STATE OF CALIFORNIA - THE NATURAL RESOURCES AGENCY

EDMUND G. BROWN, JR., *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov

August 26, 2016

Betty Marvin
Planner I
Community & Economic Development Agency
250 Frank Ogawa Plaza, Suite 33
Oakland, California 94612-2021

RE: Historic Preservation Commission Review and Comment on the Nomination of St. Joseph's Home for the Aged to the National Register of Historic Places

Dear Ms. Marvin:

Pursuant to the Certified Local Government Agreement between the Office of Historic Preservation (OHP) and your governmental entity, we are providing your historic preservation commission with a sixty (60) day review and comment period before the State Historical Resources Commission (SHRC) takes action on the above-stated National Register of Historic Places (National Register) nomination at its next meeting. Details on the meeting are enclosed.

As a Certified Local Government under the National Historic Preservation Act of 1966, as amended, your commission may prepare a report as to whether or not such property, in its opinion, meets the criteria for the National Register. Your commission's report should be presented to the Chief Elected Local Official for transmission, along with their comments, to California State Parks, Attn: Office of Historic Preservation, Julianne Polanco, State Historic Preservation Officer, 1725 23rd Street, Suite 100, Sacramento, California 95816. So that the SHRC may have adequate time to consider the comments, it is requested, but not required, that OHP receives written comments fifteen (15) days before the SHRC's meeting. If you have questions or require further information, please contact the Registration Unit at (916) 445-7004.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources and afforded consideration in accordance with state and local environmental review procedures.

Supplemental information on the National Register is available at our website at the following address: www.ohp.parks.ca.gov.

Thank you for your assistance in this program.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

Enclosures: Nomination, Meeting Notice

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MEETING NOTICE

FOR: State Historical Resources Commission Quarterly Meeting

DATE: Friday, October 28, 2016

TIME: 9:00 A.M.

PLACE: City Council Chambers
City of Redlands Civic Center
35 Cajon Street, Suite 2
Redlands, CA 92373

This room is accessible to people with disabilities. Questions regarding the meeting should be directed to the Registration Unit (916) 445-7008.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: St Joseph's Home for the Aged
Other names/site number: St. Joseph's Complex
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing

DRAFT

2. Location

Street & number: 2647 International Boulevard
City or town: Oakland State: California CA County: Alameda
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [x]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property
(Check only **one** box.)

Building(s)	x
District	
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
5	1	buildings
		sites
1	1	structures
		objects
6	2	Total

Number of contributing resources previously listed in the National Register 0

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6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/Institutional Housing
RELIGION/Religious Facility
FUNERARY/Mortuary
HEALTH CARE/Sanitarium
DOMESTIC/Secondary Structures

Current Functions
(Enter categories from instructions.)
DOMESTIC/Institutional Housing
DOMESTIC/Secondary Structures

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS / Colonial Revival
Other: Georgian Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
Foundation: CONCRETE
Walls: BRICK, STUCCO
Roof: METAL/copper, galvanized iron; STONE/slate
Other: WOOD, STONE/Sandstone

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

St. Joseph's Home for the Aged is located at 2647 International Boulevard (previously, East 14th Street) in the Fruitvale Neighborhood of Oakland, California.[1] (The property is currently operated by BRIDGE Housing as the St. Joseph's Senior Apartments (the Main Building) and Terraza Palmera at St. Joseph's (the other three residential buildings). It was built as a home for low-income elderly by the Little Sisters of the Poor.

The St. Joseph's site may be characterized as a trapezoid that is missing a corner; this corner is occupied by mixed-use buildings that front on International Boulevard and 26th Avenue and are under separate ownership. The site measures approximately 300 feet wide and 350 feet deep overall and encompasses almost 2.60 acres. It is bounded on the north by International Boulevard and the mixed-use commercial/residential buildings previously mentioned, on the south by East 12th Street and on the west by 26th Avenue and the same commercial/residential structures mentioned above. The International Community School borders St. Joseph's on the east.

[1] At the time of St. Joseph's construction, International Boulevard was known as East 14th Street and most of the original permits and documents list 264 14th Street as the property's address.

The site slopes gently to the south. There are a total of six buildings on the property, including five historic buildings and one non-historic building. The historic centerpiece of the complex is the Main Building which is set back from International Boulevard behind a parking lot and landscaping. Four historic subsidiary structures are located behind the Main Building; these buildings are the Laundry Building, the Men's Smokehouse, the Garage and the Mortuary Chapel (also known as the Guardhouse). The edges of the site are defined by a combination of the walls of adjacent buildings, brick and concrete site walls and metal fences and gates.

The complex has recently undergone rehabilitation for use as rental housing benefiting from Federal preservation tax incentives. The Main Building, now known as St. Joseph's Senior Apartments, currently provides 84 apartments for low-income seniors and 3,200 square feet of commercial space. The Laundry Building, Men's Smokehouse and the new residential building—known collectively as Terraza Palmera at St. Joseph's—provide four affordable housing units designed for families in the historic buildings and 58 affordable housing units for families in the new building. The Garage and Mortuary Chapel are used as service and community spaces, respectively, for the residential buildings on the property.

Narrative Description

SITE

St. Joseph's is insular in its urban surroundings of multi-story commercial and mixed-use buildings, apartments and houses of varying date. Unlike the surrounding buildings which largely front directly on the sidewalk, the Main Building of St. Joseph's is set back from the street behind a tall painted mild steel fence with brick pillars. The east, west and south edges of the site are similarly set off by building walls, medium-height site walls or fences. To the south of the site, directly across East 12th Street, lies an elevated section of the Bay Area Rapid Transit (BART) rail line. Visible beyond the BART tracks is a residential and commercial area of East Oakland.

The body of the Main Building is rectilinear in shape with two wings projecting southward from the center and west end of this main block to form a backwards "F." The Laundry Building is located a short distance south of the Main Building, almost on axis with the center rear wing of the Main Building. To the east of the gap between the Main and Laundry Buildings lies the Men's Smokehouse. The Garage is located to the south of the Men's Smokehouse. It marks the southeastern corner of the lot and its southern wall is in line with the southern site wall. The Mortuary Chapel is located to the southwest of the Main Building. The newly constructed apartment building forms an L-shaped mass to define the southwest corner of the site.

The north parking lot is located in front of the Main Building, just inside the fence. Additional parking spaces occupy the majority of open space between the buildings and are reached through the vehicular entrances in the fence on International Boulevard via driveways located beside the eastern and western elevations of the Main Building.

Vegetation, concentrated adjacent to the buildings, includes Canary Island palm trees at the front of the building and garden plots for residents between the rear wings of the Main Building. The planting beds close to the buildings contain conifers, evergreens and flowering shrubs.

MAIN BUILDING

The Main Building is the largest, most prominent building in the complex. Occupying almost the full length of the parcel's International Boulevard frontage, the Main Building is a five story, red brick-clad residential building designed in the Georgian Revival Style. It contains approximately 82,250 square feet in a backwards F-shaped plan. Overall, the building measures more than 191 feet east-west by approximately 125 feet at its greatest depth north-south.

Construction

The building was constructed on a combination of continuous concrete perimeter foundation and individual concrete footings supporting brick bearing perimeter walls, brick cross walls at the center bay and two rows of steel columns running east-west. Except for the steel columns and beams and limited areas of concrete slab on grade flooring, the floor construction, flooring and roof framing are wood.

The building was symmetrical when it was completed in 1913. In 1945, a wing, oriented north-south, was added to the west end of the structure. The addition projects slightly from the north façade of the original building, and extends south to echo the central wing at the rear of the original building. The wing matches the original portion of the Main Building in materials, exterior composition, form, and ornamentation.

Exterior Overall

The façade treatment is simple overall with even or regularly spaced bays containing six-over-six double hung wood windows that are predominantly segmentally arched. At all elevations, the first or ground floor (called basement in the original drawings) is set off by a corbelled brick belt course and segmentally arched windows. The second and third floors are defined by segmentally arched windows, except at the north and west elevations where arched windows with three-light transoms distinguish the second floor. The fourth floor is set off from the floors below by square headed windows and a brick belt course at the north and west elevations and returns on adjacent elevations. Above these windows, are painted copper cornice modillions and a paneled brick parapet wall that wraps around the full length of the north and west walls to terminate at the east and south walls, respectively. The roof is slate with copper flashing, valleys and ridge rolls and alternating round and pointed arched dormers at the north and south elevations.

North Exterior Wall

At the north elevation, ornamentation is concentrated at the advancing plane of the center five bays. At the center three bays, a red brick and cement plaster porch projects from the façade, accessed by a grand flight of stairs rising from grade. First floor entrances are located in the side walls of the porch at grade. The stair cheek walls, columns, pillars and porch

cornice are all cement plaster. Lettering centered on the porch fascia identifies the building as "St. Joseph's." At the fourth floor, directly above the porch, is a cement plaster niche. Drawings show a statue—possibly St. Joseph—in the niche, but it is not known if the statue was installed and subsequently removed. The central ornamentation culminates at the roofline in a cross hip roof. A belfry topped with a cross straddles the intersection of the gable and hip roofs. The belfry conceals two skylights located at the intersection of the vertical and central cross bar of the backwards F-shaped plan.

West Exterior Wall
Except for deviations in wall treatment resulting from the removal of an original fire escape, the fenestration, projecting brick courses, cornice and dormer treatment continues from the north wall to wrap around the west wall. The location of the original fire escape is marked by cementitious patching at the floor levels, infilling of doors with windows and spandrel panels, and a gap in the cornice where the fire escape descended from the roof.

South and East Exterior Walls of the West Addition or Convent Wing
Except for the arched masonry openings at the second floor, the fenestration, projecting brick courses and cornice apparent at the north and west walls wrap around south wall of the west addition. The arched second floor openings are replaced at the rear elevations with less ornamental, segmentally arched masonry openings and the ornamental cornice and corbelled brick courses below the fourth floor windows end as returns on the east wall of the west addition.

A shed-roofed, wood solarium carried on wood posts projects approximately 15 feet from the south end of the second floor. This is one of three solariums at the south wall. Each varies in location and, minimally, in design. Here, the solarium design consists of ribbon windows composed of three-over-three light double hung sash under three-light awning transom windows.

South Exterior Wall of the Main Body of the Building
The south elevation of the main body of the building is divided into two roughly equal parts by the lower bar of the backward F-shaped plan. The lower bar of the backward F plan—the Chapel Wing—is described below.

On each side of the Chapel Wing, the south wall of the main mass of the building consists of a wide projecting center zone flanked by a recessed bay at each end. The corbelled brick course above the first floor continues across these walls. At the fourth floor, the roof and metal hung gutter is brought down tight to flat-arched windows in the wide center zone. There are three evenly spaced dormers with pointed arch pediments over the projecting wide center zone on each side of the Chapel Wing. On the west side, a tall, projecting brick chimney blocks the center dormer.

Wood solariums carried on steel pipe columns project from the advancing planes of the east and west ends of the south wall. On the west side, there is a two-tiered solarium at the second and third floors. The solarium at the second floor is taller than that at the third floor, consisting of ribbon windows composed of three tiers of three-light awning sash under a

three-light awning transom, divided by a heavy transom rail. The solarium at the third floor repeats the design of the westernmost solarium at the Convent Wing as does the third floor solarium at the east side of the south wall. Anomalies to the otherwise consistent south wall solarium designs occur at the west side where a single bay at the third floor extends across the receding plane of the elevation and the east and west side walls of the solariums which have fewer lights than the south walls.

CHAPEL WING

The Chapel Wing is aligned with the main International Boulevard entrance at the north elevation, but is a half story lower than the primary building mass. At the south end of this wing, the form of a chapel nave emerges above a T-shaped footprint, culminating in a gable end wall and faceted apse at the south. Small two-story bays project from the east and west walls of the nave to house the confessionals.

The fenestration and wall treatment at the first and second floors of this wing is similar to that of the main mass of the building, although much less regular. The windows are largely segmentally arched and square-headed and corbelled brick courses wrap around the elevations between the first and second floors. The window types vary from four-over-four to one-over-one double hung to single light casement to single light fixed.

At the east and west walls of the nave, pilaster strips culminate in machicolation-like detail below the roofline. Between the pilaster strips, arched masonry openings rise from a point high in the wall at the second floor to a point high at the third floor. The nave windows are divided vertically by mullions, which give way to arches and roundels at the top of the openings. Horizontally, these openings are divided by obscure spandrel panels. Small rectangular masonry openings containing one-light sash are located above the arched openings, tight to the brick corbelling. The masonry openings in the apse are round- and square-headed rectangular openings at the third floor and small square openings at the fourth floor.

East Exterior Wall

The east façade is divided into two bays; one located on axis with the peak of the gable and one to the north. The original fire escape was removed during the recent rehabilitation and the central door openings were replaced with ganged one-over-one light windows and infill at each floor. The north bay contains four-over-four light sash.

Interior

The main mass of the building contains double loaded corridors intersected by cross axes at the Chapel Wing and Convent Wing. On the ground floor, administrative offices are located at the north end of the cross axis, inside the International Boulevard entrances, and the main common areas for the tenants, including mailboxes, a lounge and a communal kitchen for events, lie at the south end of this axis. The remainder of the first floor has been divided into office and commercial spaces.

At the ground floor, the floors are predominantly concrete and the walls and ceilings are a combination of plaster and gypsum board. The communal spaces and the areas that were newly created to serve the current occupants, such as the administrative offices, are largely modern with gypsum board walls and ceilings and few if any original details.

The second through fourth floors house the residential apartments. At interior corridors on these floors, much of the original character and many of the original simple finishes survive; this character includes wide corridors and high ceilings and these finishes include wood floors, plaster walls with wood baseboards and chair rails and four-panel wood doors, some with transoms (with solid panels instead of glass to provide the building code-required fire rating), and simple wood door trim. Modern elements, such as carpeting in certain corridors, grab bars and light fixtures, are compatible with the historic character of the corridors.

Stairwells retain finishes similar to the finishes in the corridors, in addition to wood baseboards, stringers, risers, treads, balusters and handrail caps. New carpeting, wood handrails and light fixtures were introduced in the stairwells.

Although the chapel was radically modified for offices in 1983, isolated surviving historic elements remained after the 1983 remodeling and these elements were retained during the recent rehabilitation. These elements include encaustic yellow ochre and terra cotta-colored checkerboard tile flooring at the confessionals, wood baseboards, wood confessionals, portions of pilaster capitals in the apse and ornamental elements of the arched nave window sash.

Exposed brick walls and, in several locations, exposed roof trusses characterize the rooms created above the original chapel ceiling where a floor was installed in 1983 to create additional rentable space.

Residential units have been created along the east-west corridors of the main mass of the building where large rooms, such as dormitories, refectories, dining rooms and infirmaries, and smaller rooms, such as closets, sculleries and a series of multi-fixture toilet rooms, were originally located. Most of the original finishes and features in these spaces were removed when the building was converted to office use in 1983. The new residential units contain predominantly modern floor, wall and ceiling finishes.

LAUNDRY BUILDING

Construction and Exterior

The red brick Laundry Building is sited directly behind the Chapel Wing of the Main Building, its gambrel roof ridge on axis with the gable roof ridge of the Chapel Wing. The building's footprint is rectangular, save for the projecting flue on the south and the elevator shaft on the west. It contains approximately 8,140 square feet on four levels, including a basement.

The building was built of a brick bearing wall construction on a concrete foundation with concrete floors at the basement and first floor. The second and third floor framing, flooring and roof trusses are wood and the roofing is slate.

Design elements are minimal in number, giving the building a spare, utilitarian feeling not incompatible with its beginnings as a laundry building and heating plant. The high concrete basement is parged and capped with a projecting band—a simple water table—slightly above the first floor level. A staircase descends along the east wall into a well below grade to serve the basement and a series of small windows located above grade illuminate the basement. The masonry openings at the first floor are arched and contain six-over-six double hung windows. The second floor and gambrel end openings are flat-headed or segmentally arched and contain six-over-six, three-over-three or one-over-one double hung sash. Parapet walls terminate the north and south walls and corbelled courses of brick conclude the east and west walls, under the slate-clad gambrel roof with shed-roofed dormers. The shed roofs of the dormers are continuous with the upper slope of the gambrel roof.

North Exterior Wall
The primary building entrance, a four-panel wood door with a two-light transom, is located in the east bay of the north elevation. The original windows at this elevation—three six-over-six light and one three-over-three light sash—illuminate the stair hall and the residential units. The one-over-one light sash was added during the recent rehabilitation to provide light and air for the second floor unit. Although the original drawings show three windows at the second floor, they do not appear to have been installed.

West Exterior Wall
The west elevation is interrupted by a projecting elevator shaft that rises from grade to the roof ridge. The top of the shaft is clad with slate—an element of the original design. Because the building was built to house the laundry for the complex, there are windowless areas of the exterior walls where support functions were once located. This elevation reflects the functional purpose of the building more so than aesthetic considerations, with one small window at the north end of the first floor where toilet rooms were originally located and none at the north end of the second floor where the dryer room was originally located. On the south end of the west elevation, there are three arched windows at the first floor, similar to those on the east elevation, four double-hung wood windows at the second floor and two small windows in the third floor or attic dormers. A concrete stair and wheelchair lift on the west elevation provide access to the first floor unit.

South Exterior Wall
Similar to the west wall, the south wall is fenestrated in the pattern described above with double hung windows flanking the boiler flue.

East Exterior Wall
The fenestration of the east wall—arched six-over-six light double hung sash at the first floor and segmentally arched six-over-six light double hung sash at the second floor—is regular except where omitted at the north where the internal staircase is located. Three shed-roofed

dormers appear at the attic or third floor level, their roofs continuous with the upper plane of the building's gambrel roof.

Interior
The basement is used for storage, as the original boiler and laundry equipment have been removed. Each of the upper floors houses one apartment. The basement is accessed via an exterior run of stairs and the upper floors are accessed by a door at grade in the north elevation. This door leads to a tongue-and-groove clad stair hall that serves the second and third floor residential units. The original drawings show plain wood baseboards and chair rails at the first and second floors, four panel wood doors with two-light transoms (now solid, for code reasons). The character of these details is similar if not identical to that of comparable elements in the Main Building. In the stair hall, these details have been retained as have the original exposed wood stringers, wood balusters, newel posts and caps.

The first, second and third floor residential units contain modern finishes throughout, except at some of the exterior walls where brick was left exposed and at the attic level where the roof trusses remain exposed to the rooms below.

MEN'S SMOKEHOUSE

Construction and Exterior
The Men's Smokehouse is rectangular in plan, covering approximately 1,755 square feet. Sited behind and to the east of the Main Building, it is a small, one-story brick bearing wall building, constructed on concrete foundations. The roof trusses and decking are wood.

Built as a combination men's lounge, barber shop and locker room, the design of the Men's Smokehouse is simple. The main body of the building is gable-roofed, with a lower, hip roofed wing slightly recessed from the main mass at the east.

At the main body of the red brick building, three ganged, double hung windows under substantial concrete lintels occupy the gable ends; the windows in the north wall are six-over-six light whereas the windows in the south wall are one-over-one light. The west slope of the roof extends beyond the face of the exterior wall to create a covered loggia, supported at the outer or west edge by brick pillars where the main entrance to the building is located. A secondary entrance—a six light door under a multi-light transom window—is located at the north wall. The ornamentation of the main mass of the building is restrained, consisting of soldier courses at the base of the walls and door and window heads, rowlock sills and a polychrome bas relief of a ship in rough seas in the north gable end.

Ganged six-over-six light windows are located at the north wall of the rear wing and a glazed door—one light over one panel—is located at the south wall. Three masonry openings, adjacent to the south door, were infilled with brick. The east elevation contains three window openings and one door opening.

Interior

The Men's Smokehouse was converted for residential use during the recent rehabilitation. The large space under the main gable now serves as the unit's living room, dining room and kitchen. The interior facing of the walls is orange brick, except at the south or kitchen zone where it is gypsum board. The wood roof decking and decorative wood trusses, now painted white, are exposed to the room below. The gable-roofed wing was converted for use as a bedroom and bathroom. Both of these rooms have gypsum board wall and ceiling finishes.

GARAGE

Construction and Exterior

The Garage is an 800 square foot, one-story red brick building located at the southeast corner of the property. Its south wall is an extension of the East 12th Street site wall. Together the Garage, site wall and the new apartment building at the southwest corner of the St. Joseph's site define the southern edge of the property.

The Garage is a long, narrow flat-roofed building built on a concrete slab. Its rectangular footprint was defined in the north-south direction by the length of 1940s vehicles and in the east-west direction by the four vehicular bays needed or desired by the Sisters for their home.

The Garage walls internal to the complex are defined by soldier courses at their bases, rowlock courses at the height of the window sills and top of the walls and courses of slips or headers above the masonry openings. The north wall contains four vehicular openings and two window openings. The three westernmost vehicular doors are tall doors in two types; the center door is a double leaved wood door with four lights over panels filled with vertically-oriented tongue-and-groove fields. The flanking doors are divided vertically by a central stile; each half contains four lights under arched top rails over panels filled with vertically-oriented tongue-and-groove fields. The windows are multi-light steel sash containing a four-light operable sash at their centers. The roof rafters terminate beyond the north wall in ornamental tails supporting a shallow overhang. The west wall contains three masonry openings with eight-light sash. The south wall, now painted, contains two multi-light steel sash.

Interior

The concrete floor, perimeter brick walls and wood roof framing and decking are exposed to the interior. The interior is illuminated by windows in addition to a skylight.

MORTUARY CHAPEL

Construction and Exterior

The smallest building on the complex, the Mortuary Chapel, is located south of the Convent Wing of the Main Building. The Mortuary Chapel is a one-story brick building with a slate-clad gable roof. The south wall of the building is continuous with the low brick wall that runs east-west along what was once the property boundary. The building's west wall abuts a second segment of the site wall that is internal to the complex. According to an archivist with

the Little Sisters of the Poor, this small building was the mortuary chapel for the sisters. The building was apparently also used as a guardhouse for the 26th Avenue entrance.
The building entrance is centered in the east gable end wall. The door is composed of vertically-oriented wood boards pierced by a large light and topped by a one-light transom. The north and south exterior walls are pierced by segmentally arched masonry openings each containing wood casement sash. The lower portion of the west wall of the building is concealed behind a section of the site wall.

Interior
The interior is a single room, with checkerboard vinyl tile flooring, gypsum board wall and ceiling surfaces. Against the west wall is a long counter supported on brackets and containing a kitchen sink.

FENCE

The fence at International Boulevard was built on a high concrete base. The fence posts flanking the pedestrian and vehicular entrances are tall red brick posts which culminate in entablatures and finials covered in laurel leaves. A painted steel fence and gates span between the posts.

WALL

The perimeter site wall originally ran east-west along East 12th Street, north along 26th Avenue, then west to meet up with the Mortuary Chapel and then north along the west wall of the Mortuary Chapel and driveway to International Boulevard.

The site wall along East 12th Street and a portion of 26th Avenue had deteriorated significantly over the decades, largely because grade was higher at the north side of the wall than the south and because no weep holes were built into the wall to allow ground water and surface run-off to drain from the north to the south. The water retained at the north side of the wall caused the brick to deteriorate. Large areas of the wall were patched with cement plaster and the wall was painted to disguise the cementitious patches. The wall was reconstructed during the rehabilitation project; red brick cladding and planters were incorporated in the new apartment building at the southwest corner of the site to recall the early site wall.

NEW APARTMENT BUILDING

The apartment building is L-shaped in footprint and varies in height from four-stories in height along 26th Avenue and the west end of the East 12th Street frontage to two stories at the east portion of the East 12th Street frontage. The bulk of the building has been concentrated at the corner of East 12th Street and 26th Avenue, allowing the designers to reduce the mass of the building to two stories near the site's historic buildings. It is clad in stucco and brick. The red brick cladding at the base of the building was used to visually tie it to the red brick wall finishes of St. Joseph's historic buildings and recall the site wall at East 12th Street and 26th Avenue.

INTEGRITY

St. Joseph's retains integrity of location, design, materials, workmanship, feeling, association, and setting. The property and contributing buildings have not moved, resulting in a very high degree of integrity of location. The site, which originally had curved paths between the Main Building and Laundry Building, was paved almost entirely when the property was converted to office use, but the paving has been reduced and curved drives similar in character to the original paths have been installed. Although the brick wall on East 12th Street along the south edge of the site which wraps onto 26th Avenue has been reconstructed because of its severe deterioration, the new wall matches the original one in size, location, materials (custom brick matching the size and color of the original), color, and profile. The character-defining Canary Island Palms have been retained. The exterior of the Main Building is very similar to what it was in 1945 when the Convent Wing was completed. The original brick exterior walls and wood windows remain in place; the slate roofing has been replaced matching the original material. Although the original main central stair to the second floor porch was demolished when the building was converted to office use, it has been replaced with a compatible stair. When the (south) Chapel Wing was converted to office use, a new fifth floor level was built and crude windows were cut into the east and west elevations. These have been removed and replaced with small windows that match the bay layout of the original windows below. The exterior of the Laundry Building has similarly been changed very little since its completion, with the rehabilitation including maintenance and repair of brick and slate. A new window, differentiated from the original ones, has been added on the north elevation. A non-contributing, stucco-faced addition to the Men's Smokehouse that was included in the office conversion has been removed, returning the exterior very close to its original condition. The Poultry Building, one of the latest buildings on the site and the one of the simplest (with a very gently sloped shed roof), was demolished as part of the rehabilitation; the new Apartment Building at the southwest corner of the site was constructed in its place. The Mortuary Chapel has the lowest level of integrity of design; a grotto on its north elevation had been mostly demolished before the rehabilitation began and the remaining portion was removed because there was no record of its original design. Overall, the property in general and all individual buildings except the (demolished) Poultry Building retain strong integrity of design.

While the immediate environment south and east of St. Joseph's has changed greatly since the Main Building was constructed, the property retains strong integrity of setting. International Boulevard continues to be the main street in the vicinity, still functioning as one of the primary east-west spines for buses, private vehicles, and commerce in East Oakland as it did in 1912. This is the only side of the property where the solid masonry site wall does not form a visual boundary at the edge of the property. West of the property are apartments, mixed-use (ground floor commercial with upper floor apartment) buildings, and apartment buildings. Although the construction of East 12th Street, and later the elevated BART tracks, on the south side of the property changed it physically, the nearby railroad tracks predate St. Joseph's and originally created a very similar context. The large parcel immediately east of the, now the Cesar Chavez school complex, bears little relationship to St. Joseph's—but the

massive Montgomery Ward complex built in 1923 and demolished 15 years ago contrasted with St. Joseph's at least as much.

The exterior of the Main Building, the Laundry Building, the Men's Smokehouse, and the Garage retain a very high degree of integrity of materials. Most the exterior materials are original or date from the period of significance, and replacement materials match the original closely. The Mortuary Chapel retains a somewhat lower degree of integrity of materials. Similarly, the exterior of the buildings retains integrity of workmanship, most visible in the articulation and bond pattern of the brick walls, the slate roofs, and the trim. The interiors of the buildings, altered over the past four decades, have lower integrity of design, materials and

The property retains a substantial level of integrity of feeling and association. The siting of the five original buildings and the landscape design completed as part of the rehabilitation project in 2013 convey the relationships among the buildings and the same simple, formal layout shown on early drawings. While the Laundry Building and Men's Smokehouse have become residential in use instead of being ancillary functions to the residential use of the Main Building, they have not been altered on the exterior and continue to relate to common outdoor spaces. Although new Apartment Building is a sizable new element of the site (part of it is located on what was an unrelated adjacent lot before the rehabilitation project), it is pushed to the edge and does not visually separate the original buildings. Overall, St. Joseph's still appears to be an institutional grouping of buildings for housing—its current function and original purpose.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE

Period of Significance
1912-1948

Significant Dates
1913
1939
1945-48

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Devlin, Leo J.
Donovan, John

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Completed in 1913 by a relatively young order of the Catholic Church in a newly urbanizing zone of Oakland, St. Joseph's employs the Georgian Revival style to invoke the connection of the new institution to early American and European culture and institutions. Leo Devlin, a San Francisco architect well known for commercial work, laid the building out in a configuration strikingly similar to contemporary homes built by the Little Sisters of the Poor in San Francisco and Los Angeles. With the later loss of those two properties, St. Joseph's today is significant as an example of how a growing order that responded to social needs of the age of industrialization and urbanization used a period-revival architectural style—and a building materials such a brick and slate—to convey its strength and association with the established culture in carrying out its social mission in a burgeoning neighborhood. The property today conveys how this use of the Georgian Revival achieved the purpose of the architect and his clients, making it significant under National Register Criterion C. The period of significance is 1912-1948, beginning with the initiation of construction of the Main Building and ending with completion of the Garage, the latest building in the complex to share the materials and siting which illustrate characteristics of Georgian Revival design. St. Joseph's is significant at the local level as an example of the institutional use of period-revival styles.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

St. Joseph's Home for the Aged, which opened at its Oakland site in the Fruitvale neighborhood with completion of the Main Building and the Laundry Building in 1913, demonstrates the way an experienced local architect, Leo Devlin, employed the Georgian Revival architectural style for an institutional building. The Little Sisters of the Poor, a Catholic religious order founded in France less than 100 years earlier, had established itself in the San Francisco Bay Area for only 12 years, but was rapidly expanding in the United States and other countries. Having outgrown its first facility closer to the center of Oakland, the order acquired a larger site in Fruitvale, a newly developed residential area. The Main Building, with dormitories, an infirmary, dining rooms, and a chapel, shared a layout similar to that seen in contemporary homes also constructed by the Little Sisters of the Poor in San Francisco and Los Angeles. The Laundry Building, sited nearly on the center axis of the Main Building, also displays important characteristics of Georgian Revival design. Over the next 35 years, an addition to the Main Building and four other buildings, all built of red brick like the first two, were added, complementing the siting and function of the original buildings. The property also relates to the context of the Growth of Social Services as one of the major facilities founded by the Roman Catholic Church to serve the social needs of Oakland during a period of rapid community growth. Although the religious order closed the home in 1979, the most important buildings are little changed on the exterior, and after the demolition of the homes in San Francisco and Los Angeles the Oakland property remains an important example of the use of the Georgian Revival style to organize a sizable building complex and convey the Order's credibility through associations with previous buildings in

that style and its antecedents. The property meets National Register Criterion C in the area of Architecture as one of the best examples of the use of the Georgian Revival style for an institutional building in the East Bay region.

Contributing and Non-Contributing Buildings and Site Features

Building or Feature	Date	Contributing or Non-contributing
Main Building	1913, 1945	Contributing
Laundry Building	1913	Contributing
Men's Smokehouse	1939	Contributing
Garage	1948	Contributing
Guardhouse/Mortuary Chapel	1913-1947	Contributing
New Apartment Building	2013	Non-contributing
Fence, Gates (north side)	1913	Contributing
Brick Wall (south, west side	2013	Non-contributing

CRITERION C: ARCHITECTURE

Architect Leo Devlin

Leo John Devlin was born in 14 April 1879[2] in San Francisco to a father who immigrated from Ireland and a mother who was born in New York State. As a student at St. Ignatius high school in San Francisco, Devlin was a member of the debate team.[3] Devlin died in 1933 at his home at 160 Sea Cliff Avenue, San Francisco.[4]

Devlin is credited[5] as a designer of St. Patrick's Seminary in Menlo Park, which was determined eligible to the National Register in a citywide survey.[6] Devlin's largest documented commission was the warehouse he designed in San Francisco for Dunham, Carrigan & Hayden, a wholesale hardware company. Occupying a full block in the South of Market industrial and warehouse zone, the four-story 1915 red brick building measured 100 X 200 feet and cost $200,000 to build.[7] Devlin was cited as the architect of two buildings in

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[2] "U.S. World War I Draft Registration Cards, 1917-1918 for Leo John Devlin," *Genealogy, Family Trees & Family History Records at Ancestry.com,* Accessed 19 May 2015, http://interactive.ancestry.com.

[3] "Philhistorian Annual Debate," *San Francisco Chronicle* (San Francisco, CA), 17 February 1988, 17.

[4] "Leo J. Devlin, Retired Architect, Expires," *San Francisco Examiner* (San Francisco, CA), 21 May 1933.

[5] Alan Michelson, *Pacific Coast Architectural Database, University of Washington, Seattle*, Accessed 19 May 2015, http://pcad.lib.washington.edu/person/3413/.

[6] California Office of Historic Preservation, *California Historic Resources Information System, Historic Property Data File for San Mateo County* (Sacramento, CA: Office of Historic Preservation, 2012), 18.

[7] "Big Structure for Wholesale Hardware Firm," *San Francisco Chronicle (San Francisco, CA),* 14 September 1918: 9.

the same block on Mission Street just south of San Francisco's Financial District: a $22,000, two-story retail and loft building of concrete construction measuring 88 X 100 feet on the north side of Mission Street between Ecker and Second Street (1921) for Walter Sullivan built by Barrett & Hilp[8] and an $80,000, six-story (plus basement) brick and terra cotta headquarters for the Pacific States Electric Company (1912)[9]—both of which have been demolished. Devlin was also architect for alterations of a building at Eddy and Fillmore Streets[10] (one of the blocks entirely demolished decades later for one of San Francisco's urban renewal projects). Devlin's entry in the competition to design the county "infirmary" for Alameda County (later named Fairmount Hospital) was awarded a $1,000 second prize;[11] Charles Weeks won the competition.

Most newspaper references list his address in the Pacific Building in San Francisco. The 1925 city directory for San Francisco lists his office at 821 Market Street in San Francisco.[12] Devlin was the architect for several buildings elsewhere in the Bay Area, including the 1926 Knights of Columbus Building in San Jose, and the Petaluma St. Vincent DePaul Church. He was also the architect for the College of St. Joseph of Cupertino.

Devlin was one of the original buyers in the Sea Cliff subdivision on the northwestern edge of San Francisco[13] and his house was published locally with a photograph.[14] The neighborhood attracted well-heeled professionals in an important era of suburban expansion within the city limits. Devlin achieved some social prominence, with newspaper notices of his son's marriage,[15] and his and his wife's charitable-social activities.[16] The 1910 US Census form lists the Devlins' address as 145 Buena Vista Avenue in San Francisco; in addition to the two children born by that date, the family had a live-in servant, Arna Moki, who had emigrated from Finland in 1903. According to the 1920 Census form, the Devlins had a live-in servant, California-born Rosa Russell; the 1930 Census form lists a servant, Inga Kuchleo, born in Germany. The value of their residence at 160 Sea Cliff Avenue was listed as $60,000.

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[8] "Important Contracts," *San Francisco Chronicle* (San Francisco, CA), 8 January 1921, 7.

[9] "Electric Company Will Have Its New Home in the Mission District," *San Francisco Chronicle* (San Francisco, CA), 9 July 1912, 2.

[10] "Alterations Planned," *San Francisco Chronicle (San Francisco, CA),* 21 August 1920.

[11] "Prizes Awarded in Plan Contest," *San Francisco Chronicle* (San Francisco, CA), 11 July 1913, 21.

[12] "U.S. City Directories 1821-1989," *Genealogy, Family Trees & Family History Records at Ancestry.com,* Accessed 19 May 2015, http://interactive.ancestry.com.

[13] "Many Sales at Seacliff," *San Francisco Chronicle* (San Francisco, CA), 2 August 1913:15.

[14] "City Real Estate Deals of the Week Aggregate Large Sums," *San Francisco Chronicle (San Francisco, CA),* 9 December 1916, 9.

[15] Juana Neal Levy, "Next Saturday's Bridge Complimented at Many Festive Pre-Nuptual Parties," *Los Angeles Times* (Los Angeles, CA), 14 April 1930.

[16] "She chaired a card party at the St. Francis Hotel for St. Monica's Church," *San Francisco Chronicle* (San Francisco, CA), 18 November 1917; the couple attended a social function, "Freedom from Debt Celebrated by Women's Athletic Club," *San Francisco Chronicle* (San Francisco, CA), 15 September 1918; her French club luncheon was noted, "Parisian French Club's Aim Cap and Bells, Unique Plans," *San Francisco Chronicle (San Francisco, CA),* 17 November 1912.

Devlin had three sons, Leo Jr., Berkman, and Robert, and a daughter, Elvira.

Architect John Donovan

Born in North Andover, MA in 1877, John Joseph Donovan went to work in the textile mills of nearby Lawrence at 14 after his father's death. After working as a bricklayer at 23 on the campus of the Phillips Academy boarding school in Andover, he attended that school and then M.I.T. and went to work in the New York City office of prominent architect Ernest Flagg. Donovan also worked in Pittsburgh before moving to California. He arrived in Oakland in 1911 to supervise construction of Oakland City Hall, designed by New York architecture firm Palmer & Hornbostel. Donovan, whose office was in Berkeley, was one of three consulting architects on the Bay Bridge design in the 1930s. He designed Oakland Technical High School, buildings at Santa Clara University and the College of Notre Dame de Namur in Belmont, and the Oakland Municipal Auditorium (now Kaiser Auditorium). Donovan wrote two books about the design of schools. He designed a specialized window for schools and founded a Berkeley company, the Universal Window Company that manufactured them. He was a member of the California Board of Architectural Examiners from 1919 to 1933. He had a son, John J. Donovan, Jr., and two daughters, Dorothy Donovan and Mrs. Rogers Stevens. He died in 1949.[17]

After Oakland City Hall was completed, Donovan led the design of the Oakland Civic Auditorium, completed in 1915 at a construction cost of $1,000,000.[18] Hornbostel served as consulting architect on the project.[19] Walter Matthews, an important local architect who worked on the project under Donovan, stood by Donovan's design when representatives of the local Progress and Prosperity Committee demanded in 1913 that Donovan be replaced.[20] Like Devlin, Donovan won a second prize in the competition for the Alameda County Hospital.[21]

Georgian Revival Architecture

Georgian Revival is an American style inspired by a comparatively small number of earlier American buildings in the original Georgian style and the main body of Georgian architecture, found mostly in England but also in the British Isles and elsewhere. It is named for Kings George I-IV, who reigned for a century starting in the second quarter of the 18th century; the name is for the time period rather than a specific role these kings had in shaping architectural styles. Although earlier architectural leaders such as Inigo Jones in the first third of the 17th century and Christopher Wren had previously brought renaissance architecture from the European Continent to England, the Georgian movement of the 18th century was

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[17] "Donovan Rites Set Tomorrow," *Oakland Tribune* (Oakland, CA), 20 March 1949.

[18] *The Oakland Civic Auditorium and Opera House,* (Oakland, CA: A California Million Dollar Amusement and Recreation Palace).

[19] "One of seven niches in the Oakland Auditorium-Oakland, California: Executed in Cream Matt Glazed Terra Cotta by N. Clark & Sons," *The Architect,* May 1916, 266.

[20] "Likely to Stand," *Oakland Tribune* (Oakland, CA), 6 December 1913.

[21] "Prizes Awarded in Plan Contest," *San Francisco Chronicle* (San Francisco, CA), 11 July 1913, 21.

notable for its refocusing on the classical sources of that turning point in European design and stabilizing their influence. Architects such as John Vanbrugh and Nicholas Hawksmoor followed Wren and gave rise to the careers of James Gibbs and Colin Campbell, the author of the influential *Vitruvius Britannicus,* bringing the Georgian movement into its own.[22] Architecture in England explored a series of variations on the Italian Renaissance themes Jones introduced, with baroque, Greek, and other emphases, but the central character of the Georgian style was a conscious attempt to adhere to the principles of the original sources, resulting in a mainline body of buildings that are rational and somewhat restrained.[23] The term Georgian does not have an exact definition in terms of style; while it is distinct from the English baroque of architects like Wren, it is broader than Palladianism, which "quickly became something more than just an architectural style: it became almost a religion with immutable laws, the rejection of which was condemned as either arrogance or sad ignorance."[24] After the experimentation under the first waves of English architects who brought renaissance values to Britain, under the 18th century Georgian movement, "Architecture settled down to a conventional good taste, a return to a taste which conformed more strictly to the Palladian principles introduced by Inigo Jones."[25]

Georgian architecture includes many churches and grand houses, but it is also notable for prominent public buildings. These include the Horse Guards (London, 1753) designed by William Kent; a series of hospitals, a new advance for this type of institution, such as Middlesex (London, 1775) designed by James Paine, Foundling (London, 1742) designed by Theodore Jacobsen, and London (1757) designed by Boulton Mainwaring;[26] the Royal Society of Arts (London, 1774) designed by Robert Adam; and Somerset House (London, 1775) designed by William Chambers. Important architects of public buildings in the later period of Georgian architecture include John Nash, who designed Regent Street and the iconic Park Crescent in London (1822)—a reminder of the Royal Crescent in Bath designed by John Wood; John Soane, who designed the Bank of England (London, 1823) and Court of Chancery (London, 1837); and Robert Smirke, who designed the British Museum (London, 1847).[27]

Geographically close to England, governed by it at that time, and connected to it culturally, Ireland played an integral role in the development of Georgian architecture. Other parts of the emerging British Empire participated, too, even if they were not as influential. The American colonies and the new post-revolutionary Republic, having from initial colonization adapted English architecture for most buildings—especially the large and expensive ones—employed Georgian design for large houses and public buildings almost as soon as the style

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[22] Walter H. Godfrey, *The Story of Architecture in England,* (London: B.T. Batsford, Ltd., 1931), 117-121.
[23] John Summerson, *Georgian London* (London: Pleiades Books, 1945), 21.
[24] Dan Cruickshank, *A Guide to Georgian Buildings of Britain & Ireland* (London: Weidenfeld and Nicolson, 1985), 7.
[25] John Penoyre and Ryan Michael, *The Observer's Book of Architecture* (London: Frederick Warne & Company Ltd., 1958), 134.
[26] Ibid. 101
[27] Ibid. 182

appeared in England. Christopher Wren is credited with the design of the 1695 main building at the College of William and Mary in Williamsburg, and the nearby Governor's Palace similarly introduced the leading architectural ideas of England to Virginia.[28]

Americans witnessed the emerging architectural style when they visited Britain, and even at home they could mimic English buildings using influential books as patterns for American designs. Andrew Hamilton was influenced in the design of Independence Hall in Philadelphia by the 1728 publication of the early work of James Gibbs; St. Paul's Chapel in New York was based on the plates in the same book showing St. Martin in the Fields in London; and James Hoban's winning design in the competition for the White House was inspired by the same publication.[29] While the earliest American buildings reflected both the local customs of their immigrant builders from Britain and the materials and influences of their American context, architecture later was more influenced by ongoing trends in Britain which were reflected in imported books such as *A Book of Architecture* by James Gibbs and *City and Country* Builder by Batty Langley, with the Georgian style making American buildings more consistent from one region to another.[30]

Other famous Georgian buildings in America include Mount Vernon, most of the buildings at Williamsburg, and countless mansions, country estates, and plantations from the Carolinas to New Hampshire. The Federal style was more a continuation and evolution of the Georgian style than a departure from it.

The Georgian Revival style was a strain within the broader period revival style prevalent in the United States between the decline of 19th century styles such as Queen Anne, Stick, Italianate, and Second Empire and the rise of the succession of styles that originated in the 20th century, including Moderne, Art Deco, and International. Period revival styles included Colonial Revival, Classical Revival, Spanish Colonial Revival, and Dutch Colonial Revival. Architects like McKim, Mead & White worked in a variety of historical styles, including Georgian Revival examples such as the original campus of Harvard Business School in Cambridge, MA (across the Charles River from, and complementing architecturally the

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[28] Thomas Jefferson Wertenbaker, "American Georgian Architecture," *Proceedings of the American Philosophical Society 87.1(1943): 65-69,* http://www.jstor.org/stable/985001.

[29] Architects' Emergency Committee, *Great Georgian Houses of America* (New York: Dover Publications, 1970), 10.

[30] Thomas Jefferson Wertenbaker, "American Georgian Architecture," *Proceedings of the American Philosophical Society 87.1(1943): 66,* http://www.jstor.org/stable/985001.

Georgian buildings on Harvard's much older main campus) and the University Cottage Club at Princeton University (1903). Like the other period revival styles of its era, Georgian Revival architecture was in some cases rigorous in following the principles that defined the historical precedent for which it was named, and in other cases it was looser or more utilitarian.

SIGNIFICANCE

The St. Joseph's complex is significant under Criterion C as an example of the use of the Georgian Revival style for the design of a significant institution which was expanding nationally (and internationally). In early 20th century Oakland, California, this style helped to convey the strength of the Little Sisters of the Poor and to connect this growing Catholic social service order with California's emergence as an important American state striving to take its place alongside states in the East socially, culturally, and economically. Oakland and the Little Sisters of the Poor had developed separately in the same time frame, and the choice of the Georgian Revival by San Francisco architect Leo J. Devlin illustrates the way this style—and its historical and cultural associations—fit the emerging identity of the religious order and host city, as well as the programmatic needs of this early example of institutional care for the elderly.

When Spanish explorers arrived in the East Bay in the late 1760s, indigenous people had already been settled there for thousands of years. Modern-day Oakland was part of an 1820 royal Spanish grant of 44,800-acres, named Rancho San Antonio, to Spanish army Sgt. Luis Maria Peralta. Luis Maria Peralta's son Antonio Maria Peralta established the first homestead on the rancho in 1821, and in 1842 he received 16,067 acres including present-day Fruitvale when his father divided his lands among his children. Displacing the Californios, Native Americans, Mexicans, and Spaniards who had dominated the area since the Mission era were Anglos from the Gold Rush as well as immigrants from Europe and Asia. Oakland was incorporated in 1852 and by the 1870s, suburban development had taken hold in the areas east of it. As the 20th century began, the population of Fruitvale was estimated by newspapers at 5,000 or 10,000. Oakland annexed Fruitvale in 1909, eliminating the city line that had existed only a few blocks north of the St. Joseph's site. Construction of the Southern Pacific railroad line and the Key System trolley on East 14th Street hastened development, as did the influx of refugees from San Francisco after the 1906 earthquake. Annexation hastened in turn the urbanization which had given rise to it. Ten years after annexation, little was left of agricultural production as most of the large tracts had been subdivided for residential development. In the 1930s, newcomers from Mexico began settling in the neighborhood in significant numbers, joined during and after World War II by African Americans arriving to join the shipyard labor force that ballooned in the Bay Area.

Fr. Juan Crespi said the first known Catholic Mass in Oakland 27 March 1772. In 1853, the Church established its first building in present-day Oakland with a chapel. Two other Catholic churches were established in the 1850s, five in the 1860s, and six in the 1870s. The Catholic Church continued with the creation of a variety of social and educational institutions. St. Elizabeth's Church, about half a mile from St. Joseph's, started in a building that housed both a school and the church along with separate convent and monastery

buildings. The Sisters of Mercy established Our Lady of Lourdes Academy in Oakland in 1877. Six members of the Sisters of the Holy Names in 1868 founded a high school and a school for girls. The Catholic Ladies Aid Society formed in 1887 to provide housing and services for the poor. From the late 19th century through the first half of the 20th century, Catholic orders and organizations in Oakland established the Vincentian Relief Society (c 1890), a school for deaf and mute children (1894), Providence Hospital (1904), Our Lady's Home in Fruitvale (1908), the Young Men's and Young Women's Institutes (c 1910, four branches each), the Sisters of the Holy Family Day Nursery (1911), the St. Joseph of Carondelet school about two miles north of St. Joseph's (1930), the Sunshine Camp at the Russian Riverfor low-income children from Oakland (1938), St. Mary's Social Center with the Sisters of Social Service (1939), and St. Colette's House of Hospitality (1949).

As Oakland was established and grew, a new Catholic order began in France and spread in Europe, North America, and beyond. The Little Sisters of the Poor was founded in 1839 in St.-Servan in the region of Brittany when Jeanne Jugan, a nurse, took a blind and infirm woman who was destitute into her own apartment. In 1846, Jugan established a two-room home in the regional capital of Rennes. After establishing a third house in Brittany, the Sisters expanded to Nantes, to Paris in 1849, then to Bordeaux, Rouen, Nancy, Lyon, Lille, and Marseille. Between 1853 and 1868, the order expanded in Western Europe with multiple houses in Belgium, England, Scotland, Spain, and Ireland.

In 1868, with 1,750 sisters caring for 13,000 elderly residents in 107 houses in Europe, the Order came to America. The first house was in Brooklyn, NY, and the second in Manhattan. By 1872, the Order was operating 13 houses in the United States, with seven additional cities in the following six years. Four members of the Little Sisters of the Poor arrived in Oakland from Chicago on March 14, 1901 to open the Little Sisters' first home in the West, and dedicated their first facility at 2030 Howard Street in San Francisco to St. Joseph. In 1907 Archbishop Patrick Riordan invited the Order to Oakland and they moved to a house at the corner of 22nd and Webster Streets in July of that year. By 1909 the order began raising funds for a new building, which would be the complex in Fruitvale that is the subject of this nomination.

The project broke ground in 1912 and Archbishop Edward J. Hanna dedicated the building on July 17, 1913. Leo J. Devlin was the architect of the Main Building, as well as the Laundry Building, the second largest building on the site, which followed the Main Building in construction. The facility was originally called St. Joseph's Home for the Aged. In 1939, the Men's Smokehouse, designed by John Donovan of Berkeley, was built east of the Laundry Building. Donovan also designed the only addition to the Main Building, the 1945 Convent Wing. In 1947-48, the Garage was built, also to a design by Donovan and R. N. Kerr. Donovan designed the one-story Poultry Building which was constructed in 1947.

Architect Leo Devlin designed important buildings for Catholic institutions in addition to many secular projects. Devlin is credited as a designer of St. Patrick's Seminary in Menlo Park, which was determined eligible to the National Register in a citywide survey. Devlin's largest commission was the block-long, four-story warehouse he designed in San Francisco for Dunham, Carrigan & Hayden, a wholesale hardware company. Devlin was cited as the

architect of two substantial commercial buildings in the same block on Mission Street just south of San Francisco's Financial District—both of which have been demolished. Devlin's entry in the competition to design the county "infirmary" for Alameda County (later named Fairmount Hospital) was awarded a $1,000 second prize. Devlin was the architect for several buildings elsewhere in the Bay Area, including the 1926 Knights of Columbus Building in San Jose, and the St. Vincent DePaul Church in Petaluma. He was also the architect for the College of St. Joseph of Cupertino.

As they expanded across the United States at the turn of the 20th century, the Little Sisters of the Poor built large homes in San Francisco, Los Angeles, and Oakland. The Order's first home in San Francisco at 2030 Howard Street had a Second-Empire form and proportions, but like St. Joseph's, its main facade was symmetrical and was dominated by a cupola and had a central exterior entry stair to the raised main level. It was replaced by St. Anne's Home, the large brick structure in the Presidio Heights location where the order's non-historic home still operates, which was still more similar to St. Joseph's. The four-story building had a cupola, too, and featured prominent dormers. The Los Angeles home, dedicated in 1908 in the Boyle Heights neighborhood, bore a striking resemblance to St. Joseph's in several important aspects. The four-story-plus-attic brick building was symmetrical in plan, with a modified H-shaped footprint. Its gently sloped hipped roof had dormers and a central cupola. There were porches on the rear side of the building with second floor decks, and in the center of the building on the rear was a projecting chapel with a large apse starting at an upper level over a rectangular base.

The Georgian Revival style was embraced by many American architects in the first part of the 20th century as part of the period-revival movement which succeeded and supplanted styles such as Second Empire, Italianate, Stick, and Eastlake that peaked as the 19th century drew to a close. As the original Georgian style had been, Georgian Revival served frequently to give public and institutional buildings a visual connection with Western European and classical buildings. Brick is the building material most associated with public and institutional Georgian Revival buildings.

The Main Building and Laundry Building at St. Joseph's designed by Leo Devlin are significant under Criterion C for their association with the way architects and building owners used the Georgian Revival style to impart a sense of institutional importance and dignity to new facilities. At the time the Main Building was completed, Oakland was growing rapidly and the Fruitvale district, recently annexed to the city, was in the midst of a transition from rural and suburban to urban development, with streetcar lines, complete infrastructure such as a sewer system, and dense uses like manufacturing. The Roman Catholic Church was the first Christian denomination to reach what would become Oakland, but had been temporarily eclipsed by Protestant sects in Oakland's early days as a city; by the early 20th century, the Catholic Church was extending its presence in Oakland, not only with new parishes but also with schools and social service operations. The Little Sisters of the Poor, having arrived in the United States from France not long after the establishment of Oakland, were busily expanding their foothold in the Bay Area, with a sizable new home in San Francisco, and proceeded to do the same in Oakland with the construction of St. Joseph's.

Leo Devlin's body of work included important projects for Catholic institutions, most notably St. Patrick's Seminary in Menlo Park, along with a wide variety of secular buildings. Devlin designed other large buildings, but he used a commercial style for the hardware warehouse that occupied a full city block in San Francisco (and similar but smaller buildings nearby). For St. Joseph's, Devlin employed the Georgian Revival style, using a layout, massing, and design features similar to those found on other contemporary homes built by the Little Sisters of the Poor.

The Main Building's original layout and footprint were symmetrical, with a strong emphasis on the center axis, consistent with the Georgian style's practice of incorporating the basic organizing principals of Renaissance Italian architecture and its first English interpretations. The projecting center mass of the main (north) facade, the overscaled exterior entry stair and second floor porch, the prominent chapel wing on the rear (south) side of the building, the statuary niche at the fourth floor over the main entry, and especially the large belfry all provide visual emphasis to the center of the symmetrically composed original portion of the building.

Complementing the rigid symmetry and regularity of bays on the main facade, the arched windows at second floor reinforce the primacy of that level established by the exterior stair and entry porch. The segmental-arched window heads at the ground floor and third floor contrasting with the flat windows at the fourth floor (which have no voussoirs); the alternating gabled and arched dormer pediments; the restrained string courses at the base of the second and fourth floors; and the strong but relatively simple main cornice and the very simple recessed panels at the window bay lines in the parapet above it illustrate the way Georgian (and Georgian-Revival) architecture sought to invoke the cultural authority associated with classical antecedents by articulating buildings through economical use of ornament.

The side (east and west) elevations of the original Main Building are markedly sparer than the main facade, but even there, prominent gable ends with raised parapets and the arched heads over the doors in the center (which originally had fire escapes) present the strong order and grand scale which characterize the Georgian style. The side and rear elevations lack the string course, deeply arched second floor windows, and cornice which embellish the main facade, however. The Chapel wing on the south side, with its two story base and chamfered apse, recalls Georgian churches and the Los Angeles home.

The primary exterior materials—red face brick set in a running bond with a bond course of header brick every six courses—and stone window sills, along with wood double-hung windows, and a slate roof are the typical choices for Georgian Revival (and Georgian) buildings in America. St. Joseph's employed a hybrid structural system with masonry bearing walls and steel interior columns supporting steel beams and wood floor joists. The roof framing is wood. This mixture of contemporary and traditional building technology reflects the architect's—and religious order's—practical approach to creating a building which would fulfill its function as a home for the indigent elderly, while drawing on the Georgian Revival style to convey the building's (and religious order's) standing in the growing city of Oakland.

The 1945 Convent wing diminished the symmetry of the original Main Building, and based on the layout of the site, it does not appear likely that Devlin or the Little Sisters of the Poor expected it would be possible in the future to build a corresponding wing on the east end of the Main Building. But the composition of the Convent Wing, as well as its detailing, illustrates application of the same principles of Georgian Revival design that characterize the original building. Except for a tall window at the stair between the second and third floors on the north elevation, it continues the facade composition and articulation of the original building; there are no dormers on the north facade (which leaves the dormers on that facade in their original, symmetrical layout). The west facade continues the main facade composition unchanged (including the main cornice, string courses, second floor arched window heads, and alternating dormer roof forms) in contrast to the much smaller east elevation (and presumably the original west elevation) which is notably simpler than the main facade.

The layout of the St. Joseph's site reflects the rational, and even monumental, quality that characterized large Georgian buildings and complexes, which reflected the formal and geometric disposition of sites and landscapes seen in Renaissance antecedents such as the villas of Palladio in Italy. The Laundry building was aligned nearly on the centerline of the Main Building (an existing building which was later demolished just south of the Laundry Building may have prevented exact alignment.) The site itself was enclosed by red brick walls similar to the building, with an iron fence on the main public street (north side) and a solid wall on the opposite side. The gateposts in the fence on the north side extend the symmetry of the building and emphasis on its centerline to the edge of the property; the symmetrical layout of the prominent palm trees in front of the building and the driveways and paths at the rear reinforce the effect.

Although the Laundry Building is less typical of Georgian Revival architecture, its gambrel roof form and prominent dormers are themselves characteristic features of the style. The brick exterior, mostly regular fenestration, and generous parapet extensions at the gabled walls are all shared with the Main Building despite the considerable differences between the buildings. While the tower on the west side which originally housed an elevator makes the form of the building asymmetrical, it is notable because it gives the function of the building (multi-level work spaces for laundry requiring a freight elevator) a physical expression on the exterior.

All considerably smaller in footprint and only one story high, the Men's Smokehouse, Mortuary Chapel, Garage, and Poultry Building (demolished), do share the red brick exterior of the Main Building and Laundry Building, but as incidental service buildings, they do not figure nearly as importantly in the scheme of the site. All these buildings are sited outside the original curving walkways between the back of the Main Building and the Laundry Building.

Today, when seen from International Boulevard on the north or from East 12th Street or the BART tracks on the south, St. Joseph's remains a literal monument in the Fruitvale District. The cupola of the Main Building is visible from a distance in most directions, and the prominent slate roofs of the Main and Laundry Buildings and the forms of the buildings

continue to identify the site as an institution and a precinct that is both set apart from the city around it and engaged in it along the primary frontage on the north side. The visual forms and associations of the Georgian Revival style and its architectural organizing principles for sites, building form, and facade composition retain the original physical appearance and mark the property as an important example of the way Georgian Revival architecture was used when Fruitvale was a newly urban neighborhood and the Little Sisters of the Poor were a notable institution within the Catholic Church for delivering social services before Government agencies took over the primary role in this endeavor. These qualities make the property significant at the local level under Criterion C.

The period of significance for St. Joseph's is 1912 (beginning of construction of the Main Building, which opened in 1913)-1948 (completion of the Garage). Significant dates are: 1939 (construction of the Men's Smokehouse), 1945 (construction of the Convent Wing of the Main Building), 1979 (closure of St. Joseph's Home by the Little Sisters of the Poor, which led to conversion of the building to office use), and 2011 (completion of Phase 1 of the rehabilitation by BRIDGE Housing, which returned the property to housing use), and 2013 (completion of Phase 2).

HISTORY OF ST. JOSEPH'S

Development of St. Joseph's stemmed from the establishment in San Francisco of the first local facility of the Little Sisters of the Poor. In 1901, the Little Sisters established their first home in the West in San Francisco, and in 1907, the order expanded to Oakland. It opened its first Oakland home at 21st and Webster Streets in a run-down house. The order expanded its Oakland operations and made it more permanent and institutional with construction of St. Joseph's in 1913.[31] The home was initially funded by a bequest from Mary Canning, who left money to the Little Sisters of the Poor when she died in Oakland in 1904.[32]

Construction of St. Joseph's

To expand its work, the Little Sisters of the Poor acquired a 2.6 acre site in Fruitvale, a district recently annexed to the City of Oakland. An 1881 assessor's map shows a trapezoidal plot similar to that shown on the architect's original 1912 site plan for the Main Building and the Laundry Building.[33] Originally, the Western Pacific Railway had a right-of-way where

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[31] Oakland Council No. 784, Knights of Columbus, *Catholic Historical Review of Alameda County 1930* (Oakland, CA: Knights of Columbus, 1930), 21.

[32] John McGuckin, *Working for God Alone The Little Sisters of the Poor in San Francisco 1901-2001* (San Francisco, California: J.H. McGuckin Jr., 2001), 14.

[33] see continuation page 69

East 12th Street and the BART right-of-way now lie. When East 12th Street was extended adjacent to the site it was wider than the railway right-of-way, reducing the size of the St. Joseph's property. The site plan for construction of the Main Building and the Laundry Building shows the trapezoidal site measured 287'-8" east-to-west along International Boulevard (then East 14th Street) and 471'-10" north-to-south, extending from International Boulevard to the Western Pacific Railway right-of-way. The current site measures 389'-5" north-to-south.

An 1878 map shows the parcel belonging to "J. Tevis."[34] The 1911 Sanborn Map shows a long, two-story dwelling oriented north-south on the property with a smaller, one-story dwelling to the south of it and a one-story stable on the west side of the property along with a two-story tank house; a mixture of houses of varying sizes on large and small lots, as well as industrial buildings, comprised the context on surrounding parcels.[35] A 1923 site plan for Montgomery Ward, which built a large warehouse and store on the plot immediately east of St. Joseph's, shows the neighboring parcel occupied by what appears to be a large house and one outbuilding.

The project broke ground in 1912 and Archbishop Edward J. Hanna dedicated the building on July 17, 1913, exactly six years after the order opened its doors in Oakland.[36] Leo J. Devlin was the architect of the original and largest building, the Main Building, as well as the Laundry Building, the second largest building on the site, which followed the Main Building in construction. Victor H. Poss was the engineer.[37] Documents indicate N. H. Sjoberg constructed the Main Building and Barrett & Hilp was the construction contractor for the Laundry Building.[38] Devlin's original site plan shows the Main Building and the Laundry Building, with four other buildings labeled "present building" although no other information about them is indicated, including whether they were to remain or to be demolished. The structures labeled "present bldg 4" and "present bldg 3" on Devlin's site plan appear to correspond generally to the size and location of the stable and tank tower shown on the 1911 Sanborn map. A "new tank tower" was indicated in the southwest part of the site. The facility was originally called St. Joseph's Home for the Aged.

The 1912 original drawings by Leo Devlin show the Main Building accommodated the residents and their activities (including dining, medical care, and worship) and the Laundry Building provided service spaces, including laundry and the heating plant for both buildings. The Main Building had a central corridor running from east to west; the chapel occupied the upper floors of its wing, with service spaces including a scullery below it on the ground floor.

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[34] see continuation page 77
[35] see continuation page 73
[36] Oakland Heritage Alliance. "Oakland, CA: Oakland Heritage Alliance," undated clipping in Oakland History Room, Oakland Public Library.
[37] Oakland City Planning Department, *Unpublished Survey Files* (Oakland, CA: Oakland Planning Department, 1983), 2.
[38] California Office of Historic Preservation, *California Historic Resources Information System, Historic Property Data File for St. Joseph Home of the Aged* (Sacramento, CA: Office of Historic Preservation, 2012).

The chapel appears on the sections to have been by far the most ornate space in the building, with its barrel-vaulted ceiling, classical pilasters, and wall niches. At the south end, a Gallery at the third floor level overlooked the main nave. What is now the fifth floor is shown on the plans as the "garret" and lacked finished spaces. The primary public entry appears to have been on the second floor at the porch in the center of the north facade, where there was a wide hallway that terminated on the south end at the doors to the chapel. The east-west corridor widened into a hall at the center of the building where it intersected with the hall from the entry. Parlors flanked the entry hall just inside the front door. In addition to interior stairs and fire escapes at the east and west ends of the building, there was one stair and an elevator at the center.

There were separate dormitories and dining rooms for the sisters, the men, and the women on the first three floors. Residents, including the sisters, slept in dormitories rather than private rooms, and ate in shared dining rooms. In addition to dormitories and shared baths, there were specialized common spaces such a sewing room on the second floor, as well as infirmaries for women, men, and the sisters. The sunrooms on the south side of the building provided a place where infirm residents could get light and air without going outdoors—fulfilling a customary practice of the Little Sisters.[39] The building also had a variety of service spaces, such as a folding room and a vestry. The room uses indicate how the Little Sisters of the Poor and the residents they cared for conducted their full lives in the building, eating, sleeping, socializing, worshipping, and caring for the sick, while also conducting most of the support activities for these functions.

The Laundry Building provided space for some activities not accommodated in the Main Building. As indicated by its name, it had specialized features and spaces for processing the laundry of the home, which were (and still are) visible on the interior and exterior of the building. The first floor had a washing room on the south and a series of small rooms labeled sisters room, clothes room, dressing room and two toilets. The second floor had a windowless dryer room on the north, separated from the remainder of the story by a proprietary wood-paneled wall and door system. Above the doors through which people could load clothes in the room were smaller openings, which may have provided access to machinery that provided hot air to the room. There was an ironing room on the south end of the second floor. Like the one in the main building, the top floor of the Laundry Building is simply labeled "garret" on the original drawings. Unlike the Main Building, the Laundry Building had a full basement; the south end had a boiler room, which provided steam to the Laundry Building and, through a tunnel, to the Main Building, where the pipes terminated in a very small basement. The north end of the basement was originally used for storage.

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[39] S. Cardinal Vannutelli, *History of the Little Sisters of the Poor*, (Westminster, England, 28 March 1906), 524. Text includes statistics as of 1925.

The later buildings added to the specialized functions of the property. As its name implies, the Men's Smokehouse was originally a social space, though it was converted to health care use before the Little Sisters of the Poor closed St. Joseph's in 1979. The Mortuary Chapel served an obvious need for a religious home for the aged—and was not unique to St. Joseph's among homes operated by the Order.[40] Aerial photographs indicate that the grounds were actively used as gardens; the patterns seem to indicate zones of different plants near the Poultry Building, as would be seen if vegetables were grown.

Continuing Development

It was reported in 1930 that the home had 125 men and women living under the care of 12 sisters. The founder's original funding strategy—requiring the sisters beg to get support—still applied, contrary to contemporary organizations which received support from the Community Chest.[41] After acquisition of the site and construction of the Main and Laundry Buildings, St. Joseph's continued to expand for decades, becoming a complex of buildings with specialized functions. In 1939, the Men's Smokehouse was built east of the Laundry Building. It was designed by John Donovan of Berkeley. In 1965, a permit was issued to expand the Men's Smokehouse to the south with a frame addition clad in stucco (now demolished). The original Men's Smokehouse is seen in 1947 and 1953 aerial photographs (Fig. 4 and 6), and the 1912/1951 Sanborn Map (Fig. 5), and the south addition is seen in a 1977 aerial photograph (Fig. 7). The original drawings for the Men's Smokehouse label the interior rooms as a lounge, barber shop, and locker room.[42] W. G. Thornally was the builder.[43] (Thornally was listed as the builder of "an eight-room colonial house on High Street" nearby in 1905.[44]) John Donovan also designed the only addition to the Main Building, the 1945 Convent Wing. In 1948, the Garage (originally referred to as the Maintenance Shops) was built, also to a design by Donovan and R. N. Kerr. N. H. Sjoberg and Son is listed as the contractor.[45] Donovan designed the one-story Poultry Building which was constructed in 1947 on the expanded site at the corner of East 12th Street and 26 Avenue.[46] The 1947 aerial survey (Fig. 4) appears to show a different building in the location of the Garage; this building does not resemble any of the existing buildings shown on Devlin's 1912 site plan but no documentation has been located to show whether it existed when the Order bought the site or was built by them and then replaced by the existing garage,

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[40] A mortuary was documented in the Sisters' historic home in Adelaide, Australia. "Former Little Sisters of the Poor Home for the Aged: Heritage Listed Location," *Everything That's Happening On My Doorstep,* Accessed January 13, 2016, http://www.onmydoorstep.com.au/heritage-listing/3799/former-little-sisters-of-the-poor-home-for-the-aged.

[41] Oakland Council No. 784, Knights of Columbus, *Catholic Historical Review of Alameda County 1930* (Oakland, CA: Knights of Columbus, 1930), 38.

[42] Oakland Planning Department, *DPR 523 Form* (Oakland, CA: Oakland Planning Department, undated), 4.

[43] California Office of Historic Preservation, *California Historic Resources Information System, Unpublished Historic Database* (Sacramento, CA: Office of Historic Preservation, 2012).

[44] "Continued Growth of Beautiful Fruitvale Evidenced by Many Sales and Much Building-Prospects for Future," *Oakland Herald* (Oakland, CA), 3 October 1905.

[45] City of Oakland building permit #18068, issued 30 April 1948.

[46] Alan R. Dreyfuss, *St. Joseph's Professional Center Historic Overview and Guidelines* (Oakland, CA: Alan R. Dreyfuss Architect AIA, 2006), 2.

for which a permit was issued in 1948. The 1953 aerial photograph (Fig. 6) shows the garage that exists today. Although its building permit has not been located, a one-room brick Mortuary Chapel was constructed at the corner of the original west property line and the parcel which was added to extend the property to the corner of East 12th Street and 26th Avenue. The Chapel is first seen in the 1947 aerial photograph (Fig. 4).

The site was expanded by additional purchases of contiguous 26th Avenue lots on its west side. The 1911 Sanborn map shows there were separate, smaller lots between the west side of the property and 26th Avenue; these separate properties extended the full distance from East 14th Street to the Western Pacific Railway right of way. The 1912 site plan also indicates that the original property did not have street frontage on 26th Avenue, and a 1965 East Bay Municipal Utility District Map indicates that the southwest portion of the current site, at the corner of East 12th Street and 26th Avenue, was a still separate assessor's parcel at that time. The Sanborn Map dated 1911 updated to 1952 shows this corner parcel as part of the site (it also shows a greenhouse near East 12th Street but there is no other record of that structure). That map shows there were three houses fronting on 26th Avenue north of the Poultry Building and south of the building at the corner of 26th Avenue and East 14th Street. These houses occupied separate assessor's parcels, which were acquired and combined with the St. Joseph's parcel. The houses were demolished, with a parking lot occupying the site of the two on the north, and a portable building later sited where the southernmost house had stood. Donovan's 1912 site plan for the Main and Laundry Buildings shows a "new iron fence" was to be constructed on the north side of the site on East 14th Street, with a "new board fence" to enclose the other sides of the site. The fence is shown on the 1921 Sanborn map, but by 1935 it had been replaced by a brick wall.[47]

Ongoing History of Site

At the 50th anniversary of the establishment of the local branch of the Little Sisters of the Poor, the Order estimated it had provided care for 3,000 people in Oakland. The Little Sisters of the Poor closed St. Joseph's in 1979 because it could not afford to meet new state requirements for nursing home operations.[48] The property was put up for sale that year, and in 1980, Oakland Citizens Committee for Urban Renewal (OCCUR) announced it was buying it. It planned to convert the building to apartments for seniors with funding from a $1.1 million Section 8 grant. But as of April, 1980, OCCUR faced significant unrelated challenges.[49] Ultimately, investor Raymond Castor bought the property and converted it to office use in 1983. Although the conversion involved limited exterior changes, it resulted in demolition of the interior of the chapel, which appears from the original drawings to have been the most significant interior space.

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[47] Alan R. Dreyfuss, *St. Joseph's Professional Center Historic Overview and Guidelines* (Oakland, CA: Alan R. Dreyfuss Architect AIA, 2006), 2.

[48] Oakland Heritage Alliance. *OHA News.* (Oakland, CA: Oakland Heritage Alliance, undated clipping in Oakland History Room, Oakland Public Library); John McGuckin, *Working for God Alone The Little Sisters of the Poor in San Francisco 1901-2001* (San Francisco, California: J.H. McGuckin Jr., 2001), 14.

[49] Brooklyn Neighborhood Preservation Association, "BNPA Members Visit St. Joseph's Little Sister of the Poor," *The BNPA News,* Vol. III, No. 4 (Oakland, CA), April 1980, 1.

In 2006, BRIDGE Housing, a non-profit housing developer, acquired the site. With local and federal funding, it renovated the Main Building to provide 84 units of affordable housing for seniors. The Poultry Building was demolished. The Laundry Building was renovated to provide three units of affordable housing. The non-historic addition on the west side of the Men's Smokehouse was demolished, and the historic portion of the building was renovated to provide one affordable housing unit. A new building with 58 affordable family apartments was constructed at the west side of the property on 26th Avenue and on the western half of the south edge of the property on East 12th Street. The new building is four stories on 26th Avenue, dropping to two stories on its east end along East 12th Street. The Mortuary Chapel was rehabilitated to serve as a community room and the Garage was renovated with no change in use.

SIGNIFICANT DATES

Little Sisters of the Poor (LSOP) founded	1842
LSOP Arrive in San Francisco	1901
Establishment of LSOP in Oakland	1907
Funds Raised for New Building	1909
Main Building	1913
Laundry Building	1913
Men's Smokehouse	1939
Convent Wing of Main Building	1945
Mortuary Chapel	pre-1947
Poultry Building	1947
Garage	1948
Addition to Men's Smokehouse	1965
St. Joseph's Home closes	1979
Property converted to office use	1983
Rehabilitation of Main Building	2011
Rehabilitation of Laundry Building, Men's Smokehouse, Garage, and Mortuary Chapel	2013

HISTORIC SETTING

Development of Oakland and Fruitvale

The first residents of the area now known as Oakland were descendants of people believed to have crossed over the frozen Bering Straits about 25,000 years ago, reaching the San Francisco Bay Area between 20,000 and 10,000 years ago. A variety of tribes, with varying languages and customs, coalesced over the centuries to occupy most of the land around San Francisco Bay, including what is now Oakland.

Spanish explorers reached the East Bay region in the late 1760s, though there are conflicting accounts of which one came first. According to Gen. Mariano Guadalupe Vallejo, a party led

by Pedro Fages and Fr. Juan Crespi made its way through the region it called Contra Costa (which encompassed both the current Contra Costa County and its later subdivision, Alameda County) shortly after part of the Portola expedition had sighted it in 1769.[50]

The land that is currently Oakland was part of an 1820 royal Spanish land grant to Sgt. Luis Maria Peralta, a 40-year veteran of the Spanish army.[51] The 44,800-acre grant, named Rancho San Antonio, covered a zone extending from the current city of Albany in the north to San Leandro in the south. Luis Maria Peralta, then 17, was part of the Anza expedition that arrived in Alta California in 1776. His son Antonio Maria Peralta established the first homestead on the rancho in 1821, and in 1842 he received 16,067 acres including present-day Fruitvale when his father divided his lands among his children. The Peralta family typified the *Californio* era, building an extensive agricultural operation based on grazing and producing hides and tallow for export. They built 16 houses over 50 years, and Luis Maria Peralta's estate was valued at $1,383,500 when he died in 1851. But the Gold Rush, immigration of Anglos, and annexation by the United States ushered in the decline of the family and its way of life. Antonio Maria Peralta owned just 23 acres when he died in 1879.[52]

Displacing the Californios, Native Americans, Mexicans, and Spaniards who had dominated the area since the Mission era were Anglos from the Gold Rush as well as immigrants from Europe and Asia. The earliest arrivals included pre-Gold-Rush immigrants who came over land and began cutting redwood from the Contra Costa hills as early as 1847. In the early 1850s, new arrivals from the United States leased land from Antonio Maria Peralta, began farming, and established mills to take advantage of the nearby supply of timber. Oakland was incorporated in 1852 by an act of the state Legislature at the request of H.W. Carpentier.[53] In 1854, the town of Clinton was platted immediately east of Lake Merritt and lots were sold resulting in quick development of businesses in addition to the blacksmith, hotel, and livery businesses already established.[54] Newcomers from Germany and Portugal were particularly numerous in Fruitvale, so named for an orchard of 700 Bing cherries planted in 1856 by Henderson Luellling.[55] The area east of Lake Merritt comprised by the villages of Clinton, San Antonio (east of Clinton and west of Fruitvale), and Lynn (northeast of Clinton) was

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[50] "Oakland City and Township," *Alameda County GenWeb, USGenWeb Project*, Accessed 18 November 2013, https://sites.google.com/site/alamedacountycagenweb/cities-townships/oakland-city-and-township.we3.

[51] Oakland Citizens Committee for Urban Renewal (OCCUR), *Fruitvale: Neighborhood Profiles* (Oakland, CA, July 1988).

[52] "Peralta Family History," *Peralta Hacienda Historical Park*, Friends of Peralta Hacienda Historical Park, 2015, Accessed 15 November 13, http://www.peraltahacienda.org/pages/main.php?pageid=69&pagecategory=3.

[53] Charles Reed, "Ye Olden Oakland Days," *Oakland Tribune* (Oakland, CA), 17 October 1920.

[54] "East Oakland, or Brooklyn," *Alameda County GenWeb*, Accessed 18 November 2013, https://sites.google.com/site/alamedacountycagenweb/cities-townships/brooklyn-township/east-oakland-or-brooklyn-1.

[55] Leonard Verbarg, "Knave," *Oakland Tribune* (Oakland, CA), 11 October 1970; Oakland Citizens Committee for Urban Renewal (OCCUR), *Fruitvale: Neighborhood Profiles* (Oakland, CA, July 1988).

incorporated as the Town of Brooklyn in 1870, but only two years later, the citizens of Brooklyn voted to approve annexation by the City of Oakland.[56] In addition to lumber and milling, the early town had a large agricultural economy, including not only fruit production but also hay and grain.[57]

By the 1870s, suburban development had taken hold, with large houses on extensive lots as well as budding commercial and industrial activity. In the early 1890s, the streetcar line on East 14th Street (now International Boulevard) was converted from horse traction to electric power and the "Haywards electric road" was built through the district.[58] A sewer district was formed and undertook installation of piping along six miles of streets in the nine-square-mile district.[59] In 1903, a newspaper headline about Fruitvale gushed, "People Pouring in, Building Homes to Make District More a Paradise Than It Is."[60] The population of 10,000 consisted of "rich people who could live wherever fancy dictated," most of whom worked in San Francisco or Oakland. A competing paper put the population at only 5,000 the same year, but gushed similarly about the "Suburb of Oakland in Which Abiding Places Are Characterized by Elegance and Beauty;" which it attributed to most of the houses being owner-occupied.[61] By 1905, the Fruitvale Board of Trade was promoting development.[62] Residents of the fast-growing area were organizing to incorporate it as a city, though its independence was short-lived: Oakland annexed the previously separate city of Fruitvale in 1909, eliminating the city line that had existed only a few blocks north of the St. Joseph's site. Construction of the Southern Pacific railroad line and the Key System trolley on East 14th Street hastened development, as did the outflow of refugees from San Francisco after the 1906 earthquake and fire who built small cottages in Fruitvale and spurred development of two-story buildings with ground-floor neighborhood retail spaces.[63] Annexation hastened in turn the urbanization which had given rise to it; the City of Oakland issued cease and desist orders to the remaining dairies in the district shortly after absorbing Fruitvale.[64] By 1916, the *Fruitvale Progress* reported that little was left of agricultural production as most of the large tracts had been subdivided and claimed that the "handsome homes" on large lots in Fruitvale were "more pretentious than one will find in the thickly settled portions of the city."[65] The district also continued to develop manufacturing; the American Canning Co.

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[56] "East Oakland, or Brooklyn," *Alameda County GenWeb*, Accessed 18 November 2013, https://sites.google.com/site/alamedacountycagenweb/cities-townships/brooklyn-township/east-oakland-or-brooklyn-1.

[57] Leonard Verbarg, "Knave," *Oakland Tribune* (Oakland, CA), 11 October 1970; Oakland Citizens Committee for Urban Renewal (OCCUR), *Fruitvale: Neighborhood Profiles* (Oakland, CA, July 1988).

[58] "Fruitvale and Beyond," *Oakland Enquirer* (Oakland, CA), 11 March 1893.

[59] J.W. Riley, "Fruitvale," *Oakland Enquirer* (Oakland, CA), 11 March 1893.

[60] "Lovely Fruitvale Enjoying A Season of Bounteous and Splendid Prosperity," *Oakland Herald (Oakland, CA), 8 June 1903.*

[61] "Rose Embowered Homes of Fruitvale," *Oakland Tribune* (Oakland, CA), 1 November 1903.

[62] "Continued Growth of Beautiful Fruitvale Evidenced by Many Sales and Much Building-Prospects for Future," *Oakland Herald* (Oakland, CA), 3 October 1905.

[63] "Hundreds of New Homes Filling Fruitvale," *Oakland Herald* (Oakland, CA), 15 September 1906.

[64] Leonard Verbarg, "Knave," *Oakland Tribune* (Oakland, CA), 11 October 1970.

[65] "Comparative Land Values," *Fruitvale Progress* (Oakland, CA), 25 August 1.

built a can factory of almost 400,000 square feet in 1918.[66] In the 1930s, newcomers from Mexico began settling in the neighborhood in significant numbers, joined during and after World War II by African Americans arriving to join the shipyard labor force that ballooned in the Bay Area.[67]

Roman Catholic Church in Oakland

The first milestone of Catholic history in what is now Oakland was when Franciscan Fr. Juan Crespi said Mass outdoors on 27 March 1772.[68] He was part of an expedition to the East Bay and South Bay led by Lt. Pedro Fages; he had said Mass on the Feast of the Annunciation three days earlier when the group camped on Penitencia Creek at the present-day boundary between Alameda and Santa Clara Counties, and one day earlier in the Fruitvale-San Lorenzo area.[69]

Fr. Firmin Lasuen founded Mission San Jose de Guadalupe in 1797 in what is now Fremont, establishing an institutional foothold for the Catholic Church in the East Bay.[70] The request from the Mexican government for establishment of a separate diocese for California, approved by Rome 27 April 1840, led to consecration of California's first bishop, Garcia Diego, October 4th of that year. Bishop Diego chose Santa Barbara as the seat of the diocese the next year. Joseph Alemany succeeded him after his death in 1850.[71] In 1852, Alemany urged the first plenary council of U.S. bishops to endorse dividing California into two dioceses; the council, and then Pope Pius IX agreed, establishing the archdiocese of San Francisco. St. Mary's Cathedral (now Old St. Mary's Church) was completed in 1854.[72]

At the time the San Francisco archdiocese was established, the only parish in the area of the present-day Diocese of Oakland was Mission San Jose,[73] and in 1853, the Church established its first building in present-day Oakland with a chapel--at first called St. Anthony's and but soon after renamed St. Mary's--on Seventh Street between Martin Luther King Way and Jefferson Street.[74] The congregation got its first resident priest in 1858, and it built a new and larger church on the same site in 1872.[75] It became a full parish in 1861. In 1860, there were

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[66] "Fruitvale Facts," *Fruitvale Progress* (Oakland, CA), 23 August 1918.

[67] Oakland Citizens Committee for Urban Renewal (OCCUR), *Fruitvale: Neighborhood Profiles* (Oakland, CA, July 1988).

[68] "History of Churches in Diocese," *Oakland Tribune* (Oakland, CA), 27 April 1962.

[69] Peter Thomas Conmy, *A Pariochial and Institutional History of the Diocese of Oakland 1962-1972 and Two Centuries of Background* (Mission Hills, CA: Saint Francis Historical Society, 2000), 15-17.

[70] "History of Churches in Diocese," *Oakland Tribune* (Oakland, CA), 27 April 1962.

[71] Peter Thomas Conmy, *A Pariochial and Institutional History of the Diocese of Oakland 1962-1972 and Two Centuries of Background* (Mission Hills, CA: Saint Francis Historical Society, 2000), 26-27.

[72] Ibid. 35-36

[73] Ibid. 37

[74] "History of Churches in Diocese," *Oakland Tribune* (Oakland, CA), 27 April 1962.

[75] Ralph Rath, "Oakland Catholic Parish Marks Centennial," *Oakland Tribune* (Oakland, CA), 3 December 1972.

six Protestant churches in Oakland, but St. Mary's remained the only Catholic parish.[76] It began construction on a larger church in 1868, completing it in 1872.[77] In the boundaries now encompassed by the Diocese of Oakland, two other churches were established in the 1850s, five in the 1860s, and six in the 1870s.[78] In 1962, the Archdiocese of San Francisco was divided in four, creating the dioceses of Oakland, Santa Rosa, and Stockton in addition to the now-smaller Archdiocese of San Francisco. Floyd Begin of Cleveland was appointed the first bishop for the new Diocese of Oakland.[79]

Other early Catholic churches in Oakland were St. Patrick's (1860s), St. Anthony's (1871) about one mile north-northwest of St. Joseph's, Sacred Heart (1870s), St. Francis de Sales (1886), St. Elizabeth's (1892), and St. Columba's (1898).[80] In 1909, St. Andrew's Church was built in West Oakland.[81] St. Elizabeth's, roughly 1/2 mile southeast of St. Joseph's was founded in 1892 by Franciscan fathers. The church was replaced in 1921; new schools were built in 1924 and 1959; and a new convent was completed in 1967.[82] St. Jarlath's Church on Fruitvale Avenue in the Dimond District slightly northeast of St. Joseph's was built in 1910 along with a parish hall, and in 1930 15 sisters of St. Joseph of Carondelet started a school there.[83] [84]

Some of the oldest church buildings have been altered or demolished. Sacred Heart and St. Francis de Sales were damaged in the 1989 Loma Prieta earthquake and later demolished. St. Anthony's was demolished in 1957.[85] Old St. Mary's closed in 2008 and is now used by a non-Catholic parish.[86]

Religious Orders, Schools, and Social Welfare Institutions

St. Elizabeth's started in a building that housed both a school and the church along with separate convent and monastery buildings for nuns and priests. The Sisters of Mercy, who had come from Ireland to San Francisco in 1854,[87] crossed the Bay and established Our Lady of Lourdes Academy in Oakland in 1877.[88] Six members of the Sisters of the Holy Names

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[77] Ibid. 39

[78] Ibid. 47, 49, 52, 45, 61, 63, 69, 70, 86, 92, 97, 107, 110, 118

[79] Jeffrey M. Burns and Mary Carmen Batiza, *We are the Church: A History of the Diocese of Oakland* (Strasbourg, France: Éditions du Signe, 2001), 44.

[80] "History of Churches in Diocese," *Oakland Tribune* (Oakland, CA), 27 April 1962.

[81] "With Solemn Services New St. Andrew's Church Will be Dedicated Tomorrow by Archbishop Riordan," *Oakland Tribune* (Oakland, CA), 18 September 1909.

[82] "Church's Diamond Jubilee," *Oakland Tribune (Oakland, CA),* 8 October 1967.

[83] "New Church and Hall in Diamond," *Oakland Tribune* (Oakland, CA), 23 October 1910.

[84] "Mission, Philosophy and History," *St. Jarlath Catholic School Oakland, CA, Accessed 13 November 2013,* http://stjarlathschool.org/mission-philosophy-history.

[85] "Historic St. Anthony's Catholic Church Razed," *Oakland Tribune* (Oakland, CA), 3 March 1957.

[86] Angela Hill, "Masses Say Farewell to Masses at Old St. Mary's," *Oakland Tribune* (Oakland, CA), 17 July 2008.

[87] "Sisters of Mercy," *Mercy Burlingame: A Catholic College Preparatory High School,* Mercy High School. Accessed 15 November 2013, http://www.mercyhsb.com/page.cfm?p=22.

[88] Peter Thomas Conmy, *A Pariochial and Institutional History of the Diocese of Oakland 1962-1972 and Two Centuries of Background* (Mission Hills, CA: Saint Francis Historical Society, 2000), 73.

arrived in Oakland from Hochelaga, Quebec in 1868 via New York City and the Isthmus of Panama.[89] At St. Jarlath's on Fruitvale Avenue, 15 sisters of St. Joseph of Carondelet started a school in 1930. [90]

The Catholic Church began establishing other institutions shortly after the pioneering parishes formed, beginning with schools and then founding service organizations for the poor and the elderly. In 1868, the year construction began on the larger St. Mary's church, the six nuns of Sisters of the Holy Names who had come from Canada began a high school and, in the vacated original St. Mary's chapel, a school for girls. Within a year of its founding, Sacred Heart parish opened a school, and St. Patrick's Church started a school in its first five years. St. Anthony's started its school in 1877.[91] In 1883, the Sisters of St. Joseph of Carondelet arrived to staff the school.[92] The Christian Brothers also started a school in the same period, and later transferred it to the Sisters of the Holy Names.[93]

Catholic orders and organizations appeared relatively early in Oakland's history and grew with the city, offering services for poor and indigent residents, old people, and vulnerable members of the community. The Catholic Ladies Aid Society, formed in 1887, devoted itself to "the spiritual and physical relief of suffering humanity, irrespective of creed or nationality, the safeguarding of young people, the finding of suitable homes for those who need it."[94] In 1894, Mrs. P. M. McCourtney founded a school "for the unfortunate children born deaf and dumb" under the auspices of the Sisters of St. Joseph at 4002 Telegraph Avenue. The Sisters of the Holy Family Day Nursery was established 1911 on Eighth Street to care for children of the working poor.[95] The Vincentian Relief Society was organized by Archbishop Riordan and the Rev. Thomas McSweeney in Oakland about 1890, similar to St. Vincent de Paul societies. It had 150 "prominent Catholic ladies" as members and distributed out $7,000 in 1929 in aid to the poor.[96]

In 1901, Bishop Riordan asked the Sisters of Providence in Montreal to open a hospital in Oakland. In 1902, they bought land at Broadway and 26th Street; the building was completed

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[89] Jeffrey M. Burns and Mary Carmen Batiza, *We are the Church: A History of the Diocese of Oakland* (Strasbourg, France: Éditions du Signe, 2001), 17.

[90] "Mission, Philosophy and History," *St. Jarlath Catholic School Oakland, CA, Accessed 13 November 2013,* http://stjarlathschool.org/mission-philosophy-history.

[91] Peter Thomas Conmy, *A Pariochial and Institutional History of the Diocese of Oakland 1962-1972 and Two Centuries of Background* (Mission Hills, CA: Saint Francis Historical Society, 2000), 99, 120, 143.

[92] Jeffrey M. Burns and Mary Carmen Batiza, *We are the Church: A History of the Diocese of Oakland* (Strasbourg, France: Éditions du Signe, 2001), 23.

[93] Ralph Rath, "Oakland Catholic Parish Marks Centennial," *Oakland Tribune* (Oakland, CA), 3 December 1972.

[94] Peter Thomas Conmy, *A Pariochial and Institutional History of the Diocese of Oakland 1962-1972 and Two Centuries of Background* (Mission Hills, CA: Saint Francis Historical Society, 2000), 181.

[95] Oakland Council No. 784, Knights of Columbus, *Catholic Historical Review of Alameda County 1930* (Oakland, CA: Knights of Columbus, 1930), 36.

[96] Ibid. 38

in 1904.[97] After the 1906 earthquake and fire displaced a substantial portion of the population of San Francisco and destroyed the home for the aged the Sisters of Mercy had established on Rincon Hill, Fr. Peter Yorke, a noted social activist and labor advocate in the Bay Area, helped evacuate the residents of the home to Oakland, where the order bought five acres in Fruitvale and dedicated Our Lady's Home in 1908.[98] Fr. Charles Philipps opened the Sunshine Camp at the Russian River in 1938 to provide a rural summer experience for low-income children in Oakland. The following year, he opened St. Mary's Social Center with the Sisters of Social Service. In 1949, he established St. Colette's House of Hospitality, a shelter for the homeless, at 486 Fifth Street.[99] Fr. Yorke began his work when he was appointed pastor at St. Anthony's in 1903. Fr. John McNally of St. Patrick's bought the former Second Congregational Church and converted the building into the Young Men's Institute, a temperance-based corollary of the Protestant YMCA. It grew by 1910 to four branches, mirrored by the Young Women's Institute with four of its own branches.[100]

Little Sisters of the Poor

The Little Sisters of the Poor was founded in St.-Servan, France in 1839 by Jeanne Jugan. Born about 12 km away in Cancale on the north coast of Brittany in 1792, Jugan worked as a nurse and shared a small apartment with a retired domestic servant, Francoise Aubert. When Jugan learned that a blind and infirm woman, Anne Chauvin, was destitute after the death of her sister on whom she had depended for support, Jugan took her in. Soon after, Jugan similarly provided housing for a penniless servant, Isabelle Queru. In 1840, three other women, Marie Jamet, Virginie Tredaniel and Madeleine Bourges, joined Jugan in her work, and the following year they rented a two-room house and were providing shelter to a dozen poor, elderly women within a month. Unable to support them from her own income, Jugan solicited contributions from people who had known them, beginning the tradition of alms-collection that the order she founded continued to use at the time St. Joseph's was built. In 1842, the Servants of the Poor was constituted as an order and moved into an abandoned convent which a benefactor had purchased for it. The new home began accepting men as well as women, benefactors and public groups contributed substantial sums, and an addition was constructed to accommodate more residents.

In 1846, when the house at St.-Servan had 75 residents, Jeanne Jugan went to Rennes, the principal city of Brittany during its independence in the 9th to 15th centuries and still the largest city in the region. The month after her arrival, Jugan established a two-room home in Rennes, taking in 10 elderly women. A month later, the order obtained a house near Rennes, expanding its capacity to 40. Later that year, the sisters opened a third location in Brittany, in Dinan. The next expansion was in Tours in the neighboring region of Touraine, where a benefactor who had seen the original home while he was vacationing near St.-Servan provided initial introductions to local clergy. With help from the Society of St. Vincent de Paul, the sisters expanded to Nantes and Paris in 1849. Bordeaux, Rouen, Nancy, Lyon, Lille,

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[98] Ibid. 21

[99] Jeffrey M. Burns and Mary Carmen Batiza, *We are the Church: A History of the Diocese of Oakland*, (Strasbourg, France: Editions du Signe, 2001), 25.
Peter Thomas Conmy, *A Parochial and Institutional History of the Diocese of Oakland 1962-1972 and Two Centuries of Background* (Mission Hills, CA: Saint Francis Historical Society, 2000), 44.

[100] Ibid. 74-79, 120, 178-179

and Marseille, were the next cities for the Order, and in 1851 it expanded outside France with a house in London. By 1852, the Little Sisters' 15 homes accommodated 1,500 residents. That year, the process for official designation as an order began, and in 1854 Pope Pius IX approved it. The following year, the Order applied for recognition by the French government as an independent institution, and received it in 1856. Between 1853 and 1868, the Order expanded in Western Europe with multiple houses in Belgium, England, Scotland, Spain, and Ireland.

In 1868, with 1,750 sisters caring for 13,000 elderly residents in 107 houses in Europe, the Order decided to expand to America. The first house was in Brooklyn, NY, and the second in Manhattan. The third was established in New Orleans the same year, and in 1869 a benefactor in Baltimore underwrote establishment of a house there. Houses opened in Saint Louis, Philadelphia, and Louisville the same year, and in 1870 the order founded additional sites in Boston, Cleveland, and New York. By 1872, the order was operating 13 houses in the United States. This expanded over the following six years to seven additional cities. In 1901, the Order established its first American novitiate, in Brooklyn, NY. In 1905, 262 out of the 5,811 members of the Order were American. As of 1925, there were 38 homes in the United States, including homes in Los Angeles, Oakland, and San Francisco.

Four members of the Order arrived in Oakland on a train from Chicago on March 14, 1901 to open the Little Sisters' first home in the West, and dedicated their first facility at 2030 Howard Street, San Francisco to St. Joseph, a special patron saint.[101] Archibishop Patrick W. Riordan had leased the three-story building for the order, and the first resident entered St. Joseph's Home on 30 March of that year.[102] In 1907, Archbishop Riordan invited the Order to bring their operation to Oakland and they moved to a house at the corner of 22nd and Webster Streets in July of that year. By the end of the year, the Order was providing housing to 30 men and women and by 1909 it began raising funds for a new building.[103] A 1912 directory lists the Oakland Home for the Aged, conducted by the Little Sisters of the Poor, at 2138 Webster Street.[104]

Joseph Le Breton, a wealthy banker and leader in San Francisco's prominent French immigrant community, was the patron of both St. Anne's Home in San Francisco, which he launched with a commitment of $100,000, and the Los Angeles home in the Boyle Heights neighborhood east of Downtown, completed in 1908. Le Breton ultimately spent $350,000 to

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[101] Lamphier-Gregory, *St. Joseph's Senior and Family Housing Project: Initial Study and Environmental Assessment,* Oakland, CA: City of Oakland Community and Economic Development Agency, November 2007, 4-3.

[102] John McGuckin, *Working for God Alone The Little Sisters of the Poor in San Francisco 1901-2001* (San Francisco, California: J.H. McGuckin Jr., 2001), 2.

[103] Oakland Heritage Alliance, "Oakland, CA: Oakland Heritage Alliance," undated clipping in Oakland History Room, Oakland Public Library.

[104] Oakland Planning Department, *Oakland Cultural Heritage Survey, Identification Sheet for subject property* (Oakland, CA: Oakland Planning Department, 1993), 2.

build and furnish St. Anne's in San Francisco and bought the seven-acre site for the Los Angeles home.[105] The Los Angeles home also closed in the 1970s, for similar reasons.[106]

ADDITIONAL STUDY AND SIGNIFICANCE

References consulted did not provide an overall study of the architecture of the homes built by the Little Sisters of the Poor. Based on the obvious parallels in the designs of the homes in Los Angeles, San Francisco, and Oakland (of which St. Joseph's is the only extant property) it appears there may have been a regional or national building archetype, or at least a preferred configuration. Further study of the design of homes—and the complexes that supported them—could shed light on the significance of the design itself and possibly on particularities or innovations in the design of St. Joseph's that make it noteworthy. Another topic that might allow a deeper assessment of the significance of St. Joseph's, which would require international research, would be the design of homes built by the order in other countries. Similarly, a study of the relationship between the design of the Little Sisters' homes and contemporary buildings constructed by other orders or organizations for the same purpose could reveal aspects particular to this property that make it significant in that context.

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[105] John McGuckin, *Working for God Alone The Little Sisters of the Poor in San Francisco 1901-2001* (San Francisco, California: J.H. McGuckin Jr., 2001), 14.
[106] Ibid. 15

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
_x__ Other
Name of repository: Oakland History Room, Oakland Public Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 2.60 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: Longitude:
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

[ ] NAD 1927 or [x] NAD 1983

1. Zone: 10S	Easting: 56762	Northing: 418180
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)
The boundary of the St. Joseph's Complex includes parcel 10 (1.59 acres) and a portion of parcel 11 (1.32 acres) on the accompanying map entitled "Assessor's Map 2012"

Boundary Justification (Explain why the boundaries were selected.)
The current legal boundary of the property includes the Main Building, Laundry Building, Men's Smokehouse, Mortuary Chapel (guardhouse), the Garage, and the location of the Poultry Building where it once stood. These buildings have historically been part of the St.

Joseph's complex and, with the exception of the Poultry Building which is no longer extant, the property maintains historic integrity.

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11. Form Prepared By

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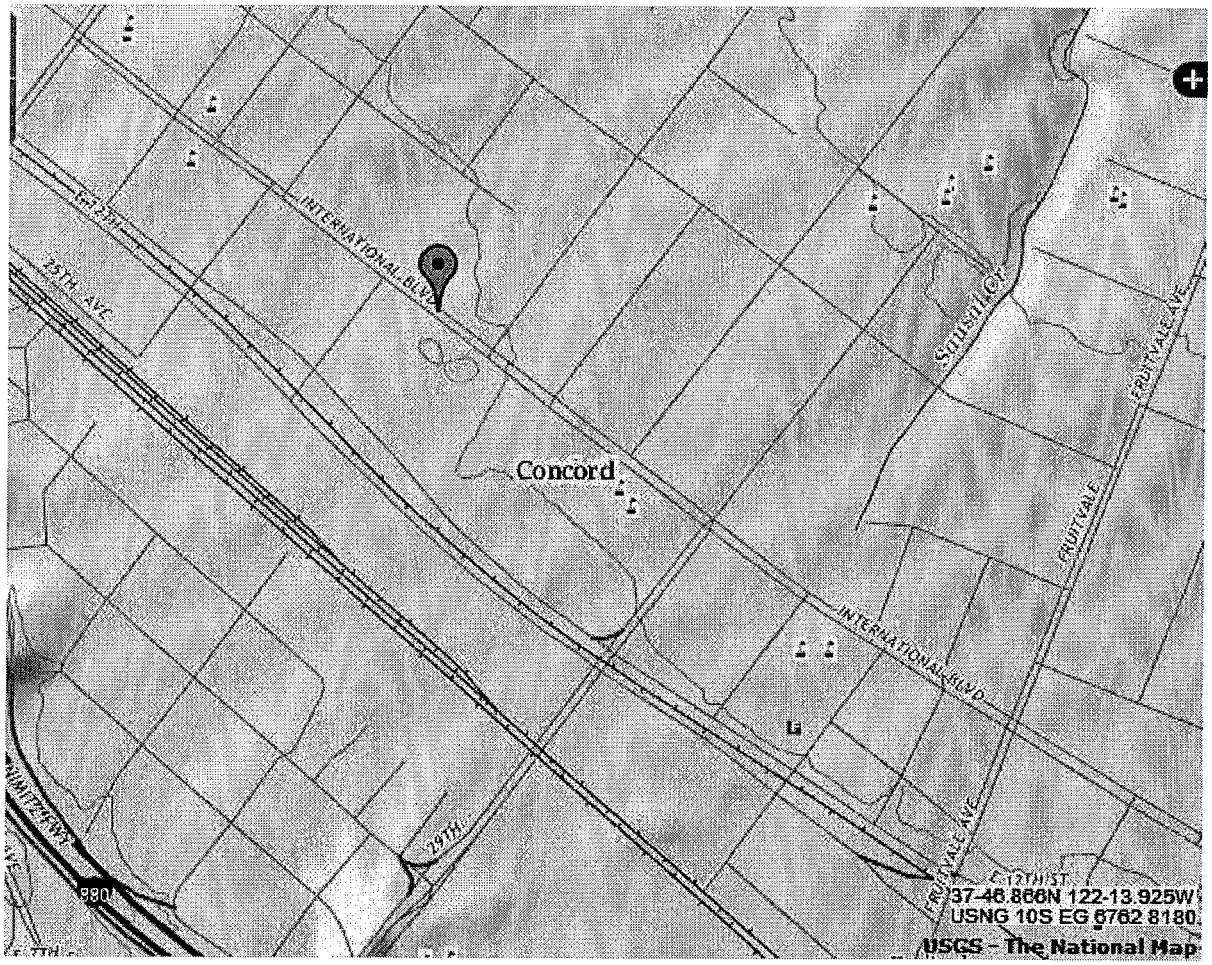
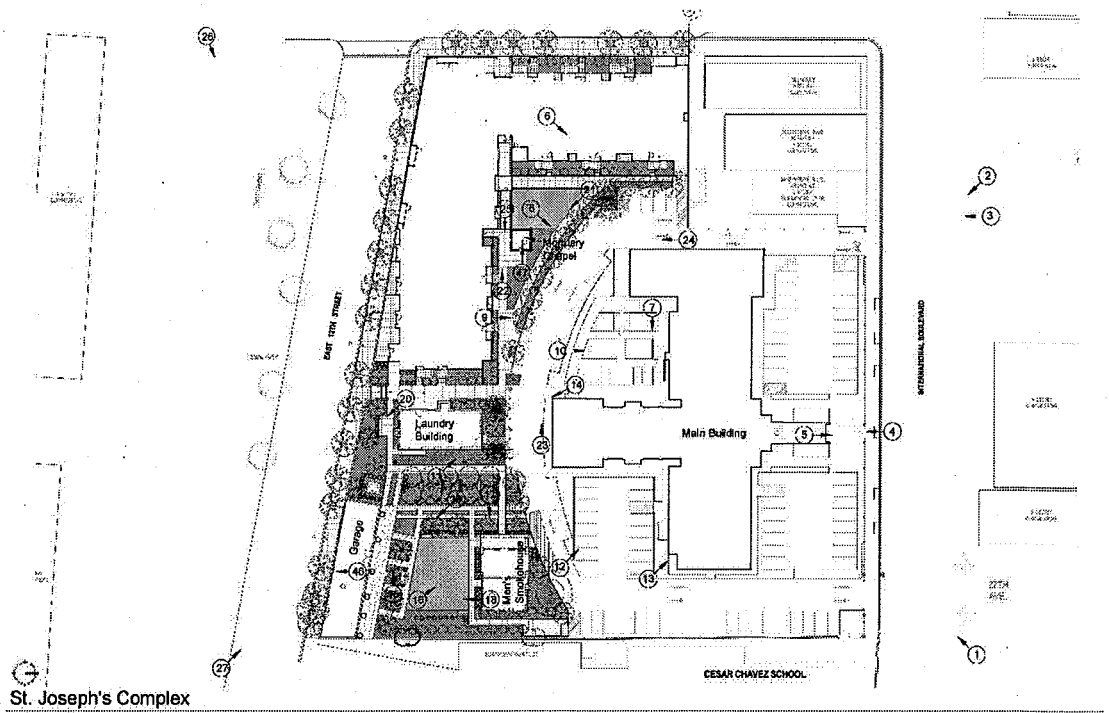
date: 03/07/2016

Additional Documentation

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.



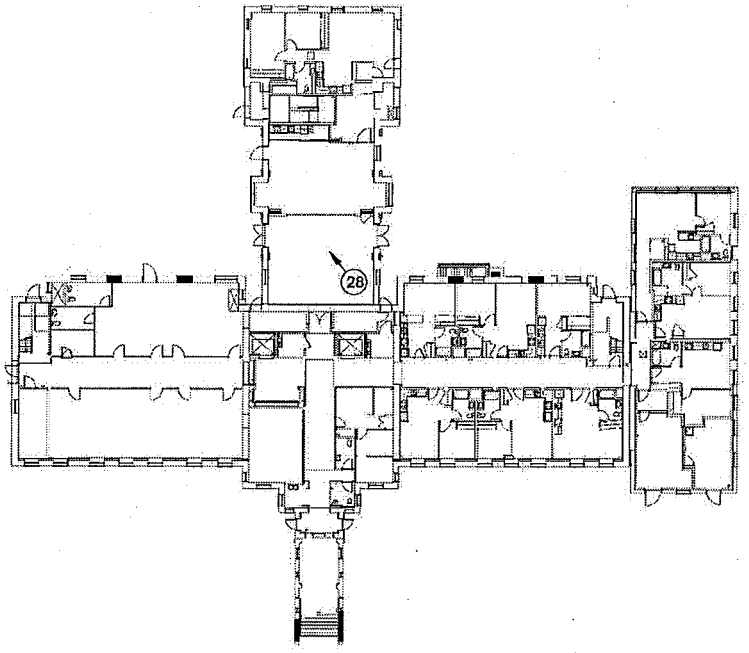
- **Sketch maps** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.



St. Joseph's Complex

Oakland, CA
National Register Nomination
December 2015

Photo Key Plan - Site Plan
Scale: 1"=50'



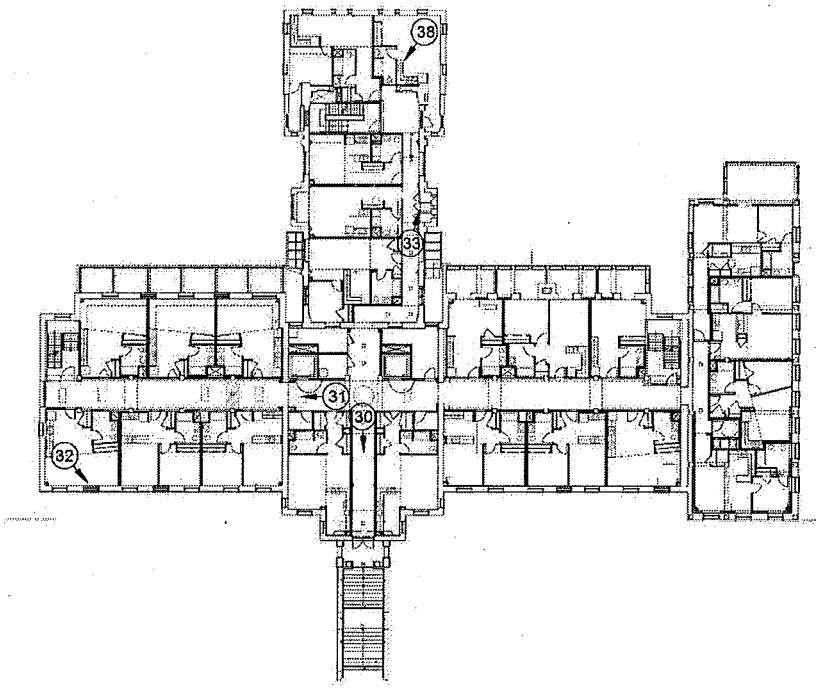
St. Joseph's Complex

Oakland, CA
National Register Nomination

Photo Key Plan - Main Building- First Floor

December 2015

Scale: 1/32" = 1'-0'



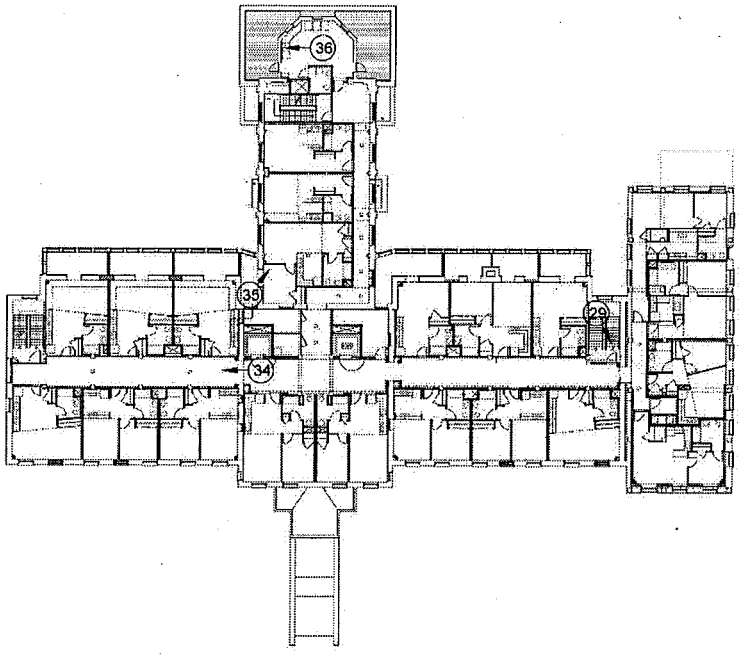
St. Joseph's Complex

Oakland, CA
National Register Nomination

Photo Key Plan - Main Building- Second Floor

December 2015

Scale: 1/32" = 1'-0"



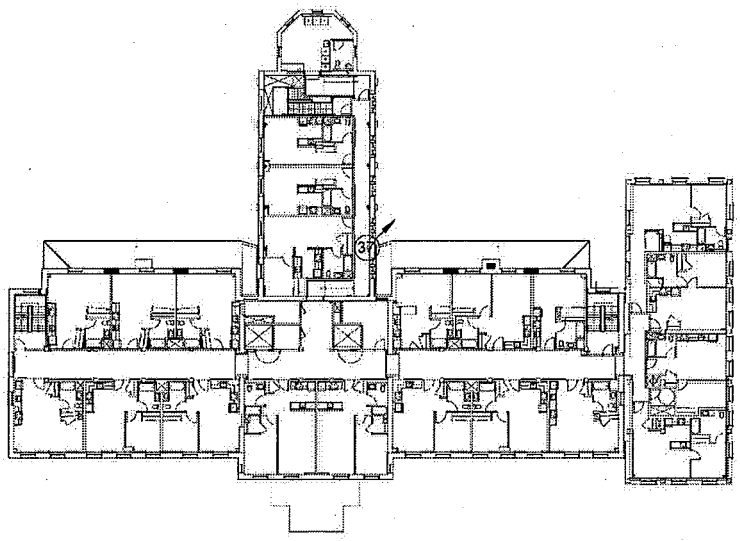
St. Joseph's Complex

Oakland, CA
National Register Nomination

Photo Key Plan - Main Building- Third Floor

December 2015

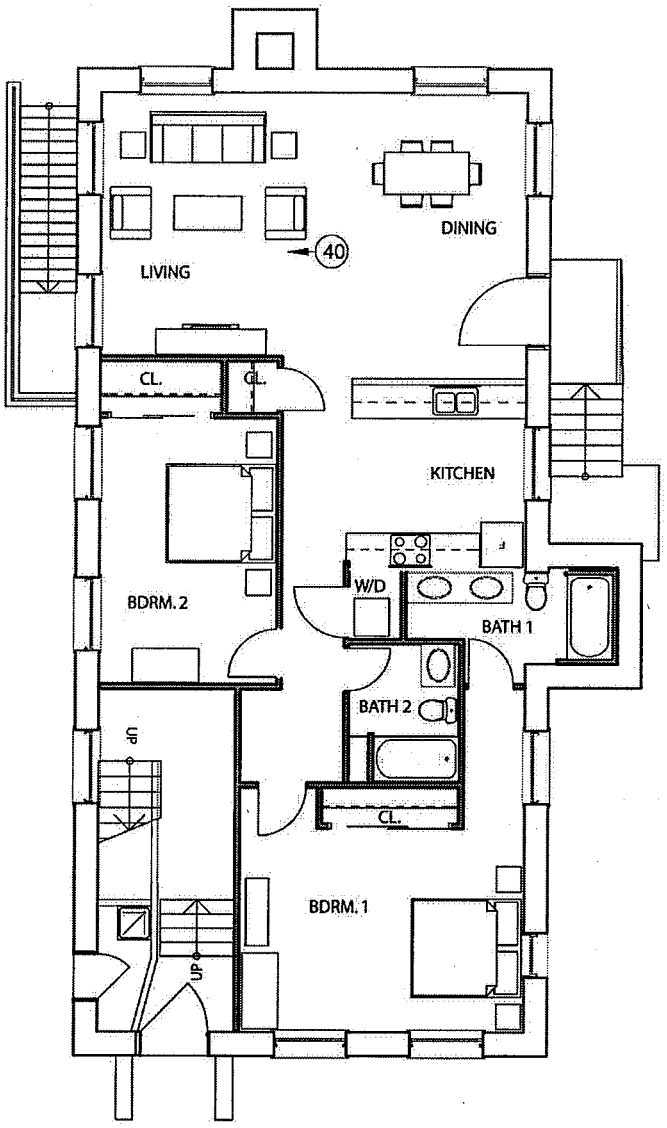
Scale: 1/32" = 1'-0"



St. Joseph's Complex

Oakland, CA
National Register Nomination
December 2015

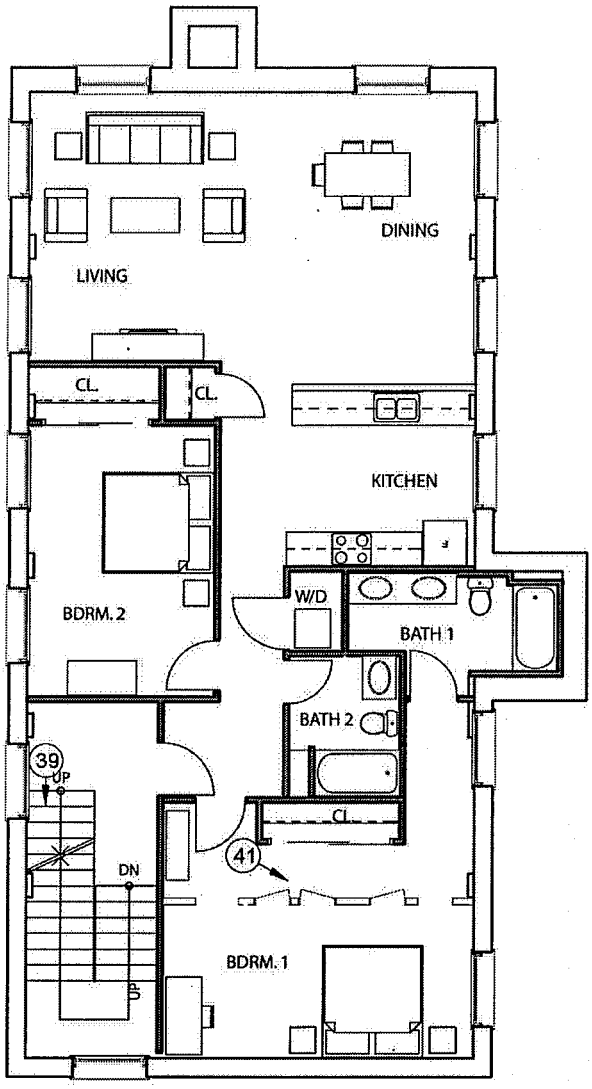
Photo Key Plan - Main Building- Fourth Floor
Scale: 1/32" = 1'-0"



St. Joseph's Complex

Oakland, CA
National Register Nomination
December 2015

Photo Key Plan - Laundry Building - First Floor
Scale: 1/8" = 1'-0"



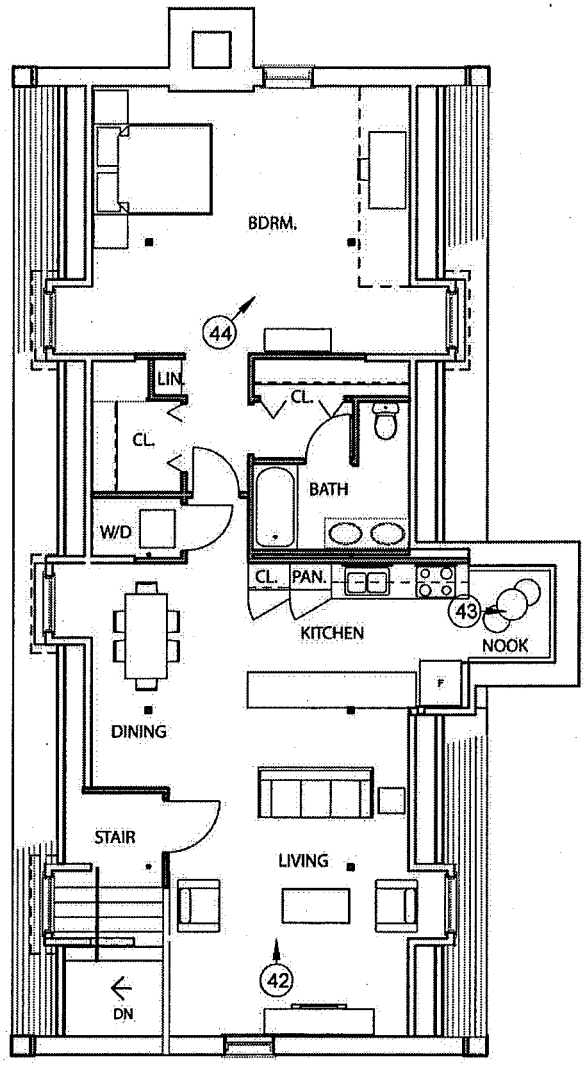
St. Joseph's Complex

Oakland, CA
National Register Nomination

Photo Key Plan - Laundry Building - Second Floor

December 2015

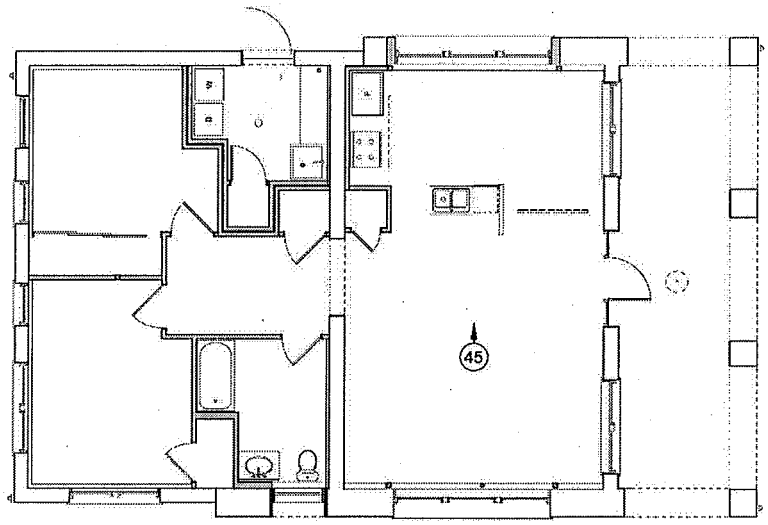
Scale: 1/8" = 1'-0"



St. Joseph's Complex

Oakland, CA
National Register Nomination
December 2015

Photo Key Plan - Laundry Building - Third Floor
Scale: 1/8" = 1'-0"



St. Joseph's Complex

Oakland, CA
National Register Nomination
December 2015

Photo Key Plan - Smokehouse
Scale: 1/8" = 1'-0"

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: St. Joseph's Home for the Aged

City or Vicinity: Oakland

County: Alameda County State: California

Photographer: Frederic Knapp, Jill Johnson

Date Photographed: March 1, 2011, December 4, 2013 & January 30, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0001)
View looking southwest from across International Boulevard at north façade of the Main Building.

Photo #2 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0002)
View looking southeast from across International Boulevard at the north façade of the Main Building.

Photo #3 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0003)
View looking south across International Boulevard at the west end of the Main Building. New Apartment Building is partially visible at rear.

Photo #4 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0004)
View looking south at the reconstructed grand stair of the Main Building.

Photo #5 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0005)
View looking north at the center gates at International Boulevard.

Photo #6 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0006)
View looking northeast. The Convent Wing is at the left and center and the Chapel Wing at the right of the Main Building.

Photo#7 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0007)
View looking south at the Chapel Wing.

Photo #8 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0008)
View looking northeast. Rear of Convent Wing of the Main Building is at left, and west elevation of Chapel Wing of the Main Building is at right.

Photo #9 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0009)
View looking north at the Main Building. West Wing is at left and the Chapel Wing is at right.

Photo #10 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0010)
View looking north at the Main Building. The Convent Wing is at left and the West Wing is at the right.

Photo #11 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0011)
View looking northwest at the site interior. Main Building is at right, Laundry Building is at left, and New Apartment Building is at rear.

Photo #12 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0012)
View looking northwest at the Main Building. The Chapel Wing is at left and the East Wing is at right.

Photo #13 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0013)
View looking northwest at the East Wing of the Main Building.

Photo #14 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0014)
View looking southeast at the north and west elevations of the Laundry Building.

Photo #15 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0015)
View looking west at the site interior. Garage is at left edge of view, Laundry Building is at left, Main Building is at rear, and Men's Smokehouse is at right.

Photo #16 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0016)
View looking northwest at the site interior. Laundry Building is at left, Main Building is at rear, and Men's Smokehouse is at right.

Photo #17 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0017)
View looking east at the west elevation of the Men's Smokehouse.

Photo #18 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0018)
View looking south at the north elevation of the Garage.

Photo #19 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0019)
View looking southeast at the corner of the north and west elevations of the Garage.

Photo #20 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0020)
View looking east-southeast at the west elevation of the Garage and the south side wall.

Photo #21 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0021)
View looking southeast at the site interior. Laundry Building is at left, Building 1 in the background and the Mortuary Chapel at the center foreground.

Photo #22 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0022)
View looking west at the east and south elevations of the Mortuary Chapel. Building 1 in the rear.

Photo #23 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0023)
View looking west at Building 1 (new construction). Mortuary Chapel is visible next to existing tree. South elevation of Chapel Wing of Main Building is partially visible at far right.

Photo #24 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0024)
View looking south at the west end of the site interior. West elevation of Convent Wing of Main Building is in foreground at left, Mortuary Chapel is visible just beyond it, and New Apartment Building is visible in rear and at right.

Photo #25 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0025)
View looking east at the south edge of main open space inside the property. Mortuary Chapel is partially visible at far left, Chapel Wing of the Main Building is visible at left rear, and New Apartment Building is partially visible at right. Men's Smokehouse is partially visible in the distance.

Photo #26 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0026)
View looking northeast from East 12th Street at 26th Avenue at the west and south elevations of New Apartment Building.

Photo #27 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0027)
View looking northwest at the property from East 12th Street.

Photo #28 (CA_AlamedaCounty_St.Joseph'sHomefortheAgedfortheAged_0028)
View looking southeast at the Community Room on the first floor of the Main Building.

Photo #29 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0029)
View looking north at Stair 2 of the West Wing of the Main Building.

Photo #30 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0030)
View looking north at the central corridor on the second floor of the Main Building.

Photo#31 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0031)
View looking east down the main corridor on the second floor of the Main Building.

Photo #32 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0032)
Vie looking northwest at the living/bed room of Unit 204.

Photo #33 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0033)
View looking south on down the corridor south Chapel Wing on the second floor of the Main Building; doors to confessionals are at right.

Photo #34 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0034)
View looking east down the main corridor on the third floor of the Main Building.

Photo #35 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0035)
View looking west at the original exterior window of the chapel, now on the third floor interior of the Main Building.

Photo #36 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0036)
View looking east in the laundry room on the third floor of the Main Building.

Photo #37 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0037)
View looking southwest at the west wall of the corridor of the Chapel Wing of the Main Building.

Photo #38 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0038)
View looking northeast at the kitchen and entry hall of Unit 212 of the Main Building.

Photo #39 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0039)
View looking north at the stair from second to third floor in Laundry Building.

Photo #40 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0040)
View looking east at the living room of the first floor apartment in Laundry Building.

Photo #41 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0041)
View looking northwest at the original wood drying room doors in hallway in second floor unit of Laundry Building.

Photo #42 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0042)
View looking south at the living room of the third floor unit of the Laundry Building. The kitchen and bedroom are visible in the rear.

Photo #43 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0043)
View looking west at the kitchen in the third floor unit of the Laundry Building. The breakfast nook in former elevator shaft is visible in the rear.

Photo #44(CA_AlamedaCounty_St.Joseph'sHomefortheAged_0044)
View looking south at the bedroom in the third floor unit of the Laundry Building.

Photo #45 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0045)
View looking south at the living room of the unit in the Men's Smokehouse.

Photo #46 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0046)
View looking south at the interior of the Garage.

Photo #47 (CA_AlamedaCounty_St.Joseph'sHomefortheAged_0047)
View looking east at the interior of the Mortuary Chapel.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.