisco, purchased the place around 1889 when his wife came into money. They transformed the modest establishment into an elegant country inn on the French model--with a dash of Wild West--and brought in a French chef to attract the right kind of patron. On the first floor were the barroom, a stage for dancing girls' performances, and a large dining room, while the second floor had six bedroom suites for patrons, four smaller dining salons, and living quarters for the Faures. Two cottages and five lattice-work summerhouses behind the inn were also available for guests.

The Hermitage soon acquired a reputation for exquisite French cuisine and excellent service. Seafood delicacies were available and squab from a loft out in back. Wealthy unaccompanied gentlemen from San Francisco in particular seemed to favor the place, and many a fine carriage with shades drawn was seen discreetly entering and leaving the grounds. Presently the local populace realized that more transpired here than met the eye, that the dancing girls performed not only on stage, and around 1901 the neighbors and church groups organized to prevent Faure from renewing his liquor license. In 1902 the Faures left Dimond permanently, though not without an alleged \$80,000 and several real estate titles.

By 1900 business had grown up beside the houses of pleasure, and was soon to supplant them. In 1905 a Mr. Giamboni opened the Dimond Grocery where the Bank of America is now at Fruitvale and MacArthur. This was the sort of grocery where the lady of the house placed her order and grocery boys delivered it by wagon. In 1910 Giamboni moved across to the southwest corner, where the grocery remained

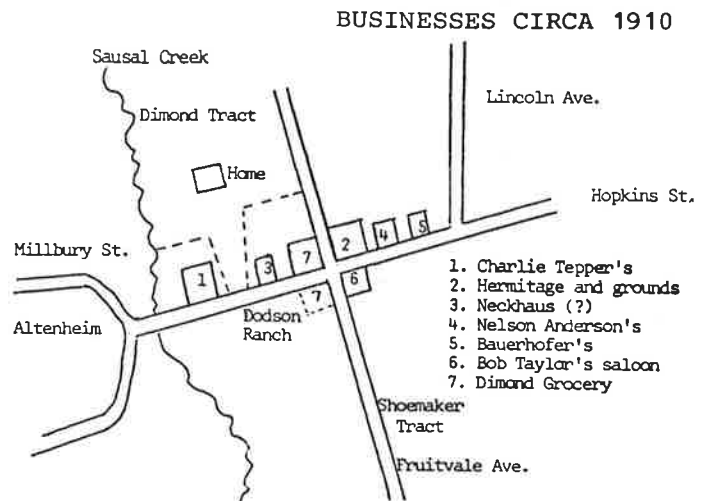


Businesses on Hopkins near Fruitvale c. 1905, Nielsen & Anderson Grocery at center (OHR)

until 1925 when it was replaced by James Anderson's Dimond Feed and Fuel Company.

Catty-corner was the now-chastened Hermitage, which Albert Rhoda bought after Faure's departure and converted into stores. Next door on Hopkins was a fine bakery, and then Nelson Anderson's where white-bearded poet Joaquin Miller was a familiar sight purchasing whiskey to take back on his old burro uphill to his ranch. Next to Anderson's was Bauerhofer's Beer Garden, and then Sedgley's cherry orchard as one climbed the hill on Hopkins to the second Rhoda house. That hill rose much more steeply before grading around 1890 eased the climb for horses and wagons.

Down Fruitvale's east side one found at Hopkins Bob Taylor's saloon, then at Montana the home of Jerry Stillwell who owned a brick factory at the foot of 5th Avenue. St. Jarlath's Roman Catholic Church was







The Altenheim: original 1893 building by Charles F. Mau, German-born architect (Oakland History Room)

the City of Oakland paved them after annexation in 1908.

West on Hopkins was Charlie Tepper's, joined in 1909 by a nickelodeon. Various small shops across the street completed the commercial district ending at the bottom of the Altenheim hill.

In about 1890 the German Benevolent Society of San Francisco purchased land on the hill and in 1896 opened the Altenheim-- "elders' home." Dimond's pleasant climate had won out over an offer of free land in Sutro Heights in San Francisco. Its location both reflected and contributed to the German presence in the Dimond District. The home was created for elderly Germans, but later opened to non-Germans as well. Today's classical-columned building replaces a taller and bulkier structure which burned to the ground in 1908.

Further west along Ardley, where the city built the reservoir for Fruitvale after annexation, were underground caves given over to cultivation of mushrooms. By lantern light children could harvest the mushrooms and rush them over to the Palace Hotel in San Francisco, where the chef would reward their efforts handsomely. Lifelong Dimond resident Ralph Strathearn (born 1893) recalled that the Palace chef

originally (1902) located on Montana near Fruitvale. Down Fruitvale a bit further, around School Street, was the Schumacher (or Shoemaker) farm and orchards. Charlie Schumacher was the man who hauled the watering cart about, keeping the dusty streets settled with spray. And dusty the streets were, ankle deep in places until



Altenheim cornerstone commemorates Dimond district's German community (Phil Bellman)



The Altenheim, neighborhood landmark on MacArthur Boulevard: 1908 building (Phil Bellman)

several times paid him \$1 each for mushroom rooms a foot wide.

But all this changed in the first and second decades of this century. The 1906 earthquake and fire sent thousands of San Franciscans to the East Bay shores, and the Dimond received a goodly number of them, many camped out in a great circus tent on Dodson's ranch at Hopkins and Fruitvale. Two years later the district was annexed to Oakland, and the rush to development began. The city paved the dirt roads. The Key System improved transit connections; the Realty Syndicate purchased most of the hayfields above Hopkins and sold them out in lots for houses. The years after World War I brought even more feverish housing construction, while Prohibition laid to rest the beer gardens, and with them the casual *gemütlichkeit* of the Dimond District. Thereafter the easy-going spirit of the dusty crossroads at the foot of Oakland's hills was only for the old-timers to remember.

--Douglas S. Brookes



Until 1984 this Queen Anne cottage stood at 3573 Dimond Avenue. Built around 1890, it belonged to Gertrude Robinson. Possibly one of a pair, it stood near the entrance to Hugh Dimond's estate before its removal to Preservation Park. (Phil Bellman)

## Caspar Hopkins Memoirs

One of the early settlers and namesakes in Upper Fruitvale was Caspar T. Hopkins. Hopkins was born in Pennsylvania in 1826 and educated by his father, an Episcopal bishop who, with his wife, conducted an academic institute for boys and young men. He attended the University of Vermont, and started the Vermont State Agriculturalist, a journal dedicated to elevating farm practices in that state. The journal folded in 1849 and Hopkins went to seek his fortune in California, traveling from New York via Vera Cruz, overland to Mazatlan, and by ship to San Francisco.

He was early involved in insurance in San Francisco and, with Samuel Merritt, formed California Mutual Insurance in the 1860s. He also became a frequent contributor to the California Monthly Magazine, the Overland Monthly, and other western periodicals, examining many of the moral and civic questions of the time: "Common Sense Applied to the Immigrant

Question," "A Manual of American Ideas," "Intellect v. Influence," "Evil a Factor in Evolution," "Shipbuilding on the Pacific Coast," "Shall We Educate Our Politicians."

In 1868 he and his family "removed" from San Francisco to Upper Fruitvale where they settled on a parcel at the southwest corner of Fruitvale and (now) MacArthur. The east-west road beginning at Lakeshore and running to Mills College was named for Hopkins: a tiny fragment remains between Coolidge and MacArthur on the northeast corner.

Following are Hopkins' own recollections of his home in Fruitvale, taken from his autobiography which was completed in 1889, and reprinted with permission of the California Historical Society from California Historical Society Quarterly, vol. 27: 71-73 (1948), "The California Recollections of Caspar T. Hopkins."

--Carolyn Douthat

In the spring of 1868 I sold my lovely home, 524 Post Street, for \$18,000, and once more set out to find a suburban



residence where large grounds, fresh air, freedom from obnoxious neighbors, a horse and carriage, fruits, flowers, milk and eggs of our own production, should add to our family comforts and gratify my innate love of country life.

The creation of our beautiful home "Alderwood" in Fruitvale, about five miles out of Oakland, was the result of our present removal. For \$6000 I purchased [from Luelling] six acres of an apple nursery that had been allowed to grow up, there being no market for the trees. There was a small house which I repaired, thinking we could live in it while the children were at school. But it was close quarters. The location was, however, beautiful--in the bottom of a long narrow valley of Sausal Creek, which penetrated the mountains east of Oakland through a steep, narrow, well-wooded canon, and only a quarter of a mile below its debouchment from the hills.

The place was sheltered from the prevailing northwest winds, and its altitude being 125 feet above sea level, it was rarely visited by fogs. The soil was very rich, and the vegetation consequently rank. The creek meandered through the lot in form like the letter S (it has since been straightened and spoiled) and was lined with huge oaks, laurel, alder and buck-eye trees. The large alders of California, a tree resembling the eastern beech, were the most numerous; hence we gave the place the name of "Alderwood." They were the charm of the place, and bowers fitted with rustic seats, a rustic bridge and summer house (all my own handiwork at early dawn and dewy eve) soon made the most of their beauties. The improvement of this lovely spot was for several years the joy of my life and I was greatly aided therein by the sympathetic and artistic concurrence of my wife.

I designed a large, low, Gothic cottage with wide porches on three sides. The old house, removed to a location in a bend of the creek, formed part of it. The apple trees were nearly all dug out and replaced with two hundred and fifty fine cherry trees, peaches, almonds, apricots, etc. The grounds were laid out in winding avenues, lined with cypress and eucalyptus. A

new street [Hopkins, later MacArthur] was opened and fenced on the north side, shortening the drive to Oakland from five to three miles, and our street lines were planted with walnut, fig, and gum trees. A nice barn, carriage house, hen and cow houses were built and appropriately occupied. I bought four more acres across the creek, on the hillside, and planted thereon 2500 mulberry bushes, intending my girls to earn their pocket money by raising silk (a scheme badly addled by Mrs. Grundy), at whose instance I dug out the trees again and converted the lot into a cow pasture.

We widened Fruitvale Avenue from forty to sixty feet; the work of two years ere the cooperation of all the property owners could be secured. The neighbors clubbed together and built a water work which cost \$20,000 and has since supplied the vale with water in pipes to every house. We again clubbed together and built the Brooklyn and Fruitvale Horse Railroad across the hills, which is still running (1888) with constantly increasing profit. (I was president both of the water works and the railroad, and did most of the work of organizing and constructing both.)

Around our cottage were lawns, flowering vines, and shrubbery which grew to perfection; and the perfume of violets and jasmine, of roses, melissa, Spanish broom and heliotrope, the tall plumes of pampas grass, the perpetual flowers of the solanum, the massive bloom of the wisteria, the luscious treat of abundant cherries, blackberries, and other fruits, plenty of milk and delicious cream, good horses, comfortable carriages, and fine roads, all these now made our place a heaven on earth for my family and haven of delight for old and new friends, who could not come often enough to please my hospitable wife and daughters. The house was nearly always overrun with company, especially in the season for ripe cherries, and I suppose California cherries are the finest in the world. Once my wife gave a party *al fresco* to 150 people. The porches and grounds were decorated with Chinese lanterns and the occasion was so unique and delightful as never to have been forgotten by the fortunate participants.



## Oakland Briefing . . .

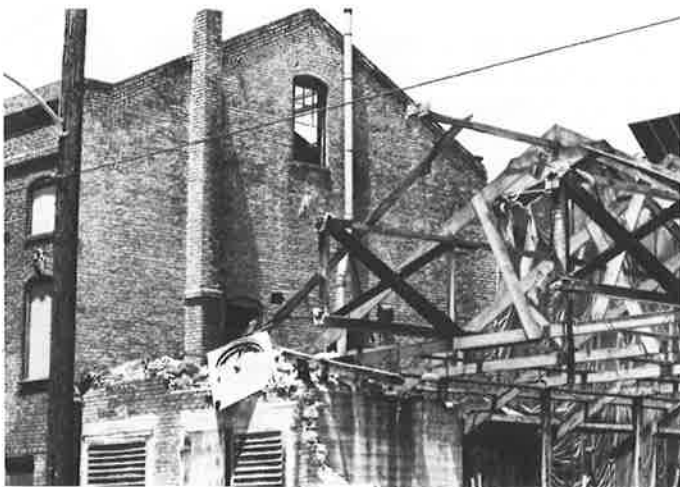
The "Oakland Briefing" column is prepared by the OHA Preservation Action Committee. If you would like to help monitor preservation issues in Oakland, please call Carolyn Douthat, 763-5370.

### ■ OHA MEETS WITH PLANNING DIRECTOR

Early in September members of the Preservation Action Committee met with Alvin James, Director of City Planning, to discuss the demolition of the Central Block (see related item) and the larger issue of the chilly climate for preservation in Oakland. The meeting covered three major areas of concern: enforcement of the existing landmarks ordinance and CEQA regulations, improved public notice on preservation issues, and the overall state of preservation in Oakland.

James, who has served as Planning Director since Norman Lind retired in August of last year, told the committee that one of his current efforts in the department is coordinating the activities of the Landmarks Board, the Cultural Heritage Survey, the Preservation Element, and the Citywide Preliminary Inventory. A high priority is that the wealth of data collected by these various projects be organized into a manageable form for use by staff in reviewing proposed projects.

James emphasized that before a citywide preservation element can be adopted as part of the overall General Plan, city



Oakland Ironworks: bumper crop of summer demolitions  
(Leslie Flint)



Central Building, 1101 East 12th Street: Italianate landmark demolished by the City  
(Survey photo)

commissions and the Council need background on existing laws and what preservation can offer the city. To this end, staff is preparing a "white paper" which will bring together examples of preservation projects, both in Oakland and in other cities, and provide a basis for considering how the city should approach the treatment of its historic resources.

These projects will take time, however, and in the meantime it is crucial that the current laws be enforced. The Director agreed to review current procedures with a view toward consistency in review and enforcement, and to consider ways in which OHA and other interested groups can be kept informed of applications which may affect historic resources. The Committee is hopeful that improved communication and consistent review will limit the number of eleventh hour confrontations and twelfth hour demolitions by allowing for timely public hearing and discussion.

--Carolyn Douthat



## ■ BELEAGUERED LANDMARK BITES THE DUST

During the week of August 11, the Central Block (aka Hinson Building) at 1102 East 12th Street was demolished by the City of Oakland. The building was a City Landmark, part of an S-7 historic district constituting the only intact blockface in old downtown Brooklyn, and identified by the Cultural Heritage Survey as being of National Register quality.

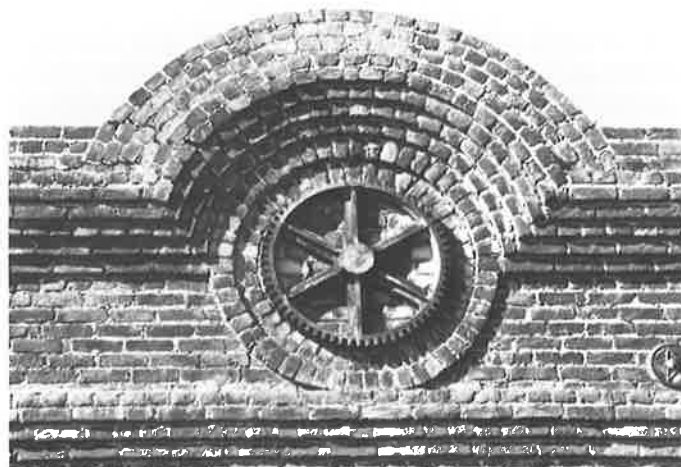
The Italianate commercial block was constructed in 1880 to the design of J.C. Mathews & Son. The owner, Charles Jurgens, was a prominent businessman who also owned a large downtown commercial block. The Central Block housed one of the Oakland Free Library's two original branches.

Despite fire and other damage in recent years (see 1982 OHA News), it was an important fixture in the neighborhood and the hope was that landmark protection would allow it to stand long enough for a sympathetic owner to take over. The other anchor building of the block, the Williams Block at East 12th and 12th Avenue, has been undergoing rehabilitation as have a number of artist-owned commercial buildings further east around 13th Avenue.

According to Richard Lloyd, secretary to the Landmarks Board, the demolition permit was issued without referral to the Planning Department, a step which is required by the Landmarks Ordinance.

The loss of this building is one in a series of errors by the City in the administration of the Landmarks Ordinance. Members of OHA's Preservation Action Committee met with Alvin James, Director of City Planning (see related article), to discuss this and other incidents, including last year's alteration of the Western Pacific Depot without design review. It is important that the City be aware that people care about the disappearance of significant buildings, and OHA members are urged to write to the City Planning Department to make their views known. Letters should be addressed to Alvin James, Director, City Planning Department, 6th Floor, City Hall, 1 City Hall Plaza, Oakland 94612, with copies to the Landmarks Board (care of the Planning Department) and OHA.

--Carolyn Douthat



Oakland Ironworks: sandblasted brick may have contributed to demolition (Leslie Flint)

## ■ OAKLAND IRONWORKS

Oakland Heritage Alliance failed in a recent effort to save a portion of the Oakland Ironworks, a rich part of the city's industrial history for more than a century and listed on the National Register of Historic Places.

The effort failed when OHA, which had temporarily succeeded in stopping demolition work on the site after learning that no demolition permit had been issued by the city, failed to convince Oakland's Landmarks Board to reconsider their earlier decision allowing a San Francisco-based developer to demolish portions of four of five brick and wood buildings in the complex near Jack London Square.

The lack of a demolition permit, which was termed an oversight by the developer, was not considered determinative by the Board. The developer, Terranomics Development Corp., which hopes to convert the property into a retail-commercial complex, argued that it was not economically feasible to save the facades without the preservation tax credits which were lost by sandblasting the brick.

The 1880-era factory group at 2nd and Clay Streets was one of the few distinctive examples of late 19th century industrial architecture left in Oakland. It includes the site of the former Remillard Brick Co., which along with the Ironworks pro-



Oakland Ironworks: frame building in foreground has been retained and refurbished (1982 Survey photo)

duced building materials for construction throughout the Bay Area.

The westernmost of the five-building complex, which is a City landmark as well as on the National Register, has been almost completely restored.

--Les Hausrath

■ OAKLAND CITY ASSETS COMMITTEE

Les Hausrath, president of Oakland Heritage Alliance, has been named to the City Assets Committee, representatives of agencies and organizations concerned with Oakland's physical, historical, and cultural assets. The Committee, organized by the Bay Area Partnership, meets quarterly, and provides input to the City and the private sector on the present and future management of the city's assets.

A subcommittee including Hausrath is now preparing an analysis of the consultant-prepared Central District Development Plan which the City Council will be considering in the next several weeks. Another project may be an illustrated "asset" map.

Committee members include Planning Director Alvin James, representatives of the Planning Commission, OEDE, and the Port, of civic and cultural organizations including OHA and the Oakland Museum, and of the Chamber of Commerce and private enterprises located in Oakland.

Endangered Fourth Church of Christ, Scientist, as part of early lakeside residential area (1920s postcard) ▶

■ EIR TO BE REQUIRED FOR CHURCH PROJECT

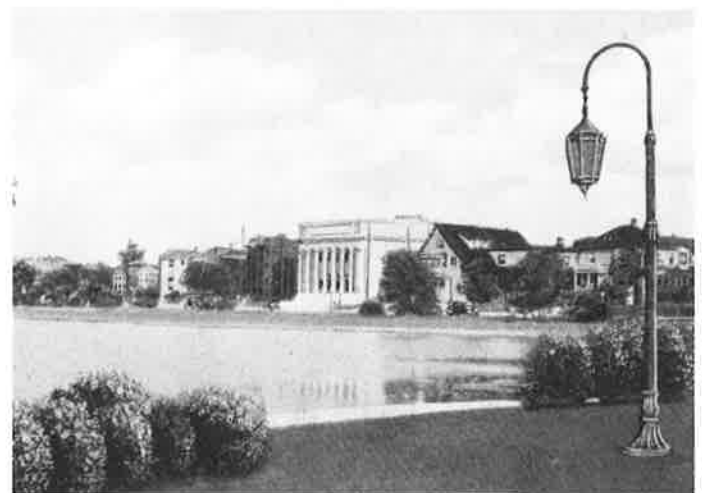
The proposal for a new Methodist church at 1330 Lakeshore Avenue (see Summer OHA News) which would involve demolition of the former Fourth Church of Christ, Scientist (1922, Carl Werner, architect) will be subject to an Environmental Impact Report, according to the determination of the City Planning Department.

The determination was based in part on possible adverse impact to a historic structure, and impact on the Lake Merritt District, the area surrounding the lake which has been identified as a possible National Register district. In a related development, the Director of City Planning placed the church on the landmarks Study List at the request of OHA. Inclusion on the list allows the Director to delay issuance of a demolition permit for 60 days, during which time alternatives to demolition may be explored.

--Carolyn Douthat

■ LAKE MERRITT DISTRICT UNDER SIEGE?

An application for a demolition permit for the Lake Merritt Hotel has been filed by Neault & Associates, owners of the hotel and the adjacent Lake Point Towers project. The art deco building, designed by William Weeks in 1927, is on the preservation Study List and in the Lake Merritt District, identified as a possible National Register district. A petition protesting demolition has been filed by neighbors and residents. It appears that issuance of the permit will be delayed for 60 days.



## City Landmarks Board Actions

The **Oakland Landmarks Preservation Advisory Board** meets on the third Wednesday of each month at 3:30pm in Room 211, City Hall. Meetings are open to the public. Designation of city landmarks is recommended by the Board to the City Planning Commission and City Council. Landmarks are subject to a 240-day delay in issuance of demolition permits and require design review by City Planning staff for exterior alterations. Final approval or denial of alterations is determined by the Board. Over one hundred landmarks have been designated in the 12 years since the Board was created.

### STAFF CHANGES FOR LANDMARKS BOARD

Richard Lloyd, assistant planner who has been secretary to the Landmarks Board for the past three years, has left the City Planning Department. Lloyd, a former OHA board member, will be completing a doctorate in planning prior to taking a teaching position in Australia. Chris Buckley, an assistant planner whose latest project was the Citywide Preliminary Inventory, will replace Lloyd as secretary. Buckley has been involved with the Oakland Cultural Heritage Survey since its inception, and brings an encyclopedic knowledge of architectural history to his new assignment.



Oakland Ironworks: demolition of brick buildings in progress (frame building to left has been landmarked and rehabbed) (Leslie Flint)



Cathedral Building (B.G.McDougall, 1913): Board debates paint job, says mural can go (Survey photo)

### JULY

Board met at Preservation Park, and toured the Remillard House with project architect Steven Farneth and Henri Turney of OEDE. They reviewed paint colors for Phase Two, the two houses moved from Pill Hill. Gerald Love from Kelly Moore Paints showed the original colors as discovered by analysis of paint chips: predominantly yellow with green trim. The Board approved using the original color schemes, but requested that the colors be toned down.

Painting of the Cathedral Building was also reviewed: the slate roof, parapet, window trim, ground floor, and back wall with the mural. Some Board members found the color selection unhistorical, and the

Board directed the owners (Trans-Action Co.) to chip the paint to determine the original colors, and paint samples on test areas. With David Hoard and Chris Pattillo opposed, they also voted to allow the 1976 "Acorn Seed" mural to be obliterated.

Board discussed the demolition of the Oakland Ironworks (see Briefing): developers reiterated to the Board and OHA representatives that the brick facades would be "restored as much as possible," i.e. demolished and replaced in similar scale but in stucco, and contended that this had been the understanding when the Board removed the buildings from the Study List in February. OHA's Les Hausrath called for more public disclosure and discussion in the landmarks process.

New member Gordon Henderson was welcomed to the Board, and David Hoard and Jean Spees reelected as chair and vice chair for the coming year.

#### AUGUST

For lack of a quorum, the Board was not able to take any formal action: OHA's request to place the Fourth Church of Christ, Scientist on the Study List had to be referred to the Planning Director (see Briefing). Board received reports from Gary Knecht on the Survey (Adams Point completed, available at Oakland History Room and City Hall; West Oakland on hold pending funds) and discussed presenting landmark certificates at the Preservation Fair. Board and secretary Richard Lloyd discussed the need for more information in advance of design review presentations, and more formal review policies (e.g., were original paint colors always to be required?), and proposed to look into practices in other cities.

#### SEPTEMBER

Board reviewed alterations to the Williams Building at 1150-56 East 12th Street, a landmark and part of the downtown Clinton/Brooklyn S-7 preservation district. The owner wished to install plywood in place of glass in the storefronts for security reasons. Board suggested alternatives, but reluctantly approved the plywood, subject to review in a year, in hopes that neighborhood conditions or the occupants' needs might change. Applicant also

asked about aluminum windows which imitate double-hung sash and would have been much less costly than the wood windows used in rehabbing the upper floor. Board mentioned last month's discussion of design review guidelines, which would address such questions; Chris Buckley had been collecting examples from other jurisdictions.

Board added to the Study List the 30 individual buildings and four districts identified as eligible for the National Register by the Adams Point Survey.

Board voted to apply to the State Office of Historic Preservation for Certified Local Government status, which could make Oakland eligible for various survey and preservation grants. The program would require the Board to establish procedures for reviewing National Register nominations, oversee a cultural resources survey, file an annual report, and each member to attend one conference a year.

Board endorsed National Register nomination of Oakland Technical High School (Tech is having a landmark dedication ceremony on Saturday, Oct. 4, at 2 pm) and heard that the PG&E Building at 16th and Clay is now on the National Register.

Demolition of the Central Building was discussed (see Briefing), and Board decided that the site should continue to be covered by the S-7 zoning so that new construction on the historic blockface would be subject to design review.

Chris Buckley reported that staff had approved color selection for the Cathedral Building, and painting was proceeding.



Williams Block, East 12th St. & 12th Avenue: Board and owner discuss vulnerable storefronts (1981 Survey photo)



## OHA Update

### ■ PERALTA HACIENDA OPEN HOUSE

On Sunday, October 12, OHA is co-sponsoring an event with the Friends of the Peralta Hacienda to showcase progress on the Peralta Hacienda Park project at 34th Avenue and Paxton. Plans and a detailed architectural model will be on display, showing how the historically significant site will look once completed, and historic photos of how it once looked.

For the past 10 years, the Fruitvale Community Development District has undertaken the task of recreating a piece of history and at the same time providing a new source of open space in the neighborhood. The project is divided into 3 phases. The first phase, developing a creekside park with picnic areas and children's play structures, as well as the renovation of the house, has now been completed. Phase II entails the reconstruction of the adobe walls and a commemorative plaza. State and City funds have been allocated for much of this, but it remains for the Friends to come up with money to further plans for the House itself.

The Friends envision the project as a historical focal point, where neighbors can come to learn about early California history through educational programs, docent tours, and a fully period-furnished environment. Immediate needs include alarm and sprinkler systems, window coverings, and insurance.



Peralta Hacienda: open house celebrates progress of neighborhood historic park (Betty Marvin)

Senator Nick Petris has agreed to be Honorary Chairman for this event. Also lending support are City Councilors Ogawa, Spees, and Riles.

A suggested donation of \$7 is requested. OHA members should watch for invitations in the mail. The Peralta Hacienda is located on the corner of 34th Avenue and Paxton. The reception hours are from 4 to 6. For further information contact committee chair Claudia Albano at 534-2780 or OHA Board member Annalee Allen at 654-6791.

### ■ BEST OF BROADWAY: NOMINATIONS SOUGHT

The Broadway Book, OHA's first publishing effort, continues to inch its way along its five-mile course. Downtown portions are well in hand, with writing progressing based on research of the Oakland Cultural Heritage Survey.

For the outer portions of Broadway, beyond 27th Street, the job is a little harder. More original work must be done. There are some obvious buildings and sites to be singled out, such as Tech High, the Kings Daughters Home, and Moss Cottage. But the main thrust of this section will be to represent residential Oakland. Our premise is that there are examples of all types of Oakland residences along or within a few blocks of Broadway.

NEWS readers can join in this worthwhile task. We would like to know what you think are the most interesting buildings/sites/events along outer Broadway, or within two or three blocks of the main stem. Nominations can be prototypes or one of a kind, or may even be whole blocks or streets. For example, Ocean View Drive above Broadway displays a wide array of architectural styles and construction periods.

Most welcome will be those contributions which include a historical note, anecdote, or architectural commentary. But if you've admired a neighborhood landmark, don't be daunted by lack of facts: we can fill in the blanks.

Send your ideas to Edward Phillips, 15 Ashmount Way, Oakland 94610. The only prizes are the warm appreciation of the OHA Publication Committee, and the possibility that your choice favorites will be shared by others when they are mentioned in The Broadway Book.



Strange and wonderful bungalows on Upper Broadway: opinions and information sought for Broadway Book(P.Bellman)

## OLD OAKLAND FILMS RAISE SURVEY FUNDS

On September 7th, 190 people filled the Egyptian Theater at the Grand Lake Theater complex to view film clips of Oakland during the 1920s. Mark Wilson provided running commentary, and a good time was had by all. Net proceeds of the event--more than \$200--has been added to the OHA--Survey Fund, bringing that fund's total to nearly \$1,000 in cash and pledges.

As reported in the last issue of OHA NEWS, the in-depth survey of architecture and history in West Oakland, originally scheduled to begin in August, has been postponed by the City Planning Department until funding can be found. OHA has been a co-sponsor of the survey since it began in 1979, and is committed to its continuation. In August the board of directors established a fund to help support the Cultural Heritage Survey. Contributions in any amount may be sent to OHA--Survey Fund, 5569 Lawton Ave., Oakland 94618.

According to survey coordinator Gary Knecht, funding of at least \$8,000 will be needed to get the West Oakland survey started. With more than 4,000 Victorian and turn-of-the-century buildings in West Oakland to be researched and evaluated, funding of at least \$15,000 will ultimately be required. The city is optimistic about possible grant funds available in the spring or summer of 1987, but OHA is committed to help raise at least the first \$8,000 as soon as possible.

You can support the Cultural Heritage Survey by making a contribution (in any amount) to the OHA--Survey Fund. You may also contribute in the following ways:

- volunteer to help mail out requests for contributions;
- see if your employer has a matching contribution program or a giving program which could make a tax-free donation;
- let us know about other funding sources you are familiar with;
- and when survey work begins, volunteer to help do research or take photos or whatever.

If you have questions, or wish to help in any way, contact survey coordinator Gary Knecht at 273-3941 (City Planning Dept.) or any member of OHA's board of directors.



## Museum Review: Ardenwood Historic Farm

Twenty minutes from downtown Oakland it is possible to turn off the freeway onto a tree-shaded lane, and step back into the 1889 world of a rural farm. Located off Highway 17 at the Dumbarton Bridge exit in Fremont, Ardenwood Farm is the newest East Bay Regional Park, opened in summer 1985. It is a working farm and "living history" project. With 100 acres of row crops, 20 acres of walnut orchard and 34 acres of eucalyptus groves, plus farm animals and restored antique farm machinery, it gives visitors a living picture of farm life from the 1870s to the 1920s. On the property is a fine Queen Anne house built in 1889 as an addition to an 1850s farmhouse. Both sections of the house have been restored, and rooms are shown by authentically costumed guides. The name Ardenwood comes from Shakespeare's As You Like It and was selected by original owner George Patterson and his family to describe their prosperous ranch.

Parquet floors, jeweled stained glass windows, original wallpaper, rugs, and furnishings are on view in the house. A huge beveled mirror which survived the 1906 earthquake stands in the hall. A

small elevator was possibly the first installed in a private home in the East Bay. It is even said that a friendly ghost inhabits the house!

Outside are spacious lawns and gardens and a barn and smithy. Over 70 pieces of antique farm machinery and vehicles are now part of the farm collection. Some 15 of these are restored, including hay wagons and buggies. Draft horses pull these around the grounds throughout the day, providing free rides for all.

Trained interpretive specialists demonstrate such 19th century skills as candle dipping, weaving, and barrel making. Special events and tours center around actual farming tasks such as planting and harvesting.

Members of the Mission Peak Heritage Foundation took notice of the Patterson House and Farm more than 10 years ago and alerted the City of Fremont that this unique example of 19th century Alameda County farm life should not go the way of urban development. The house had been in the hands of caretakers for several years and it was feared it would suffer the same fate as another Patterson family home nearby, which was burned to the ground as instructed by the owner's will. Fortunately Fremont's city officials had the foresight to preserve Ardenwood, and the house and 300 acres were set aside for a park.

Dr. Robert Fisher, a historian with Mission Peak Heritage, directed the house's restoration. Despite years of neglect, many original furnishings and family artifacts (including photographs) remained. Restoration continues, with the kitchen and pantry areas and more bedrooms in the 1850s portion scheduled for next year. The house interior is maintained by the City of Fremont, and the grounds by the East Bay Regional Park District. Future plans include a reconstructed train station/general store near the park entrance, and excavation of an Ohlone Indian village site west of the house.

To reach Ardenwood Historic Farm, take Nimitz Freeway (I-80/17) to the Decoto Road/Dumbarton Bridge exit (34); west to Newark Blvd.; north on Newark, which becomes Ardenwood Blvd., to park entrance. Entrance fee: Thursday, Friday, \$1.50



Patterson House at Ardenwood Farm, newest East Bay Regional Park  
(Park District logo)

adult (14 up), \$1 child, 2 and under free; Saturday, Sunday \$3/\$2. Park hours Thurs.-Sun. 10 to 6; gate closes at 4. For information on tours and events, call 796-0663.

--Annalee Allen

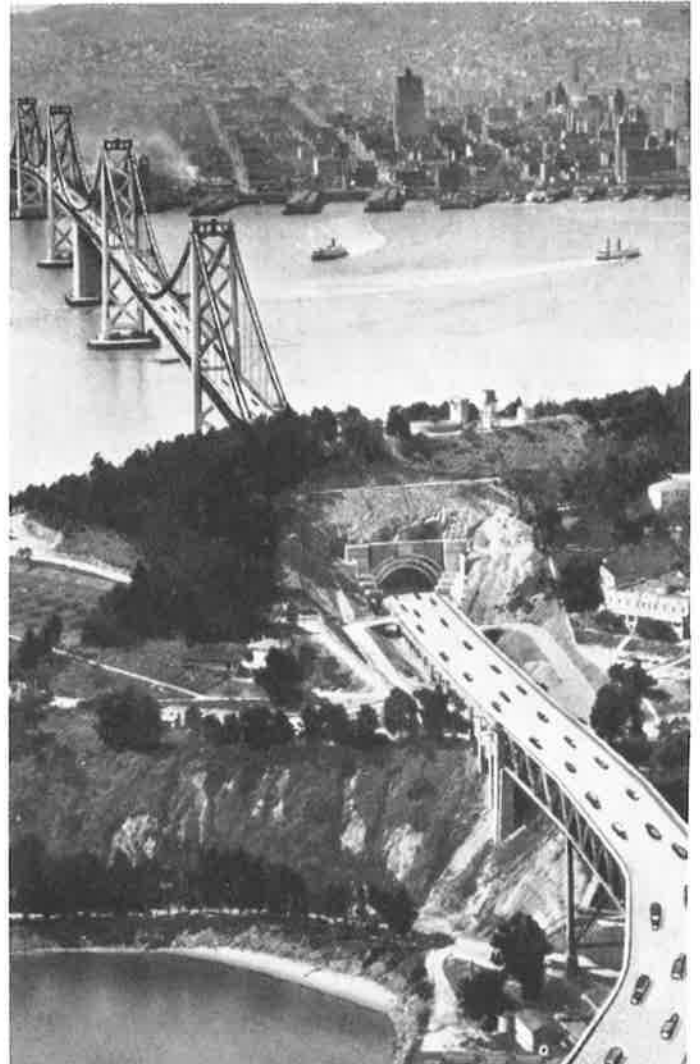
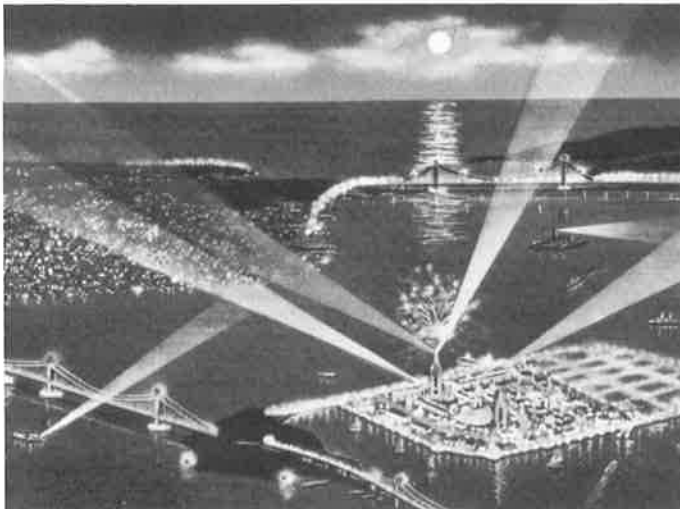
■ **TREASURE ISLAND MUSEUM: BAY BRIDGE AND GOLDEN GATE BRIDGE EXHIBIT**

An exhibit interpreting the history of the Bay Bridge and the Golden Gate Bridge will open at the Treasure Island Museum on November 3, 1986. The exhibit will portray the construction of the bridges, their history, and their significance for the Bay Area. Photographs will complement the artifacts on display, which will include an original foghorn and an aircraft signal light from the Bay Bridge, 50-year-old overalls worn by a worker during construction of the bridge, and rivets and cable segments from the Golden Gate Bridge.

Treasure Island was built for the 1939-40 Golden Gate International Exposition, which commemorated the completion of the two great bridges. The Museum is open seven days a week from 10 to 3:30 except federal holidays. Admission is free. The exhibit runs through August 1987.

--Douglas Brookes

Postcards c.1939 celebrate the Bay bridges: right, "Airplane view toward San Francisco" points out "largest bore vehicular tunnel in existence"; below, Night view features bridges and Treasure Island World's Fair.



■ **"THE OAKLAND THAT WASN'T" AT O.H.R.**

A bridge across Lake Merritt? A park in Trestle Glen? A "Bankers' Hotel" in downtown Oakland? All these and many more are featured in a display entitled "The Oakland That Wasn't." Photographs, architectural plans, brochures, and newspaper articles focus upon the City's unbuilt and unrealized buildings, parks, city halls and civic centers--the city's great might-have-beens, a glimpse of an Oakland that no one ever knew.

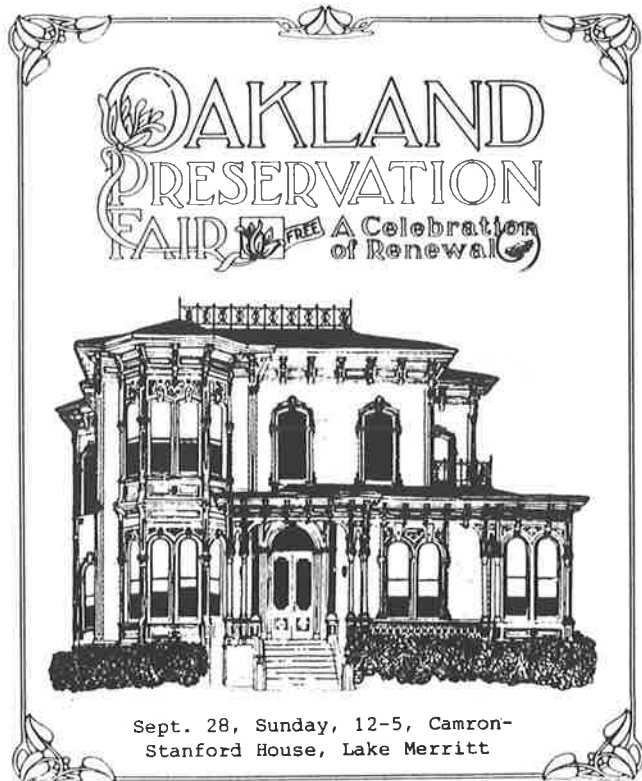
The exhibit runs from September 17 through November 15 in the Oakland History Room, Oakland Main Library, 125 14th St. Hours are Tuesday, Thursday, noon to 8:30 pm; Wednesday, Friday, 10 am to 5:30 pm; Saturday, 1 to 5:30 pm; phone 273-3222.

--William Sturm

# OHA Calendar

The OHA Calendar lists events, activities, and meetings related to history and preservation that may be of interest to OHA members. To submit items for listings, contact Oakland Heritage Alliance.

## Upcoming Activities



Sept. 28, Sunday, 12-5, Camron-Stanford House, Lake Merritt

Sep. 30-Oct. 3, American Association for State & Local History convention, "Turning Dreams into Reality" Oakland Convention Center; 273-3842  
 OHA reception, Oct. 2, 4-6:30, 9th & Washington.

through Nov. 14, "Frontier America," paintings, sculpture, photos, prints by Keith, Curtis, Remington, etc.; One Market Plaza, S.F.; Mon-Fri. 7am-6:30pm, free.

through Nov. 15, "The Oakland that Wasn't," Oakland History Room, Main Library, 125 14th St.; Tu. & Th. 12-8:30, Wed. & Fri. 10-5:30, Sat. 1-5:30; free.

Oct. 4, Sat., 2pm, Oakland Technical High School, 4351 Broadway, Landmark Dedication Day.

Oct. 5, Sun., 2-5, Berkeley Historical Society exhibit opening and book party for new edition of "Exactly Opposite the Golden Gate," Old City Hall, 2134 King Way, Berkeley, free, 524-9880.

Oct. 5, Sun., Alameda Victorian Preservation Society, Victorian house tour, noon to 5; \$9 advance from AVPS, Box 1677, Alameda 94501, \$10 at the tour, Fr Franklin Park, San Jose & Morton Sts. 523-AVPS.

Oct. 12, Sun., 4-6 PM. Peralta Hacienda Open House, OHA and Friends of Peralta Hacienda. 34th Avenue & Paxton. Donation \$7. 534-2780/654-6791.

Oct. 15-17, Rural Preservation Conference in Chico, "Old Buildings and New Prosperity," (916)445-8006.

Oct. 18, Sat., 1:30-3:30, Uptown Oakland Art Deco Terra Cotta Walking Tour, OHA & Art Deco Society, led by Dean Yabuki; Mary Bowles Bldg., 1718 Telegraph; \$2 members, \$3 general.

Oct. 19, Sun., 12th annual Oakland Black Cowboy Parade.

Oct. 30, Thurs., 8pm, John Kenyon, slide lecture, Remarks on a Recent Trip to Britain; 2105 Bancroft, Berkeley, free; Berk. Architectural Heritage, 841-2242.

Oct. 30, Thurs., evening, TBA, Oakland Heritage Alliance annual meeting and election of officers.

Nov. 3 through Aug. 1987, Treasure Island Museum, 50th anniversary exhibit on Golden Gate and Bay Bridge; Daily 10-3:30, free.

Nov. 20, Thurs., 8pm, Bill Sturm, slide lecture, "Golden Gate and Bay Bridge: 50 Years;" BAHA, 2105 Bancroft, Berkeley, free, 841-2242.

## Regularly Scheduled Tours

Dunsmuir House. Tours every Sunday, spring through fall; \$3; 2960 Peralta Oaks Court, Oakland; 562-7588.

San Francisco's Historic North Waterfront. S.F. Heritage walking tour, Sat.s at 10:30 AM; cable car turntable, Hyde & Beach; \$3, under 12 free, 441-3000.

Black Diamond Mines, underground mining museum, Sat. & Sun. 10, 11, 1:30, 2:30; reservations required, 757-2620; \$2+\$1.50 parking. Somersville Road, Antioch.

Ardenwood Historic Farm, park open Thurs.-Sun. 10-4, house tours hourly Sat. & Sun./variable Thurs. & Fri., fee \$3-\$1 dep. on age & day; Ardenwood Blvd. or Lake Blvd., Newark; 796-0663.

Oakland Tours Program. Old Oakland, City Center, Chinatown, Uptown, Pres. Park, Port. April-Oct., free, 273-3234.

Camron-Stanford House. Wed. & Sun., free, 836-1976.

Paramount Theater. 1st & 3rd Sat., 10 AM, \$1, 893-2300.

## Regularly Scheduled Meetings

Oakland Heritage Alliance. OHA Board of Directors meets on the first Monday of the month, 7:30 pm. For agenda and location, please contact Les Hausrath, 834-5652.  
OHA Preservation Action Committee: contact Carolyn Douthat, 763-5370, for time, place, and agenda. Meetings are open to all interested persons.  
OHA Publications Committee, working on a guidebook/history called The Broadway Book, meets usually on Tuesday evenings--call Ed Phillips, 465-9829.

Oakland Landmarks Preservation Advisory Board. The board usually meets on the 3rd Wednesday of the month, 3:30pm, City Hall, Room 221, Washington & 14th Sts, Oakland. For agenda and dates, contact Oakland City Planning Department, 273-3941.

Oakland City Planning Commission. The commission usually meets every other Wednesday, 3:30pm, City Hall, Room 115, Washington & 14th Sts, Oakland. For agenda and dates, 273-3941.

Oakland City Council. The council meets every Tuesday evening, 7:30pm, City Hall, Council Chambers, Washington & 14th Sts, Oakland. For agenda and dates, contact Oakland City Clerk, 273-3611.

Oakland Design Advocates. ODA meets on the 2nd Wednesday morning of the month, 7:30am, Lake Merritt Coffee Shop (formerly Tom Lovely's Restaurant), 336 Grand Avenue, Oakland. For agenda and dates, contact ODA, 893-6834.





# Oakland Heritage Alliance

5569 Lawton Avenue, Oakland, CA 94618

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 1985-86

President ..... Les Hausrath  
Vice President ..... Carolyn Douthat  
Financial Officer ..... Laura Niebling  
Secretary ..... Annalee Allen

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# Oakland Heritage Alliance News

644 Longridge Road, Oakland, CA 94610

### EDITOR / PRODUCTION

Betty Marvin

### EDITORIAL BOARD

Dean Yabuki (chair), Carolyn Douthat

### CONTRIBUTORS

Annalee Allen, Phil Bellman, Douglas Brookes, Carolyn Douthat, Leslie Flint, Les Hausrath, Gary Knecht, Betty Marvin, Kathy Olson, William Sturm, and Charles B. Oakland.

## New OHA Members

The Officers and Board of Directors of Oakland Heritage Alliance wish to welcome and thank all those concerned citizens who have shown their interest in Oakland's history and preservation by joining OHA. OHA's new members (July through August) are as follows:

Marty Blake, Frances Bowman, Aimee Bradley, Ben Bradley, Carol Cabell/Eugene Valeboe, Alice J. Chambers, James Henry Chapman, Joan Chinowsky, Jean Marie Circiello, Mary Ruth Connelly, David/Donna Dobbin, David Dropkin, Walter Epp, Pat Flowers, Robert Harris, John Herrick, Douglas Hohbach, Susan R. Hyde, Barbara Klein, Edward Lorenz, Cheryl Miller, Wanda Miller, Christopher Overs, Philip Partipilo, Jessie Lee Stevenson, Sarah Vogel, Bridget Wynne.

OHA NEWS welcomes contributions--research projects large or small, historic photos, reports on preservation issues or events, what have you. Contact Betty Marvin, 849-1959, or Dean Yabuki, 832-5355.

Oakland Heritage Alliance, 5569 Lawton Avenue, Oakland, California 94618

**JOIN OHA TODAY!** Your annual tax-deductible membership dues include the **OHA News** and announcements of all OHA activities. Additional contributions and your active participation will make OHA a more effective organization.

Name \_\_\_\_\_  New  Renewal  
Address \_\_\_\_\_  Change of Address only  
City, Zip \_\_\_\_\_  \$5 Senior/student/limited income (1 vote)  
Phone Numbers (H) \_\_\_\_\_ (W) \_\_\_\_\_  \$10 Individual (1 vote)  
I would like to serve on the following committee(s): Membership  Programs   \$15 Family (2 votes)  
OHA News  Publicity  Landmark Nominations  Landmark Assistance   \$25 Organization (1 vote)  
Preservation Action  Summer Tours  Development Fund Raising  other   \$100 Sponsor (1 vote)  
 \$ \_\_\_\_\_ Additional contribution

## Oakland History Notes

### Bacon's Palace of Sweets

In an age of ample girths and elephantine appetites, Bacon's Palace of Sweets catered to the confectionary tastes of many and sundry Victorian ladies and gentlemen. Situated in the Delger Block on the west side of Broadway between 9th and 10th Streets, the store opened its doors in 1872, promising "home-made candies and fine chocolates," manufactured on the premises. Puffed the Oakland Tribune, "Every design and novelty in the candy line, suitable for gifts to those for whom we have respect, esteem, or kindly regard, may be had at this store, and only the purest material is sold over the counters."

The Palace reigned supreme for many years as the city's center of sweets. When, in 1884, Mr. Delger rebuilt his block, Mr. Bacon continued his business at the same location.

Esteemed for his "long experience in catering to the sweet tooth of Oakland," James H. Bacon later dallied in real estate, to his financial woe. One evening in 1891, he checked into a San Francisco hotel; he was found hanged in his room the next day by the maid. His business was carried on by various parties until 1911, its glories by then long eclipsed by the fattening pleasures afforded by Lehnhardt's at 1309 Broadway.



(Oakland History Room)

Today the Delger Block, a city landmark, is being carefully restored as part of the City's Victorian Row development. The site of Mr. Bacon's Palace can still be seen, a pleasant gustatory memory of Oakland's past.

--William Sturm

Oakland Heritage Alliance  
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Oakland, California 94618

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