

6.2	
Location(s): Various	Parcel Number(s): Various
Applicant(s): Various	Owner(s): Various
General Plan: Various	Zoning: Various
Historic Property: Various	Historic District: Various
Case Number(s): Various	Planning Permits: None
Proposal: Heritage Property Nominations associated with 2107 Mills Act Contract Applications: 1) LM17-001: 836 Trestle Glen Road (APN 011-0900-039-56); City Council District 2 2) LM17-002: 3130 Union Street (APN 005-0462-031-00); City Council District 3 3) LM17-005: 863 Cleveland Street (APN 023-0405-016-00); City Council District 2	
Environmental Determination: Categorically Exempt per CEQA Guidelines Sections: 15301 (Existing Facilities); 15305 (Minor Alterations in Land Use Limitations); 15306 (Information Collection); 15308 (Actions by Regulatory Agencies for Protection of the Environment); 15331 (Historical Resource Restoration/Rehabilitation).	
Action to be Taken: Determination that the properties are eligible for Heritage Property status, and designation of the properties as City of Oakland Heritage Properties.	
For Further Information: Contact Betty Marvin (510) 238-6879, bmarvin@oaklandnet.com	

INTRODUCTION

Three properties are before the Landmarks Preservation Advisory Board (LPAB, Board) for review and consideration of Heritage Property eligibility and for Heritage Property designation as outlined in the Historic Preservation Element (HPE) of the Oakland General Plan. These Heritage Property applications have been submitted in conjunction with concurrent Mills Act contract applications. (Two additional Mills Act applications are being considered this year, for existing Designated Historic Properties in the Oak Center S-20 district.)

BACKGROUND: HERITAGE PROPERTIES

Definition: Chapter 4 of the HPE defines ‘Heritage Properties’ as “Properties which definitively warrant preservation but which are not Landmarks or Preservation Districts” – a less exclusive and more expeditious designation. Heritage Properties may be designated by the Landmarks Board or the Planning Commission. They may also be designated by the Director of City Planning, subject to confirmation within 45 days by either the Board or the Commission.

Effect of designation: Heritage properties are Designated Historic Properties (HPE Policy 1.3), and therefore part of the Local Register defined in **HPE Policy 3.8**. As such they are Historical Resources for purposes of the California Environmental Quality Act, State Historical Building Code, and Mills Act. At a minimum, under the Element, demolition, removal or specified major alterations of Heritage Properties may normally be postponed for up to 120 days. Design Review will require work that maintains the property’s historic character. Under the Demolition Findings (Planning Code Section 17.136.075) Heritage Properties are subject to the Category I findings along with designated Landmarks, Study List, and A or B rated properties.

Eligibility: According to the Element, a property is eligible for Heritage Property designation on the basis of its Oakland Cultural Heritage Survey (OCHS) rating if it:

1. has an existing or contingency rating of A (Highest Importance), B (Major Importance), or C (Secondary Importance) “according to the methodology of the intensive survey”; or
2. has an existing or contingency rating of A or B from the reconnaissance (field, preliminary) survey; or
3. contributes or potentially contributes to any area potentially eligible for Preservation District designation (Area of Primary or Secondary Importance).

Properties with individual A or B survey ratings and contributors to survey-identified Areas of Primary Importance are automatically on Oakland’s *Local Register* as defined in Preservation Element Policy 3.8. To qualify for Mills Act contracts, however, if they are not already formally *designated* by the Landmarks Board as Landmarks, Heritage Properties, or S-7 or S-20 district contributors, they must receive formal Landmarks Board designation. Two of this year’s Mills Act applicants (1630 Myrtle and 783 20th Street) are already designated in the Oak Center S-20 historic district. The other three are now proposed for Heritage Property designation.

Designation process: Heritage Properties may be designated by either the Landmarks Board or the City Planning Commission after owner notification and acceptance. Landmarks Board actions on Heritage Property designations are appealable by anyone to the City Planning Commission. Heritage Properties may be de-designated by the Board at the property owner’s request or at the Board’s initiative. De-designation must be based on documentation that the property does not meet the Heritage Property eligibility criteria, unless the designation was for a limited period of time.

Since the present nominations are owner-initiated in conjunction with Mills Act contract applications, the Board may designate them Heritage Properties at this meeting without further hearing or notification, provided they meet the eligibility criteria.

ELIGIBILITY OF NOMINATED PROPERTIES

The properties under consideration for Heritage Property designation at this meeting are described below. The Landmarks Board has a point system of its own for Landmarks and Heritage Property eligibility, somewhat different from that of the OCHS (see Preservation Element Appendices C and D). Evaluation and tally sheets for Heritage Property eligibility, prepared by staff for Board review and adoption, are attached along with the full applications. All three nominated properties appear eligible.

**LM17-001: 836 Trestle Glen Road (see Attachment 1)
Read (George, Mary, Percival) house**



Heritage Property Eligibility Rating: B (25 points)

OCHS Rating: Preliminary (field) survey rating C2+ (C= secondary importance or superior example; contributor to an Area of Secondary Importance)

Significance: 836 Trestle Glen Road is a two-story Monterey Revival house in the large Trestle Glen-Lakeshore ASI. It was built under permit #A5442, dated June 22, 1925, owner E.G. Read, builder Samuel Davis, and architect Frederick H. Reimers, reported construction cost \$4900. Eduardo or Edward G. Read, a foreman for Southern Pacific Co. at the time the house was built, was born in British East India in 1864 and migrated to the United States in 1889. Read family members resided in this home through at least 1941. Frederick Reimers (1889-1961), one of the best known and most prolific Period Revival architects to have lived and worked in Oakland, was a University of California 1915 graduate. This distinctive home is representative of the Spanish Revival style popular during the 1915-1940 period, while the prominent cantilevered balcony marks it as an example of the emerging Monterey version of the style. Spanish Revival is extremely eclectic, with touches like the textured stucco exterior and round-topped front door combined to create an exotic but harmonious appearance. The asymmetrical, informal composition of this Monterey house is somewhat unusual in a section of Trestle Glen where formal, boxy, Italian designs predominate. The attached garage reflects the influence of the auto industry and how it drove residential architecture, even in transit-rich Trestle Glen. Behind this block is the former Key System right of way, with a trolley pole in 836's back yard. This is the fourth house on the 800 block of Trestle Glen to pursue Heritage Property designation, potentially the nucleus of a small designated district within the large ASI that extends from Lake Merritt to the Piedmont border.

2. **LM17-002: 3130 Union Street** (see Attachment 2)
Clawson School Day Nursery



Heritage Property Eligibility Rating: B (27 points); not in a district

OCHS Rating: OCHS intensive survey rating (1987-88) C3 (C = secondary importance or superior example, 3 = not in an identified district)

Significance: 3130 Union Street is a classic California bungalow, with nested low gables, stucco walls, and distinctive A-frame porch columns. It was built in 1919-20 as part of a cluster planned by contractor George Hollenbeck for the former Gill Nursery block between Filbert, Myrtle, 26th, and 28th Streets. Partway into his project, the block was bought by the Board of Education for the new Technical High School (later McClymonds). With funding from the Alameda Child Hygiene Committee of the American Association of University Women, this recently constructed cottage was moved from 2624 Filbert to Union Street to become “a day nursery... for tots whose parents work during the day.” Student shop, art, and home economics classes from Technical High furnished and equipped the nursery, and student paper drives raised funds. Miss Winifred Le Clair was the matron. Miss Le Clair’s mother was the president of the Clawson Mothers’ Club, which originally pushed for a day nursery. The Social Service Club girls from Tech helped with the childcare and learned “how a baby should be entertained, fed and tucked in,” and they exhibited a model of the nursery at the 1922 Health and Safety Exposition. The day nursery exemplified important national movements in the years after the First World War: public health, Americanization, child welfare, women’s suffrage, and women’s increasing employment in industrial jobs outside the home. The project lasted about five years, after which the house reverted to residential use.

3. LM16-003: 863 Cleveland Street, Paul Emile Joseph house house (see Attachment 3)

Heritage Property Eligibility Rating: B (29 points)

OCHS Rating: Preliminary (field) survey rating C3 (C= secondary importance or superior example; 3 = not in an identified district)

Significance: 863 Cleveland Street is a distinctive craftsman house in Peralta Heights off Park Boulevard. Paul Emile Joseph, a native of Switzerland, built this house for his own residence. By occupation he was a carpenter and lumber mill superintendent, and his craftsmanship and artistry are evident throughout the house. It is distinguished by overlapping gable roofs with complex brackets and bargeboards, stucco and patterned shingle exterior, an intriguingly asymmetrical front porch with river rock column bases, extensive stained glass, custom hardware, and exuberant interior built-ins, glass, and woodwork. It was built under permit #42454, dated June 2, 1916, owner and builder Paul E. Joseph, for a 1 ½ -story 7-room dwelling to cost \$3000.

Unique owner-built houses are a very important property type and pattern, but little known because they are scattered around in ones and twos and not associated with big-name architects. The detailed and labor-intensive cabinetry, stained glass, and choice of hardware express an individuality and love of building that may only be economically possible for a hands-on owner-occupant. While privately-owned interiors are not subject to historic designation, the interiors here are so remarkable in “finish, craftsmanship, and detail,” and so closely related to the exterior in design and workmanship, that they are noted in the point-system evaluation and deserved continued respect and protection. After living here for a few years, Paul Joseph built and moved to a house on Wellington Street in Glenview that shares some features of 863 Cleveland.

RECOMMENDATIONS

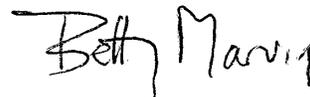
1. Receive any testimony from applicants and interested citizens;
2. Review staff's Heritage Property eligibility rating sheets and historic information and revise as appropriate;
3. Determine that the properties are eligible for City of Oakland Heritage Property designation;
4. Approve Heritage Property designation of:

LM17-001: **836 Trestle Glen Road** (APN 011-0900-039-56); City Council District 2

LM17-002: **3130 Union Street** (APN 005-0462-031-00); City Council District 3

LM17-005: **863 Cleveland Street** (APN 023-0405-016-00); City Council District 2

Prepared by:



BETTY MARVIN
Historic Preservation Planner

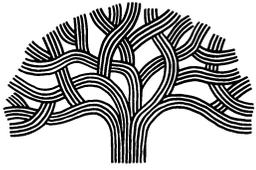
Approved by:



ROBERT MERKAMP
Development Planning Manager

Attachments:

1. Heritage Property application and evaluation forms, **836 Trestle Glen Road**
2. Heritage Property application and evaluation forms, **3130 Union Street**
3. Heritage Property application and evaluation forms, **863 Cleveland Street**



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

- A. Historic Name: READ HOUSE
- B. and/or Common Name: 836 Trestle Glen

2. ADDRESS/LOCATION

Street and number: 836 Trestle Glen Road Zip Code: 94610

APN 011-0900-039-56

3. CLASSIFICATION

A. Category

- District
 Building(s)
 Structure
 Site
 Object

B. Status

- Occupied
 Unoccupied
 Work in progress

C. Accessible

- Yes: restricted
 Yes: unrestricted
 No

D. Present Use (P) and Historic Use (H)

- | | |
|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Educational | <input checked="" type="checkbox"/> Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific |
| <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): |

E. Number of Resources within Property

- | | |
|--------------------------|-------------------------------------|
| Contributing | Non-contributing |
| <u>1</u> | <input type="checkbox"/> buildings |
| <input type="checkbox"/> | <input type="checkbox"/> sites |
| <input type="checkbox"/> | <input type="checkbox"/> structures |
| <u>1</u> | <input type="checkbox"/> objects |
| <input type="checkbox"/> | <input type="checkbox"/> Total |

F. Application for:

- | | |
|---|--|
| <input type="checkbox"/> City Landmark | <input type="checkbox"/> S-7 District |
| <input checked="" type="checkbox"/> Heritage Property | <input type="checkbox"/> S-20 District |

4. OWNER OF PROPERTY

Name: _____ Jeffrey Leopold and Cyrece Puccio _____

Street and Number: _____ 836 Trestle Glen Road _____

City: _____ Oakland _____ State: _____ CA _____ Zip Code: _____ 94610 _____

Assessor's Parcel Number: _____ 11-900-39-56 _____

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

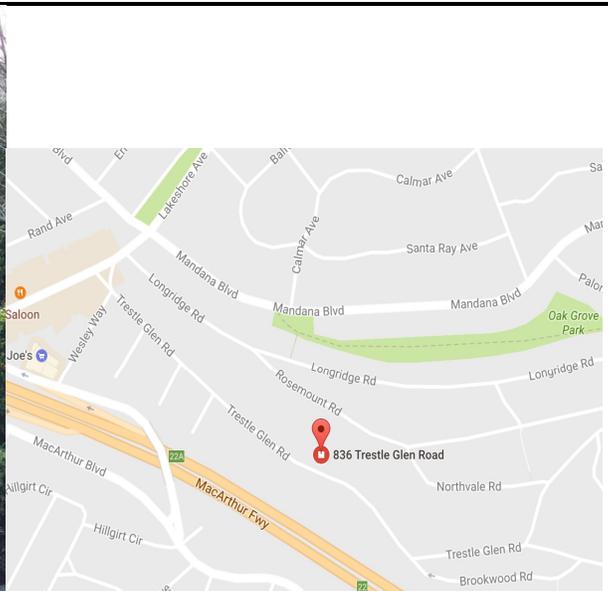
- ____ National Historic Landmark
- ____ Included in National Register of Historic Places
- ____ Determined eligible for inclusion in National Register of Historic Places

B. State

- ____ California Historical Landmark
- ____ California Point of Historic Interest
- ____ State Historical Resources Inventory

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating (if applicable)	Date	Depository
OCHS Survey	C2+	1985-86	Oakland Planning Dept



7. DESCRIPTION

A. Condition:	B. Alterations: (Check one)	C. Site (Check one)
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Original Site
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Altered	<input type="checkbox"/> Moved (Date_____)
<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	
	<input type="checkbox"/> Ruins	
	<input type="checkbox"/> Unexposed	

D. Style/Type: _____ Spanish Eclectic / Spanish Revival _____

E. Describe the present and original (if known) physical appearance:

This very distinctive two-story Spanish Eclectic Revival home (also known as Monterey style) was built in 1925. The front entry is arched and recessed. The asymmetrical plan wood frame structure is covered by original thick stucco exterior. The attached garage is part of the original single story wing design. The front façade features a cantilevered balcony with roofed overhang supported by 4 large wood block posts enclosed by wood railing. Matching wood window pane doors open to the balcony. To the right of the balcony is a canvas awning over wood pane windows. A mature vine weaves around the balcony trellis. The brick chimney is also covered by stucco and can be seen from the front right side of the house.

Front door recessed arch with thick stucco texture walls, represent classic Spanish Eclectic design period, also known as “Monterey”. Original arched door includes built in beveled window. Windows include sash and trim detail.



Cantilevered balcony with roofed overhang is supported by 4 large wood square shaped posts. Matching original doors open to the balcony. Cantilevered balconies were a signature characteristic of the Monterey style period which first emerged in the mid-1920's



Original stucco brick chimney seen from the street.



Key Route's B Line Trolley relics in back yard include track bed remains and concrete pole that held the trolley's electrified lines over 100 years ago.



Concrete Driveway Stamp



8. SIGNIFICANCE

A. Period:

- Prehistoric
- Pre-1869
- 1869-1906
- 1906-1945
- Post-1945

B. Areas of significance--check and justify below:

- | | |
|--|--|
| <input type="checkbox"/> Archeology-prehistoric | <input type="checkbox"/> Landscape architecture |
| <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input type="checkbox"/> Art | <input type="checkbox"/> Music |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/government |
| <input checked="" type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Education | <input type="checkbox"/> Social/humanitarian |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Exploration/settlement | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Invention | |

C. Period of Significance: Oakland Early Residential Development & Transportation Transitional Period

D. Significant dates: 1925

E. Builder/Architect/Designer: Frederick H. Reimers, Architect / Samuel B. Davis, Builder

F. Significant persons: Frederick Reimers, Architect and Eduard Read, Original Owner

G. Statement of Significance (include summary statement of significance as first paragraph):

This distinctive home was constructed in 1925 and designed by well know architect Frederick Reimers (June 1, 1889 - July 11, 1961). The home is representative of the Spanish Revival style period also known as Spanish Eclectic built during the 1915-1940 period. Spanish Revival was influenced by Spanish Colonial architecture of earlier centuries. The prominent second-story cantilevered balcony is an example of the emerging Monterey style period (1925-1955) which was a later adaptation of Spanish Revival. Spanish Revival is an extremely eclectic style with Mediterranean touches combined to create an exotic, but harmonious appearance. Influences include Spanish Baroque, Moorish, and Gothic elements. The home's stucco exterior and half rounded front door are excellent examples of this revival period. The attached garage is a unique feature of the Read Home reflecting the influence of the explosion of the auto industry and how it drove residential architecture to offer home buyers the opportunity to showcase their modern and economic status as car owners. The Read House reflects the trend and shows the significant shift from a detached garage toward the rear of the home (as is the case with a significant number of homes in the Trestle Glen neighborhood) to an attached garage positioned across the front façade of the home.

Read Family

Eduardo G. Read, a foreman for Southern Pacific Co., retained famous architect Frederick H. Reimers to design this Spanish revival in the new Lakeshore Highlands subdivision, part of the former Sather Estate. According to the 1920 Census, Eduard was born in British East India in 1864, and migrated to the United States in 1889. Eduard's father was born in England and his mother was born in India. Eduard and his wife, Mary Jane of New York, had a son and daughter who were in their late 20's when the Reads built their new Trestle Glen home in 1925. The youngest child, Percival R. Read, lived with his parents and also worked for Southern Pacific Co. as a Receiving Clerk after serving in World War I. According to records, the Read's resided in this home through 1941.

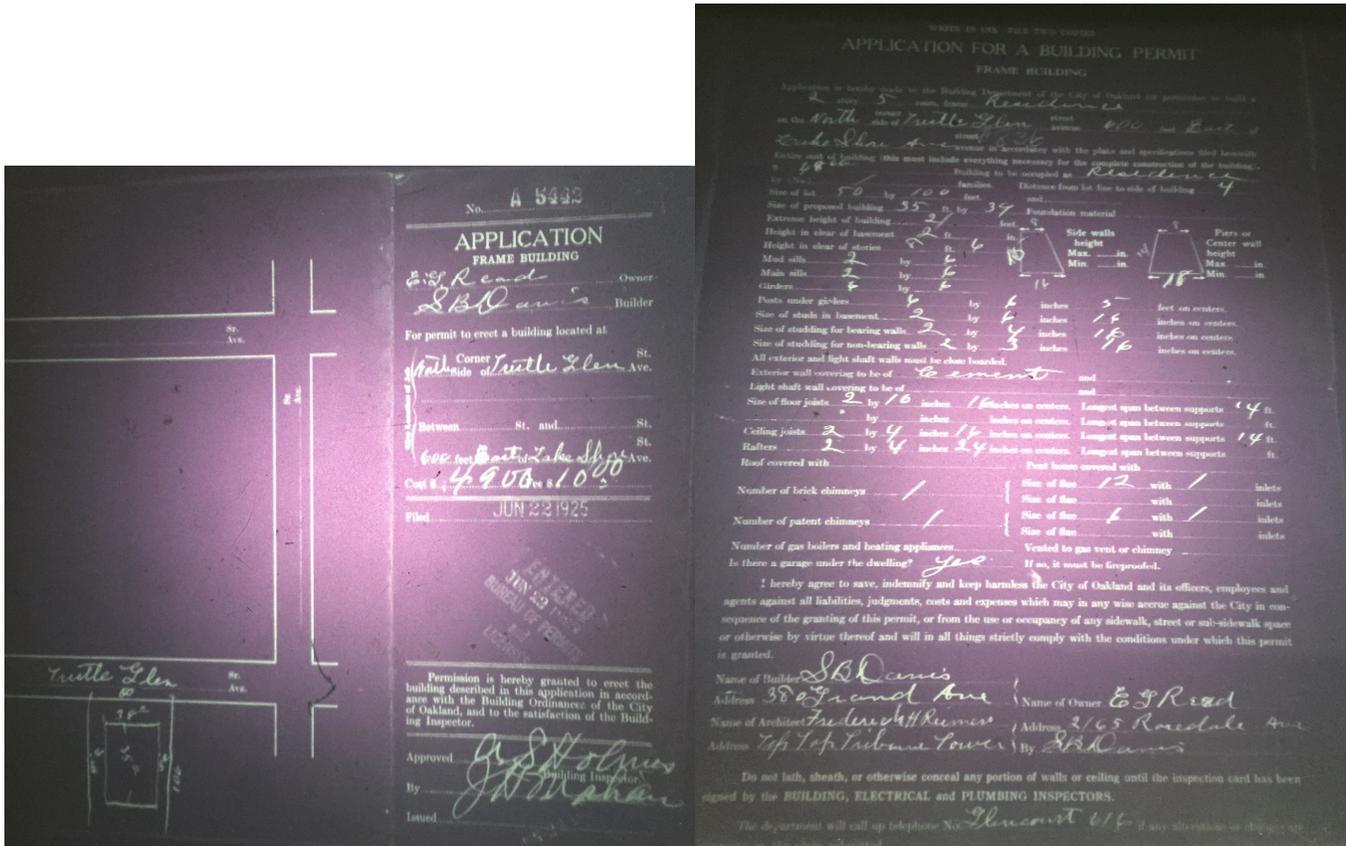
Frederick Holberg Reimers

Frederick H. Reimers is one of the best known and most prolific 20th century architects to have lived and worked in Oakland. He is a University of California 1915 graduate. He worked with architect Bernard Maybeck for a short time. In 1925, Reimers' office was located in the Tribune Tower, and later he moved his office to San Francisco. His practice included residences, public housing projects, WWII-era barracks, and commercial buildings. The Income Securities Building (1928-29), a masterpiece of Art Deco design, is perhaps his most prominent landmark in Oakland. The Art-Deco style Howard Automobile Building (1930) is a City of Berkeley Landmark.

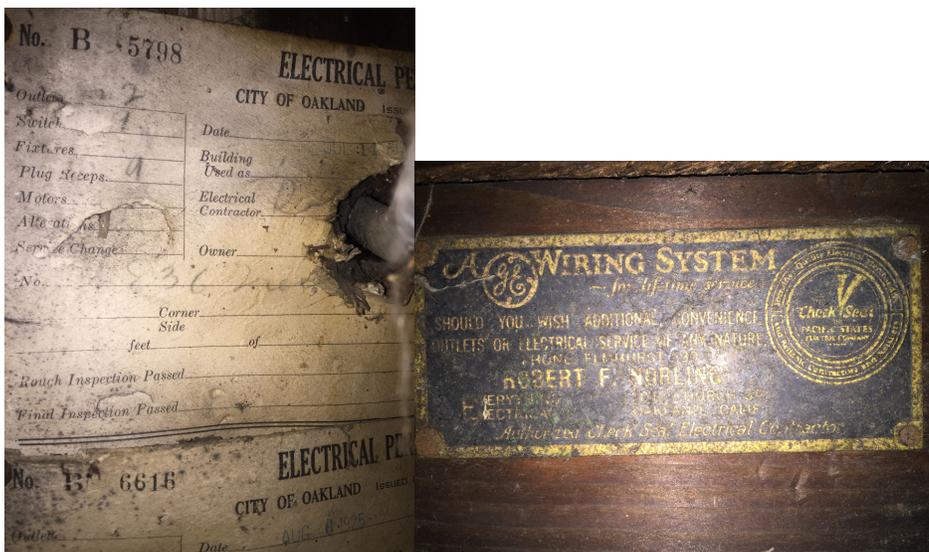
While Reimers' major commercial buildings drew upon modern design styles, period revivals were his choice for a number of residential commissions. In addition to the Read House, Reimers designed a number of Spanish revival homes for Lakeshore Highlands. From the mid 20's, he frequently published showy period revival houses in the Oakland Tribune including the rambling Spanish 1928 Tribune model home and the J.M. Mendel house at the Monterey Peninsula Country Club (1926 or earlier). Reimers' residential projects often incorporated naturalistic landscape design styles that became popular in the late 19th and early 20th. This was likely influenced by his father, Johannes Reimers, noted landscape architect and painter. In the same year he graduated from the University of California, he designed a residence for the property of legendary architect Bernard Maybeck. Reimers went on to design numerous revival homes in Lakeshore Highlands and the greater East Bay. Some of his work includes the 45 room Sweetlands mansion, UC campus Sigma Pi house, Howard Automobile Co. and Income Securities Building/Bank of Oakland.

Heritage Property nomination, 836 Trestle Glen Road - 8 -

Building Permit signed by well known architect Frank Reimers who simply noted his office address on the permit as "Tip Top Tribune Tower". Samuel B. Davis was the builder and Robert F. Norling was the electrical contractor for 836 Trestle Glen Road. The original electric permit still remains posted under the house today.



Electrical Permit



Trestle Glen Neighborhood

Once a laurel-lined area along a mossy creek running into what is now Lake Merritt, the glen was known as Indian Gulch to early Oaklanders, though the Indians were long since displaced by the Spanish. In 1820 the Spanish crown granted most of what is now Alameda County from Albany to San Leandro to a retired army sergeant named Luis Maria Peralta. What use the Peraltas made of Indian Gulch can only be surmised, but they used the entire rancho primarily for cattle raising. Later, with the discovery of gold and the emergence of the "instant city" of San Francisco, the family sold lumbering rights to redwoods in the hills. Eventually the hills were bare save for scrub oak and buckeye. As Oakland grew, and especially after the devastating drought of 1862-64 killed off the cattle herds, interest in the outlying land shifted from ranching to recreation.

An 1871 bird's eye map labels the area that is now Trestle Glen as Lake Park, and shows roads winding over the hills and past three small lakes. In the 1880's the area belonged to banker Peder Sather (memorialized by Sather Gate at the University of California). After his death in 1886, his wife Jane allowed the land to be used as a park.

The name Trestle Glen dates back to this period, to approximately 1893 when Francis Marion "Borax" Smith's Oakland Traction Company extended a trolley line from downtown Oakland up Park Boulevard to Grosvenor Place. From a point just above where Holman Road crosses Grosvenor to about Underhills Road, a large wooden trestle bridge was constructed to carry the carloads of picnickers across Indian Gulch and into Sather Park. As one visitor recollected: "In those days Trestle Glen was a long ways from the city of Oakland... on the floor of the glen at the end of the bridge a pavilion was erected and suitable outbuildings for restaurants, etc., were built nearby. Dances, conventions, camp meetings, and gatherings of various kinds kept the glen pretty well patronized during the summer months. The Salvation Army held its annual camp meeting there on several occasions at which time Trestle Glen was about the busiest, liveliest place in the East bay region..." The electric trolley that trundled over the bridge featured double-deck seating and brass handrails. Mark Twain is among the notables known to have made the trip.

Borax Smith quickly consolidated the various East Bay railway lines into the Key System, and connected it to San Francisco by way of an elaborate ferry system. In 1895, Smith joined Frank C. Havens, a real estate magnate who controlled 13,000 acres of East Bay hilltop land, to form the Realty Syndicate. At that moment, the days of leisurely picnicking and romantic strolling in Sather Park became numbered.

The Realty Syndicate acquired the Sather Estate in 1904, and by 1906 the Trestle Glen crossing was gone. In 1911, Wickham Havens, Frank's son, filed a subdivision map for Crocker Highlands. Then, in 1917, the Lakeshore Highlands Company, of which Wickham Havens was president, filed a subdivision map covering the hills on either side of Trestle Glen, from Lakeshore Avenue to Grosvenor Place, in what had been known as Sather Park.

Meanwhile a movement had arisen to preserve Trestle Glen as a public park. As early as 1909, consulting New York landscape architect Charles Mulford Robinson proposed to Oakland's newly established Park Commission a comprehensive plan for an unprecedented system of public parks for Oakland. The purchase of old estates like DeFremery and Mosswood parks was one of his proposals; another was acquisition of the privately owned land around Lake Merritt. A third proposal, not acted upon, was a greenbelt connecting the lake with a park area along Trestle Glen, up Park Boulevard, winding around the city of Piedmont, through Mountain View Cemetery, and back to Lake Merritt. In 1914, under the sympathetic administration of Mayor Frank Mott, the Park Commission actually acquired an option to purchase Trestle Glen, but was unable to arrange financing during Mott's term. In 1915 John L. Davis, a fiscal conservative and

opponent of the park project, was elected mayor, and he defeated a plan whereby the city could have purchased the land on an installment basis.

Wickham Havens then took action to create his “residential park” in Lakeshore Highlands. He retained the Olmsted Brothers (whose father, Frederick Law Olmsted, designed Mountain View Cemetery as well as New York’s Central Park) to prepare a site plan for an exclusive, restricted, upper-income residential suburb along the lines of San Francisco’s 1912 St. Francis Wood. Inspired by England’s “garden suburbs,” the Olmsteds laid out winding streets following natural contours, leaving natural areas along the creek (later Trestle Glen Road) and smaller park areas scattered throughout the tract. The monumental entrance portals to the tract were designed by Bakewell & Brown, architects of San Francisco City Hall and a number of opulent houses in Adams Point, and the sales office by the similarly eminent Louis Christian Mullgardt.

The Lakeshore Highlands Company itself built many of the houses during the tract’s first years, but later it was more common for the homeowner to buy a lot and commission his or her own house. The tract’s building restrictions required that each house cost at least \$3000 more on some lots-and some owners spent as much as \$50,000, an enormous sum at the time. Lakeshore Oaks too was initiated with company-built homes, ten fully decorated model homes which were shown as the California Complete Homes Exposition in the fall of 1922, and drew tens of thousands of visitors.

Most lots were filled during the halcyon days of the 1920’s, but building continued into the 1930’s and a few lots remained even after World War II. Many of Oakland’s best known architects worked in the neighborhood over the years: Julia Morgan, Maybeck & White, Charles McCall, A.W. Smith, Hamilton Murdock, William Schirmer, Kent & Hass, Frederick Reimers, William Wurster, Irwin Johnson, and others.

Shielded by private restrictions against multiple dwellings as well as by zoning, the area retains its period character up to the present day. The houses are by and large romantic and picturesque, exhibiting post-World War I taste for country charm and European culture. Italian Renaissance, Tudor, Spanish, Monterey, French provincial, and Colonial styles abound. As Walter Leimert would be the first to point out, the Lakeshore Highlands/Trestle Glen area remains one of substantial architectural interest as well as natural beauty.

Transportation Evolution

The Read House was built in 1925 in close proximity to the Key Route’s B Line trolley which ran directly through the rear of the present day property. The backyard of the property contains alternating areas of steep and level slope. Adjacent to the back of the house is a concrete patio which is covered by a redwood deck. Moving up the first slope from the building is a large level area which was once the rail bed for the Key System. Several remnants have been found in the backyard today, including rail spikes and a fully intact concrete pole that once held the Key Trolley overhead electrified lines.

Integral to the promotion of Lakeshore Highlands was its connectivity to both Oakland and San Francisco. In a 1917 advertisement for Lakeshore Highlands published in The San Francisco Bulletin, developer Walter H. Leimert emphasized the Key Route trolley’s metaphorical ability to “fly” residents of Lakeshore Highlands from their new homes to their workplaces in San Francisco. However, the importance of the trolley system at this time was being challenged by the concurrent rise in automobile ownership. Henry Ford began to mass-produce the Ford Model T around 1910, and by 1920, American consumers were purchasing over three million automobiles annually. The car culture transformed residential architecture. This rise in automobile ownership can be noted both in the rapid shift in the promotional materials associated with Lakeshore Highlands and in the physical form of the homes constructed in the neighborhood. As early as 1922, Walter H. Leimert, in contrast to the flying trolley pictured several years earlier, was describing Lakeshore Highlands in terms of its motoring distance to downtown Oakland: “...a veritable fairyland of rolling hills and wooded dales right in the heart of Oakland near famous Lake Merritt and its flower filled parks-six minutes by motor car from Oakland City Hall.” Photographs

from the early era of construction in Lakeshore Highlands capture both the importance of the trolley line, which rolled right past the sales office for Lakeshore Highlands, and the encroaching importance of automobiles. Automobile ownership became a symbol of status and residential architecture reflected this trend by replacing the detached garage historically located behind the home with an automobile garage attached to the home and prominently featured across the front façade of the home, similar to the Read House.

“Flying Trolley” Promotional material for Lakeshore Highlands, 1917



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Department of Commerce – Bureau of the Census of 1920, 1930 and 1940

Heritage Property Application for Frederick H. Reimers House, Sept 16, 2013

Website of the Lakeshore Homes Association, March 2017: <http://lakeshorehomes.net/about/history>

Historic Lakeshore Glen Website, March 2017: <https://sites.google.com/site/s20forlakeshoreglen/>

Architect and Engineer, April 1915: Oakland Cultural Heritage Survey Research File

Oakland Tribune, Page 68, April 25, 1926: Oakland Cultural Heritage Survey Research File

10. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres): 7,158 Sq Ft

B. UTM References:

USGS Quadrangle Name: _____ USGS Quadrangle Scale _____

A _____ B _____
Zone Easting Northing Zone Easting Northing

C. **Verbal boundary description:** Parcel 1: Lot 29 in Block 1, Map of Lakeshore Glen, Filed April 4, 1921, Map Book 8, Page 29, Alameda County Records. Parcel 2: (See attached "Exhibit One")
APN 011-0900-039056

11. FORM PREPARED BY

Name/Title: Jeffrey Leopold

Organization: Owner Date: 3/24/17

Street and Number: 836 Trestle Glen Road Telephone: 510-697-8299

City/Town: Oakland State: CA Zip Code: 94610 Email leopold.jeffrey@gmail.com

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) _____ Recommended _____ Not recommended for landmark/S-7/S-20 designation

Date: _____ Resolution number: _____

(2) _____ Designated as Heritage Property Date: _____

C. Action by City Planning Commission

_____ Recommended _____ Not recommended for landmark/S-7 designation

Date: _____

D. Action by City Council

_____ Designated _____ Not Designated

Date: _____ Ordinance No: _____

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 836 Trestle Glen Road
Name: Read (E.G.) house

A. ARCHITECTURE

- 1. Exterior/Design: asymmetrical form with partial 2nd floor balcony, layered E VG G FP
2. Interior: n/a \ low-pitched roofs E VG G FP
3. Construction: textured stucco, woodwork on beams and door E VG G FP
4. Designer/Builder: Frederick H. Reimers, arch. E VG G FP
5. Style/Type: Monterey Revival house, somewhat rare E VG G FP

B. HISTORY

- 6. Person/Organization: E.G. Read, S.P. sup't, & family, owner/res. to 1940s E VG G FP
7. Event: --- E VG G FP
8. Patterns: resid. dev't of Lakeshore n'h., transportation (streetcar & auto) E VG G FP
9. Age: 1925 E VG G FP
10. Site: original site; rear of lot is former Key System right of way E VG G FP

C. CONTEXT

- 11. Continuity: Lakeshore-Trestle Glen ASI contributor E VG G FP
12. Familiarity: E VG G FP

D. INTEGRITY

- 13. Condition: E G F P
14. Exterior Alterations: E G F P

Evaluated by: Betty Marvin Date: 6/4/17

STATUS / RATING:
City Landmark Eligibility: [] Eligible [] Not eligible
National Register Status: [] Listed [] In process
[] Determined eligible [] Appears eligible
[] Appears ineligible
Site of Opportunity []

This evaluation was accepted by the landmarks Preservation Advisory Board at its meeting of . Attest:
Date Secretary

**City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY**

Address: 836 Trestle Glen Road

Name: Read (E.G.) house

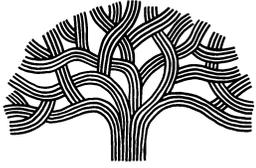
12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCHITECTURE TOTAL (max. 26)	13
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	11
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	1
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					25
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
				D. INTEGRITY	-0
ADJUSTED TOTAL (Preliminary total minus Integrity)					25

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

=====
This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION

A. Historic Name: Clawson School Day Nursery

B. and/or Common Name: None

2. ADDRESS/LOCATION

Street and number: 3130 Union St. Zip Code: 94608

3. CLASSIFICATION

A. Category

- District
- Building(s)
- Structure
- Site
- Object

D. Present Use (P) and Historic Use (H)

- | | |
|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Park |
| <input checked="" type="checkbox"/> Educational | <input type="checkbox"/> Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): |

B. Status

- Occupied
- Unoccupied
- Work in progress

E. Number of Resources within Property

- | | |
|--------------|------------------------|
| Contributing | Non-contributing |
| <u>1</u> | <u>1</u> buildings |
| <u> </u> | <u> </u> sites |
| <u> </u> | <u> </u> structures |
| <u> </u> | <u> </u> objects |
| <u>1</u> | <u> </u> Total |

C. Accessible

- Yes: restricted
- Yes: unrestricted
- No

F. Application for:

- | | |
|---|--|
| <input type="checkbox"/> City Landmark | <input type="checkbox"/> S-7 District |
| <input checked="" type="checkbox"/> Heritage Property | <input type="checkbox"/> S-20 District |

4. OWNER OF PROPERTY

Name: David & Elaine Kim _____ email: heylainey@gmail.com _____

Street and Number: __3130 Union St. _____

City: _Oakland_____ State: _CA_____ Zip Code: _94608_____

Assessor’s Parcel Number: _5-462-31_____

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

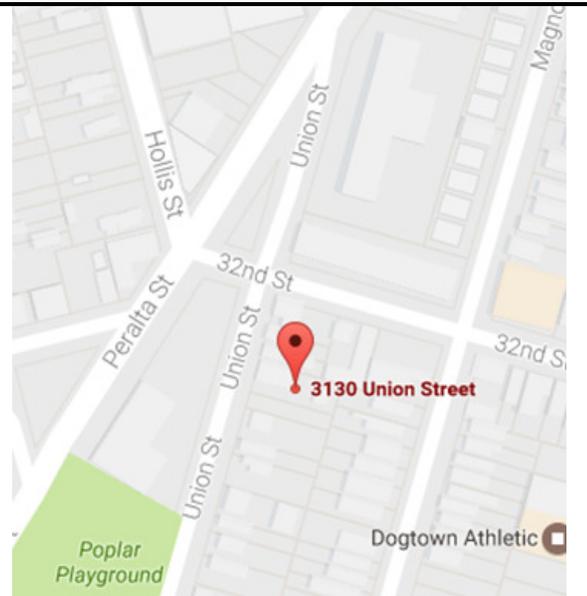
- ___ National Historic Landmark
- ___ Included in National Register of Historic Places
- ___ Determined eligible for inclusion in National Register of Historic Places

B. State

- ___ California Historical Landmark
- ___ California Point of Historic Interest
- ___ State Historical Resources Inventory

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating (if applicable)	Date	Depository
OCHS, West Oakland intensive survey	C3	1988	Oakland Planning Dept.



7. DESCRIPTION

A. Condition:

<input type="checkbox"/> Excellent	<input type="checkbox"/> Deteriorated
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins
<input type="checkbox"/> Fair	<input type="checkbox"/> Unexposed

**B. Alterations:
(Check one)**

<input type="checkbox"/> Unaltered
<input checked="" type="checkbox"/> Altered

**C. Site
(Check one)**

<input type="checkbox"/> Original Site
<input checked="" type="checkbox"/> Moved (1922)

D. Style/Type: _____ California-style craftsman bungalow_____

E. Describe the present and original (if known) physical appearance:

F. The house is a one-story, six-room California-style Craftsman bungalow, long rectangular shape with detached accessory unit. The front has a partial width porch at the left (north) with large A-frame stick-work posts resting on large square stucco bases. The building is clad in stucco with a wood weatherboard skirt panel. There is a tall, non-functioning stucco chimney n the right side. The triple gabled front roof has exposed beam ends and rafter tails. The main large window in the front is a multi-pane sash on sash, with many multi-paned windows along the sides and rear walls.

Both front windows – a single large window facing the porch and a wide three-part window on the living room bay at right – have been replaced with single-hung vinyl sash with sandwich grids. Other alterations to the house include various side and rear windows, solar panels (added in 2014), a rear deck with a wheelchair ramp, and a temporary air quality collection sensor as part of WOEIP's 100x100 project. A laundry room was added in 1944 (permit B2734), possibly where the work bench area used to be. I believe there used to be an awning in the front according to earlier photos (from when the home was foreclosed). The paint color used to be flesh tone; now it's blue-gray with contrasting gray weatherboard. The original exterior paint color is unknown. There is an electrical panel on the driveway side to the west of the chimney on the south-facing wall. The solar unit's electrical panel as well as a tankless water heater are hidden away on the north wall; the north corridor between the house and neighboring fence acts as drainage, is fenced in front, and contains gravel. There is a modern drainage system with gutter and multiple downspouts. Another unique thing about the property is that it has 13 trees on it: three Italian cypress trees in front, six in back, two plum trees, a cork tree, and one redwood.

The two-story accessory building at the back of the lot may have originated as a one-story "Work Bench" attached to the rear of the house, shown on the 1925 Sanborn map. Permit #B31949 or B83940 (May 23, 1950) appears to show permission to move it to the rear of the property in 1950 and change it from one story to two. The building is stucco and has a wooden exterior staircase to the upper unit. It is has a low gabled roof and irregularly placed windows. The footprint is a square except for a protruding closet on the east wall that houses the water tank. It is not known what part of the two-story building may be the former "work bench."

8. SIGNIFICANCE

- A. Period:**
 Prehistoric
 Pre-1869
 1869-1906
 1906-1945
 Post-1945
- B. Areas of significance--check and justify below:**
- | | |
|--|---|
| <input type="checkbox"/> Archeology-prehistoric | <input type="checkbox"/> Landscape architecture |
| <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input type="checkbox"/> Art | <input type="checkbox"/> Music |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/government |
| <input checked="" type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Science |
| <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| <input checked="" type="checkbox"/> Education | <input checked="" type="checkbox"/> Social/humanitarian |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Exploration/settlement | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Invention | |
- C. Period of Significance: 1920-1926** **D. Significant dates: 1919-20 (built, at 2624 Filbert St.), 1922 (moved for day nursery)**
- E. Builder/Architect/Designer: George Briggs Hollenbeck**
- F. Significant persons:**
Winifred Le Clair, Mrs. Theo (Alice) Le Clair, Dr. Leila Beebe, Miss Florence H. Godley, Oakland Technical High School Social Services club, Joseph Petty, Junior Red Cross, Alameda County Child Hygiene Committee of the American Association of University Women, Miss McGillivray (sewing teacher), Mrs. Beadle, Miss Willoughby (physiology teacher who organized the Social Services club at Tech), George D. Young, A.S. Colton, Gertrude Skain, C.W. Dickey
- G. Statement of Significance (include summary statement of significance as first paragraph):**

See attached essay

9. MAJOR BIBLIOGRAPHICAL REFERENCES

See attached bibliography; mainly Oakland Tribune, also Building & Engineering News, Oakland city directories, Board of Education's meeting notes, documents from OCHS, Bulletin of the School Women's Club

10. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres): 6660 sq ft. / .15 acres _____

B. UTM References:

USGS Quadrangle Name: ___Oakland West___ USGS Quadrangle Scale ___1:24,000___

C. Verbal boundary description (address): 3130 Union Street, Oakland, CA 94608

11. FORM PREPARED BY

Name/Title: Elaine Kim (homeowner)

Organization: _____ Date: May 25, 2017

Street and Number: 3130 Union St. Telephone: 510-207-1220

City/Town: Oakland State: CA Zip Code: 94608 Email heylainey@gmail.com

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) _____Recommended _____Not recommended for landmark/S-7/S-20 designation

Date: _____ Resolution number: _____

(2) _____Designated as Heritage Property Date: _____

C. Action by City Planning Commission

_____Recommended _____Not recommended for landmark/S-7 designation

Date: _____

D. Action by City Council

_____Designated _____Not Designated

Date: _____ Ordinance No: _____

Statement of Significance:

Along the row of timeworn Victorians on Union Street that runs from 30th to 32nd, across from the red gazebo at Poplar Park/Willie Keyes Recreation Center, the sightline dips at a classic one-story craftsman that seems squat due to its context. The triple-gabled rectangular stucco house with the weatherboard skirt and soaring chimney, exposed rafter tails, multi-pane sash-over-sash wide window casings, and partial-width front porch with square-based and a-frame stick-work columns doesn't seem unusual at first, but over time, one starts to wonder how and why on a row of turn-of-the-century Victorians, when a 1920's bungalow showed up.

What we will discover is a series of independent events occurring which happen to converge beautifully at a fleeting moment in time.

Even before the Golden Age of Oakland that began in approximately 1911 and lasted till the Great Depression in 1929, and before the influx of businesses and people from San Francisco after the 1906 earthquake, industry and population in Oakland was flourishing due to the number of factories that had been established, and new housing popped up around the stops of the new streetcar system.¹ The majority of houses on the 3000 block of Union Street went up between 1893-1901, near the Adeline stop on the Key System. Early entrepreneurs like George Briggs Hollenbeck took notice and made the most of the land of opportunity set before them.

From 1915-1922, George Hollenbeck built pattern book house bungalows à la Dixon & Hillen that he sold to buyers via the yellow pages and newspaper ads. He served as contractor to many one-story homes around Oakland, according to the *Building & Engineering News* trade papers from 1915-1922.^{2,3}

Two days after Christmas in 1919, he applied for a permit,⁴ as builder and architect, to build three houses up a stretch of Filbert Street, just below where E. Gill's world famous exotic flower nursery at 28th and Filbert used to be. In fact, Hollenbeck set out to develop fifty homes on the block between Filbert and Myrtle, and 26th & 28th.⁵ Just four years earlier, Edward Gill's Irish Elegance rose won a gold medal at the Panama-Pacific International Exhibition, earning his nursery even more prominence posthumously⁶. Edward used to own that block and much more throughout Oakland, Berkeley, and Albany; upon his death in 1909, and his son John's in 1928, his heirs sold the bulk of it and closed the business for good.⁷

What do these homes on Filbert have anything to do with 3130 Union St?

Before Hollenbeck started developing homes on Edward Gill's former well-known and well-travelled-to⁸ property, the land was in limbo⁹ with the Oakland Board of Supervisors. Some members wanted to use it for a hospital site while others wanted it for the site of California College. The hospital site was rejected,¹⁰ and in October 1920 (*San Francisco Chronicle*, Oct. 10, 1920, p.1) the Board of Education bought the land to use for the new Technical High School; it is now the site of McClymonds High School.

It is uncertain at this point in time when and if Hollenbeck acquired the land himself; it was published in the *Oakland Tribune* on Apr 20, 1919 that he was set to vastly develop it, which seems likely he had purchased it, and the highly publicized fight over the endorsement of the land is how it might have been on the Oakland Board of Education's radar.

Whatever transpired, the Board of Education's high school minutes from Aug 29, 1921, show that a cottage at

2624 Filbert, on land acquired by the City of Oakland for the site of the new high school, was approved to be moved to Clawson School to be used as a day nursery, as long as there was no expense to the district.¹¹ So who paid for it? The Oct 6, 1921, minutes state that the Alameda County Child Hygiene Committee of the American Association of University Women paid to move the cottage. The only thing provided by the School District was “the cottage that moved from 2624 Filbert Street;”¹² however, Oakland Schools also acquired a .15 acre of land from the City for the nursery site.¹³

The block books show that the City of Oakland also owned land at 3130 Union Street at the time, which became the new home for the cottage built at 2624 Filbert Street. The lot at 3130 is 6660 sq. ft, or a little more than .15 acre (6534 sq ft).

The reason the Child Hygiene committee helped fund the move was because they wanted to establish not only a day nursery but a landmark children’s health center and they worked on a study from 1917-1923, according to various newspaper articles.

An article about the Oakland Technical High School Social Service Club students’ paper drive in the Nov 10, 1921 edition of the *Oakland Tribune* mentions that the \$770 they derived from the sale will be used to furnish the new bungalow, “moved from Technical High to Clawson school, where a day nursery will be established for tots whose parents work during the day. Although the task set for the high school was an unusually large one, the various elementary and high schools united, with the result that ten tons of paper was net average daily during the seven-day drive.” These student-run paper drives, which earned more and more money as they went on, and which also earned criticism that lead to their eventual (and temporary) cessation, funded the day nursery each year.

The Nov 10, 1921 article also states: “The shop boys, headed by Joseph Petty, provided the labor and materials necessary for removal of the bungalow to Clawson school. It will be able to accommodate thirty babies during the winter months.” The Board of Education approved the cottage to be moved on Nov 28, 1921. The *Tribune* has an article about the shop boys building a foundation for the new nursery: “Eighth and ninth grade boys built the foundation under the direction of George D. Young” (*Oakland Tribune*, Feb 3, 1922, pg 25). The *Tribune* also advertises a housewarming in May 1922 for the new nursery and health clinic.

City directories from 1921-1926 show the Clawson School Day Nursery as being located at 3130 Union St, with Miss Winifred Le Clair as the matron. Miss Le Clair’s mother was the president of the Clawson Mothers’ Club, who originally pushed for a day nursery. The Board of Education’s September 1, 1921, minutes appoint a matron of Clawson nursery, whose salary would be paid by the high school student body and the Junior Red Cross Organization.

In the 1925 Sanborn map, 2624 Filbert St. can be seen underneath the McClymonds layer when a light is shone under the page. There is an outline of a house that is identical to the house at 3130 Union Street.

Also, compared to the house George Hollenbeck built at 5439 Wadean Place, the likeness is nearly identical: the gables, the porch, the faded red cement walkway, the partial-width front porch with square-based and A-frame stick-work columns, and the chimney.

It is uncertain if anyone ever lived at 2624 Filbert Street: 2624 was among the last of the homes to be built on

that stretch before the City of Oakland bought the lands for the Board of Education to use as ground for the new high school. If construction began in 1920 and the cottage was marked for use in August of 1921, and the land bought before that, it's uncertain if there was time for anyone to occupy it. The 1920 census took place 10 days after Hollenbeck filed his permits to build on the 2600 block of Filbert. In Enumeration District 32, the census shows on Jan 6 people living at 2600, 2606, and 2612. Thus, he built 2618, 2624, and 2630 between 1920-1921. Above 2630 was Gill's nursery.

So why was a day nursery (or daycare) needed? And why was the Child Hygiene Committee of the American Association of University Women involved?

With many jobs of all tiers due to factory work, the suffragette movement building, the duration and end of World War I, and the 1912 opening of the Terminus of the Transcontinental Railroad, Oakland was a thriving, growing, optimistic and prospering City, including holding many opportunities for women, especially for women who needed to work outside the home. Deaths due to tuberculosis, the 1883 typhoid epidemic, and the 1918-19 flu epidemic, and the 1920 smallpox outbreak at Clawson school* led to increased focus on health safety. Americanization clubs were started to teach immigrants basic hygiene because the science of germs transmitting diseases was not standardized yet. In 1920, there was a focus on the great national child welfare movement.*The 1922 Health and Safety Exposition was a huge event that nearly everyone in the entire city participated in.* Dr. Leila Beebe worked with the temporary nursery at Clawson school to examine each child before they could be admitted into the nursery.

With men overseas or not coming home, expansion of factory jobs, and a progressive and/or immigrant population, more women worked outside the home, but the city still had a lack of day care. Mothers' clubs started beating the drum, and in the particular case of 3130 Union St., a health experiment was born in partnership with a new day nursery and a highly welfare-minded high school social service club.

In a perfect yet long-brewing storm of events, the Clawson School Day Nursery was founded. It is unknown whose idea it was originally or how it came to fruition; one suspects Mrs. Le Clair (Winifred's mother) had connections via the Mothers' Club and the Board of Education and the Americanization club via Miss Godley, the home economics teacher at Clawson (see *Oakland Tribune* article from May 30, 1920).

Oakland Tribune, May 30, 1920:

Sign Hung Out at the Clawson School at Instigation of Technical High: "Babies parked, 15c per day!"

This is the announcement that the Technical High School has hung outside the Clawson school. This school district has been adopted by Tech. Its students are going to play their small part in the great national child welfare movement by establishing a day nursery with Clawson school to take care of the babies of the community whose mothers have to work during the day, thus insuring for the children the care and feeding that will make good, healthy citizens of them.

During the recent salvage drive held at Tech, for the Junior Red Cross Shop, its students collected several tons of newspapers and magazines. The percentage coming back to Tech. from the sale of these is being used to start the nursery. With it cribs, bedding, towels, combs, toys, and other necessary equipment including food are being bought by the Junior Red Cross Committee. The boys in the manual training department of the Clawson school made play tables and chairs for the little Folk. The girls in the

clothing department at Tech have made bibs and aprons for them. Girls from in the district, is examining home conditions and finding the cases Tech are to go down every week to entertain the children with fairy tales and games.

At present they are using the club room of the Mothers' club, but it is hoped that soon they will have a little home of their own, consisting of two rooms. As it is now, screens have to be used to divide the playroom from the sleeping compartment. Mrs. Le Clair, president of the Mothers' club, has been engaged to act as matron for the children.

According to present plans and equipment, they are able to accommodate about twenty children. Miss Godley, an Americanization worker where it is absolutely necessary for the mother to work during the day.

Before admitting a child to the nursery, it is examined by Dr. Leila Beebe, who is acting as physician for the nursery, to see that it has no communicable disease, and also so that she may inform Mrs. Le Clair of the attention and feeding of needs in order to make it a normal baby.

In the future, the Christmas families of Tech will come from this district instead of from all over Oakland, as has been the case in the past. By limiting their philanthropic activities to one district, Technites hope to be able to accomplish more good.

On May 16, 1922, the Clawson Junior High School day nursery held a housewarming party. From the *Oakland Tribune* on May 13, 1922:

Arrangements for an "at home" and housewarming of the new day nursery maintained by the Clawson Junior High school in a bungalow adjacent to the school, are complete, it is announced by Miss F.H. Godley, Home teacher of the school, who superintends the nursery institution, under A.S. Colton, principal of the Junior High school. At present the nursery looks after twelve babies, Miss Godley states. The children are in the charge of Miss Winifred Le Clair and a much larger attendance of little folks is expected shortly. The "housewarming" has been set for next Tuesday, and on the following day there will be held a Baby Day for all babies of the neighborhood, Miss Godley states. The housewarming will be attended by the girls of the Social Service club of the Technical High school, who have furnished and equipped the nursery, by the Child Hygiene Committee of College Women, who financed the moving of the building to its present site, by members of the Board of Education, by the superintendents and supervisors, schools and others. The work of decorating and repainting the bungalow has been done by the art, domestic science and manual training departments of the Technical High School. The color scheme of curtains and furniture for the rooms was worked out by the class of interior decorating. Around the playroom is a border painted in colors by the advanced art class. Window curtains have been made by the girls of the sewing class. Miss Godley stated yesterday that the Nursery is not only to look after the children whose mothers are employed but it also will serve the community as a children's health and consulting center. Three meals daily, the mothers only paying 25 cents for the entire day. Miss Godley stated that excellent results have been obtained at the Clawson school by that institution's "bread and milk class." Here all children, who are 7 percent under weight, are given each morning a bottle of milk and a slice of buttered bread. The good effects are noticeable in better application to duty on the part of the children, and in greater energy displayed by them.

The *Oakland Tribune* followed up a year later. An article on Nov 16, 1922, interviews the Social Services club girls because the work they did for the nursery led to them having a booth at the Health and Safety Exposition:

Because they girls created such a beautiful and artistic nursery they have been given the joyful task of making a duplicate of it in scale model to be placed in a booth at the Health and Safety Exposition. Students in the sewing classes, the art department, manual training classes and the fifty girls who are members of the Social Service club are using needle, saw and paint brush with the zest of inspiration...New toys have been purchased and will find their way into Santa Claus' bag to be delivered to the Clawson nursery at Christmas time. 'We girls take our turn going to the Clawson nursery, which, you might say, we have adopted, and there we cook, scrub and tell the children stories...We learn properly to feed the babies and we are instructed in the care of children when we attend the weekly clinics at the nursery. We weigh the babies and in other ways assist the physician in charge.' ...the Social Service girls will demonstrate that they do know how a baby should be entertained, fed and tucked in.

What led to the closure of the day nursery is unclear and unaccounted for. One suspects a combination of things: the end of the controversial yet subsidizing paper drives; the end of the baby clinic study; the graduation of committed members of Oakland Tech's Social Services club. It seems it was closed by 1927: the last paper drive was in Nov 1926; Winifred Le Clair left Oakland by 1927-1928; and an article in the *Oakland Tribune* in 1931 suggests that women of the New Century Club had been trying to open a day nursery for four years prior as there were none in Oakland.

That's how one little bungalow went from the site of one nursery to another.

Bibliography

1. Douglass, Robert. "A Brief History of West Oakland." Chap 2. Adapted from Olmsted and Olmsted (1994), pg 31
2. *Oakland Tribune*, May 11, 1915, pg 16.
3. *Building and Engineering News*, Vols. 15-22.
4. Oakland Planning Department Building Permit #54382 (or #54832, numbers hard to read), Dec 27, 1919
5. *Oakland Tribune*, April 20, 1919, pg 32
6. *San Francisco Chronicle*, Mar 30, 2008. Mary Hartford Obituary
7. Waterford, Douglas. *21st Century Homestead: Urban Agriculture*, pg 92.
8. *Oakland Tribune*, Oct 18, 1964, pg 134.
9. *Oakland Tribune*, Nov 9, 1916
10. *Oakland Tribune*, Oct 24, 1916.
11. Oakland Board of Education, Aug 29, 1921 meeting minutes
12. Oakland Board of Education, Oct 6, 1921 meeting minutes
13. Office of Business Manager, Oakland Schools, Oakland, CA



3130 Union Street/2624 Filbert Street, George B. Hollenbeck, builder and architect



3130 Union outline



2624 Filbert outline



Lower photo shows how unique to have 13 trees on property



1987 photos, Oakland Cultural Heritage Survey



House kittycorner from GB Hollenbeck's @5439 Wadean Place, built in 1917



ARTISTIC HOME IN **WADEAN** OAKLAND'S BUNGALOW PARK

\$3300.00

This is the last Bungalow Home at the old price. The above is a \$3800 value—exterior finish three coats of cement on heavy galvanized wire. Living and dining rooms in Pompeian gray finish with heavy tapestry paper on walls. Shower bath and all high-grade plumbing. Bookcases, desk and buffet of exclusive patterns. Marshall-Stearns wall bed in one bedroom, central hall connecting all rooms. 5439 Wadean Place or phone G. B. HOLLENBECK, Piedmont 5461.

Polk-Husted Directory Co.'s
 Oakland, Berkeley and Alameda
 Directory...

Hollenbeck Geo B bldr r 5444 Wadean pl

Oakland Tribune, Nov 4, 1917, pg 29

ASSOCIATION'S FIGURES.

The situation according to the association's figures are as follows: Building permits issued by the building department of the city of Oakland for the week ending April 13 amount to \$126,436; Reed & Corlett, architects, report that they have commissions on hand aggregating \$100,000, mostly for residences; C. W. McCall, architect, reports plans ordered for five residences amounting to \$48,000, one garage \$8000 and two apartment houses to cost \$45,000 and \$14,000 respectively. E. W. Cannon, architect, has one residence and one apartment house costing \$10,000 and \$50,000 respectively and

G. W. Hollenbeck will erect 50 houses on the old Gills nursery property at an aggregate cost of \$125,000, while the Parr Terminal Company has contracts under way and in contemplation let on their western waterfront property aggregating \$280,000.

In California alone, according to the department of labor of the United States \$103,000,000 worth of projects are about to be started. These projects were held up by the war. In the country at large \$2,000,000,000 worth of building of all classes was held up.

Edward and Mary sailed for California, and not too long after their arrival here he bought the Oakland property bounded by Linden, 26th and 28th Streets, stretching almost to Myrtle Street. Here he established his nursery—the land now occupied by McClymonds High School.

Oakland Tribune, Oct 18, 1964, pg 134

GILL'S Nursery was soon an attraction on both sides of San Francisco Bay. "Hack drivers would bring tourists here to see the conservatory of white camellias. Chinese merchants from San Francisco flocked over with their whole families on holidays. Nurseryman Gill spoke Chinese fluently and would greet the visitors in their own tongue. German gardeners also favored this nursery because Gill also spoke their language. He specialized in roses. Many Oaklanders will recall his outstanding rose exhibits at the Midwinter Fair in San Francisco, and at the Panama-Pacific Exposition, as well as at the fairs staged by the State Floral Society.

G. B. Hollenbeck took permits for seven bungalows to cost \$2000 each to be erected on Myrtle and Filbert streets at Twenty-sixth.

The summary of building permits is as follows:

Classification of Building—	No. Permits.	Costs.
1-story dwellings	29	\$ 71,980
2-story dwellings	2	8,000
1-story stores	2	7,500
1-story brick garage...	1	1,900
1-story reinforced concrete factory	1	10,000
1-story concrete garage.	2	1,025
Electric signs	2	240
1-story garages	16	2,530
Additions	10	2,745
Alterations and repairs.	28	20,516
Totals	93	\$126,436

Both clippings from Oakland Tribune, Apr 20, 1919, pg 32

**FAITHFUL SON
GIVEN \$20,000**

The will of the late Edward Gill, the well known nurseryman of Ocean View, whose estate is valued at about \$100,000, was filed for probate in the Superior Court this morning. Deceased bequeathed to his son, John Gill, as a special legacy, \$20,000 for his faithful attendance and help in the conduct of his father's business. The nursery and all of the real estate pertaining to it, are given to John Gill, and the daughters, Sarah Isabella and Mary Elizabeth Gill, to be divided equally among them, share and share alike.

Before his death, Gill gave to his son Edward Clifford Gill, his flower and seed business in Oakland, and other interests, and for this reason, he gets no special legacy.

The residue of the estate is to be divided among all the children, including Edward Clifford Gill, share and share alike.

Oakland Tribune, Mar 29, 1909

Gill died in 1928, the same year the University of California purchased the big Albany tract. It was at that time that the company discontinued operation. Edward retired

2/3/22

Oakland Tribune

ALBANIANS HAVE NEW WAY TO MAKE MINISTERS QUIT

Loose Job or Head, Is Edict Given Officials; They Retain Heads.

TIRANA, Albania, Feb. 2.—Tur-
ulent Albania has a summary way
of changing governments. The other
day, when the regents got tired of
the administration of Fendek Evan-
geli, prime minister, they told him
to resign or there would be blood-
shed. He refused.

He was given 12 hours in which
to choose between the loss of his
position or the loss of his head. At
the end he went to his hotel to
deliberate on the stern ultimatum.

An hour later a group of repre-
sentative Albanians, among them
several members of the government,
called upon the premier and told
him those in authority would brook
no delay in his resignation. The
visitors were accompanied by sol-
diers with rifles and machine guns,
they explained if he didn't get out
good would be spilled, innocent
people killed and a revolution might
ensue. So he quit.

He was succeeded by Hasan Prie-
st, who is described by Americans
as an adventurer and a
men intriguer. Hasan's regime was
short-lived, too. His administration
was a failure. He suffered the same
fate as his predecessor, although the
terms of his resignation were not
so peremptory or unconven-
ient as those of Evangeli. The
regents are now casting about for
a new chief of state.

There has since been a revolu-
tionary atmosphere in the city and
rural has been momentarily
trepid. Parliament, however, was
guarded by soldiers and machine
guns. In the midst of their relief
work among the widows and chil-
dren the American Red Cross work-
ers are finding many thrills. They
are, however, in no danger, as their
safety and security is the first
thought of the Albanian and Italian
authorities.

It is generally felt among the for-
eign colony that there can never be
a stable government here so long as
the regents are in power. It is said
that some of them cannot even read or
write. Nevertheless they are in ab-
solute control of the country.
The most hopeful friends of the
Albanians sometimes despair of their
ever developing into an orderly, effi-
cient, self-governing people.

WAR IMPLEMENTS OF FILIPINO GIFTS OF GEN. PERSHING

ANCOLN, Neb., Feb. 2.—General

Oakland Boy Students Wield Hammer, Saw To Build Day Nursery for Little Folk



A new day nursery to care for the children of working women rapidly is nearing completion at the Clawson school. The school children of two Oakland schools are taking a big part in making the structure a reality. The pupils of the Technical high school have borne the cost of setting up the building; the boy pupils in the eighth and ninth grades of the Clawson school are laying the foundations and setting up the building. The above photograph shows a group of them at work.

PARIS TAKES ITS PLEASURES WITH SPANISH SAUCE

PARIS, Jan. 16.—This is the Span-
ish season in Paris, everything Span-
ish is in vogue.

Theaters are giving Spanish plays,
vaudeville dancers are performing to
the sound of castanettes, orchestras
are playing Spanish melodies, crowds
are swaying in dance halls to Spanish
tunes, art exhibits are favoring
Spanish artists, meals are reading

Structure Being Hurried to Care for Children of Mothers Who Work

The boy students in the eighth and
ninth grades at the Clawson school
these days are adding to their fund
of knowledge. They are learning
how to wield saws, hammers and the
other implements of the carpenter-
ing trade.

A new day nursery is being erected
near the school. It is scheduled to be
completed some time this month. It
will care for between twelve and
twenty children whose mothers are
out at work days.

Last fall the board of education
gave the school a six-room concrete
building for housing the day nursery
and the health center.

The moving of this structure was

paid for by the child hygiene com-
mittee of the American Association of
University Women.

When it came to setting-up the
building and preparing the concrete
foundations the boys of the eighth
and ninth grades got on the job un-
der the direction of George O. Young.
The cost of the setting-up materials
has been borne by the students of the
Technical High school.

The boys are turning out a good
job—substantial and trustworthy, and
they are having quite a bit of fun
doing it. They figure that every
pound of a hammer or rasp of a saw
is contributing to the happiness of
some youngster.

Stewart Studio

WITHDRAW

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NEW EUROPE WAR IS FORESEEN BY BRITISH PREMIER

Lloyd George Sounds Warning; English and French in Deadlock.

(Continued from Page 1)

- 2—Whether the mixed commission should meet at Genoa or elsewhere.
- 3—Whether the work of the mixed commission should begin immediately or after the breaking up of the conference.
- 4—Whether the mixed commission should be divided into three sub-commissions, one for Russian public debts, another for credits to be granted to Russia, and the third to consider the private property question; or whether three mixed commissions be appointed, each dealing with one of these subjects.

By F. D. WEYER, International News Service Staff Correspondent

GENOA, May 13.—Official announcement was made today that France is opposed to Premier Lloyd George's program for an European truce based upon Russia's telegram of Thursday night.

"France cannot accept the truce proposal as it stands," said M. Barthou. "There is a great menace to be seen in the proposed truce. Russian propaganda would continue and the commission would work in fear of the red army and of Russian violence."

It is reliably reported that M. Barthou received telephone instructions from Paris to insist upon adjournment of the conference at the earliest possible moment, not to allow new discussions to develop and to assent to the Russian commission only on two conditions:

- 1—That the commission be formed elsewhere than Genoa.
- 2—That only the big five, some neutrals and possibly the United States be given membership.

Italy is supporting the British, with Minister Schanzer, head of the Italian delegation, backing up the proposals of Premier Lloyd George.

Marriage Licenses

Ralph R. Boyle, 21, and Marjorie E. Smith, 21, both of Berkeley.
John E. Jordan, 24, Berkeley, and Edith M. Rogers, 21, Concord.
Alfred C. Simms, 27, Berkeley, and Dorothea Purdick, 22, Oakland.
Paul Carath, 21, and Aline McMenamin, 22, both of San Francisco.

Divorces, Suits Filed

Goldie vs. J. C. Hagan, desertion.
Gussie vs. Tony Palma, cruelty.
Marguerite vs. William Kimmel, cruelty.
Clarence vs. Myrtle Rhodes, cruelty.
Joa vs. John W. AM, cruelty.

DIED

BELLLOCK—In this city, May 12, 1922. John C. Hublock, beloved husband of Kitty Hublock, loving father of Harry, Charles, John C. Jr., Walter E. and J. Hublock, late Helen Koenig and Mrs. Mary Walker, a member of Oakland Lodge No. 178, I. O. O. F., Oakland Tent No. 17, Knights of the Macchabees, a native of Pennsylvania, aged 72 years.
Funeral services Tuesday, May 16, 1922, at 2:30 o'clock p. m. at the parlors of James Taylor company, northeast corner of 17th street and Jefferson, under the auspices of Oakland Lodge No. 178, I. O. O. F., to which friends are invited.

BERNARDINI—In this city, May 12, 1922. Henry Bernadini, beloved

Clawson Junior High School Nursery Plans Neighborhood Housewarming



MISS WINIFRED LE CLAIR and some of the youngsters who attend the day nursery maintained by the Clawson high school and who will participate in the housewarming.

Irish Mutineers Burn Radio Station

By GEORGE MACDONAGH, United Press Staff Correspondent.
DUBLIN, May 12.—Hostilities in Ireland have been resumed despite the peace conference between leaders of the various factions. The new disorders center in Ulster. Irish Republican army mutineers' arsenal exploded and destroyed the British naval wireless station on the Donegal coast Thursday night. The mutineers had ejected the coast guards some time previously. Before starting the fire they auctioned off the furniture.

Shooting was resumed in Belfast this morning. Two persons being killed. There was intense firing last night in the Marrowbone district of Belfast. One casualty was reported. Street car service was suspended.

Bandits Loot Mail On Arizona Train

BY ASSOCIATED PRESS
LEASSED WIRE TO TRIBUNE.
PHOENIX, Ariz., May 13.—Two masked bandits shortly before midnight last night held up a combination train on the Arizona & New Mexico railroad about fifteen miles from Chilton, Ariz., and escaped with four packages of mail and a few packages taken from the mail car, according to a telephone message received here. The passengers were not molested.
The robbers obtained the train by

Affairs Will Be Attended By Various Bodies Cooperating in Maintaining Institution.

Arrangements for an "at home" and housewarming of the new day nursery maintained by the Clawson Junior High school in a bungalow adjacent to the school, are complete. It is announced by Miss P. H. Godley, home teacher of the school, who superintends the nursery institution, under A. S. Colton, principal of the Junior High school. At present the nursery looks after twelve babies. Miss Godley states: "The children are in charge of Miss Winifred Le Clair and a much larger attendance of little folks is expected shortly."

The "housewarming" has been set for next Tuesday, and on the following day there will be held a Baby Day for all babies of the neighborhood. Miss Godley states: "The housewarming will be attended by the girls of the Social Service club of the Technical High school, who have furnished and equipped the nursery, by the Child Hygiene Committee of College Women, who financed the moving of the building to its present site, by members of the Board of Education, by the superintendents and supervisors of the public schools and others."

The work of decorating and remodeling the nursery bungalow has been done by the art, domestic science and manual training departments of the Technical High school. The color scheme of cur-

tains and furniture for the rooms was worked out by the class in interior decorating. Around the playroom is a border painted in colors by the advanced art class. Window curtains have been made by the girls of the sewing class.

Miss Godley stated yesterday that the Nursery is not only to look after the children whose mothers are employed, but it also will serve the community as a children's health and consulting center. The Nursery babies are given three meals daily, the mothers only paying 25 cents for the entire day.

Miss Godley stated that excellent results have been obtained at the Clawson school by that institution's "bread and milk class." Here all children, who are 7 per cent under weight, are given each morning a bottle of milk and a slice of buttered bread. The good effects are noticeable in better application to duty on the part of the children, and in greater energy displayed by them, Miss Godley says.

Japan Denies Plan For Russian Pact

TOKYO, May 13.—(By the Associated Press)—Japan has no intention at present of negotiating a separate treaty with Russia, it was declared at the foreign office today.

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5/13/22

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 3130 Union Street

Name: Clawson School Day Nursery

A. ARCHITECTURE

- 1. Exterior/Design: nested gable roofs, distinctive A-frame porch column, large E VG G FP
2. Interior: n/a \ front windows E VG G FP
3. Construction: frame and stucco, generic 1920s E VG G FP
4. Designer/Builder: George Hollenbeck, bldr./dev. E VG G FP
5. Style/Type: California/Craftsman bungalow, typical example E VG G FP

B. HISTORY

- 6. Person/Organization: Clawson School Day Nursery E VG G FP
7. Event: establishment/opening of nursery E VG G FP
8. Patterns: resid. dev't of Lakeshore n'h., transportation (streetcar & auto) E VG G FP
9. Age: 1919, moved 1921 E VG G FP
10. Site: moved in period of significance – move creates significance E VG G FP

C. CONTEXT

- 11. Continuity: no ASI E VG G FP
12. Familiarity: E VG G FP

D. INTEGRITY

- 13. Condition: E G F P
14. Exterior Alterations: most windows replaced E G F P

Evaluated by: Betty Marvin Date: 6/4/17

STATUS/RATING:
City Landmark Eligibility: [] Eligible [] Not eligible
National Register Status: [] Listed [] In process
[] Determined eligible [] Appears eligible
[] Appears ineligible
Site of Opportunity []

This evaluation was accepted by the landmarks Preservation Advisory Board at its meeting of . Attest: Date Secretary

**City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY**

Address: 3130 Union StreetName: Clawson School Day Nursery

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCHITECTURE TOTAL (max. 26)	5.5
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	31
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	0
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					36.5
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
				D. INTEGRITY	-9.1
ADJUSTED TOTAL (Preliminary total minus Integrity)					27.4

STATUS/RATINGPresent Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM



This form is for use in requesting the City of Oakland pursuant to it's Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

1. IDENTIFICATION:

Historic Name: Joseph (Paul Emile) house
Common Name: Paul Joseph's House

2. ADDRESS/LOCATION

863 Cleveland Street. Oakland Ca 94606

3. CLASSIFICATION

A. Category

- District
- Building(s)
- Structure
- Site
- Object

D. Present Use (P) and Historic Use (H)

- | | |
|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Educational | <input type="checkbox"/> P,HPrivate Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Military | <input type="checkbox"/> Other(Specify) |

B. Status

- Occupied
- Unoccupied
- Work in progress

C. Accessible

- Yes: restricted
- Yes: unrestricted
- No

E. Number of Resources within Property

- | | |
|--|------------------|
| <input checked="" type="checkbox"/> Contributing | Non-contributing |
| <input type="checkbox"/> buildings | |
| <input type="checkbox"/> sites | |
| <input type="checkbox"/> structures | |
| <input type="checkbox"/> objects | |
| <input type="checkbox"/> Total | |

F. Application for:

- | | |
|---|--|
| <input type="checkbox"/> City Landmark | <input type="checkbox"/> S-7 District |
| <input checked="" type="checkbox"/> Heritage Property | <input type="checkbox"/> S-20 District |

4. OWNER OF PROPERTY

Name: Richard A. Fouster email: r.antoine.fouster@gmail.com

Address: 2440 10th Avenue, Oakland Ca 94606

Assessor's Parcel Number: 023-0405-016-00

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

National Historic Landmark

Included in National Register of Historic Places

Determined eligible for inclusion in National Register of Historic Places

B. State

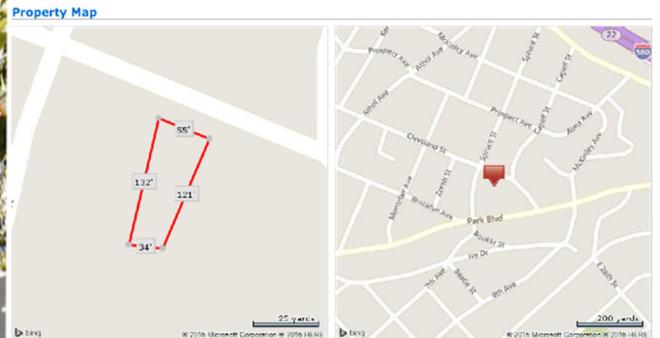
California Historical Landmark

California Point of Historic Interest

State Historical Resources Inventory

6. REPRESENTATION IN EXISTING SURVEYS

**Oakland Cultural Heritage Survey, Oakland City Planning Department, 1985-86
Citywide Preliminary (field) Survey, rating C3**



7. Description

A Unique California Bungalow

- | | | |
|---|--|--|
| A. Condition: | B. Alterations:
(Check one) | C. Site
(Check one) |
| <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Deteriorated | <input checked="" type="checkbox"/> Original |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Moved |
| <input type="checkbox"/> Fair | <input type="checkbox"/> Unexposed | |

D. Style/Type: A California Bungalow

E. Describe the present and original (if known) physical appearance:

863 Cleveland is a one and a half story Craftsman bungalow with basement distinguished by complex interlocking volumes and roof shapes and elaborate ornamental carpentry, stained glass, and hardware inside and out.

The lower story is clad in stucco, while the partial upper story ("airplane" feature) is shingled. The shingle pattern is alternating long and short. There is a wide, deep, asymmetrical front porch resting on generously sized concrete pillars. The pillars are tapered masonry columns with matching plinth, while the column base is rock.

Low pitch gable roofs are overlapping like rose petals. The slope is gentle and therefore a somewhat feminine feeling is exuded. Each roof has wide overhangs with large, heavy curved brackets and short exposed rafter tails. Prominent bargeboards have scrollsawn ends and applied geometric ornament. The upper front window has a peaked top that echoes the roof, and tapered trim at the sides, framing side casements and a stained glass transom.

Window proportions, patterns, and materials, and placement are important elements of the bungalow design. All hung windows have the original sash frame, pulleys, weights and cord, in perfect working condition. Other windows operate with Rixson Casement Operators, solving problems of opening casement windows. Screens and curtains may be hung inside without interfering with opening, to lock sash rigid in any position to prevent rattling. They make popular out swung casement the most practical window. The dining room has high windows and its stained glass repeats the same motif from the front door; the corner windows have stained-glass transoms with peaked tops.

The Main Entry Door is set at an angle at the right-hand end of the porch. It is welcoming and displays elaborate stained glasswork and metal work. A great deal of detailed work is expressed in the metal hardware. A hammered steel ring pull at the front door is a pleasure to hold in your hand as its heavy weight provides substance of the material, in addition to its design. The stained glass window in the front door also serves as a door within the door that opens only from inside, which provides scope for imagination of early 20th century life as a messenger is received over this charming door.

The stained glass adjoining in the front entry has a matching design of overlapping geometric shapes — shapes of oval overlapped creates an impression of the phases of moon. This shape is repeated into interior pocket doors. The cabinet doors, china cabinets and study book shelves all have exquisite stained glass rendered in green hues whose design and motif are vertical lines reflective of Prairie school design. Multi colored stained glass brings out the best in this stylized Prairie school style. Other significant interior features include a masonry fireplace flanked by high leaded glass windows, and distinctive wall sconces.



8. SIGNIFICANCE

- A. Period:**
- Prehistoric
 Pre-1869
 1869-1906
 1906-1945
 Post-1945
- B. Areas of significance--check and justify below:**
- | | |
|--|---|
| <input type="checkbox"/> Archeology-prehistoric | <input type="checkbox"/> Landscape architecture |
| <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input checked="" type="checkbox"/> Art | <input type="checkbox"/> Music |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/government |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Education | <input type="checkbox"/> Social/humanitarian |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Exploration/settlement | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Invention | |

C. Period of Significance:

1910-1920 . The period of California Arts and Craft movement

D. Significant Dates:

E. Builder/Architect/Designer:

Paul Emile Joseph, a native of Switzerland, built this house for his own residence. By occupation he was a carpenter and lumber mill superintendent, and his craftsmanship and artistry are evident throughout the house. Paul E. Joseph was in his early 40's when he built the house. During the 1920 census he was 46, working as superintendent at a lumber company (E.K. Wood Lumber Co., on the estuary), living at 863 Cleveland with his wife Nanny Yancy (from Missouri), daughter Irene (22, working as a stenographer), son Carl (16), and an aunt of Nanny's. Before coming to Oakland, he was in Ukiah and Sacramento. His occupation was also sometimes listed as carpenter.

The Josephs lived on Cleveland for a few years and then in 1923 he built a house at 1215 Wellington where Paul and Nanny lived for the rest of their lives. That house also has unique and elaborate detailing and an unusual footprint. Neighbors many years ago said it

had remarkable built-ins. These unique owner-built houses seem like a very important type and pattern, but little known because they are scattered around in ones and twos and not associated with big-name architects. These owner-built houses of detailed work of cabinetry, stained glass and choice of hardware express the love and integrity of building that is left behind.

The next owner was Emil M. Berger, with his wife Fannie and daughter Ann. They were naturalized citizens, born in Austria, speakers of Yiddish, immigrated in 1903. Emil ran a hardware store on East 14th Street. Before 863 Cleveland, they lived at 3725 Linwood in the Glenview neighborhood. By the mid-1930s the house belonged to the Bechelli family – Italian-born parents Jennie and Orlando, adult children John, Nelle, and Violet. John and Nelle worked at the Bank of America (former Bank of Italy). In the 1920 census Orlando was a poultry dealer at the 6th Street Market, and they lived in West Oakland. J.J. Bechelli was still at 863 Cleveland in the 1967 directory.

F. Significant persons:

G. Statement of Significance (include summary statement as first paragraph):

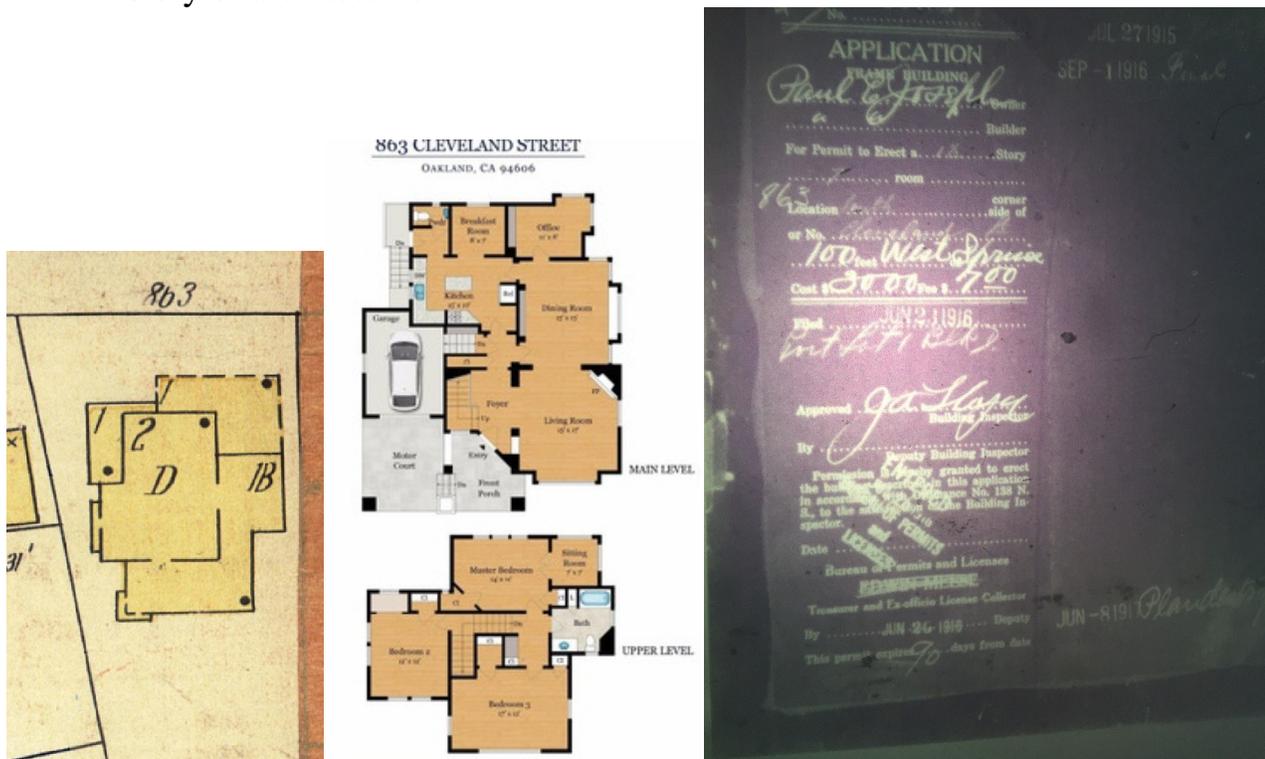
The significance of Paul Joseph's house is its architectural beauty and artistic sense designed for a private residence by the owner/builder. It is exemplary of an owner/builder home in which the vision of builder is intimately related to its inhabitant. As its inherent design and style of 1910's bungalow is inward focussing with its darker woodworks and modest sizing, the voice of the owner is expressed in its use of space throughout the house. It is the beginning of forming a neighborhood where today's middle class neighborhood seems to come from.

The neighborhood where 863 Cleveland sits was once called **Peralta Heights or Lakemont neighborhood**. It is part of the large San Antonio area annexed to Oakland in 1872. While big names such as Peralta and Borax Smith have been building large sized mansions to adequately display their wealth and accommodate their social life, there was also burgeoning of middle class where inhabitants created the space for their social, emotional, physical and spiritual needs.

The house on 863 Cleveland St differs from those big mansion in its size , absence of big parlor suited for social gatherings, but more significantly its design intention of a private residence and sense of home that is shared at today's sense.

Block Books shows the parcel under the tract name, Excelsior Heights, subdivided by the Realty Syndicate in 1915. While Borax Smith's Realty Syndicate wealth wasspill-

ing over ravine (current Park Boulevard) to the area around Peralta Street (currently called Cleveland Street), the neighborhood was attracting settlers from all over the place. Smaller homes such as 863 Cleveland St was built in clusters to form today's sense of a neighborhood. It is an interesting question to ask when and how the sense of home has changed from big mansion to modest smaller houses and what effect that has on its inhabitants. As much as grandeur of big mansion serves as a historical showcase, smaller homes such as 863 Cleveland St that was built by the owner has a significant meaning in history of architecture.



863 Cleveland Sanborn map, floor plan, and original building permit



1215 Wellington, Paul Joseph's second house

9. MAJOR BIBLIOGRAPHICAL REFERENCES

www.Ancestry.com; Oakland History Room, tax assessor's block books;
City of Oakland, building permits;
additional research by Oakland Cultural Heritage Survey and Astrid Lacitis

10. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres):

B. UTM References

USGS Quadrangle Name: Oakland East USGS Quadrangle Scale 1:24,000

C. Verbal boundary description (address):

863 Cleveland Street, Oakland CA 94606

11. FORM PREPARED BY

Name/Title: Tae Ha

Organization: Private Resident, A family Member of the owner

Date: May 30, 2017

Street and Number: 2440 10th Ave, Oakland Ca 94606

Telephone: 510 919 5181 email: taehagardens@yahoo.com

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) Recommended Not recommended for LM/S-7/S-20 designation

Date: _____ Resolution number: _____

(2) Designated as Heritage Property Date: _____

C. Action by City Planning Commission

Recommended Not recommended for LM/S-7 designation

Date: _____

D. Action by City Council

Designated Not Designated

Date: _____ Ordinance No: _____



Paul Joseph's house displays well designed stained glasses throughout the house that starts from main entry door to bath room. There are 3 major design element that repeat; Prairie School influenced geometric shapes(#1), Floral Motif (#2), Overlapping Ovals(#3- Phases of Moon). Some window combines any of two or three elements to create more complex design

This is one of 4 motifs in stained glass. This stained glass on book case are a sample of Prairie school influenced design where strong geometric shape and line are the core element of design.



The second motif in the stained glass is floral motif shown above. This particular one is from the hallway where the morning sun is coming into the upper floor bed rooms. A few stained glasses in the dining room have combined design of floral motif and overlapping oval shapes



This is a perfect sample of the floral motif is placed in the center overlapping oval shapes are hosted on both sides of the floral motif.

The double sliding door divides living from dining room combines overlapping oval shape with geometric shapes.



The main entry door has a geometric designed stained glass door which opens up from inside to greet a messenger. Opening this little door with in the door offers the scope of imagination for life style of 1916

Paul Joseph's overlapping roof line like petals of rose



It has extensive wood carving and barge line



City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address: 863 Cleveland Street

Name: Joseph (Paul E.) house

A. ARCHITECTURE

- 1. Exterior/Design: nested gable roofs, elaborate bargeboards; partial 2nd story E VG G FP
2. Interior: elaborate woodwork and built-ins \ "airplane" feature E VG G FP
3. Construction: stained glass, river rock base, custom hardware, woodwork E VG G FP
4. Designer/Builder: Paul E. Joseph, owner-builder. E VG G FP
5. Style/Type: Craftsman bungalow, extremely ornate and individual example E VG G FP

B. HISTORY

- 6. Person/Organization: Paul Joseph, owner-builder, 2 known houses E VG G FP
7. Event: E VG G FP
8. Patterns: resid. dev't of Park Blvd n'h; owner-built houses; arts & crafts E VG G FP
9. Age: 1916 E VG G FP
10. Site: original site E VG G FP

C. CONTEXT

- 11. Continuity: no district E VG G FP
12. Familiarity: E VG G FP

D. INTEGRITY

- 13. Condition: E G F P
14. Exterior Alterations: E G F P

Evaluated by: Betty Marvin Date: 6/4/17

STATUS/RATING:
City Landmark Eligibility: [] Eligible [] Not eligible
National Register Status: [] Listed [] In process
[] Determined eligible [] Appears eligible
[] Appears ineligible
Site of Opportunity []

This evaluation was accepted by the landmarks Preservation Advisory Board at its meeting of . Attest: Secretary

**City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY**

Address: 863 Cleveland Street

Name: Joseph (Paul E.) house

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
A. ARCHITECTURE TOTAL (max. 26)					18
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
B. HISTORY TOTAL (max. 60)					11
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
C. CONTEXT TOTAL (max. 14)					0
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					29
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
D. INTEGRITY					-0
ADJUSTED TOTAL (Preliminary total minus Integrity)					29

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible