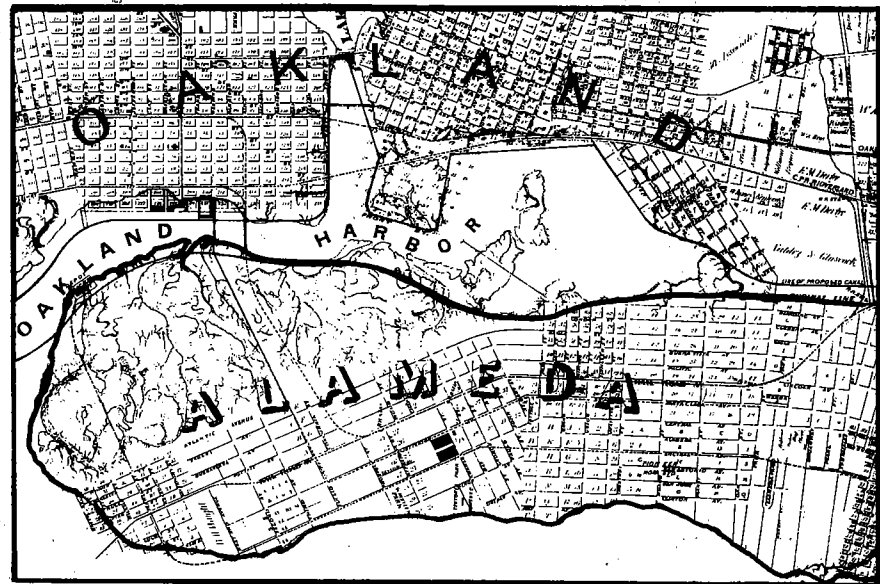


MAP COPY  
Please return to:  
City of Alameda Planning Dept.  
2263 Santa Clara Ave., 4th Fl.  
Alameda, CA 94501

City of Alameda

# Historic Preservation Element





Business block, southeast corner of Park Street and Santa Clara Avenue as it appeared c.18

City of Alameda

# **Historic Preservation Element**

Prepared by the City of Alameda Planning Department  
Adopted by the City Council  
May 6, 1980

This publication was partially funded under  
the National Historic Preservation Act of  
1966 through the California Office of Historic  
Preservation.

# Table of Contents

Introduction and Summary	1
Alameda Yesterday: The Presence of the Past	3
Alameda Traditions: Local Architects, Builders, and Architectural Styles	11
Alameda Today: A Few Local Historical Sites	33
Alameda Heritage: Local Architectural and Historical Resources	47
Alameda Tomorrow: Preserving the Future	53
Alameda Goals: Alternatives and Policies for a Preservation Program	59
 Appendix	 67
An Alameda Chronology	69
Significant Subdivision Activity of Alameda	77
Evaluation Criteria	96
Funding Sources	97
Legislation	100
Combined Land Use Plan and Goals Study	102
Organizations	103
Classes	104
Bibliography	105
 Acknowledgements	 107

# Introduction and Summary

The Historic Preservation Element of Alameda's General Plan is an outgrowth of the Alameda Architectural and Historical Survey. Begun in April, 1978, the Survey has evaluated and begun documenting 10,500 sites and buildings in Alameda. The Historic Preservation Element is an optional General Plan Element under Section 65303(j) of the Government Code.

The Element has two major goals:

- (1) To nurture an understanding and appreciation of Alameda's history and architecture; and
- (2) To preserve Alameda's historical and architectural resources.

The goals are reflected in the dual concerns of the Element: awareness through education and preservation action. They are combined into the overriding purpose of the Survey and Element: to create an informed citizenry for an historic preservation program in Alameda.

The first several chapters of the Element present the history and architecture of Alameda. "Alameda Yesterday" is an interpretive history of local development; it is bolstered by a detailed historical chronology in Appendix A. "Alameda Traditions" offers discussions of the various architects, builders, and architectural styles of Alameda. "Alameda Today" describes the eleven Historical Monuments designated by the Alameda City Council,

two of which are on the National Register of Historic Places. "Alameda Heritage" delineates Alameda's Architectural and Historical Survey and evaluation process, and introduces an inventory list (a separate document) of sites and buildings from which choices may be made for preservation. These four chapters comprise the educational portion of the Element; the next two concern action. "Alameda Tomorrow" discusses the community response to preservation, from the role of the City to that of the individual. "Alameda Goals" presents a preservation program for Alameda in the form of alternative policy recommendations to implement the two major goals stated above.

Historic Preservation is a recent movement in the United States. It can be defined as the rediscovery of our heritage and the revitalization of our communities through the preservation of our architectural and historical resources. The presence of the past can expand our understanding of who we are, where we have been, and where we might be going. Familiar landmarks establish a sense of permanence and well being. Furthermore, in an economy of soaring costs, it is frequently less expensive to recycle an old building than construct a new one. The materials and workmanship in the old buildings are often superior to what is affordable today. We cannot afford *not* to preserve our historic buildings. Alameda, an architecturally and historically rich community with over 10,000 buildings constructed before 1930, can benefit greatly from a preservation program.

**Alameda Yesterday**  
The Presence of the Past

# Developmental History of Alameda

Alameda in its natural state was a peninsula covered with a dense forest of coastal live oaks. The northern and eastern shores were fringed with cordgrass and pickleweed marsh. The south shore and west end were bluffs and beaches. Of Alameda's natural heritage, what remains is the land itself and the live oaks scattered across the City.

## Aboriginal Settlement

The Ohlone Indians inhabited the shores of San Francisco Bay beginning around 2500 B.C. A tribelet established a village in the eastern portion of the peninsula, near fresh water and away from the prevailing coastal winds. They were a hunting and gathering people. Acorns from the oak trees, game from the forest, fish and shellfish from the bay, provided them with food.

Although the Ohlones continuously inhabited the peninsula for approximately 4000 years, they left little permanent mark on the land. Their houses, constructed of willow poles and reeds and mud, had disappeared by the time the American settlers arrived. However, six shellmounds were left behind by the Indians, concentrated in the east end of the peninsula. The largest mound measured 400 feet long by 150 feet wide by 14 feet high, and encompassed an area bounded by Central Avenue, Court Street, Johnson Avenue and Gibbons Drive. Along with the shells were found 450 human skeletons. This mound was leveled in 1908; it provided paving materials for a road on Bay Farm Island. The other mounds have also been removed. The remains of the Ohlone culture in Alameda are underground, and await archeological excavation.

## Spanish-Mexican Era

By 1800, the San Francisco Bay Area had been explored and sparsely settled by Spain and Mexico. Population was concentrated in San Jose and San Francisco. Present-day Alameda (called the "Bolsa de Encinal") was part of a 44,800 acre ranch granted to Luis Maria Peralta in 1820. Cattle grazed here; herdsman may have set temporary camps. When Luis Peralta divided Rancho San Antonio among his four sons in 1842, Antonio Maria received 15,206 acres, comprising what is now all of Alameda and most of Oakland. Although he built an

adobe house and hacienda in Oakland, and constructed a wharf on the Oakland side of the Estuary, as far as is known, Peralta built nothing in Alameda.

## American Settlement

American involvement in California intensified in the 1840's with the war with Mexico and the discovery of gold. In 1850 California became a state, with San Francisco the largest city on the West Coast. The eastern shore of San Francisco Bay was ripe for development.



First house built in Alameda (c.1850), located near San Jose Avenue and Union Street. Demolished in 1888. (Alameda Argus, December 20, 1902)

In 1851, Peralta sold the Bolsa de Encinal to two Americans, residents of San Francisco, named William W. Chipman and Gideon Aughinbaugh. In turn, they sold over half the land to eight others, keeping possession of the eastern and western portions of the peninsula. They began immediately to develop the east end. Orchards were planted and property subdivided for the sale of lots. The first offered for sale were 4-acre lots east of High Street and north of present-day Encinal Avenue. The long blocks in this area are remnants of the original property lines.

A commercial area was developed at the intersection of High Street and Monroe Street (Encinal Avenue). At this location, Alameda's first hotel and livery stable were established in 1853 and the first church and school in Alameda were here. The land

south of Monroe Street and east of Mound Street was divided into lots measuring 33 x 100' by Chipman and Aughinbaugh in 1853: this was the "Town of Alameda." To further spur development and land sales on the east end, they then initiated the "Watermelon Excursions" from San Francisco to Old Alameda Point by advertising a free lot to anyone who purchased and built upon it. According to various sources, very few lots were actually purchased. The main reason for this seems to have been, not the price of the lots, but rather the lack of adequate transportation to and from San Francisco. The town of Alameda was incorporated in 1854 but never ratified by a local election.

Another early settlement, called Encinal, grew around the wharf built into the Estuary from the end of present-day Grand Street. The first ferries between Alameda and San Francisco arrived at and departed from this wharf. In 1854, the "Town of Encinal" was surveyed and laid out in small blocks north of Central Avenue between Paru and Chestnut Streets. "Lands adjacent to the town of Encinal" were subdivided the same year in large blocks between Chestnut Street and Park Street. Development of this land did not really begin until the 1870's, when the large blocks were resubdivided into lots.

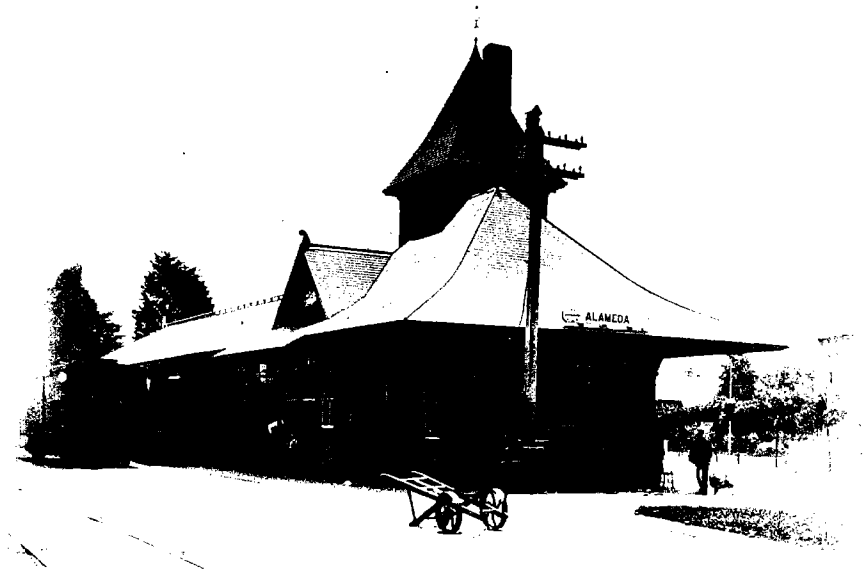
Thus the early years of settlement on the peninsula were concentrated around the towns of Alameda and Encinal. A legacy of this period are the lot sizes and street grid in these areas. It was a troubled time with land grabbing and squatting common. It was not until the 1870's that titles were clear enough to allow the large scale subdivision of land. Lawyers accumulated large estates as the former landowners lost their holdings in drawn-out court cases.

## *The Broadgauge Railroad*

One of these lawyers was Alfred A. Cohen, one of the most powerful and wealthy men in California. He accumulated a large estate from the former holdings of Chipman and Aughinbaugh called "Fernside." It extended north of Central Avenue between Versailles and High Street. In 1864, he opened the San Francisco and Alameda Railroad between Fruitvale (in Oakland) and Alameda Point (at the foot of Pacific Avenue in the west end). Regular ferry service was offered to and from San Francisco. The following year, this broadgauge line was extended to

Hayward and incorporated into the Oakland broadgauge system.

For the first time, Alameda was traversed by a rail line, and provided with regular dependable ferry service. It became possible to live in Alameda and work in San Francisco. The connection between San Francisco and Alameda via rail and ferry boat was to last 75 years, and was a special part of Alameda's identity.



*Alameda Station, located in the gore on the east side of Park Street at Lincoln Avenue. Constructed in 1895 and now demolished, the station served the Southern Pacific's "Broadgauge" line for almost 60 years. (Bancroft Library)*

With the opening of the railroad, the center of activity shifted to the area bordering the new station on Park Street. The Alameda Station Tract (1868) and the Jenks & Mead Tract (1869) opened up land for development in the vicinity of Alameda Station. The Alameda Park Tract (1867) was an elegantly planned subdivision east of Park Street and south of Central Avenue, containing Alameda's first improved park (today's Jackson Park).

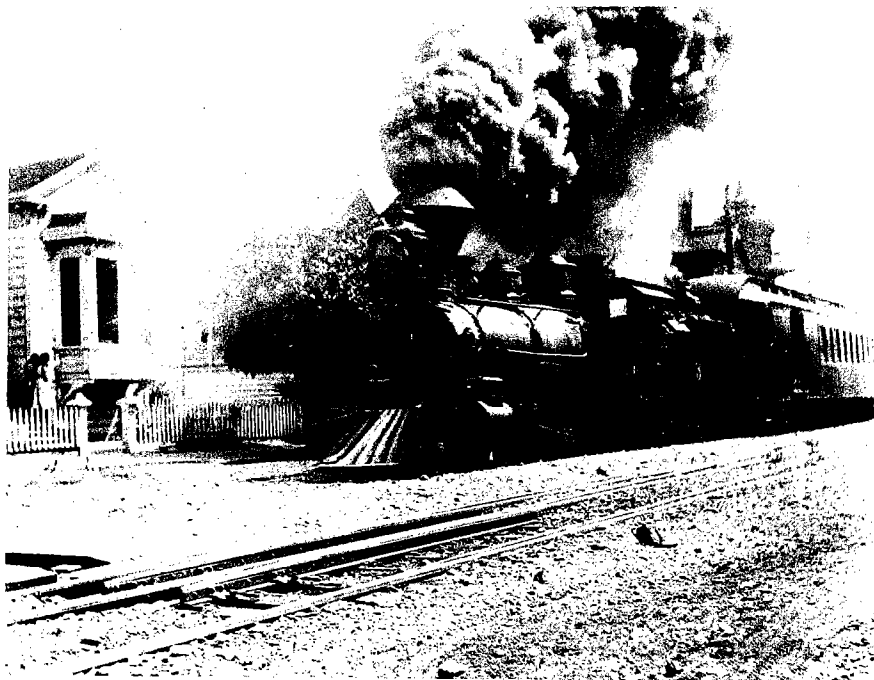
Along the length of the line (present-day Tilden Way and Lincoln Avenue), buildings were constructed. Woodstock was surveyed and platted in 1868, extending west from Third Street, centering around the terminus of the railroad. Its proximity to the rail



terminus and shipping allowed Woodstock to become an early center of industry in Alameda: Samuel Orr established his coconut oil plant in 1868; and the Pacific Coast Oil Works precursor of Standard Oil of California) built a refinery adjacent to the pier in 1879. When the first transcontinental train was brought over the Alameda tracks to Woodstock in 1869, it was an event of great psychological importance to Alameda.

### *Incorporation and the Narrowgauge Railroad*

The first issue of the *Encinal* was published ten days after the transcontinental train ended its maiden trip in Alameda. The editor, Fred K. Krauth, mounted a campaign for the incorporation of the entire peninsula under one government and name. This occurred in 1872. The City of Alameda was established.



A Southern Pacific "Narrowgauge" steam locomotive heading west on Encinal Avenue just past High Street c.1895 (Bancroft Library)

The creation of a city government, with a Board of Trustees empowered to levy taxes and undertake improvements, ushered in the first development boom in Alameda's history. The first streets were graded, curbed and macadamized (these included Park, Webster and Pacific). A sewer system and water system were begun. Large tracts of land in the central and western portions of the peninsula were surveyed and laid out in blocks. Large landowners, such as A.A. Cohen, Mary Fitch and E.B. Mastick, built mansions on their estates. A horsecar line was established along Santa Clara Avenue with connections to Oakland.

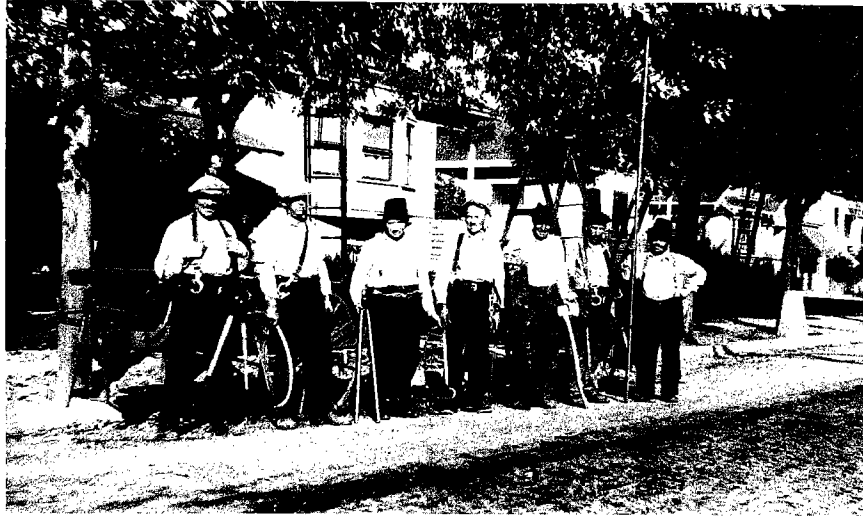
The subdividing of land was accelerated by the opening of a second railroad in Alameda in 1878--the South Pacific Coast Railroad. The line crossed San Leandro Bay on a trestle, entered Alameda on the East End and traversed the peninsula on Encinal and Central Avenues, terminating at the old broadgauge pier on the West End. A new ferry service began. The whole southern portion of the peninsula was opened up for development. A dozen major tracts were surveyed and platted in the period 1876-1879. The first bathing resorts opened along the bayshore west of 8th Street in 1878. These beaches attracted tens of thousands of weekend visitors to Alameda by the 1880's. The West End came to be identified with entertainment and industry, in contrast with the East End's calmer tradition of settlement.

### *Victorian Heyday*

Growth continued unabated through the 1880's and 1890's. The population of Alameda had tripled in the 1870's, from 1,557 to 5,708. It doubled in the 1880's (up to 11,165), and grew by half again as much in the 90's (16,464 by 1900). In this period, most of the streets in the City were graded, curbed and paved; sidewalks were laid; a complete sewer and water system installed. In 1886, Alameda began electric light service. It was the first city in California, and the second in the United States to operate its own electrical plant. Industry had been locating in Alameda since the late 1860's; more and of a larger scale located here beginning in the 1880's. N. Clark & Sons, the largest pottery firm in California, built its four-story factory in the West End. Francis "20-Mule Team" Smith erected one of the first reinforced concrete buildings in the United States when he built his borax refinery on the west shore. Shipbuilding became an

established industry along the Estuary and at Old Alameda Point (near present Bay Farm Island Bridge).

Important buildings--churches, schools, business blocks--were erected. Houses by the hundreds were built, with peak production in the late 1880's and early 1890's. Park Street remained the center of a governmental and commercial activity. Alameda City Hall, a \$50,000 building constructed in 1895, remains a symbol of the era.



*Alameda tree trimming crew, photographed on October 20, 1925. (Alameda Architectural and Historical Survey)*

## *Early Twentieth Century*

The completion of the Tidal Canal in 1902 made Alameda an island. A number of industries located on the Estuary, including the Alaska Packers in 1904. The three-day Water Carnival, staged on September 15-17 of that year, was an event to match the times. Alameda, the Island City, had arrived.

The big earthquake of 1906 resulted in thousands of San Franciscans moving to Alameda. In the years following the catastrophe, construction of new housing reached boom proportions. By 1917, bungalows lined the streets of Alameda. Most of the schools were demolished and rebuilt to meet new demands. The population grew to 23,383 by 1910.

The utility and transportation systems were continuously improved. For a number of years, extending back to the installation of the Electric plant in 1886, Alameda had the reputation as one of the best-lit cities in California. This was reinforced when the City installed 4,000 new electric lamp-posts, consisting of globes on 7-foot poles on concrete bases) between 1908 and 1911. Southern Pacific electrified its interurban rail system at the same time.

World War I affected Alameda significantly. Several major shipbuilding firms located along the Estuary. The magnificent brick building east of Webster Street, built in 1917 and used by the Bethlehem Shipbuilding Corporation, is the most spectacular remnant from this era. Neptune Beach opened in 1917, and for twenty years was the "Coney Island of the West." Passenger travel on the Southern Pacific's ferries peaked in 1919; people from San Francisco and the East Bay flocked to the Alameda beach resorts.

## *The Twenties*

The 1920's saw Alameda fully develop as a mature and progressive community. Beginning in 1925, A.A. Cohen's Fernside estate, vacant since 1897, was developed as a model subdivision with curving streets, underground wires and up-to-date houses. The new 110-bed Alameda Hospital opened in 1925. The new Alameda High School buildings on Central Avenue, among the finest in the state, were dedicated in 1926. When the Hotel Alameda opened in 1927, it was the result of a community-wide organizational effort. The Municipal Golf Course, opened the same year, provided Alameda with a new sport that was prestigiously up-to-date. (The two events combined to create the image of a socially sophisticated community. An architect's rendering of the period shows a stylishly dressed young woman standing in front of the hotel carrying a bag of golf clubs). The opening of the handsome Bureau of Electricity in 1928 (as well as the City Health Center in 1923 and three new fire stations between 1926 and 1929) showed the community that City Hall could keep pace. The George A. Posey Tube, dedicated on October 27, 1928, was the longest vehicular tunnel in the world, and received national attention. Alameda Municipal Airport opened in 1928, and San Francisco Bay Airdrome in 1930, among the earliest airports in the United States. By the time the Alameda Theatre opened in 1931, this truly astonishing burst of

energy and achievement was spent. Alameda entered the Depression a fully developed, proud community, unprepared for the traumas to follow.

## *Depression*

Between 1931 and 1936, Alameda was shaken by a series of political scandals. Council members were recalled. In 1936, Earl Warren, then District Attorney of Alameda County, prosecuted City officials; City Manager B. Ray Fritz was sent to San Quentin.



Due to structural problems, the tower of City Hall was dismantled in 1937. It is an apt symbol of a community disheartened. That same year, land reclamation and construction began on the new Alameda Naval Air Station. Commissioned in 1940, it was the largest single development in Alameda's history and permanently changed the nature of the West End.

If the '20's culminated in achievement, the '30's seemed to end in dissolution. Neptune Beach closed in 1939, and that year the last passenger ferry ran between Alameda and San Francisco. The last passenger train operated in Alameda in 1941. The Depression unsettled Alameda as much as it did any community in the country.

## *World War II*

Alameda was the scene of intense activity during the war years. The Naval Air Station operated to capacity. (The Aircraft Carrier Hornet with Jimmy Doolittle's aircraft aboard, left from Alameda in early 1942.) The U.S. Maritime Service Training Station opened on the grounds of the demolished Neptune Beach. The shipyards established along the Estuary during World War I were reactivated to peak production. These activities created tens of thousands of jobs. In response, the population nearly tripled between 1940 and 1945: from 36,256 to 89,906, an astonishing increase of 53,650. Most of these workers and their families lived in temporary housing of which thousands of units were constructed north of Atlantic Avenue, between Sherman Street and the Naval Air Station. Others lived in apartments in older houses that had been converted from single-family use. By 1950, the population of Alameda had shrunk to 64,430, and most of the temporary war housing had been demolished. The last vestige of this housing is the Makassar Straits on Webster Street.

## *Post-War*

After the tide of wartime activity receded, Alameda entered an era of reconstruction and reclamation. With most of the land built upon by 1940, developers resorted to the demolition of older structures and their replacement with apartments. Nearly 1,500 buildings have been demolished in Alameda since World War II.

The other alternative open to developers in post war Alameda was bay fill. In 1955, Alameda voters approved a bond

proposition to finance reclamation of 335 acres of tidelands off south shore. In 1957, the Utah Mining and Construction Company finished the bay fill project. This project irreversibly altered the character of Alameda's historic shoreline. In 1964, 449 buildings were constructed. In 1966, the same company (now called Utah International, Inc.), commenced bay fill west of Bay Farm Island. By 1969, 942 acres of fill land had been created.

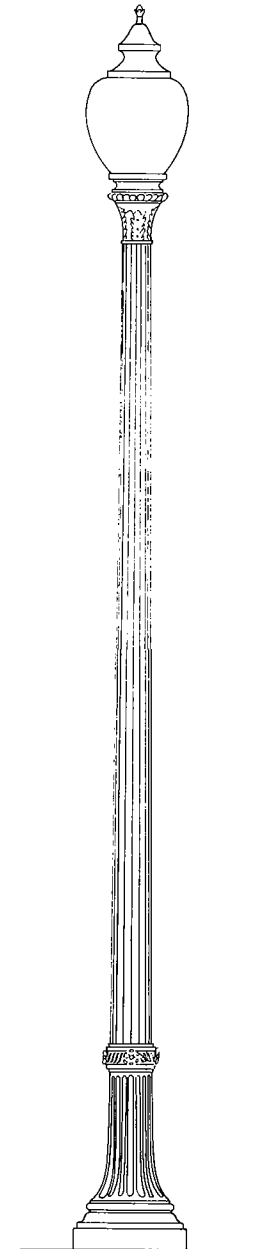
In the late 1960's and early 1970's, condominium construction revealed a renewed interest in Alameda's shoreline. Ballena Bay, the South Shore Beach and Tennis Club, and the Willows were among the most noteworthy condominiums built. The development of Mariner Square in the '70's continued this trend. The turn towards condominiums and cluster housing (a concept being utilized in the Harbor Bay Isle development) in the 1970's is a revelation of another trend - Alameda has nearly run out of buildable land.

### *New Trends*

Another massive project has begun as the 1980's open. The 206-acre Alameda Marina Village, on the old Del Monte property east of Webster Street, will combine residential, commercial and recreational uses. A significant aspect of its planning is the adaptive re-use of the old Union Iron Works Turbine Machine Shop (Bethlehem) Building.

The recycling of old buildings for new uses has become a significant developmental force in Alameda. The formation of the Alameda Victorian Preservation Society in 1972, the passage of Measure A in 1973, and the establishment of the Historical Advisory Commission in 1974, prepared the way for the preservation of older buildings. Over 200 houses have been, or are in the process of being restored by AVPS members alone. Measure A diminished the economic incentive to demolish many older buildings. The Historical Advisory Commission has initiated landmark proceedings for eleven buildings in Alameda, two of which are now on the National Register. One of these, Historic Alameda High School, has been adapted to a variety of new uses. Local businessmen have begun to recycle buildings. Alameda Federal Savings has its new offices in an old cinema; the Alameda Theatre is successfully operating as a roller skating rink; the old Post Office houses law offices and the Municipal Court; and the old Masonic Temple will become professional

offices. As Alameda takes stock of its historic and architectural resources, the opportunities for the future seem limitless.



# **Alameda Traditions**

Local Architects, Builders and  
Architectural Styles

## An Alameda Tradition

The buildings of Alameda are a product of a tradition extending back to its beginnings. Local builders and architects, in concert with carpenters, brick-layers, masons, plumbers, and other tradesmen and craftsmen, have worked together to create the architectural heritage of Alameda. They were mostly house builders, since Alameda has been primarily a "City of Homes" since the 1850's.



*An early cement mixer at work on the north side of Santa Clara Avenue near Grand Street c.1926. The four buildings in the background, though altered, still stand. (Alameda Architectural and Historical Survey)*

## The Architectural Profession

In 19th-century California, architecture was a young profession whose boundaries were not clearly drawn. Builders often called themselves architects, even though they may not have had professional training. Builders often designed the buildings they built, frequently referring to "pattern books." A pattern book contained designs for houses, including floor-plans, elevations, and exterior and interior details.

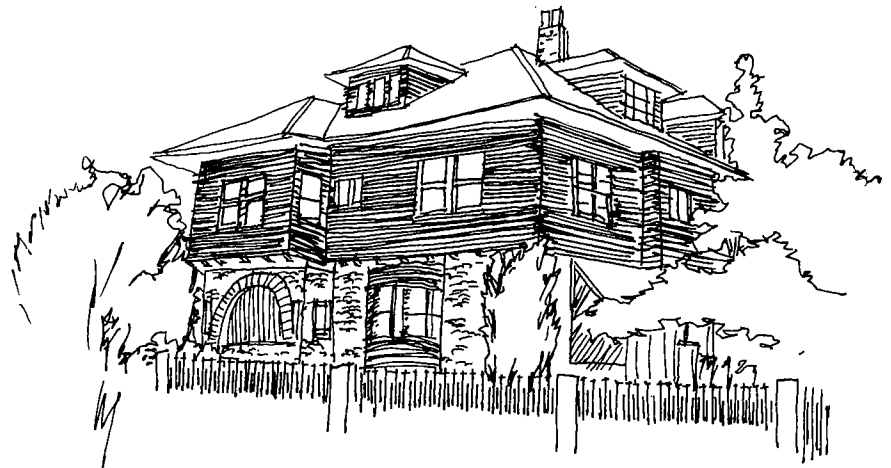
By 1900, the architectural profession in California had tightened its control on the use of the title "architect." The University of California had established a school of architecture, and a large community of Bay Area architects had attended the prestigious Ecole des Beaux Arts in Paris. The days of self-made "architects" were over.

## Alameda Architects

Alameda's earliest resident architect was *William Patton*, a man who designed many important buildings in San Francisco in the 1850's, '60's, and '70's. He moved to Alameda during the boom days of the mid-70's. All of Patton's important work in Alameda has disappeared. This included the palatial house and Water Works building he designed for R.R. Thompson. The former burned in 1884, (its grounds form present-day Lincoln Park). The 1880 Water Works Building on Park Street was demolished in the 1950's to make way for a Savings and Loan Office.

*George Alexander Wright* was a British architect who immigrated to the Bay Area in the 1880's, and moved to Alameda around 1894. He designed several residences in Alameda, including a house in the Colonial Revival style for a widowed friend, Marie Tardif (also a transplanted Londoner) at 1325 St. Charles Street. The house at 2237 San Jose Avenue (1899) applied Colonial Revival decoration to a Queen Anne form.

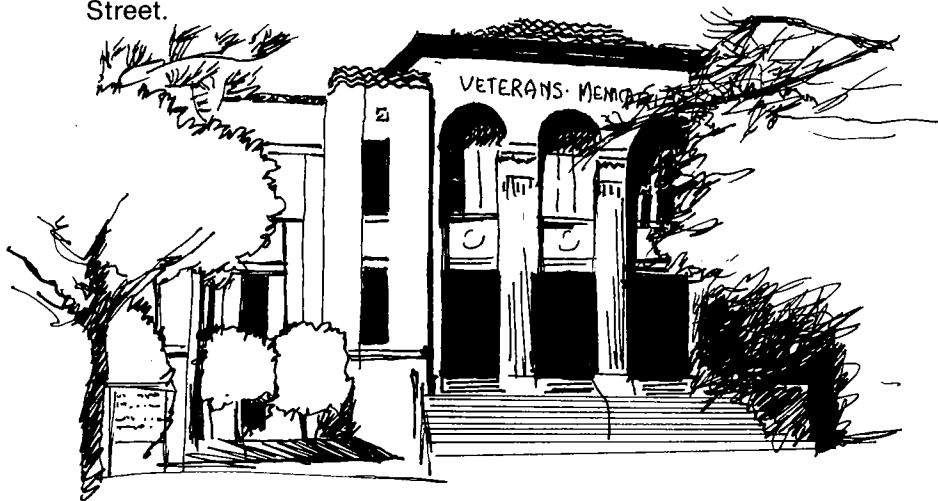
*Bert Rimmel* was the brother of Julius Rimmel, partner in the important local building firm of Marcuse & Rimmel. He did design work for that firm in the mid-'90's. On his own he designed several important houses along the old bayshore. These include the Voogt House (1898) at 1200 St. Charles Street, the Hooper House (1901) at the foot of Hawthorne Street, and the Langhorn House (1902) at 1010 Sherman Street.







Henry H. Meyers moved to Alameda in 1894, and built his own residence at 2021 Alameda Avenue in 1897. Meyers was an important regional architect, who left a strong imprint on his home city. In addition to his own house, he did several others, including the Ray House (1900) at 1244 St. Charles Street, and the Loop House (1908) at the foot of Caroline Street. Important Alameda works by Meyers include the First Congregational Church (1903) at Chestnut Avenue and Santa Clara Avenue, the Twin Towers Methodist Church (1909) at Central Avenue and Oak Street, and a business block (1910) at 1402- 1410 Park Street. During the '20's and '30's, Henry H. Meyers was principal architect for Alameda County. In this capacity he was responsible for the designs of the Posey Tube Buildings (1928) and the Veterans Building (1929) at Central Avenue and Walnut Street.



Carl Werner, more than any other local architect, changed the face of 20th-century Alameda. He was very nearly the "official" city architect in the 1920's. Like Meyers, he was a successful regional architect with his offices in San Francisco and home in Alameda. He was a professionally trained architect who studied at M.I.T. Werner moved to Alameda in 1909, the year he built the superb house for himself in the English Arts-and-Crafts mode, at 1303 Bay Street. The following year his firm (O'Brien & Werner) designed the Lum House at 1200 San Antonio Avenue. Werner's impact on Alameda was primarily in his civic buildings. The First Church of Christ, Scientist (1921) is a neo-classical gem that became a cameo study for the Alameda High School of 1926. The buildings reinforce each other along Central Avenue to create a strong urban design. The City Health Center (1923) at 2226 Santa Clara Avenue; the three fire stations at 3014 Jackson Street (1926), 635 Pacific Avenue (1927) and 1703 Grand Street (1929); and the Bureau of Electricity Building (1928) at 2440 Santa Clara Avenue, all employ the stucco-and-tile imagery that was so popular in the 1920's. One of his last commissions in Alameda was the West End Branch Library (1935) at 8th and Santa Clara Avenue, a restrained design of repose and order.

Andrew Hass graduated from the School of Architecture at U.C. Berkeley around 1920. He moved to Alameda with his architect wife Myrtle in the '20's after designing a house for himself at 1711 Palmeta Court. He established an office in San Francisco, where he carried on an active practice. For Alameda, Hass produced a number of residential commissions in the '20's and '30's, including several on Palmeta Court and the superbly romantic Barry House at 1600 Dayton Avenue. The house of Mr. and Mrs. R.H. Swayne at 717 Paru Street was completely remodeled from a shingled Queen Anne into a stucco-and-tile Spanish Colonial Revival stage-set. Hass's firm (Kent & Hass) produced a number of important buildings in Alameda beginning in the 1930's, including the masterful W.P.A.-funded Electric Substation of 1936 at Grand Street and Eagle Avenue. Kent & Hass designed a series of schools, beginning with the streamlined Mastick (1930), as well as Edison (1942), Longfellow (1942), Franklin (1951), Woodstock (1951) and Otis (1951).

Paul Anderson was a residential architect, also educated at Berkeley, who did designs for local builders, beginning in Fernside in the 1920's and continuing through South Shore in the 1960's. Most of the houses built by Walter Anderson, Royal

Haulman, and Sid Dowling were designed by him. Representative Anderson houses of the 1920's are located at 2947 and 2963 Gibbons Drive.



## The Builder-Designers

Far more instrumental in the development of Alameda were the builders. Alameda has had a strong tradition of building since its beginning. These men are not remembered in the architectural histories of today. They did not build masterpieces of self-conscious art; rather, they left behind a legacy of houses built in a competitive market for ordinary people. This alone makes them important to the historian; for what they produced is a clear and direct reflection of their time.

*Dennis Straub* and *George Bensemen* were the earliest builders, having arrived in Alameda in the 1860's. *C.H. Foster* had a long career in Alameda, beginning in the 1870's; by 1900 he was popularly known as the "Father of Alameda Builders." He oversaw the construction of many important Alameda buildings, including the original high school (on the site of present-day Haight School) and the Main Library (1902). The Fossing Building (1886), at the northwest corner of Pacific Avenue and Park Street, was built by him. Foster built many Alameda houses, working in conjunction with Charles Shaner and other local designers and architects.

*Alexander Johnson* was a builder who developed the Johnson Tract, in the vicinity of Johnson Avenue. His own house at 2904 Lincoln Avenue (1889) is an excellent example of the Stick Style.

Two builder/designers whose careers roughly paralleled each other were *A.R. Denke* and *A.W. Pattiani*. Both began in the early 80's, and were still active after 1910. The early houses of both were in the Stick Style, and both created superb residences in the Queen Anne style.

A.R. Denke's work was concentrated in the West End. He helped to build up Webster Street (his office was located in the Croll Building around the turn of the century). A representative house from his Queen Anne phase is the exquisitely detailed cottage at 721 Santa Clara Avenue.

A.W. Pattiani was a builder/designer who catered to the wealthier and socially prominent families in Alameda. Very few of his houses were of the cottage variety; most were built in the area of town south of Lincoln Avenue between Park Street and 9th Street—the more affluent neighborhoods of the '80's, '90's and early 1900's Alameda. A monument of his Queen Anne years is the Tyson House (1894), still standing at the northeast corner of Central Avenue and Benton Street. The Red Cross Building is a former residence built by Pattiani around 1900. One of his biggest successes, the Pond House of 1901, a picturesque Tudor Revival on the gore between Alameda and Central Avenues, was demolished in 1970.





*Charles Shaner* started as a builder in the mid-'80's, and was advertising himself exclusively as an architect by the 1890's. He, too, catered to wealthier Alamedans, and many of his surviving houses share the same streets with those of Pattiani. His own residence and studio, at 1412 Broadway (1889), is representative of his Queen Anne work. A second-story round turret with witch's cap projects from a front corner of the house. An early significant work is the Siegfried House (1885) at 2044 Alameda Avenue, in the Stick Style.

The building boom of 1889-1893 brought two building and design firms into existence which were instrumental in the formation of Victorian Alameda. *Joseph A. Leonard* built his first houses here in 1887. By 1890 he was well established. In fact, he took out huge quarter page ads on the front pages of the *Argus* of the period. Leonard was first and foremost a businessman and developer; he concentrated his activities in an area bounded by Grand Street, Alameda Avenue, Willow Street, and the old bayshore. Leonard's firm typically produced two-story houses with elaborate spindlework on the porches and two-story round towers with witch's-cap roofs. Clinton, San Jose and San Antonio Avenues between Chestnut and Union Streets are lined with representative Leonard houses. This section of town came to be called "Leonardsville" in the 1890's. Particularly impressive rows are at 812-834 San Antonio Avenue (1892) and 891-893-895 Union Street. 891-Union was Leonard's own house, build in 1895 for a stupendous \$20,000.

The other firm that rode out the boom of the Nineties was *Marcuse & Rimmel*. More than any other single builder/designer in Victorian Alameda, this partnership transformed the appearance of whole districts, and left us a precious legacy. Their clients were the middle-class workers and professionals. Their houses were almost exclusively high-basement cottages. They built over 500 houses in the San Francisco Bay Area between 1890 and 1898, 400 in Alameda alone. Their base of operation was Bay Station on Lincoln Avenue, and their area of greatest concentration extended from Webster to Chestnut Street, north of Central Avenue.

The *Alameda Argus* of December 12, 1891, referred to Marcuse & Rimmel as builders who "build on the easy installment plan for all classes of people, from the poorest to the wealthiest . . ."

They were the great democratic housebuilders of Victorian Alameda.

Their high-basement cottages remain on the 1600 block of Sherman Street, 1200 and 1300 blocks of Pacific Avenue, 1100 block of Taylor Avenue and 1400 block of Caroline Street. Much of Mozart and Verdi Streets were developed by them. The two-story house at the southwest corner of 4th and Santa Clara Avenue (1893) is one of their masterpieces.

Joseph Leonard and Marcuse & Rimmel were the Queen Anne builders of Alameda *par excellence*. They rode the wave of development until it crested around 1895; and they sank as it receded. Both firms folded in the summer of 1898.



Marcuse & Rimmel cottages (1894) - 1600 block Sherman Street

After the earthquake of 1906, thousands of San Franciscans moved to Alameda. A whole generation of builders was kept busy. *C.C. Adams* was a local realtor and builder who engineered the Mastick Park Subdivision of 1907 and Waterside Terrace of 1912. Builders like *Mark Cole* and *Ken Kopf* worked for Adams, producing small shingled cottages in the Craftsman Style, and later stucco bungalows. *Robert C. Hillen* was an Oakland developer who built over 100 houses here, including the 3200 block of Liberty Avenue (1911-12).

The *Strang Brothers*, who also did their first houses around the time of the earthquake, produced many houses in Alameda. They became one of the foremost builders of California Bungalows here. The Bay Park development, including Burbank Street, was primarily their project.

The most important bungalow builder in Alameda's history was *George Noble*. He produced nearly 600 houses here between 1909 and 1925. Excellent examples of his imaginative approach



to design and planning line Noble Avenue (1895), St. Margaret's Court (1917) and Marion Court (1920). Grace Court (1925), one of his last projects, shows his evolution to the Period Revival styles of the '20's.

The next great wave of development hit Alameda in the mid-'20's, and with it came a new generation of builders. Fernside was the field of operation for *Walter Anderson*, *Chris Hansen*, *J.W. Pickrell*, *Sid Dowling* and *Royal Haulman*. Their first works were all in the Period Revival styles. The lean years of the Depression and the unavailability of materials during World War II curtailed dramatically the output of this generation of builders.

Some builders persisted, however, and resumed work after the war. *Sid Dowling* and *Royal Haulman* continued to construct houses through the 1960's. Their work runs the gamut of styles from the Period Revival to the suburban house with garage attached. They began in the East End of the 1920's and ended on the South Shore of the 1960's. They were the last of their kind.

## BUILDINGS CONSTRUCTED IN ALAMEDA, 1885-1977

1885 - 208	1921 - 153	1957 - 117
1886 - 135	1922 - 192	1958 - 120
1887 - NA	1923 - 286	1959 - 128
1888 - NA	1924 - 408	1960 - 116
1889 - 242	1925 - 357	1961 - 123
1890 - 305	1926 - 317	1962 - 149
1891 - 256	1927 - 212	1963 - 356
1892 - 221	1928 - 213	1964 - 449
1893 - 198	1929 - 144	1965 - 285
1894 - 127	1930 - 70	1966 - 153
1895 - 166	1931 - 58	1967 - 201
1896 - 148	1932 - 39	1968 - 237
1897 - 117	1933 - 25	1969 - 208
1898 - 69	1934 - 28	1970 - 266
1899 - 62	1935 - 48	1971 - 208
1900 - 35	1936 - 121	1972 - 143
1901 - 76	1937 - 89	1973 - 139
1902 - 75	1938 - 131	1974 - 121
1903 - 77	1939 - 178	1975 - 161
1904 - 131	1940 - 201	1976 - 7
1905 - 179	1941 - 134	1977 - 91
1906 - 250	1942 - 39*	
1907 - NA	1943 - 131*	
1908 - NA	1944 - 3*	
1908 - 220 Est.	1945 - 25*	
1910 - 229	1946 - 69	
1911 - 259	1947 - 84	
1912 - 209	1948 - 117	
1913 - 278	1949 - 69	
1914 - 182	1950 - 76	
1915 - 209	1951 - 61	
1916 - 233	1952 - 48	
1917 - 129	1953 - 65	
1918 - 122	1954 - 67	
1919 - 118	1955 - 274	
1920 - 100	1956 - 219	

\*During the war years thousands of temporary units were built; no records for these exist in City Hall.

# Alameda Architects and Builders

1860 1865 1870 1875 1880 1885 1890 1895 1900 1905 1910 1915 1920 1925 1930 1935 1940 1945 1950 1955 1960 1965 1970 1975 1980

## Architects

William Patton																								
George Alexander Wright																								
Bert Remmel																								
Henry H. Meyers																								
Carl Werner																								
H.A. Minton																								
Andrew Hass																								
Paul Anderson																								

## Builders & Designers

Dennis Straub																								
George Benseman																								
Charles H. Foster																								
J.W. Bones																								
Peter Christensen																								
Dennis Brehaut																								
Alexander Johnson																								
A.R. Denke																								
A.W. Pattiani																								
Charles Shaner																								
James H. Young																								
John Mitchell																								
Joseph A. Leonard																								
Fred Bamman																								
Thomas I. Pyne																								
Brehaut & Diamond																								
Marcuse & Remmel																								
A.W. Cornelius																								

	1860	1865	1870	1875	1880	1885	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980
Delanoy & Randlett																									
Hamilton Murdock																									
William Dufour																									
Strang Bros.																									
Conrad Roth																									
Rowe and Young																									
Pond Brothers																									
Mark T. Cole																									
C.C. Adams																									
William G. Leboyd																									
Thomas Arada																									
George Noble																									
Ben Kopf																									
Robert C. Hillen																									
Samuel Lee																									
Walter Anderson																									
Sid Dowling																									
Noble Justice																									
J.W. Pickrell																									
George Windsor																									
Chris Hansen																									
Royal Haulman																									

(Dates refer to period active in Alameda)

# Architectural Styles

## *The Beginnings*

The earliest buildings in Alameda were the dome-shaped tule houses, temescals and granaries of the Ohlone Indians. The main Ohlone village was situated in the oak groves west of the present-day Lincoln Park.

The tule houses were small and simple. They were constructed by fastening bundles of tule rush onto a framework of bent willow poles, and varied in size from six to about twenty feet in diameter. The larger dwellings held one or sometimes two families - as many as twelve or more people. The temescal, or sweat-house, was of similar construction, but about twice the size of the largest houses and dug into the earth. It had a tiny door that one entered on all fours. Its walls were plastered thickly with mud. A fire was lighted inside; smoke exited from a hole on top. Scattered around the houses of the village were smaller structures that looked like huge baskets on stilts. These were the granaries in which the year's supply of acorns were stored. The Ohlone structures had disappeared by the time the first American settlers arrived.

It is not known when the last Ohlone Indian inhabited Alameda. Were they exterminated in some early massacre, as the crushed skulls and severed heads in the burial mound suggest? Were they led away to mission compounds in the 1780's and '90's? Or did some stay on, hiding and foraging in the thick oak forests of the isolated peninsula? These are questions which may never be answered.

## *Spanish-Mexican Era*

The Spanish-Mexican culture left no known architectural remains in Alameda—no adobe houses, no haciendas, pueblos, embarcaderos, presidios or missions. The cattle of Rancho San Antonio grazed among the trees of the peninsula, and herdsmen watched over them possibly setting up temporary camps. Their headquarters, however, was the adobe house of Antonio Maria Peralta, built in the 1820's, located in East Oakland near 34th Avenue.

## *Pioneer Buildings*

The first houses of the American settlers were simple straightforward structures whose purpose it was to provide shelter. They date from the early difficult years of settlement prior to the reincorporation of 1872. These are the most difficult to document since there are no City records (and little else) from this period. Some of these houses tend to be "styleless". They are "vernacular" buildings--built by their owners or by local carpenters without the assistance of architects. Good examples are the Samuel Orr House at 305 Spruce Street, dating from approximately 1870, and the Rich House, 1620 Fourth Street, probably built at the time of the establishment of the San Francisco and Alameda Railroad in 1864.



1223 Post

## **Pioneer**

The more expensive houses of this pioneer era possessed structural and decorative qualities which added up to create "style." Chipman and Aughinbaugh first lived in a prefabricated house shipped around the Horn. Prefabricated houses were constructed in factories (many in New England), and shipped in parts to the building sites where they were reassembled. As early as 1851, mills in the Bay Area were turning out prefabricated houses as a standard operation, and local carpenters were copying the imported style.

The classical and formal tendencies in these early prefab houses were expressed in the Greek Revival. These were symmetrical wood-frame buildings with gabled roofs. They had such classical accents as carefully framed windows and porches featuring square columns with delicate square capitals. The houses at 2063 Pacific Avenue and 2430 Webb Avenue are good examples of this extremely rare type.



2063 Pacific

### **Greek Revival**

The picturesque tendency of the early buildings was represented by the Gothic Revival. These cottages were characterized by steeply pitched gable roofs with bargeboards of delicately sawn "gingerbread" or "icicles." The Gothic references could be literal such as pointed arched windows. More commonly, however, the "gothic" effect was suggested by the vertical forms of roofs and windows. The Webster House at 1238 Versailles Avenue and the house at 2016 Pacific Avenue are rare examples of the Gothic Revival cottages in Alameda. An interesting combination is the house at 1920 Union Street; it seems to be a vernacular mix of the Greek Revival with its pedimented gable with eave return, and the Gothic Revival with its steeply pitched gable roof and pointed windows.

Later in the 1860's, as milled wood became more available, more elaborate decorative details appeared on buildings, such as turned balusters on porches, brackets under the roof eaves, and fancier window framing. Some simple cottages were distinguished by elegant windows with semi-circular arched tops, such as on the small house at 2532 Clement Avenue, and that at 1242 Park Street (with a bay window added late). There were roughly 400 houses in Alameda by 1870. Of these pioneer buildings, most have been demolished or altered beyond recognition.

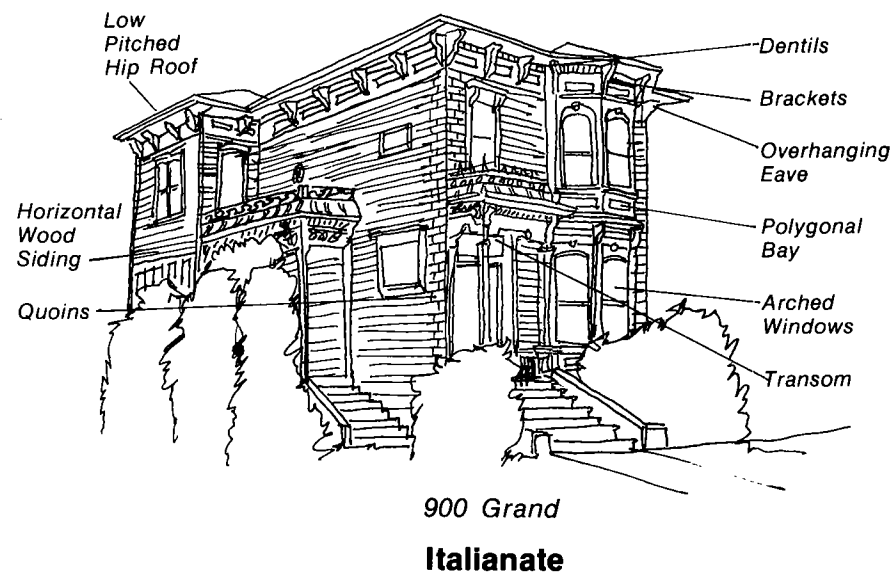
### ***Italianates***

By the 1870's, a number of factors combined to produce the first wave of ornate houses in Alameda, of the type we term "Victorian" today. Planing mills in Alameda, Oakland, and San Francisco were able to turn out a number of pre-cut wooden parts, structural and decorative, with which one could build a fine house. The Board of Trustees of Alameda began an ambitious program of civic improvements after the incorporation of 1872. Transportation improved when a horse-car line was established on Santa Clara Avenue in 1875. The broadgauge railroad ran along Lincoln Avenue with ferry connections in Oakland to San Francisco. The new narrowgauge South Pacific Coast Railroad, opened in 1878, ran along Encinal Avenue with its own ferries to San Francisco from Alameda Point in the West End. It is no surprise that the population of Alameda more than tripled during the 1870's in spite of a national depression.

The houses built to accommodate this thriving market were quite different from the simple boxes of the settlement period. They tended to be vertical, some with false fronts, others with hipped or gabled roofs. All had cornices with projecting eaves supported by decorative brackets. The more elaborate houses were richly clad in milled woodwork of classical inspiration: turned columns with Corinthian capitals on the porches, large five-sided slanted bays with delicate half-flat columns between the arched and rounded windows, and simulated blocks called quoins at the corners. The overall spirit of these houses was order and elegance. The Italianate was, on the West Coast, a loosely interpreted revival of Italian Renaissance architecture, itself a "rebirth" of the architecture of ancient Rome.

Perhaps 750 Italianates were constructed in Alameda during the

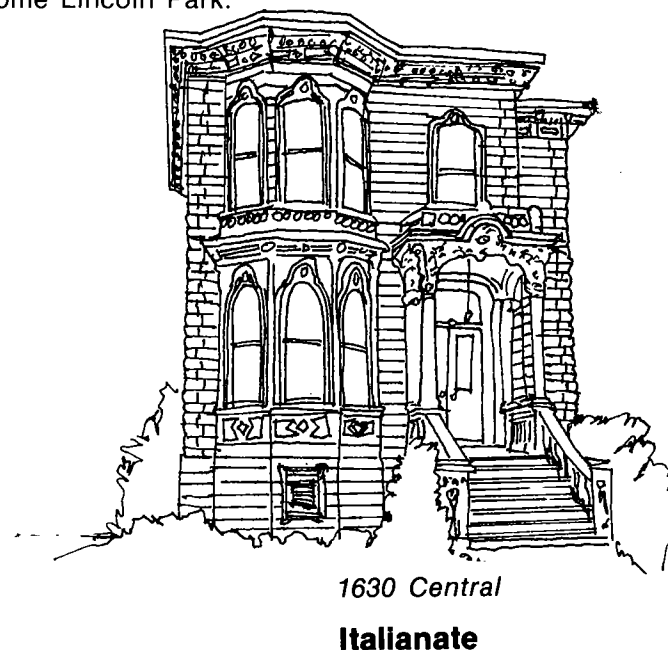
1870's. Four hundred houses were built between 1876 and 1879 alone. Approximately 300 remain in Alameda. Superb examples are the Anthony House (1876) at 1630 Central Avenue, and the houses at 900 Grand Street and 1630 Ninth Street. Cottage varieties abound, such as those at 1814 Pacific Avenue and 2254 Santa Clara Avenue. These probably date from the mid-to late-1870's. The house at 2002 Pacific Avenue with its plain flat front, spare trim and square porch posts, is an earlier version, as is the two-story house at 2527 Eagle Avenue. A.A. Cohen's 70-room mansion, "Fernside", constructed in 1873, was an Italianate villa with square tower. It burned to the ground in 1897.



### *Transition/Second Empire*

Alameda's growth continued unabated into the 1880's. The Italianate was an outmoded style in Alameda by 1882-83. The false fronts and hipped roofs of the '70's had given way after a brief experimentation with the mansard roof to the gabled forms of the '80's. Pieces of the Italianate, such as the 5-sided bay, held on, but the overall concept and spirit had passed. The row of houses at 2104, 2106 and 2110 Alameda Avenue (c.1882) are good examples of this transitional type with their vertical gabled masses and one-story Italianate bays tacked on the front.

Croll's (originally the Britt Hotel, 1879) at Webster Street and Central Avenue, is an excellent example of the late transitional phase of the Italianate. The walls and window treatment are typical of the 1870's, but the roof is a mansard. The Schnabel House (1880), 2233 Santa Clara Avenue, is a Second Empire residence; only the curved corners of the windows have any link with the Italianate past. The most elaborate Second Empire house built in Alameda was the 1880 residence of Captain R.R. Thompson. It cost \$35,000 to build, and burned in 1884, leaving behind only the grounds and exquisite iron fence that were to become Lincoln Park.

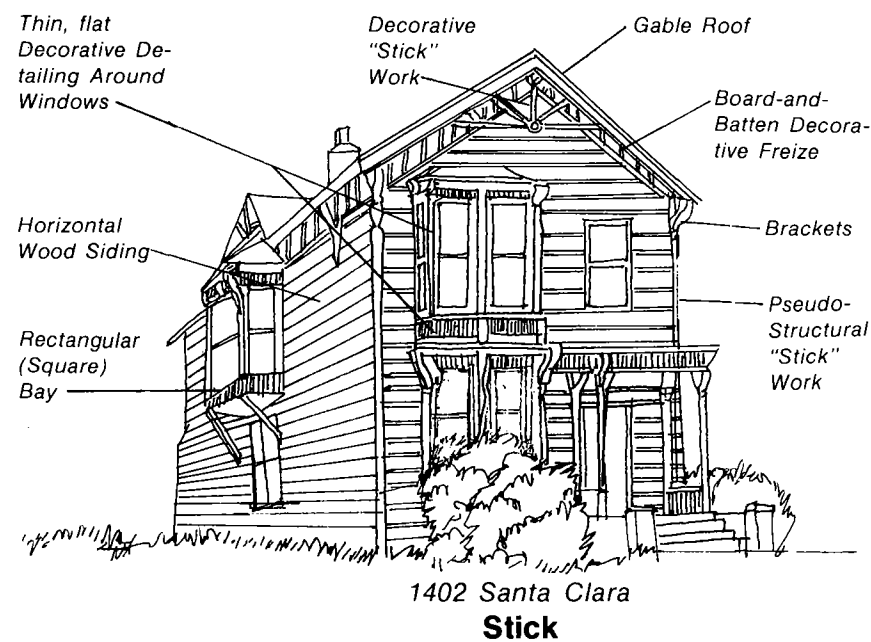


### *The Stick Style*

Second Empire imagery never really took hold here. The mainstream of architectural expression in Alameda flowed toward a new style which achieved full maturity by 1885. The exterior of these buildings often closely reflected the interior structural system. The spirit of the Stick Style was at its best a crisp, almost delicate expression of structural parts: square bays supported by angled square posts, windows covered by thin shed roofs, eave brackets extending from the top of vertical pseudo-structural boards, as if the structural system were

exploding outward. The arched and half-round windows were gone, replaced by rectangular ones. Roof systems were uniformly gabled, with a moderate to steep pitch; projecting eaves were often supported by square sticks with diagonal braces. The arched and half-round buildings were gone, replaced by rectangular ones. Decorative "stickwork" was applied to wall surfaces, vertical board-and-batten friezes beneath eaves being common. The quality of this stickwork was often flat, porch balusters, for example, having a jigsaw two-dimensional look.

Approximately 750 Stick style houses were built in Alameda and about 500 remain. Superb examples abound. The two cottages at 2226 Buena Vista Avenue and at 2253 San Antonio Avenue with small square towers are the sole surviving miniature "Stick villas" in Alameda (c. 1884). The row of three 2-story houses at 1402, 1406, and 1410 Santa Clara Avenue (1885) are excellent examples. The most elaborate Stick Style house remaining in Alameda is the Siegfried House (1885) at 2044 Alameda Avenue. The two houses at 1900 and 1906 Alameda Avenue and the one at 1013 Willow Street are excellent examples of the cottage variety (c. 1885).



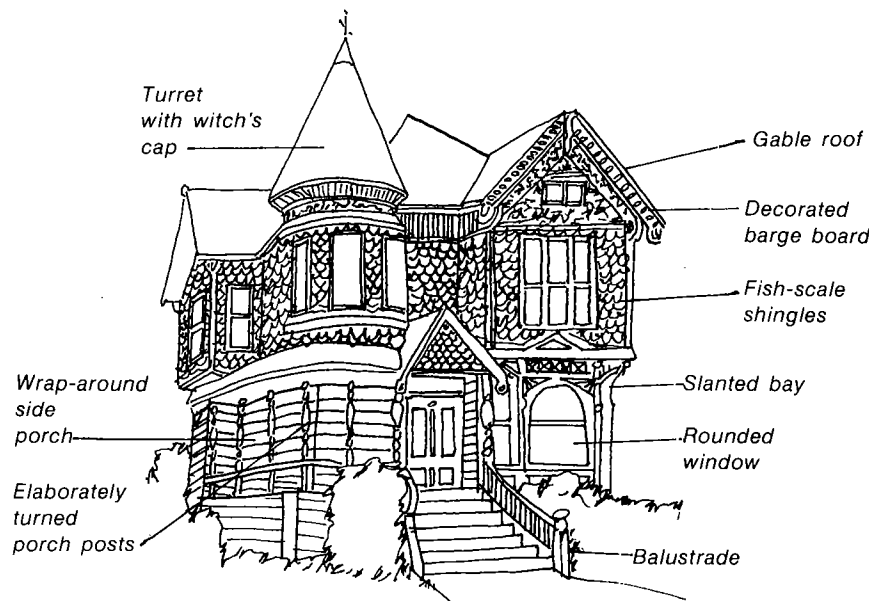
#### **RANDOM SAMPLE OF THE COST OF A ONE STORY, SIX ROOM DWELLING HOUSE IN ALAMEDA:**

1912:	\$1,800
1915:	\$2,000
1919:	\$2,500
1920:	\$3,000/\$3,500
1925:	\$3,500/\$4,000
1929:	\$4,000/\$4,500
1940:	\$3,000
1947:	\$8,000
1950:	\$9,000/\$11,000
1955:	\$10,500
1958:	\$14,500
1961:	\$17,500

#### *Other Developments*

Alameda's development in the late '80's and early '90's, after the reincorporation of 1884, was marked by numerous civic improvements. By 1895 most of the streets were paved and sidewalks laid. Water, sewer and electricity systems were fully established. Transportation facilities were among the finest in the state; any house in Alameda was only minutes away by foot from one of the dozen or so stations of the two railroads, and ferry connections with San Francisco ran every 15 minutes. Population by 1890 attained 11,165; by 1900, 16,464. Commercial and industrial construction kept pace of the general development. The Fossing Building (1886) on the northwest corner of Pacific Avenue and Park Street was one of the first brick buildings in Alameda. Its cast iron pilasters are unique to this city. The N. Clark and Sons Pottery (1886) was located on Pacific Avenue between Third and Fourth Streets, a 4-story brick factory. With 11 kilns, it was the largest pottery in California. The Alameda City Hall, erected in 1895 in the Romanesque Revival style, originally with a 60-foot clock tower, remains a symbol of Victorian Alameda.





2103 San Jose  
**Queen Anne Tower**

## The Queen Anne

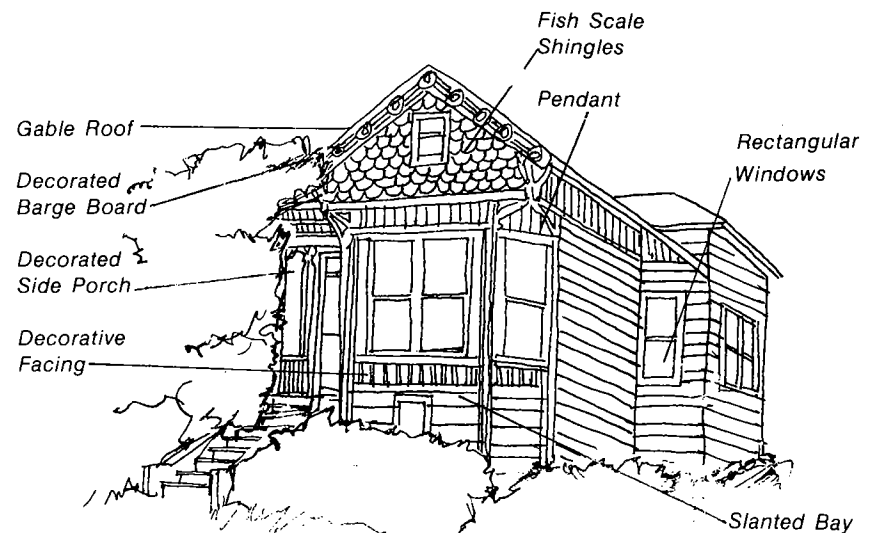
The style that came into prominence in Alameda in the late 1880's, and lasted through the mid 1890's, was called the "Queen Anne." It represented a loosening of the imagery of the Stick Style. The *Alameda Argus* of December 18, 1889, characterized the new trends in house design:

In nothing has Alameda progressed as much during the year as in the character of its architecture. The old stiff angles, peaks, sharp corners and general angularity have given way to more handsome styles, to curves and more graceful forms...

The new freedom of forms was in part due to the growing versatility of planing mills. (A local firm, the Enterprise Planing Mill, located at Encinal Avenue and Walnut Street, supplied milled wood for four-fifths of the houses constructed in Alameda in 1889). What began in the 1870's, with the appearance of the

first mill-worked Italianate houses, reached its culmination in the 1890's with the Queen Anne. It was the ultimate architectural expression of Victorian technology and inventiveness and came at a time when Alameda was undergoing booming growth. An astonishing 1200 houses were built between 1889 and 1893 alone. Nearly 2,000 Queen Annes were built in Alameda; around 1,000 have survived.

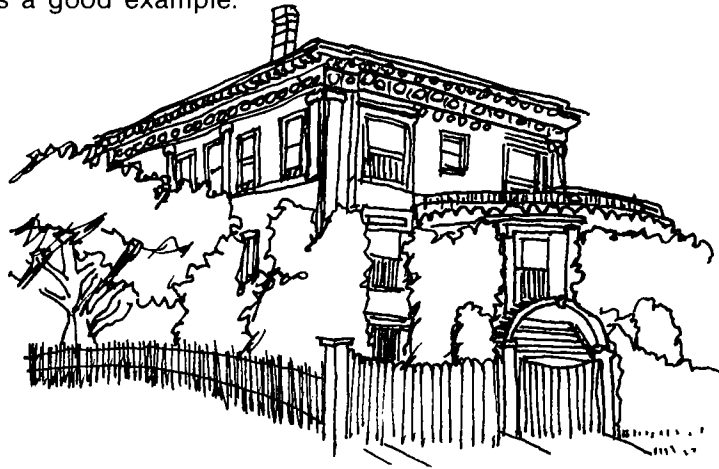
The form of these houses was highly irregular, with special emphasis given to a picturesque silhouette of the roof line. Verticality was still emphasized; roofs combined hipped and gabled forms. Corner towers, round or hexagonal with rounded or pointed roofs (called "witch's caps"), were common. Surfaces were clad in shingles of different shapes, and horizontal wood siding. Wood panels in the gables and walls depicted vines, flowers and abstract designs. Milled wood formed fancy trim for windows and doors. Stained glass was also popular. Porches sometimes wrapped around the front and side of houses with elaborately lathed posts and spindlework. The cottage variety of the Queen Anne was usually less elaborate, though in Alameda there are superb examples of richly decorated ones.



2017 San Jose  
**Queen Anne Cottage**

Queen Annes were built throughout Alameda, with the greatest concentration between Webster and Park Streets. Three superb towered houses are within a block of each other, at 2070 San Jose Avenue and 2105 San Antonio Avenue. Equally fine rows of cottages can be seen around the intersection of Sherman Street and Pacific Avenue.

By 1897, the Queen Anne had lost its momentum in Alameda. Since 1895, the imagery and massing had become confused with some awkward buildings produced in 1895 and 1896. Surface texture was toned down; narrow horizontal clapboard replaced decorative shingles. The tower had all but disappeared, though it lingered in certain transitional buildings in which the massing was Queen Anne, but surface treatment and decorative detailing was something new. The Old Leona Hotel (1896) at 1546 Park Street is a good example.



1221 Sherman  
**Colonial Revival**

## *The Colonial Revival*

This "something new" was called "Colonial" in the local press. The Colonial Revival expressed a national enthusiasm with our colonial past, celebrated in the 1876 Centennial Exposition in Philadelphia. (It took about 20 years to reach the West Coast). Back was the formality and restraint of the 1870's, and back was the classical detailing. Square plans, boxy massing, rectangular

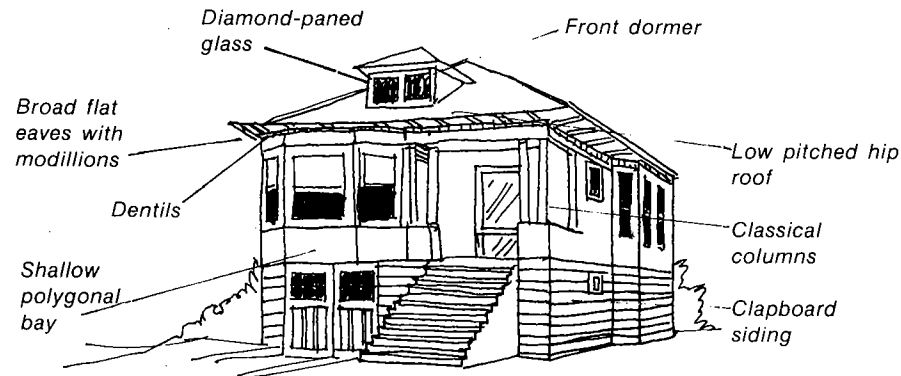
walls with symmetrically placed windows, hipped brackets: these were trademarks for the new style. The picturesque was supplanted by a new classicism.

In some ways, however, the Colonial Revival perpetuated Queen Anne traditions. Stained glass windows (called "art glass") remained as popular, especially on stair landings. Surface ornament held on as well, though in new ways. Instead of the proliferation of pattern and texture over the whole surface, ornamentation was compressed into frieze bands under the eaves, and panels carefully placed on walls. Classically derived details - columns with capitals, pilasters, dentils and egg and dart coursings, palladian windows, etc. - replaced the floral and abstract forms of the Queen Anne.

The two large houses at 1219 and 1221 Sherman Street, both built in 1895, were among the earliest houses to introduce the Colonial Revival style. The Havens House of 1896, at 1031 San Antonio (later to be known as the Tilden House), was a robust embodiment of the new classicism. The house of 2021 Alameda Avenue, designed in 1899 by local architect Henry H. Meyers for himself, was elegantly restrained. The impact of these houses (and others like them) on the imagery of local architecture must have been tremendous. By 1898 the Colonial Revival was the primary style being produced. The Voogt House at 1200 St. Charles Street, on the bayshore, and the Tardif House at 1325 St. Charles Street, both of that year, were representative.

The late '90's was a time of economic recession. Building slacked off, reaching a low of 35 in 1900, to pick up again only after the influx of San Franciscans following the 1906 earthquake. A comparison of the high-basement cottage in its Queen Anne and Colonial Revival phases is indicative of this. The Queen Anne cottage in Alameda was often no less decorated than its big sisters, and no less elegantly finished inside. The Colonial Revival cottage could also be sumptuous, but tended to be plain and replicated. It was as if the gabled slant-sided bay had been torn from the front, leaving only the hipped box. Sometimes there were decorative brackets or an art glass window; a classical column on the porch was often the sole concession to ornament. Nearly 1000 of these cottages were built in Alameda in the years around the turn of the century. The three houses at 2148 - 2152 Buena Vista Avenue were typical of

the new standardization; 2156, with its picturesque massing and ornateness, was a holdover in form and spirit from the Queen Anne past.



1717 Willow  
**Colonial Revival Cottage or Bungalow**

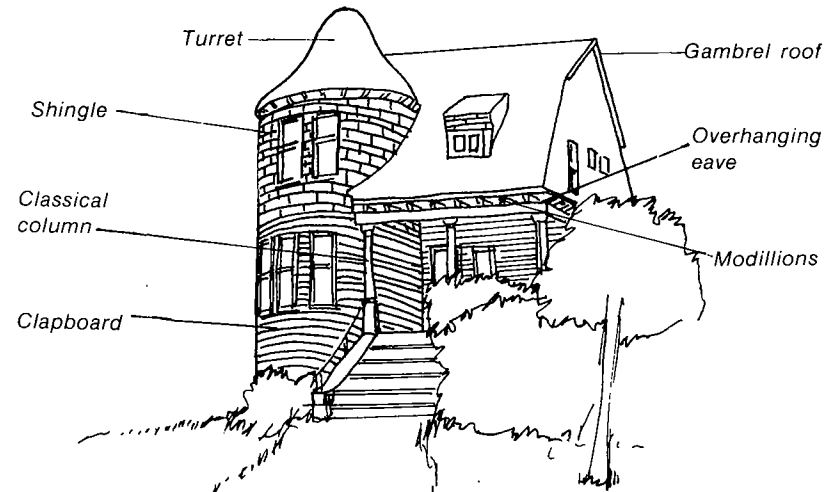
## Transitional Era

In fact, this Queen Anne past was not dead. 1900 marked the re-emergence of picturesquely massed buildings with non-classical imagery. The Dana House (1900) on the northeast corner of Paru Street and Central Avenue, looked like a Queen Anne, with gabled roof and domed tower; it was clad in natural shingle, and its imagery was historical and exotic - the copper dome, terra cotta griffins and art glass were meant to convey the idea of a Venetian ducal palace. The Pond House (1900), built on the gore between Alameda and Central Avenues, and now demolished, was one of the celebrated houses of Alameda; it appeared invariably in articles and brochures written in the years prior to World War I. A shingled house with steep gabled roofs and turret, it was half-timbered on the upper story. The Pond House probably ushered in the revival of Tudor imagery in Alameda that has continued, through thick and thin, to the present. The Jordan House of 1901, on the northeast corner of San Antonio Avenue and Grand Street, was another early Tudor Revival which caught the public fancy. One result was the remodeling of



806 Grand  
**Transitional**

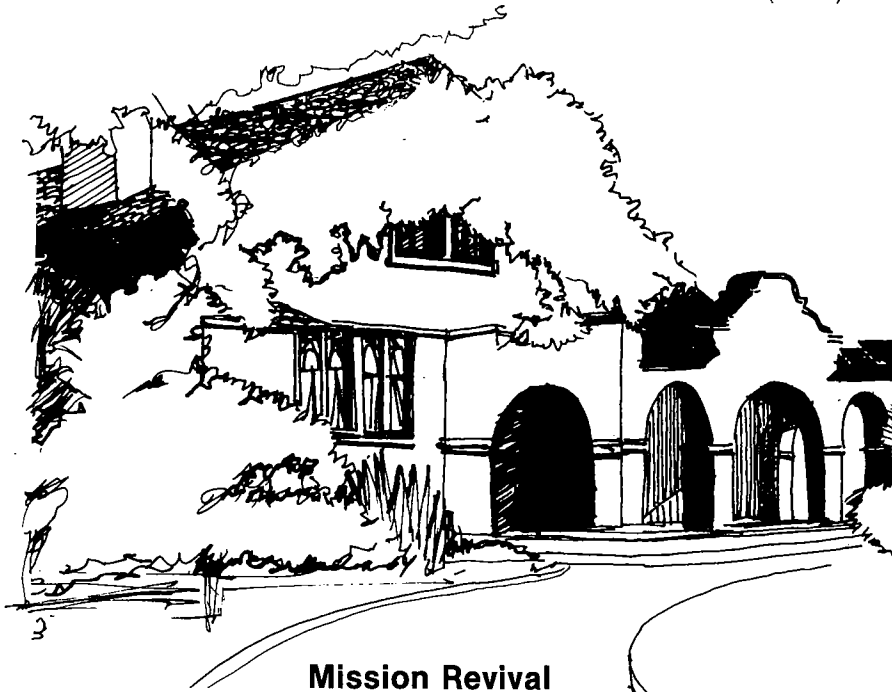
houses to look Elizabethan. The large stick style house across Grand Street from the Jordan House was transformed. The Dana House was stripped of its dome and plastered with half-timbering. The Tudor Revival remained a popular style in Alameda throughout the Teens and Twenties.



1219 Walnut Street  
**Transitional**

The opposing trends of formal classicism and informal picturesqueness were symbolized in two churches, built within a year of each other. The First Presbyterian Church (1903), on the northeast corner of Chestnut Street and Santa Clara Avenue, was a classical temple; the First Congregational Church (1904), one block away on Central Avenue, was a picturesque composition with tower and turrets, gothic detailing, and clad in shingle with massive sandstone base. The market was such that the opposing trends could co-exist within the work of one designer. A.W. Pattiani and Co. produced the Tyson House (now demolished) on the bayshore at the foot of Sherman Street - a severely formal Colonial Revival house - within two years of the Pond House. Henry H. Meyers designed the Colonial Revival Ray House and the Tudor Revival Reynold House in the same year (1900).

Another picturesque style that was being built in Alameda in the early years of the century was the Mission Revival. The California Missions had been "rediscovered" in the 1890's, and a great deal of romanticism was connected with them. Architecture was the clearest expression of this romanticism. In Alameda the style was rare. The house at 2045 Buena Vista Avenue (1904) is



a superb example. The Adelphian Club (1908) at the corner of Central Avenue and Walnut Street, was an interesting institutional adaptation of the style.



1321 St. Charles Street  
**Craftsman**

## Craftsman Houses

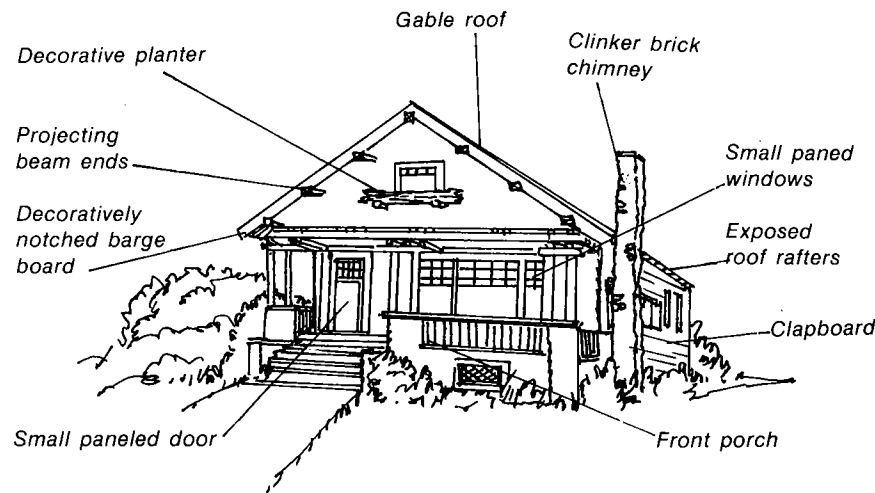
By 1904 the hipped-roofed Colonial Revival row cottages of turn-of-the-century Alameda were being covered with natural shingle. The classical columns on the porch were giving way to plain posts and beams; decorative scrolled brackets had become squared-off rafter ends. A new type of brick was appearing on foundations, chimneys and porches. Twisted and bumpy, with a darkened purplish hue, these were "clinker bricks," produced by over-firing in the kilns.

The houses that began to be built in Alameda around the time of the San Francisco earthquake sought to achieve a "pure" craftsmanlike use of wood. The style was most aptly expressed in the designs published in the pages of *Craftsman* magazine. Along with natural wood, shingle, and clinker brick, materials such as field-stone and river-stone were popular. The houses were often horizontal with open air porches and balconies adjoining bedrooms ("called sleeping porches"). They attempted to integrate house and garden.

The Marriott (Christy) House (1907), at the foot of Bay Street, with its superb fieldstone chimney and retaining wall, sleeping

porch and trellis, on a high embankment overlooking the bay, is a Craftsman period piece. The house built by James Hjul in 1908, at 701 Grand Street on the old bayshore, is beautifully set in its landscaped lot. A picturesque massing of clinker brick and redwood, with a complex silhouette of shallow-sloped gable and shed roofs, the house seems to grow out of the earth. It is a masterpiece of the style.

The Craftsman style flourished with the hundreds of small cottages built in Alameda in the years after the San Francisco earthquake. Thousands of refugees from San Francisco sought peace and safety in the East Bay, many settling in Alameda. The Mastick Park Subdivision (1907), created from a portion of the old Mastick Estate north of Pacific Avenue between 8th and Wood Street, was part of this boom. It is full of representative cottages from the era. With its fieldstone and massive timbers, 802 Buena Vista Avenue is a particularly fine example. Another typical street of the period was Liberty Avenue, developed by Oaklander Robert C. Hillen in 1911 and 1912. It is lined with one-story gabled houses, clad either in shingle or clapboard, with clinker-brick and field-stone chimneys, and prominent porches. A charming aspect of the houses on Liberty Avenue are the art glass windows (depicting landscapes, sailboats, water lillies, etc.) located beside the chimneys.

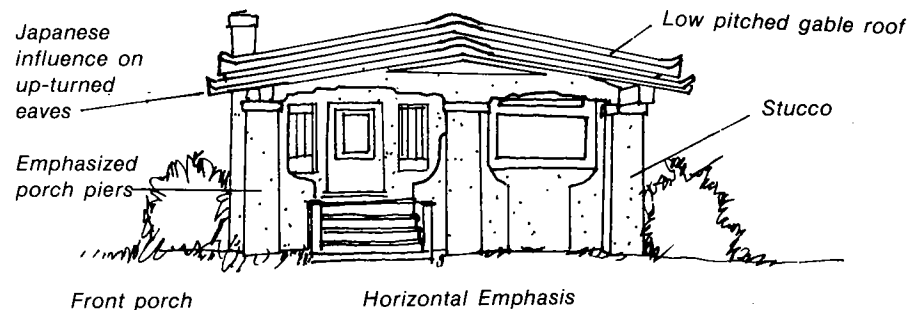


1822 Nason  
**Craftsman Cottage or Bungalow**

## *The California Bungalow*

By 1913, major changes occurred in the design of Craftsman cottages in Alameda. Stucco largely replaced wood and shingle as the surface material. The porch grew until it covered the front of the house, and porch piers swelled to elephantine proportions. A typical cottage of 1913 or 1914 would have an open porch along its front, framed by massive square piers, and covered by an over-hanging gabled roof of moderate pitch. It would be one story in height, with stucco exterior walls. This standardized Craftsman cottage came to be called the California Bungalow. It was a forerunner of the tract house of post-war America.

The California Bungalow had a number of stylistic wrappings. Popular ones included the "Japanesque," with upturned eaves and rafter ends, and the "Prairie," with horizontal look and flat roof (in imitation of Frank Lloyd Wright's midwest Prairie Houses). A vaguely "pueblo" imagery enjoyed a vogue in the war years 1917-1920: stucco flat-roofed boxes were crowned with peaked and zig-zag parapets. These bungalows also seemed to mirror the industrial architecture of the time, such as the Del Monte warehouse on Buena Vista Avenue, and the magnificent Union Iron Works Turbine Machine Shop (1917), near the Tube. Excellent examples of bungalows can be found on Burbank Street (1913-25), Noble Avenue (1915-16), and Sterling Avenue (1916-18). Marion Court (1920) serves as a showcase of the diverse images of the California Bungalow as built in Alameda during the teens.



2527 Noble Ave.  
**California Bungalow**



2843 Central  
**Tudor Revival**

### *Period Revival and Neo-classicism*

The 1920's received the legacy of the stucco bungalow, transforming it into a set of historical and mythical images. The soldiers home from Europe, the increase in auto travel, the success of the cinema - these factors contributed to a more exotic taste in architecture. Different historical periods were evoked by manipulating forms and materials. The Spanish Colonial Revival employed red-tile roofs and white-washed stucco walls; the French Provincial Revival utilized steeply pitched gabled roofs and turrets with pointed caps; the Tudor Revival continued the half-timbered imagery that commenced in 1900; and the Hansel and Gretel (or Mother Goose) style, with its very steep roofs, eccentric window and door treatment, and overall "cuteness," sought to evoke a fairy-tale past.



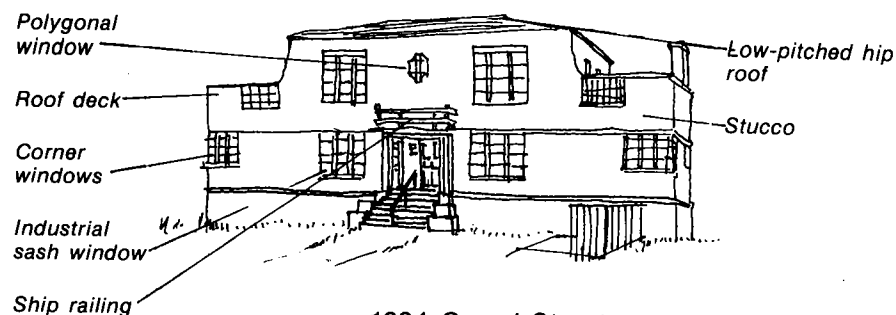
2431 Roosevelt  
**French Provincial Revival**

The Fernside subdivision, begun in 1925, is a good collection of representative Period Revival styles from the Twenties. The house built for Edgar Cohen in 1926 at 3961 Southwood Drive is typical of the Tudor Revival. The Mulvaney House (1928) at 2927 Gibbons Drive is a superb example of the Spanish Colonial Revival. The area east of Park Street and south of San Jose Avenue is also rich in them. Saint Joseph's Basilica (1921) is an excellent example of the style. The Alameda Hotel (1927), in the Spanish Colonial Revival style, was the largest commercial building in the community in its time and a prestigious project. The various fire stations, the Bureau of Electricity Building, and the municipal Golf Club, all built between 1926 and 1929, shared in this tile- and-stucco imagery. During the Thirties, Period Revival houses continued to be built. Stonehenge and Stoneleigh, Mother Goose bungalow courts adjoining each other on the 1500 Block of Santa Clara Avenue, were begun in the Twenties and finished in the Thirties. The Stafford House at 912 Grand Street (1932) is a masterpiece of the Tudor Revival with Mother Goose overtones. The row of excellent French Provincial Revival houses at 900, 924 and 934 Park Avenue, were built in 1935.



2954 Northwood Drive  
**Spanish Colonial Revival**

The Colonial Revival had persisted in Alameda since its inception in the mid-1890's. It too had a new spurt of popularity in the 1920's and 1930's. The houses at 2965 and 2986 Northwood Drive (1927 and 1928) respectively) are good examples. The related idea of classicism took firm root in Alameda in the form of several superb public buildings, including the First Church of Christ, Scientist (1921), and the old Alameda High School (1926).



1224 Grand Street

### **Moderne**

## *Streamlined, Stripped-Down and Cheap*

The period revival imagery of the Twenties continued to play itself out during the Thirties. Increasingly, however, buildings looked spare and functional. The rich use of materials and decoration was progressively curtailed, so that buildings seemed "stripped down". Houses tended to have low-pitched hipped or flat roofs on top of plain boxy forms. Surfaces became unadorned expanses of stucco. Windows often had metal sash, and began appearing at corners, with crankout casement panels.

One reason for this new austerity was economic. Few could afford the sort of house built in the Twenties. Another reason was a new social philosophy which preached the power of the machine to solve society's problems. Science and technology would lead us out of the Depression, and prevent another one from ever happening. This was the ethos of the Moderne. Modernity meant a streamlined trip into a future that *worked*, without breadlines or strikes. In architecture this was translated into industrial materials, gleaming metal, flush surfaces, and curved forms. Buildings were streamlined, designed to look like machines that could move at high speed. Ships were a favorite source of details, such as decks, and nautical railing. The house at 3101 Gibbons Drive (1935) and the triplex at 1224 Grand Street (1936) are both excellent examples of the streamline Moderne style with nautical motifs. The celebrated "concrete house" at 2630 Otis Drive (1937) with its careful massing of streamlined cubic forms, is a superb example. The roof fins are reminiscent of an airplane.

The federal government was the biggest developer in Alameda during the Thirties and Forties. The Works Progress Administration financed the construction of the Electrical Substation at Grand Street and Eagle Avenue (1936), a massive stripped-down building of great power. The Naval Air Station was commissioned in 1940, with its most important buildings streamlined. The U.S. Maritime Training Center (1942), built on the grounds of old Neptune Beach, is a clean functionalist grouping of buildings; the Boat Building (1942), at the foot of McKay Avenue, is a masterpiece of the nautical Streamlined Moderne. The thousands of temporary housing units built for wartime workers were cheap and basic; they represented the ultimate expression of stripped-down functionalism. Most were demolished in the years after the war; the buildings at Makassar Straits are among the last examples.

The stripped-down functionalism of the Depression and War continued into the Fifties and Sixties with the hundreds of "shoebox" apartments built throughout Alameda. These could be built because of the high-density zoning applied to Central and West Alameda in the 1940's to meet the housing demands of the war years. The zoning remained after the war in anticipation of increased population from the Southern Bay Crossing. It was also a general zoning trend of the time, meant to improve the economic climate of communities abandoned in the suburban exodus of the 1950's. Some of these apartment buildings, such as the Cascade at 2044 Buena Vista Avenue (1961), were designed to achieve a certain aesthetic effect. Most, however, were simple boxes thrown up to receive the highest possible economic return on a piece of property. Many such apartments line the streets of the central part of the island. In the late Sixties and Seventies, some apartments disguised themselves as houses, as in the building at 2023 Central Avenue with gabled ranch house stuck to the front. Others made genuine efforts to conform sensitively to the front. Others made genuine efforts to conform sensitively to their sites; the Magnolia, at the corner of Central Avenue and Willow Street (1970), cut away part of its corner to make room for a magnificent magnolia tree.

The last phase of post-war functionalism has been the condominium construction of the late Sixties and Seventies. Developments like the South Shore Beach and Tennis Club, Ballena Bay and The Willows, have been designed in a clean,



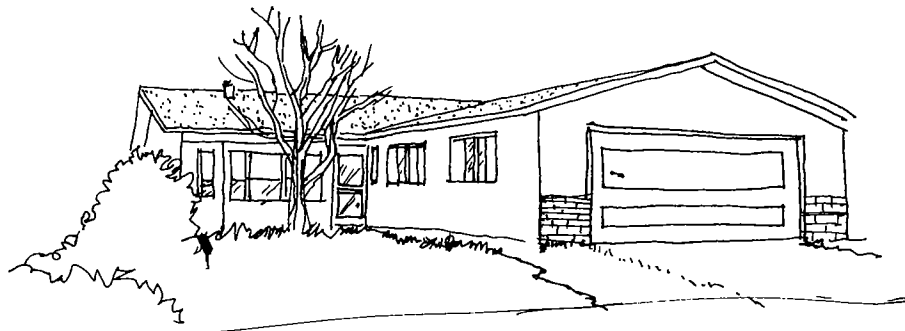
*South Shore Beach and Tennis Club*

shed-roofed style that is meant to evoke images of functional buildings from industry and agriculture. These developments also represent the new high-density approach to housing in land-scarce Alameda.

### ***Garage with House Attached***

The garage assumed greatest importance in house design as Americans embraced the automobile as a way of life. The first houses with attached garages were built in Alameda around 1915. By the 1920's, garages were a standard part of house design, though usually relegated to the rear of the lot. By 1935, an increasing number of houses had the garage incorporated into the central mass, with garage door and front door equidistant from the street.

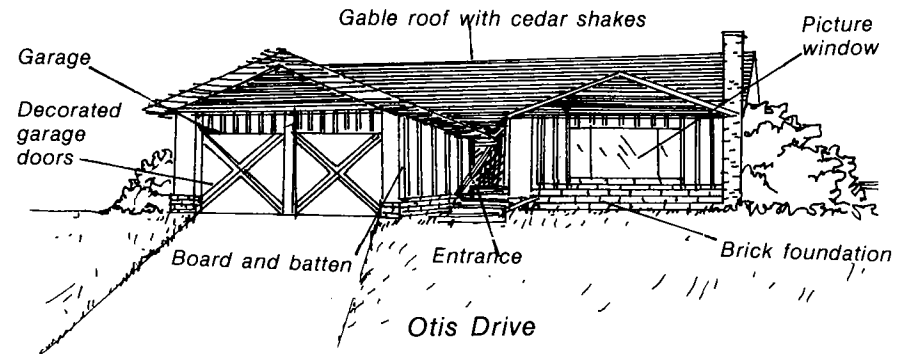
When materials became available after World War II, and cars and houses were being produced after a 5-year lag, the garage swelled to its present size. Houses built in Alameda in the Fifties and Sixties characteristically have a garage close to the sidewalk, with the living wing set farther back on the lot.



*416 Shell Gate Rd.*

**Garage with House Attached**

The 900 block of Post Street is lined with classic examples of immediate post-war houses. 2981 Northwood Drive (1957) is an excellent example with "ranch-house" decoration; in this case, the garage has been disguised to look like a room.



**California Ranch House**

Higher priced single-family houses constructed in Alameda in the last several years have tended to reincorporate the garage into the body of the house. The cluster villages of Harbor Bay Isle, and the row of new houses in Otis Drive near Westline Drive, are good examples.

### ***Preservation***

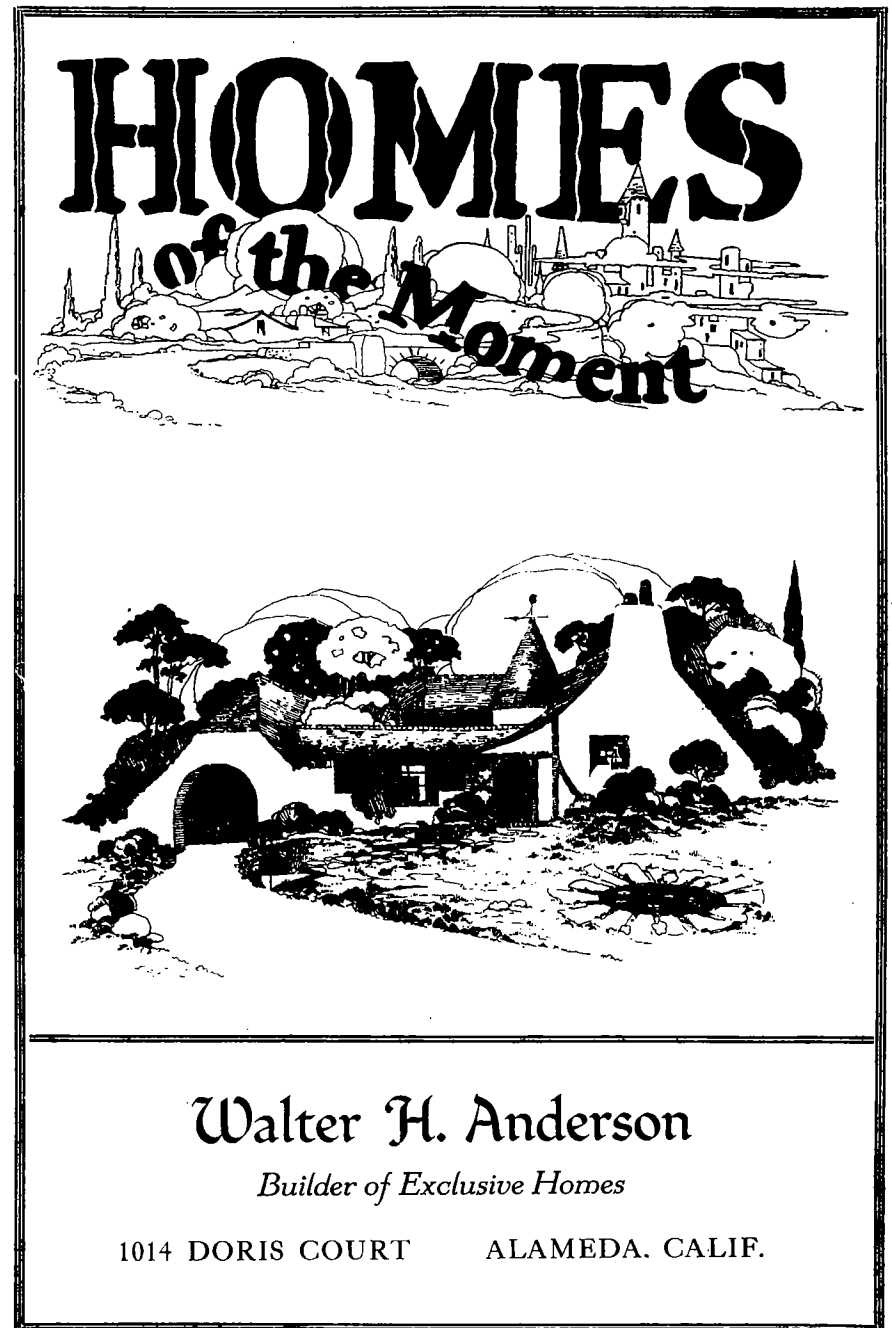
Another recent trend in Alameda's architecture has been the preservation of older buildings. Hundreds of Victorians have been restored since the Sixties. Increasingly, newer styles have been restored, such as California Bungalow, Craftsman and Period Revival houses. An exciting recent occurrence has been the recycling of old buildings for new uses, such as Alameda Theater and old Alameda High School. The old Bethlehem Building is to be rehabilitated and reused as part of the Alameda Marina Village development. As building costs soar, the adaptive reuse of older buildings becomes economically feasible and attractive to developers. This trend will continue in the Alameda of the Eighties and Nineties.



## ARCHITECTURAL STYLES IN ALAMEDA SINCE 1850

Pioneer	(c. 1850 - c. 1870)
Italianate	(c.1870 - c.1880)
Second Empire	(c.1879 - c.1882)
Stick	(c.1880 - c.1890)
Queen Anne	(c.1887 - c.1897)
Colonial Revival	(c.1895 - present)
Transitional	(c.1895 - c.1910)
Tudor Revival	(c.1900 - present)
Mission Revival	(c.1904 - c.1925)
Craftsman	(c.1904 - c.1920)
Prairie	(c.1907 - c.1925)
California Bungalow	(c.1910 - c.1925)
Period Revival	
Spanish Colonial Revival	(c.1920 - present)
French Provincial	(c.1925 - present)
Hansel & Gretel	(c.1925 - 1940)
Streamline Moderne	(c.1930 - c.1945)
Functionalist	(c.1935 - present)
Tract House/Ranch Style	(c.1935 - present)
Townhouse/Condominiums	(c.1965 - present)

*The romance and fantasy of the 1920's is captured on the cover of this 1929 promotional brochure of Alameda builder Walter H. Anderson. (collection of Woody Minor)*



# **Alameda Today**

A Few Local Historical Sites



## CITY HALL

*NW Corner of Oak & Santa Clara  
Alameda Historical Monument 1975*

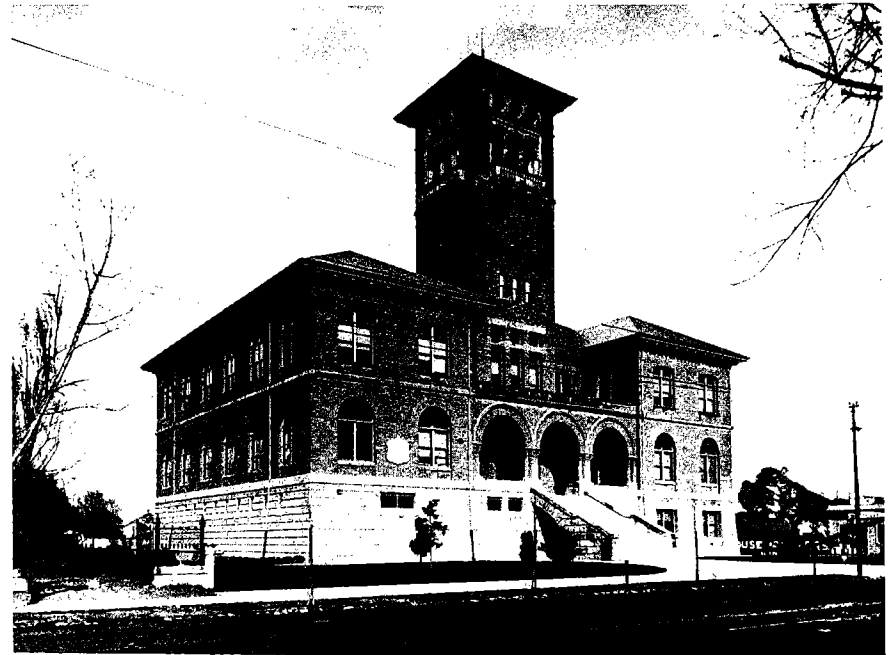
"This building is as square as a brick, plumb and level; the walls are strong and the floors safe; the roof is light and the doors swing freely on their hinges." So the project architect of the San Francisco firm of Percy and Hamilton described the newly completed Alameda City Hall at its dedication on February 13, 1896.

The City Hall building, at the corner of Santa Clara and Oak Street, represents an era of civic architecture on a grand scale. For Victorian Alameda, the new City Hall was the capstone of a decade of municipal improvements. Its completion was celebrated by proud citizens at a festive dance held in a Library Hall on the second floor of the new building.

City Hall is a massive three-storied rectangular building, complete with arched windows and doorways and Corinthian columns. Originally, the building was dominated by a bell tower rising from the main entrance to a height of 120 feet. At one time, it was proposed that the City Engineer's Office be located in the tower where he could keep watch over the City. However, the tower, damaged during the 1906 earthquake, first lost its top section, then was completely removed in 1937 under the direction of Alameda architect, Carl Werner.

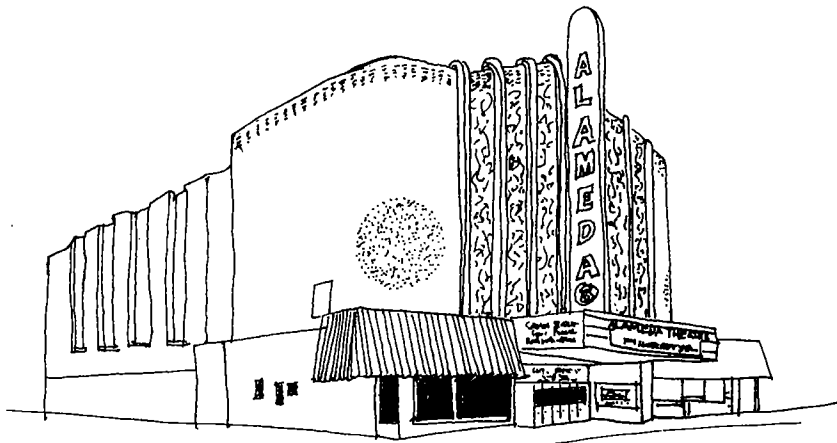
Exterior construction materials emphasize the building's impression of fortress-like solidity. The broad flight of entrance steps is granite. The basement is concrete, shaped and colored to represent brown stone. The upper stories are red brick laid in red mortar and trimmed with brown artificial stone.

Other than the loss of the tower and a few minor interior renovations, City Hall still appears as it did in 1896—"square as a brick" and just as solid.



*Alameda City Hall as it appeared February 17, 1898. The tower was damaged in the 1906 earthquake. Part of it was removed at that time, and the rest in 1937. (Bancroft Library)*





## ALAMEDA THEATER

2317 Central Avenue

*Alameda Historical Monument 1975*

Alameda Theater was acclaimed to be the "finest theater of its size in Northern California and equal to others in the Bay metropolitan district" by the Alameda Times-Star in 1932. The dignitaries present at the dedication ceremony included James Rolph, Jr., the Governor of California, who gave the dedicatory address.

This fabulous and well-publicized theater was designed by Timothy Pflueger, a principal partner in the San Francisco firm of Miller and Pflueger and built in 1931 by Mittry Brothers. The architectural firm of Miller and Pflueger was responsible for the design of many notable buildings in the Bay Area. Some examples of their designed projects were the San Francisco Stock Exchange, Top of the Mark, Paramount Theater in Oakland and participation in the design of the Bay Bridge.

The grandeur and design quality of the Art Moderne styled Alameda Theater is apparent to those passing by. This massive building, with its molded and rounded forms, bas relief decorations and concrete grille work of floral designs demand attention. The eye is dazzled by a profusion of design and detail color. The glittering marquee, the multi-colored, geometric inside, designs in a terrazzo sidewalk are a delight to see. Once inside, one is aware of interior architectural features, such as the patterns with the metal railing of the Grand Staircase, the ceiling light ornamentation, which presents overlapping plates of sand-blasted ornamental glass and sculpted plaster.

Alameda Theater was designed to accommodate 2,250 people. Until 1979, the Alameda Theater had the largest screen in the Bay Area. Today the theater has been converted to a roller skating rink, and all its significant architectural features have been preserved through the efforts of the present owner.

## HISTORIC ALAMEDA HIGH SCHOOL

2200 Central Avenue

*Alameda Historical Monument 1976*

*National Register of Historic Places 1977*

Like a monumental Greek temple, Alameda High School's classic, columned facade faces a block of Central Avenue renowned for its powerful grouping of historic and visually-complementary buildings.

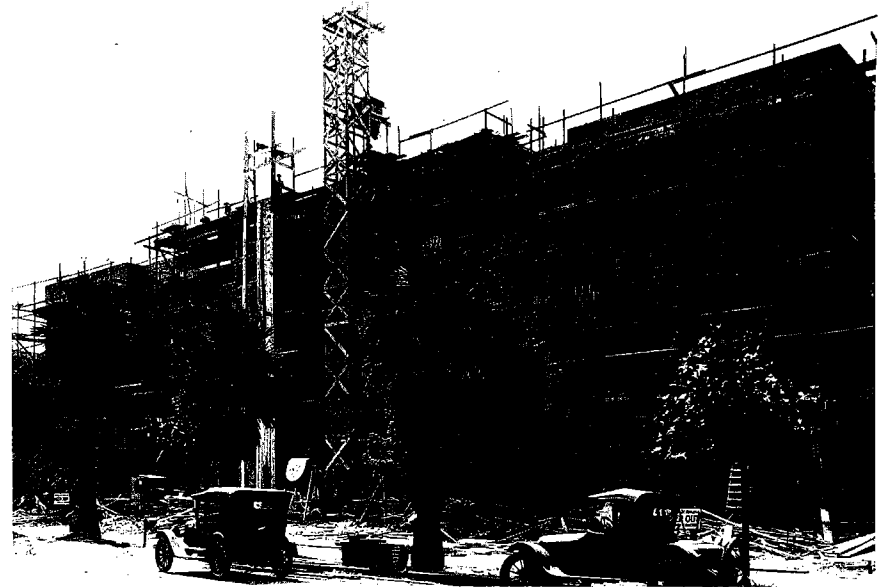
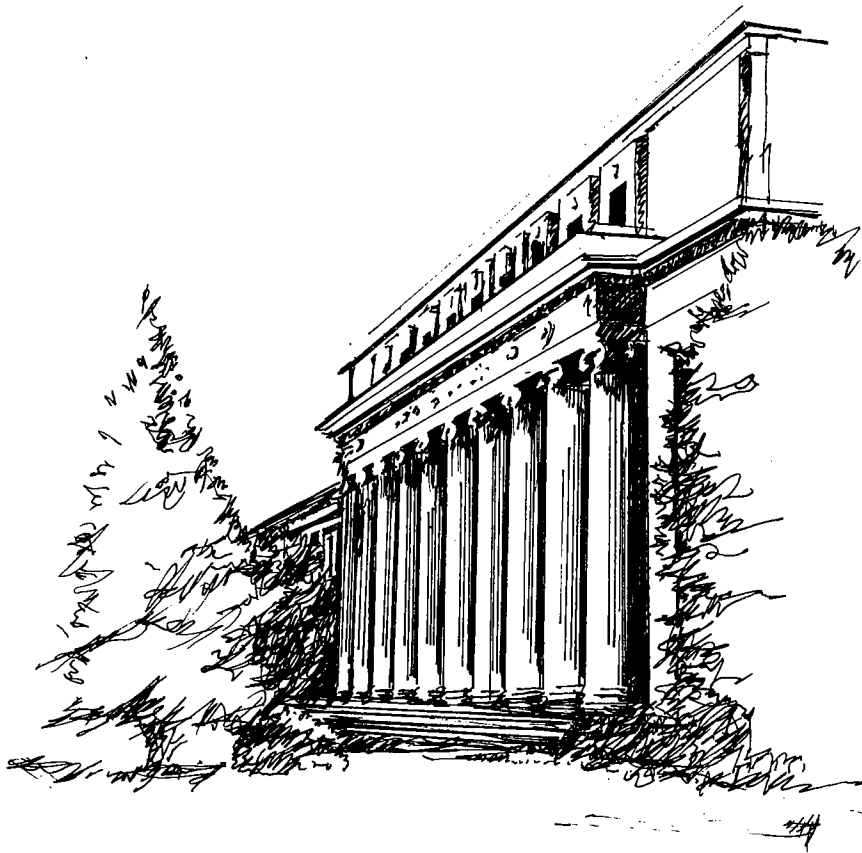
Elaborate dedication ceremonies for the neo-classical central building and east wing on August 18, 1926, reflected the pride of Alamedans in their new High School. "Alameda Credited With Finest High School on the Pacific Coast," reported the Alameda Times-Star, among three and a half pages of pictures and articles praising the new buildings.

Carl Werner, an architect who spent most of his working life in Alameda, had designed the buildings. The west wing, built in 1958, was designed after his death by the firm of Warnecke and Warnecke. Across Walnut Street, the First Church of Christ Scientist, designed by Werner five years before the High School, is a cameo image of the large building and forms a powerful unit with the school.

The relationships of the exterior features of the campus buildings create an easy visual flow from one building to the next. For example, the eye follows the roof cornice of the two-story central building to the cornice line, placed between the second and third stories, of the recessed wing.

The school's massive auditorium, located in the central building, is of special note. The ceiling is covered with intricate plaster designs. Traces of blue and cream-colored paint, chosen to match heavy velour curtains of blue and tan, are visible. The original bronze-decorated chandeliers remain.

In a city noted for its historic buildings, Old Alameda High School is an especially fine example in civic architecture of Alameda's progressive Twenties.



*Old Alameda High School under construction, August 24, 1925. (City of Alameda)*



*Old Alameda High School near completion, January 14, 1926. (City of Alameda)*



## ST. JOSEPH'S BASILICA

1109 Chestnut Street

Alameda Historical Monument 1977

National Register of Historic Places 1978

The old mission in Monterey, with flanking bell tower and cloisters, was the design inspiration for St. Joseph's Basilica. St. Joseph's, built to serve a congregation established as a mission in 1873, was completed in time for its first official Mass to be celebrated on Christmas Day, 1921.

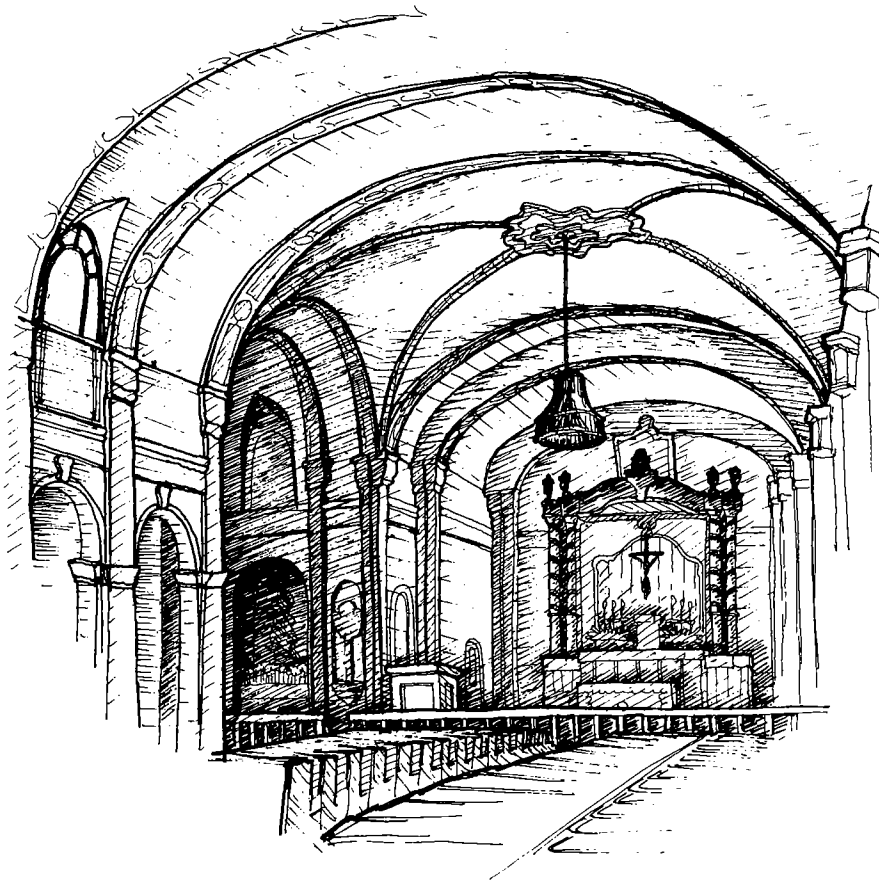
Originally referred to as St. Joseph's Church, the building was elevated to the rank of Basilica by Pope Paul VI in 1973, making it one of the few Basilicas in Northern California. The ranking of Basilica is conferred by the Pontiff only to those churches outstanding in their devotional and religious spirit, and noted for their artistic and architectural beauty and historical significance. Mission Monterey, St. Joseph's style ancestor, also is a Basilica.

St. Joseph's architect, H. A. Minton, was one of a group of architects sent by the Mayor of Boston to San Francisco to help rebuild the city after the earthquake of 1906. Minton remained in California to become a prominent Bay Area architect, and settled in Alameda the same year St. Joseph's Church was completed.

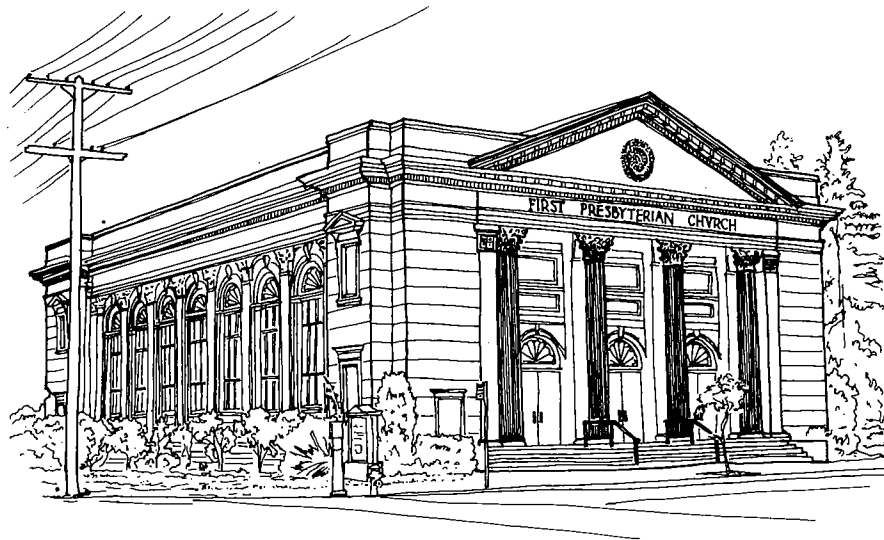
St. Joseph's bell tower, to the left of the entrance on Chestnut Street, is capped by a dome of brilliant green and blue tiles. Gold leaf-covered crucifixes are placed on top of the bell tower and on the parapet over the main entrance. The sparkling white building is constructed of reinforced concrete with a concrete plaster surface.

Stained glass clerestory windows, located in the bays over each interior arch, were imported from Germany. Unique interior mosaics were crafted in Italy and sent in pieces to Alameda, where they were assembled and placed into the walls of the church.

Adjoining buildings reflect the design of St. Joseph's, creating a well-integrated complex of mission revival style buildings surrounding the Basilica.







## SANCTUARY BUILDING OF THE FIRST PRESBYTERIAN CHURCH

*2001 Santa Clara Avenue*

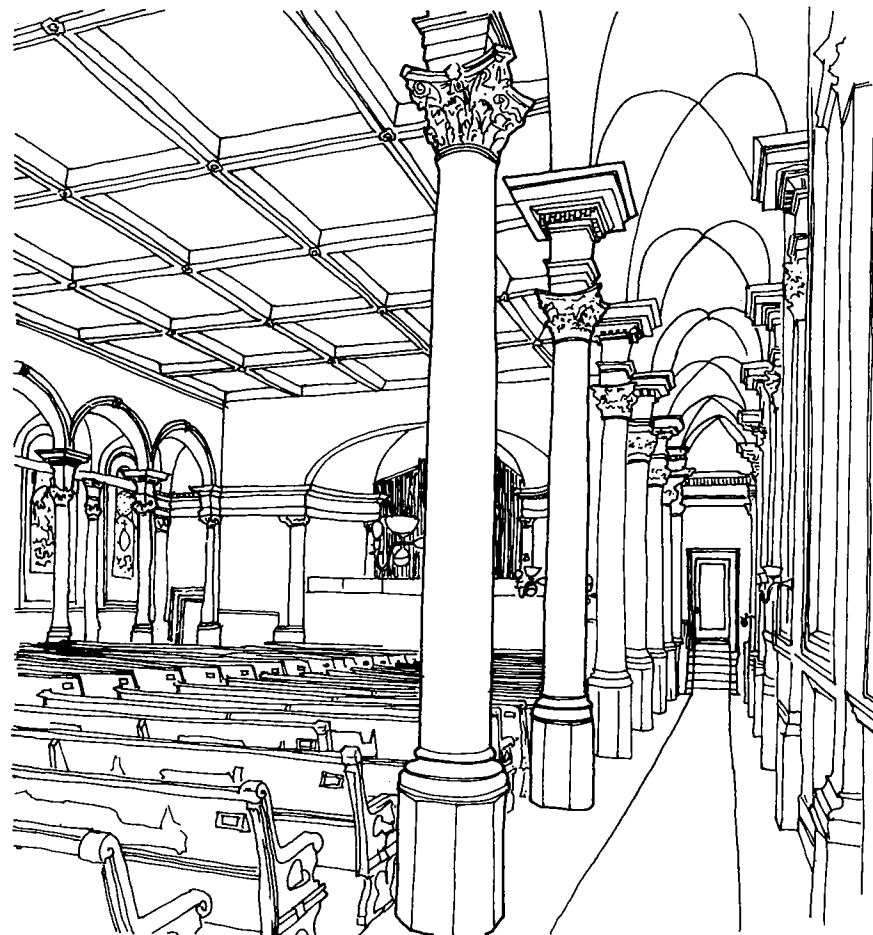
*Alameda Historical Monument 1977*

Spectacular stained glass windows, fifteen feet high and five feet wide, may distract a viewer from the other fine architectural details of the First Presbyterian Church.

The entryway facing Santa Clara Avenue for example, is designed to resemble a Greek temple. Its four massive Corinthian columns are copied in relief (pilasters) between the fourteen impressive stained glass windows, placed seven on either side of the church.

The church, dedicated on Easter Sunday in 1904, replaced an earlier sanctuary building located on Versailles Avenue. As population shifted westward in Alameda, the congregation felt a need to move their church to a more central location. The original building was carefully dismantled in 1903, and much of the wood was used in the present church.

The new building was designed by Henry H. Meyers, who became one of Alameda County's principal architects. Meyers, whose offices were in San Francisco, resided in Alameda from 1894 until his death in 1943. During that period he designed several houses in Alameda, as well as other larger buildings, such as the Twin Towers Methodist Church. At one time, Meyers served as a member of the Alameda Planning Commission.



Extending down both sides of the interior of First Presbyterian Church are outer aisles, separated from the pews by rows of arches supported by fifteen-foot pillars. These arches frame the stained glass windows, ten of which depict scenes in the life of Christ, and four, general designs. Numerous smaller windows in stained glass are located throughout the building.

The interior is in a fine state of preservation, little changed from Meyer's original concept; except for the removal of some gas fixtures and the replacement of the first organ.

## FIRST CHURCH OF CHRIST SCIENTIST

2164 Central Avenue

Alameda Historical Monument 1978

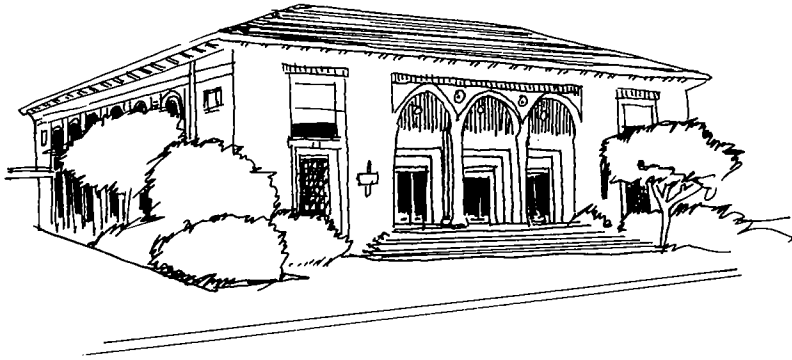
The First Church of Christ, Scientist, was formed in 1898 and was incorporated in 1903. The present site at 2164 Central Avenue was purchased in 1907. Thirteen years later, the architect, Carl Werner was hired and his plans were adopted by the church congregation. First Church of Christ, Scientist building, which was completed in 1922, served as the progenitor of the architectural design for Alameda High School. Werner was also granted the contract for the neighboring Alameda High School building, finished in 1925.

The church is a one-story reinforced concrete construction of a neo-classical design, having a rectangular plan. The main part of the building, facing Central Avenue, appears as a Greek temple. Its front facade is dominated by a shallow portico of six Ionic columns rising from a broad flight of stairs. Three large rectangular doors are separated by two rectangular-shaped windows set in the portico area. Concrete in the portico has been scored to simulate stone block and has been superimposed above a projecting band with a marble panel embossed with the cross-and-crown emblem of the church. A cornice with dentil coursing runs around the front and sides and is surmounted by a plain flat parapet. Incised into the front parapet are the words, "FIRST CHURCH OF CHRIST, SCIENTIST".

The First Church of Christ, Scientist building sits on an important corner site and shares an intersection with the old Alameda High School, the Adelpian Club (women's organization), and the Veterans' Building. All these buildings relate to each other either by cohesive design concept or by similar architectural scale of various building parts, roofing profile, and exterior materials. Together the buildings reinforce each other to create an impression of a civic nucleus.







## 5 OLD ALAMEDA POST OFFICE

2417 Central Avenue

*Alameda Historical Monument 1978*

The Old Alameda Post Office is a study in arches and columns and granite sturdiness. This image of stability and tradition was just the impression the young City of Alameda wanted to present when the Post Office was built in 1912-1914. The City had gone through periods of tremendous growth, and Alamedans felt their new Post Office should reflect their place at the forefront of prosperous American communities.

The Alameda *Times-Star* reported upon the building's completion, "It is generally conceded that of the nearly 1,000 post office buildings in the United States, there is not one of corresponding size, that in appearance and interior arrangement, in its furnishings and finish, surpasses the Alameda Post Office."

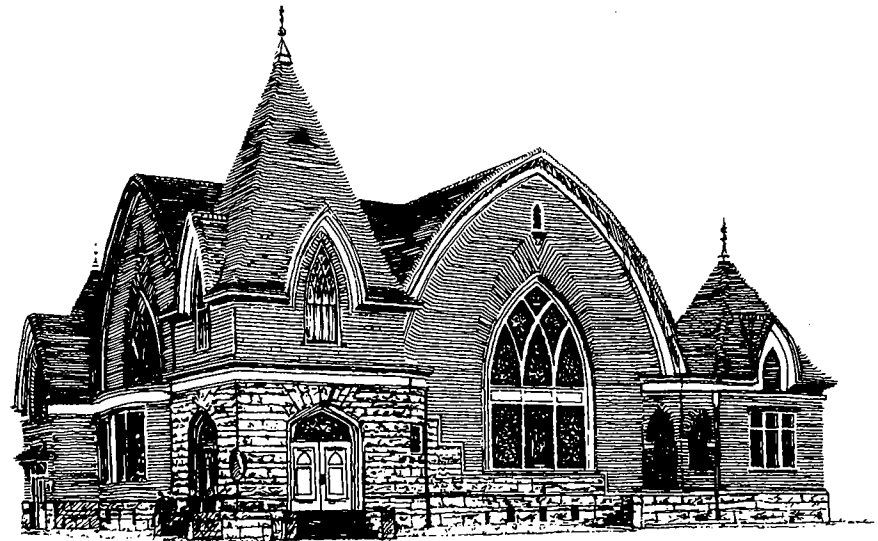
The building, reminiscent of the famous Boston Library, was designed by William A. Newman, an architect trained in Oakland Schools and at the University of California.

California granite covers the exterior of the Old Post Office, and the Spanish style roof is of red California tiles. Interior walls are brick and concrete block. Interior columns in the lobby are of Italian marble, and the floor is Tennessee and Vermont marble, inlaid with intricate designs.

The size of the Post Office was nearly doubled in 1932 with a

new addition, planned so expertly it is difficult to tell where the original building stops and the addition begins. The building served as Alameda's Post Office until 1972, when a new building was constructed on Shoreline Drive.

Through the efforts of Mr. and Mrs. Mario DeLucci, the old Alameda Post Office was restored in 1977 and 1978. It has been successfully adapted to law offices and the Alameda Municipal Court.



## 6 FIRST CONGREGATIONAL CHURCH OF ALAMEDA

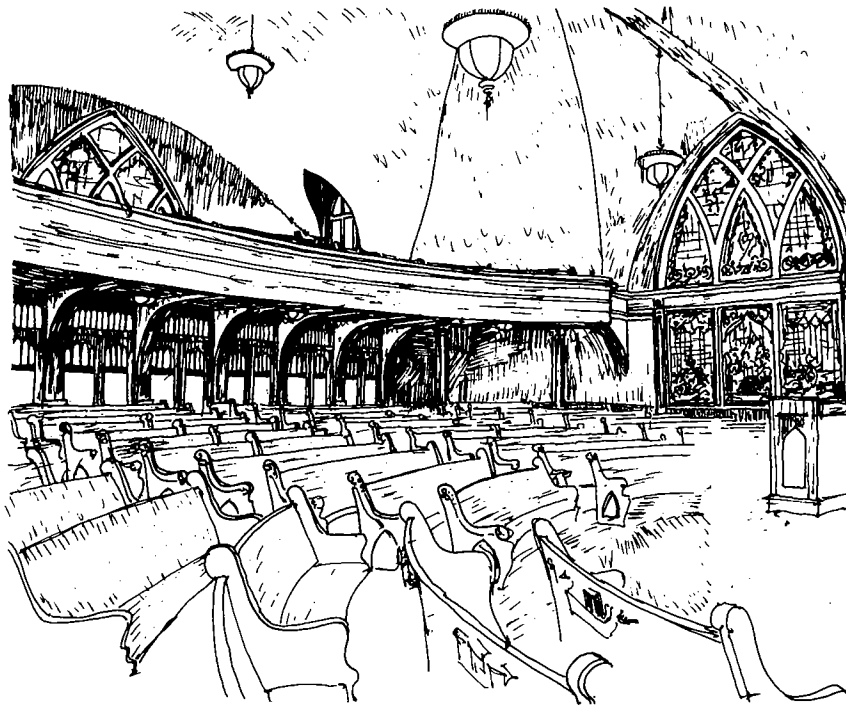
1912 Central Avenue

*Alameda Historical Monument 1979*

In the year the First Congregational Church was built — 1904 — architecture was in a period of busy transition. The church is an unusually masterful blend of styles which symbolized a reigning

mood in Alameda and America of prosperity, confidence, and experimentation.

Cedar shingles, suggesting the nature-loving Craftsman style, fan out over Gothic windows and door. The dark brown-painted shingles also curve around lines that suggest the Queen Anne style, with tower forms and dissimilar elevations. Arizona red sandstone runs in a rusticated band at ground level, roughly four feet high, then frames the corner tower to a height of about ten feet.



The stained glass, in large windows and small, deserves special mention. Dedicated to early Alamedans, the windows are beautifully crafted of a glass known, when the building was constructed, as "art glass."

San Francisco architect D. Franklin Oliver designed the church, and only a few alterations to his original plans have taken place. Cedar shingles on the roof have been replaced by asphalt shingles, and in 1969, the chancel platform was remodelled in a fashion in keeping with the sanctuary interior.

The sanctuary is a large vaulted room with rounded corners and stained glass windows on the north and south walls. Globe chandeliers of gilt metal and milk glass hang from the ceiling.

The interior space arrangement of the church is as intriguing as the exterior. An elliptically-shaped education hall, now used for general purposes, and an open courtyard are only two of the surprises inside this imaginatively-designed building.



CROLL'S HOTEL - 1890

## **CROLL BUILDING**

*Northeast Corner of Webster and Central  
Alameda Historical Monument 1979*

It survived Prohibition, a 1945 fire which gutted the upstairs hotel rooms, and today the bar downstairs in the Croll Building still is going strong.

Croll's operates on the ground floor of a three-story hotel built in 1879 by Peter Britt. John C. Croll, who had moved to Alameda to manage the amusement park, Neptune Gardens, purchased the hotel in 1891. Croll had the adjoining two-story building to the north along Webster and the one-story addition further north moved to the site about 1902 from Neptune Gardens across Central Avenue. A two-story building on the east side was moved to the site at the same time. The Croll Building, therefore, is an L-shaped grouping of four buildings.

Croll soon began promoting his establishment, and Neptune Gardens which he had leased, as a training center for boxers. Many boxers, famous in their time, trained at Croll's and celebrated writers, including Robert Louis Stevenson and Jack London, visited Croll's to interview the boxers. Croll discontinued the training center operation soon after the earthquake of 1906.

The original building is architecturally the most interesting in the Croll's complex. The third floor is enclosed by a mansard roof with three arched dormer windows. The ground floor bar is a museum piece of early saloon-builders' art. The Philippine mahogany bar, 30-feet long, was manufactured in Boston and shipped around the Horn in 1902. The immense mirrors arrived the same year from Belgium.

The original leaded glass windows remain at the Webster Street entrance. Stained glass windows in transoms above the entrance have been restored to match old photographs.



## 10 OLD MASONIC HALL

1329-31 Park Street  
Alameda Historical Monument 1979

A grand ceremony with procession accompanied the laying of the cornerstone of the new Masonic Temple in June, 1890. Joaquin Miller, "Poet of the Sierras," gave a tribute to the assembled Masons, which he called "A Song to the Masons of Alameda." He ended with the stirring lines: "... then honor these brothers, yes, yes, these brave world builders by the sundown sea, for if ever this world shall be saved, I say, it will

be saved by love, and by men like these." The Masons have continued to play a vital role in Alameda's community life.

The old Masonic Temple is situated on Park Street, in the historic civic and business center of Alameda. The old Temple and many of the brick commercial buildings located in this area reflect the downtown architecture of the turn of the century. Since 1891, the Temple has stood at the southwest corner of Park Street and Alameda Avenue. Along Alameda Avenue, its north side is adjacent to the new lodge, which was built in 1927 to eventually replace the original Temple.

The Temple is a massive, three-story brick masonry building. The eclectic Victorian design of the building directs attention to the following features: flat pilasters and piers; recessed, elongated windows with segmented brick arched openings; a projecting belt course; and an elaborate frieze and cornice.

The building is spatially divided on the Park Street elevation by three brick engaged piers which rise above the roof. Other architectural structures, such as a cross gable, and a mansard-roofed tower, are roof features. The north elevation displays a continued use of the pier system which creates seven bays. The last bay contains a rough-chiselled stone semi-circular archway which leads to the entry. The projecting tower is closely related in form to the Queen Anne tower houses built in 1891. The old Temple was recently purchased from the Masons. Plans include the adaptive re-use of the building for professional offices.

## 11 SECOND EMPIRE RESIDENCE

2233 Santa Clara Avenue  
Alameda Historical Monument

In 1880, an imposing mansion was built on Santa Clara Avenue for August H. Schnabel, a German immigrant who had struck it rich in mining. Today, the mansion, at 2233 Santa Clara, is being restored by its present owner.

Schnabel's mansion, although it served for many years as a multi-unit dwelling, has fared better than an identical building once on the adjacent lot. The second mansion long since has been demolished.

Both mansions were designed in the "Second Empire" style,

which reflected a European architectural taste popular between the years 1850 and 1870. The style is symmetrical, with two or three stories massing on either side of a central pavilion. Its most obvious trademark is the mansard roof. Schnabel's mansion is an adaptation of the style to locally-available materials. Masonry or brick is replaced here by clapboard siding. The mansion has had numerous re-roofings with wood shakes.

The front elevation is dramatically emphasized by projecting bay windows, polygonal on the first floor and square on the second. The entryway is flanked by unadorned columns, with double glass arched doors opening beneath a glass transom.

No significant alterations have changed the front and side elevations since Schnabel's day. A room addition and stairway attached to the back of the house were done in the early part of the century and do not detract from the original design.



**Alameda Heritage**  
Local Architectural & Historical Resources

## Architectural and Historical Resources in Alameda

The identification and evaluation of architectural and historical resources in Alameda is an ongoing process which has taken many forms. The City has designated eleven buildings as Historical Monuments and is considering additions to this list. Over 100 buildings have been included in the State Historic Resources Inventory, and over one thousand more are eligible. Two buildings have been listed on the National Register of Historic Places, several nominations are currently being processed, and more are sure to follow.

In the private sector, architectural and historic resources have been identified in at least four books: *The Ultimate Victorians* (1970); *Guide to Architecture in San Francisco and Northern California*, (1973); *Victoria's Legacy* (1979) and *East Bay Heritage* (1979). It is certain that more books focusing on Alameda's rich heritage will be written. The Alameda Historical Society and The Alameda Victorian Preservation Society have each done surveys of and research into, nineteenth century Alameda. It seems likely that additional architectural and historical resources will be identified by these groups.

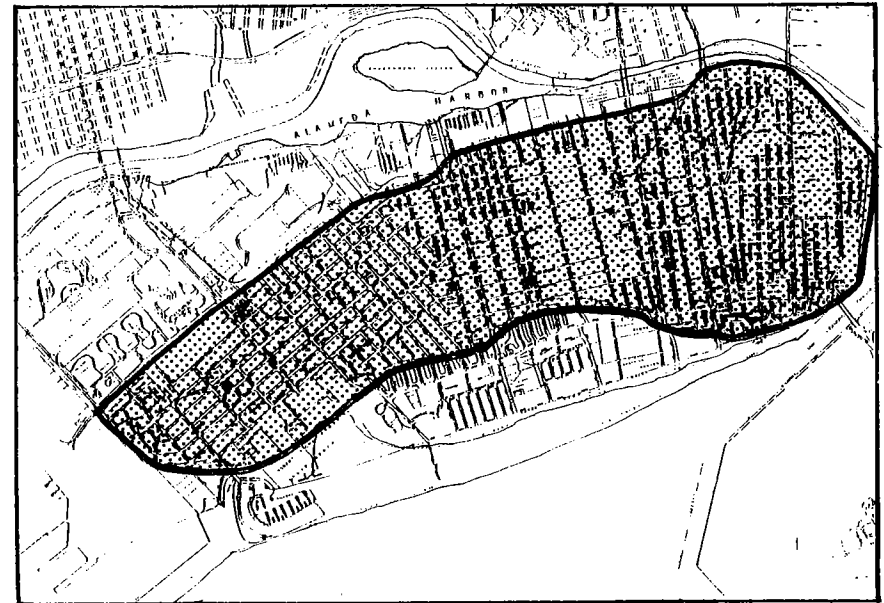
## The Survey

In April 1978, staff of the City Planning Department began a comprehensive survey of Alameda's architectural and historical heritage. The goal of the survey was two-fold: to identify Alameda's heritage, and to compile an initial list of sites and buildings from which choices could be made for preservation. One full-time staff person, several consultants, and more than 100 volunteers began a systematic investigation of both the history and the architecture of Alameda. Many of the findings of these investigations have been presented in previous chapters of this plan.

Based on this architectural and historical information, the survey staff, an architectural historian, and a graduate student of architecture, systematically evaluated the City's architecture.

## Scope of the Survey

As originally proposed, the survey was to include all structures within the City limits--13,500 buildings on 450 blocks. Due to funding and time constraints, Phase I of the survey was limited to the original peninsula of Alameda which includes 10,500 buildings on 510 blocks. Phase II will include the rest of the City --the Estuary (water-related industrial and residential buildings and sites), South Shore (bay fill development which began in 1955), Bay Farm Island (the original farmlands of Alameda), Government Island (Coast Guard Base) and the Naval Air Station.



Phase I of the survey is comprehensive. Regardless of age, all buildings, structures, sites, and objects visible from public streets have been surveyed.

A file card has been created for each of the 10,500 structures. Each building has been photographed.



As it becomes available, historical data is recorded on these cards.

Address	1325 ST CHARLES ST	Photo Log #	555	<input type="checkbox"/>
County	073 0393 033 00			
Date	1898	Cost	\$2700	
Original Owner	MARIE TARDIF			
Builder	?			
Architect	GEORGE ALEXANDER WRIGHT			
Style(s)	COLONIAL REVIVAL			
Alterations:	<input type="checkbox"/> Surface <input checked="" type="checkbox"/> Structural	For Further Information See:		
Tract	TEUTONIA PARK (1877)	<input type="checkbox"/> National Register Form		
(Turn over for comments and notes.)		<input checked="" type="checkbox"/> State Form		
		<input type="checkbox"/> City Form		
		<input checked="" type="checkbox"/> Other		11-79

## Evaluation Criteria

The criteria used in evaluation were designed to fit the needs and particular circumstances of this project. They are based on a combination of the criteria for listing in the National Register of Historic Places, for inclusion in the State Historic Resources Inventory, and for designation as an Alameda Historical Monument. (See Appendix B for specific wording). These criteria can be divided into the broad categories of architectural significance, environmental significance, historical significance, and design integrity.

*Architectural Significance* has to do with the style of a building, the reputation and ability of the architect, the quality of the design, its uniqueness and its execution, and the materials and methods of construction.

*Historical Significance* comes from an association with the lives of persons or important events which have made a significant contribution to the community, state or nation, or from association with an effective illustration of broad patterns of cultural, social, political, economic, or industrial history, or of the urban development of Alameda.

*Environmental Significance* has to do with the continuity or character of a street or neighborhood with a building's setting on the block, its landscaping, and its visual prominence as a landmark or symbol of the city, neighborhood, or street.

*Design Integrity* has to do with alterations which have been made over time to the original materials and design features of the building.

## Evaluation Procedure

The evaluators viewed each of the 10,500 buildings and sites, and decided whether it was significant enough to be considered for preservation. If so, the address or description is included in the list of Architectural and Historical Resources. In addition, the evaluators made a judgement of the quality of each building, and of whether it should be considered for preservation individually or as a part of a grouping or neighborhood. The following codes are used to indicate these judgements:

**N** - An individual building, structure, site or object of the highest quality, eligible for listing in the *National Register of Historic Places*, usually because of its architectural significance. These are of the highest priority for inclusion on the list of Alameda Historical Monuments.

**S** - An individual building, structure, site or object, distinguished by its architectural, historical, or environmental significance, eligible for inclusion in the *State Historic Resources Inventory*, and of secondary priority for inclusion on the list of Alameda Historical Monuments. Many of these are also eligible for listing in the National Register of Historic Places. Others would be eligible if design integrity were restored.

**B** - A building which is distinguished by its scale, massing, materials, style, and other features, and which serves as a *Background* for more important neighboring buildings. This would be included in a group or district nomination to the National Register of Historic Places.

**E** - A building which, by itself, might be insignificant, but which, together with its neighbors, forms an *Environment* which is distinguished by its continuity, its setting, its urban design



features, and its integrity. Some of these groups may be eligible for inclusion in the National Register as historic districts.

**H** - A building which the evaluators believe may have *Historical* importance because of its apparent age or location, or may have architectural importance because of its similarity to other buildings done by important architects and/or builders. Historical research should be done on all buildings in this category. A few may be eligible for listing in the National Register, and many may be included in the list of Alameda Historical Monuments.

### *Uses of the Architectural Historical Resources List*

The list of architectural and historical resources should not be considered a final product, but rather a valuable tool in the ongoing process of identification, evaluation, and preservation of Alameda's architectural and historical resources. The list can be used both as an educational tool and as a preservation tool.

Educational uses include potential research projects for both high school and college students, material for future books and articles about Alameda, and sources of future walking tours for the benefit and enjoyment of everyone in Alameda.

As a preservation tool, this list can be used to map potential Heritage Areas. It can be used to identify Alameda's historic neighborhoods. The list identifies structures and sites which can be nominated to the National Register of Historic Places, recommended as Alameda Historical Monuments, and included on the State Historic Resources Inventory. This list can be used in the demolition delay ordinance which is recommended in Chapter VI.

The list of architectural and historical resources in Alameda, which contains approximately 4,000 addresses, is on file in the Advance Planning section of the City Planning Department, and is available to the public.



*Residence of George F. Haefner and family at 626 Pacific Avenue, constructed c. 1883, now demolished. (Alameda Architectural and Historical Survey)*

**Alameda Tomorrow**  
Preserving the Future

## Preserving Our Future

Alameda's heritage is too important to ignore or forget. Our history is distinguished by significant events and animated with interesting people. The primary legacy of this past is our architecture. Alameda's superb collection of historic buildings is respected throughout California. These architectural and historical resources surround us, and are active, integral parts of our daily life.

At the same time, we have ignored and forgotten much of our heritage. Since World War II, approximately 1400 structures have been demolished in Alameda. Most of them were built before the turn of the century. Some of these buildings had reached the end of their useful life; it was time to replace them with something new. Others, however, were well-constructed and handsome buildings that could have afforded years of additional enjoyment to Alamedans. They utilized materials beyond the budget of today's homeowners. Yet they were demolished, and in many cases replaced by buildings whose workmanship and materials are inferior.

The passage of Measure A in 1973 slowed the trend of wholesale demolition. However, historic buildings of high architectural quality are still being needlessly destroyed. The Historic Preservation Element addresses this problem, first by explaining our history and architecture, and second, by offering proposals for their preservation.

This Chapter discusses the roles which both the public and the private sectors can play in this preservation process.

## The Role of the City

By setting an example for the community to follow, city government can positively influence preservation activities in Alameda. Municipally owned structures can be maintained and improved in an architecturally and environmentally sensitive manner, one which respects and even celebrates historical and traditional associations. In new construction, and in public works, the City can demand quality of design and construction which will be admired not only today, but in years to come.

## DEMOLITION PERMITS ISSUED SINCE WORLD WAR II

Year	Residential	Non-Residential
1946	9	2
1947	6	2
1948	5	7
1949	8	13
1950	10	9
1951	2	5
1952	11	7
1953	12	6
1954	14	10
1955	23	13
1956	21	14
1957	23	5
1958	25 (est.)	11 (est.)
1959	25 (est.)	12 (est.)
1960	25 (est.)	12 (est.)
1961	38	42
1962	35	30
1963	36	51
1964	52	42
1965	51	48
1966	46	33
1967	51	44
1968	58	30
1969	66	40
1970	98	24
1971	33	24
1972	23	13
1973	26	17
1974	5	17
1975	27	13
1976	5	5
1977	15	9

The *Historical Advisory Commission (HAC)* has the responsibility of advising the City Council on all matters concerning the historical state of the City, on reporting to the City Council the historical needs of the City, and of recommending the means for their fulfillment.

The HAC recommends the designation of Alameda Historical Monuments, and reviews applications for demolition or substantial alteration of those Historical Monuments.

In addition to its traditional role, the HAC can map the list of architectural and historical resources and begin to identify and define Heritage Areas. (See Chapter 6 for a discussion of Heritage Areas). It can prepare brochures, walking tours (see, for example, "A Walking Tour of Alameda's Historical Downtown & Civic Center Districts"), and in-depth reports on these Heritage Areas.

The HAC can review the State Historical Building Code, and if acceptable, recommend its adoption to City Council. This will allow flexibility in the restoration and rehabilitation of older buildings.

The HAC can begin Phase II of the Architectural and Historical Survey. It can begin an active program of designating Historical Monuments to recognize their architectural and historical value to the community, and to afford them a degree of protection.

The HAC can investigate sources of funds (see Appendix ) for preparing nominations to the National Register of Historic Places, and for including additional buildings and sites in the State Historic Resources Inventory.

With citizen input, the HAC can begin the process of determining if historic districts are desired by and acceptable to Alameda residents and property owners. It can propose reasonable regulations for the preservation of those architectural, environmental and historical qualities which define the districts.

In seeking funds, in seeking personnel, and in seeking support for carrying out its duties and responsibilities, the HAC can coordinate and consult with local preservation organizations, and when appropriate, encourage the formation of new ones.

The *Recreation and Park Commission* through the Recreation and Park Department offers a variety of classes and programs to all age groups in Alameda. These can include architectural walking tour classes, and Alameda history classes for school-age children. They can conduct oral history programs with seniors who wish to share their stories of early Alameda. Eventually, some of these senior citizens may share their stories and momentos with the children. With sufficient community interest, there is almost no limit to the number and type of classes and programs which can be offered.

The *Library Board*, through the Main and Branch libraries can offer a variety of services to assist the property owner in restoration and rehabilitation work. Special collections can be devoted to preservation and local architecture and history (as in the Alameda Collection).

The *Public Works Department*, having responsibility for building inspection and safety regulations, can use the Historic Building Code if it is adopted by the City Council.

In addition, the Building Inspection Office can work closely with the Historical Advisory Commission in processing applications for demolitions of, or significant alterations to Alameda Historical Monuments.

The *School Board*, through the many history and art classes taught in our public schools, can encourage the teaching of Alameda's unique history and architecture. In Alameda's many fine school buildings, maintenance and improvements can be done in an architecturally and environmentally sensitive manner. In new construction, the School Board can demand quality of design and construction which will be admired not only today, but in years to come.

The *Planning Board*, through the *Planning Department*, can influence historic preservation with creative application of its regulatory procedures (variances and use permits). The Planning Department can become more actively involved in preservation in a variety of ways.

It can obtain funds for preservation planning through applications to the Department of Housing and Urban Development (HUD), National Endowment for the Arts, National Endowment for the Humanities, and other funding sources (See Appendix ).

Through the Department, information about state and federal tax incentives, including the Tax Reform Act of 1976, can be disseminated to the public (See Appendix ).

The Department can designate an Historic Preservation Officer whose function can be to coordinate all preservation activities of the City. This office can expedite processing of environmental impact statements, issuance of building permits, and approval of design proposals.

The Department can prepare guidelines to assist the public in alterations or modifications of architectural and historical resources.

The Department can encourage adaptive reuse of important buildings. Alameda High School and Alameda Theater are examples of buildings whose original use was no longer appropriate. Alameda Theater has found new use as a roller skating rink without damaging or significantly altering its fine architectural features. Alameda High School appears well on its way to similar success in adaptive reuse. The Department can identify other buildings in Alameda which have potential for creative adaptive reuse, and provide professional assistance.

## **Role of Private Historic Preservation Organizations**

One of the keys to an effective local preservation program is the existence of private historic preservation/conservation organizations which can complement the role of local government. Private historic preservation organizations perform functions that are sometimes beyond the scope of local government. These include the acquisition of facade easements, and the purchase of, and rehabilitation or restoration of historic structures for later sale. The Foundation for San Francisco's Architectural Heritage has utilized this approach successfully. In Alameda, the Alameda Victorian Preservation Society and the Historic Alameda High School Foundation, Inc., are two such organizations.

## **Role of the Development Community**

The Development Community (comprised of land owners, investors, real estate brokers, lenders, builders, and architects), plays a critical role in the preservation process because of its ability to effect dramatic change in the appearance of neighborhoods and whole sections of the City.

Developers can be encouraged to respect the quality of the environment by taking into careful consideration architectural

and historical issues. They can undertake projects that rehabilitate and adapt existing buildings to new uses. They can be encouraged to construct new buildings that are compatible with buildings in historic neighborhoods. In addition, they can be encouraged to relocate buildings of accepted architectural and historical importance rather than demolish them. Should a developer find it necessary to demolish such a building, he can be encouraged to replace it with one which provides equal or greater benefit to the general public. That benefit can include its design, materials, and methods of construction and its relationship to neighboring structures. Projects and buildings which demonstrate these qualities can be recognized by the City.

## **Role of the Business Community**

Local businesses, and regional firms with offices in this City, can be informed of, and encouraged to, respect Alameda's heritage. In their own buildings (particularly those of architectural and historical interest), maintenance and improvements can be done in an architecturally and environmentally sensitive manner which respects and even celebrates historical and traditional associations. Individual owners can be recognized and commended by the City for efforts in the interest of preservation. Business owners can be encouraged to think in terms of organizing to enhance the business districts they share. The Park Street Revitalization Committee is an example of this.

## **Role of the Individual**

In Alameda most preservation activities are in the private sector. Each year numerous property owners preserve, maintain, rehabilitate and restore their own property. This is an effort that no government body can duplicate. People take pride in the maintenance and enhancing of their homes and neighborhoods. The individual's role in preservation can be facilitated by having the City encourage lending institutions to furnish loans, perhaps reduced interest rates, by providing services and information, by recognizing outstanding and successful efforts. The City can place a high priority on the education and involvement of private citizens in the preservation process.



# **Alameda Goals**

Alternatives & Policies for a Preservation Program

## Recommendations for a Preservation Program

This chapter presents two major goals for Alameda in the area of historic preservation. One concerns education: The City can and should take an active role in making Alamedans more aware of their heritage. The other concerns preservation. The City can and should take an active role in preserving Alameda's heritage.

A community in touch with its past will be able to make more clear choices for the future. Remnants of important events, individuals, as well as buildings of beauty and historical meaning, will be appreciated as precious links with this past. Preservation will become the natural course of action in such a community.

Already Alamedans have realized this. The Community Goals Study of 1975, and the Combined Land Use Plan (CLUP), both clearly mandate a preservation program for the City of Alameda (see Appendix for the precise language of the recommendations).

In the spirit of these City documents, the Historic Preservation Element recommends the following goals.

### *I. EDUCATION*

#### *TO NURTURE AN UNDERSTANDING AND APPRECIATION OF ALAMEDA'S HISTORY AND ARCHITECTURE*

The following policies and alternatives are recommended:

- A.** The City should develop innovative community education programs. These could include walking and bicycle tours; pamphlets and brochures about local architects, builders, and styles; a "City Tours" program of the City Hall, Library, and civic center neighborhood; an oral history program; and videotapes on local architectural/historical subjects for use in schools and homes.
- B.** The City should support the Alameda Historical Society's efforts to establish a permanent museum in the City. The museum could function as a repository of artifacts and information, as well as serving as a center for learning and teaching the history of Alameda.
- C.** The City should establish an Archive for historic City documents. This could either be located in City Hall, or become part of the historical museum. The City should investigate the state program for archival storage of historic documents.
- D.** The City should update and maintain the file, begun in Phase I of the Architectural and Historical Survey, and should produce maps of the inventory list resulting from Phase I. The City should continue the documentation of Alameda's heritage by undertaking Phase II of the Survey.
- E.** The City should identify Heritage Areas, defined as areas with high concentrations of historical resources, or areas containing architecturally unified groupings, in order to expand public awareness of Alameda's heritage and to enhance neighborhood identities. Designation of Heritage Areas should be purely honorary and educational, with no regulatory mechanisms attached.
- F.** Likewise, the City should establish Heritage Themes, defined as sites and buildings (which may be geographically separated) exhibiting a unifying characteristic, such as common use (historic churches, for example) or common architect or builder (such as the buildings of Marcuse & Remmel or Henry H. Meyers).
- G.** The Alameda Schools should institute classes addressing local history and architecture. These can involve videotape and other audio-visual presentation techniques.
- H.** The Alameda Schools should initiate apprenticeship programs which teach skills and crafts relating to the restoration of buildings. Carpentry students, for example, could learn to reproduce Victorian woodwork. Stained-glass making and plaster detailing could be taught as part of the program. Products of these classes could be sold to homeowners, with the profits going back into the program or being shared among the students.

- I. The senior community in Alameda is one of our most valuable links with our history. In order to preserve that link, the City, through the Alameda Free Library, through the Department of Parks and Recreation, and through the new Senior Center, should continue the oral history program (begun during the Bicentennial) to record for future generations the knowledge, the history, and the stories of our senior citizens. The program might be coordinated with existing programs at the University of California and at Stanford University.
- J. The Alameda Bureau of Electricity is an interesting and valuable municipal resource. The City should encourage the writing of a history of the Bureau. This suggestion should be made to graduate students at various universities in the Bay Area in the hope that they might perform a valuable public service while completing thesis projects.
- K. When cable television comes to Alameda, the City should require programming relating to local history and architecture.

## II. PRESERVATION

### TO PRESERVE ALAMEDA'S ARCHITECTURAL AND HISTORICAL RESOURCES

The following policies and alternatives are recommended:

- A. The City should maintain and improve its own historic buildings in an architecturally and environmentally sensitive manner, one which respects and even celebrates historical and traditional associations. In new construction, and in public works, the City should demand quality of design and construction which will be admired not only today, but in years to come.
  - 1. *Alameda City Hall.* A high priority should be placed on nominating this building to the National Register of Historic Places. Maintenance work should be performed which enhances the building's architectural merits. City Hall shall be remodeled as needed and restored where possible as a symbol of Alameda's heritage, and of the City's commitment to preservation. Federal grants may be available for

restoration work.

2. *Alameda Free Library, Main and West End Branches.* A high priority should be placed in finding space, either in new buildings or through the adaptive reuse of older buildings, to relieve the crowded conditions in these historic buildings.

3 *The Bureau of Electricity's Substation,* at Grand and Eagle Avenue should be maintained and preserved. The Bureau's historic (pre-World War II) lamp standards located throughout the City should also be maintained and preserved. These have visual interest as objects, beyond their use as illuminators.

- B. The City should establish through action by the Historical Advisory Commission, an architectural historical resources list.
- C. The City should actively seek funds to continue the Housing Rehabilitation Program.
- D. The City should begin an active program of designating Alameda Historical Monuments to manifest their architectural and historical value to the community, and to afford them a degree of protection. The City should also encourage owners of eligible properties to nominate them to the National Register of Historic Places in order to qualify for certain benefits (tax breaks and grants).
- E. The City should establish a rehabilitation and restoration priority list, drawn from the survey inventory, to target buildings and groups of buildings whose high visibility make a significant impact on surrounding areas.
- F. The City should adopt reasonable regulations which serve to protect Alameda's heritage. These should include:
  - 1. A demolition review policy whereby properties on a list of architectural and historical resources are provided with an evaluation period in which to find an alternative to demolition. Alternatives could include moving the building, public or private purchase of the building, or finding a new use of the building. Should demolition occur, the evaluation period would allow the salvaging of parts of the building,



and its documentation through photographs and measured drawings.

2. Adoption of the California Historic Building Code to allow more flexibility in the restoration and rehabilitation of historic buildings which are on an architectural historical resources list..

3. Zoning regulations which promote the retention of single-family houses. A downzoning mechanism such as the Special Single Family Zone recommended by CLUP, could be effective as could its recommendation to consider residential uses as conforming uses in commercial areas.

4. Historic Districts, defined as areas with high concentrations of historical resources, or areas containing architecturally unified groupings, which are regulated with design guidelines and demolition review procedures. Design guidelines should be clear and concise statements delineating the scale and character of buildings in the Districts and should be adopted by a majority of the residents of the District. Historic Districts may be designated by the City at the request of a majority of the property owners. Established and well-documented Heritage Areas would be logical candidates for Historic Districts.

- G. The City should promote awareness of the benefits of preservation through educational efforts, such as publications, lectures, and staff consultation.
- H. The City should discourage demolition of buildings of accepted architectural or historical importance by requiring that they be replaced by buildings which provide equal or greater benefit to the community. That benefit could include its design, materials, and methods of construction and its relationship to neighboring structures. Should demolition occur, the owner should be required to mitigate the loss to the community by providing drawings and photographic records and by offering architectural ornamentation and detailing for sale to the public.
- I. The City should support the moving of buildings of accepted architectural and historical importance when other means of their preservation cannot be found. A procedure

for relocating buildings with a minimum of paperwork and delay should be adopted.

- J. The City should establish an Office of Historic Preservation to coordinate all preservation activities undertaken by the City. This office should expedite processing of environmental impact statements, issuance of building permits, and approval of design proposals. It should continue the documentation and evaluation of Alameda's architectural and historical resources in Phase II of the Survey, research potential Historical Monuments and Heritage Areas, and in general carry out the work of the Historical Advisory Commission.
- K. Whenever appropriate the City should encourage the formation of non-profit corporations organized for the purpose of preserving buildings of accepted architectural and historical value. The City should also encourage the establishment of a revolving loan fund for the acquisition of historic properties, which could be restored and resold, with the proceeds returning to the fund. Seed money for the revolving fund could come from loans, gifts and grants. A non-profit corporation could administer the revolving fund.
- L. The City should encourage the establishment of a Restoration Center which could have the following functions:
  - 1. To monitor altered buildings in Alameda by performing a survey and maintaining an inventory list of altered buildings which have architectural or historical significance.
  - 2. To contact the owners of these buildings to provide information on the different types of alteration, how they detract from the original appearance of a building, and how they can be removed.
  - 3. To provide information on the economic and cultural benefits of restoration.
  - 4. To provide technical services for restoration, including expert advice, and contracting to produce building parts no longer available. The Center could work with the School Department in marketing the items produced in the

apprenticeship program.

- M.** The Alameda School Board should maintain and improve its historic school buildings in an architecturally and environmentally sensitive manner, one which respects and celebrates historical and traditional associations. In new construction, the School Board should demand quality of design and construction which will be admired not only today, but in years to come.
- N.** The City should do everything within its powers to attract funding and grant monies which could be used to further the goals and implement the policies of this chapter.



## **Appendix**

# An Alameda Chronology

<b>c.2500 BC</b>	Ohlone Indians moved into their territory, comprised of the coastal area between Point Sur and the San Francisco Bay.	<b>1842</b>	Luis Peralta divided Rancho San Antonio among his four remaining sons. Antonio Maria Peralta, his third son, received 15,206 acres, comprising what is now all of Alameda and most of Oakland.
<b>c.2500 BC</b>	Continuous peaceful settlement of Central California by the Ohlone Indians. Most dense Indian population (over 10,000) anywhere north of Mexico. An Ohlone village was located in Alameda in vicinity of old Lincoln School site.	<b>1845</b>	Captain John Fremont, with Kit Carson, led topographic survey party into California, which may have encamped in Alameda. Hostile encounters with Mexican settlers in Monterey and San Francisco Bay area.
<b>1769</b>	On November 2nd, San Francisco Bay was first sighted by Europeans by a party of men under Sergeant Ortega, belonging to the expedition of Governor Gaspar de Portola in search of the Port of Monterey.	<b>1846</b>	The Embarcadero of San Antonio (at the foot of 14th Ave. on the Estuary) became a busy lumber port from which redwood from the Oakland hills was shipped to Sacramento and San Francisco. Squatters began to settle on the lands of the Rancho San Antonio.
<b>1772</b>	On March 27, first non-Indians entered the territory now known as the City of Oakland, when a Spanish expedition under Lieutenant Fages and Father Crespi explored the East Oakland and Berkeley hills. In April, Captain Juan Batista de Anza and Lieutenant Jose Moraga further explored the East Bay region, possibly including Alameda.	<b>1846-1849</b>	California became an American territory administered by military governors.
<b>1775</b>	On August 15th, first voyage through the Golden Gate made by Lieutenant Juan Manuel Ayala in their ship, the <i>San Carlos</i> .	<b>1848</b>	Gold discovered in foothills of the Sierra Nevada causing the migration of tens of thousands of people to northern California in 1849.
<b>1776</b>	Presidio of San Francisco and Mission San Francisco de Assisi established.	<b>1850</b>	California became a State on September 9th.
<b>1779</b>	Establishment of Mission Santa Clara and the pueblo of San Jose.	<b>c.1850</b>	Squatters lived on the peninsula (known as the Bolsa de Encinal meaning "purse-shaped grove of trees") which is the present-day Alameda. C.C. Bowman lived on the West End, west of 4th St.; George and Julius Chester engaged in wood-cutting and charcoal production on old south shore near intersection of San Jose and Union Streets; Stephen and E. Minor Smith and William Salmon shot game on old Alameda Point near present day Bay Farm Island Bridge.
<b>1797</b>	Mission San Jose de Guadalupe founded on June 11th.		Antonio Maria Peralta gave 6-year lease to two Frenchmen, De Passier and Payot (later replaced by Maitre), for the use of the Bolsa de Encinal. They engaged in wood-cutting and charcoal production in vicinity of Chestnut Street on old south shore.
<b>c.1776-1810</b>	Indian population of San Francisco Bay Region relocated to Mission compounds, possibly including the Ohlone inhabitants of Alameda.	<b>1851</b>	William W. Chipman and Gideon Aughinbaugh obtained sublease from De Passier and Maitre for 160 acres east of present-day Versaille Street. On October 22, Chipman and Aughinbaugh purchased entire Bolsa de Encinal, a peninsula comprising 1,959.76 acres, from Antonio Maria Peralta, at a cost of \$14,000.
<b>1820</b>	On August 3, San Antonio Rancho granted by Don Pablo Vicente de Sola, Governor of California, to Sergeant Luis Maria Peralta, a native of Sonora. The grant was for 11 leagues (44,800 acres), and included the land now occupied by the cities of Oakland, Alameda, Berkeley, Piedmont, Albany, and part of San Leandro.	<b>1851</b>	Chipman and Aughinbaugh sold over half the land to 8 other Americans. 656.62 acres were sold to James Hibbard and Charles Minturn; 155.70 acres to Col. Henry Fitch and William S. Sharon; 140.70 acres to Col. Jack Hayes, Major John Caperton, and James J. McMurty; 140.70 acres to James J. Foley.
<b>1821</b>	First dwelling in Oakland built of adobe bricks by Antonio Maria Peralta, son of Luis, near present-day Paxton and 34th Avenues.		
<b>1822</b>	California became a province of Mexico.		
<b>1833</b>	Decree for the deliverance of the Indians passed by the Mexican Congress and put into force the following year. Cholera epidemic killed thousands of Indians. Secularization of the missions; by 1842 nearly in abandon.		
<b>c.1835</b>	Antonia Maria Peralta constructed wharf (known as the Embarcadero of San Antonio) at the foot of today's 14th Avenue, Oakland, on the Estuary.		

In December, Chipman and Aughinbaugh set up a prefabricated house in the vicinity of Post and Adams Streets. They began to plant first fruit orchards.

**1852** East of High Street, first lots subdivided and sold by Chipman and Aughinbaugh to such early settlers as Dr. W.P. Gibbons, Dr. Henry Haile, the Rev. A.H. Myers, and the Rev. William Taylor.

**1853** Free excursions to the Encinal offered by Chipman for prospective buyers of land, and in some cases a free lot given for each one purchased. In Spring of that year "Alameda" (Spanish for "avenue of poplar trees") was decided upon as the name for the settlement. The "Town of Alameda" was surveyed and laid out in blocks by Chipman (east of Versailles, south of Central).

County of Alameda was created by the legislature. "Town of Alameda" was designated a township under county jurisdiction.

Methodist Church organized in Alameda on Sept. 11th.

Charles Minturn constructed 3000 foot-long wharf in a northeasterly direction from end of Grand Street into the Estuary. Regular ferry service between Alameda and San Francisco on Minturn's steamers *Clinton* and *Contra Costa*.

**1854** Steamship *Ranger*, owned by Chipman and Aughinbaugh, called daily at Alameda Point (near present Bay Farm Island Bridge) between August 22, 1853 and January 8, 1854, when it blew up with the loss of two lives and \$10,000.

Chipman and Aughinbaugh constructed a raised plank road (High Street) across end of peninsula to Alameda Point. A bridge was built across to Bay Farm Island, and a shell road towards San Leandro; but bridge dismantled and road abandoned when County did not cooperate.

The Town of Alameda was incorporated by special act of the Legislature; however, it was not ratified by local election, and reverted back to township government.

The "Town of Encinal" and "Lands Adjacent to the Town of Encinal," extending from the vicinity of Paru Street east to Park Street, north of Lincoln, were surveyed and laid out in large blocks by James Hibbard and Charles Minturn. Squatters encouraged to settle in town of Encinal, near the Encinal Wharf at end of Grand Street.

First post office was established on Webster Street. A.S. Barber was the first Postmaster.

Methodist Church Building, first in Alameda, erected on corner of Mound and Jackson.

The Oak Grove Institute, a private college, opened; located on Encinal Avenue at Grove Street.

**1855** First public school, on Court Street between Van Buren and Jackson.

Materials from the dismantled Bay Farm Island Bridge used to construct a wharf (called Peralta Wharf) 1500 feet long extending from the south end of present-day 4th Street. Following year the steamer *Ellen Craig* refitted and renamed *Peralta*, provided regular service to San Francisco from Peralta Wharf; plagued by irregular schedule due to frequently exploding boiler. Peralta Wharf abandoned soon after.

**c.1855** Central Avenue, first east-west road in Alameda, constructed by cooperative effort of peninsula's major land owners.

**1859** San Antonio Creek (the Estuary) dredged by the federal government to make two channels, each 200 feet wide and 5 feet deep at low tide.

**1860** Population of Alameda Township: 490; population of Oakland: 1,543; population of San Francisco: 56,802.

Encinal School District formed.

**1863** Establishment of the broadgauge San Francisco and Oakland Railroad, Oakland's first railroad.

**1864** Establishment of the San Francisco and Alameda Railroad (also known as "Cohen's Line" and the "broadgauge") by Alfred A. Cohen, E.B. Mastick, Charles Minturn, and John W. Dwinelle. Line extended from the foot of Pacific Avenue on the West End to Versailles Avenue; extended through East Oakland to San Leandro and Hayward the following year, and incorporated into the Oakland broadgauge system. Company shops and pier (known as Cohen's Wharf) built on Alameda Point, where ferry service was offered to San Francisco. On August 25, the ferry *Sophie McLane* first met the new commuter railroad.

With opening of the new railroad, Park Street became center of activity in Alameda. Lands bordering Park Street to the east and west subdivided soon after: Resubdivision Lands Adjacent to Town of Encinal (1867); Alameda Park (1867); Alameda Station Homestead (1868); and Jensk and Mead (1869).

**1864** Bird Brothers established a hotel in Woodstock, (as the community that formed around Cohen's Wharf came to be called), primarily for hunters of waterfowl that filled the neighboring marshlands.

**1865** Presbyterian Church organized on November 5.

**1866** Addition of steamer *Alameda* to the San Francisco and Alameda line.

**1866-1869** Immigration of Chinese to California to work on the Central Pacific Railroad's transcontinental track, with eventual settlement of some in Alameda.

<b>1868</b>	Central Pacific Railroad acquired the San Francisco and Alameda Railroad.  "Town of Woodstock" surveyed and laid out in blocks by A.A. Cohen, extending west from present-day Third Street. Alameda Oil Works (for processing of oil from copra and kukui nuts) established near the wharf in Woodstock by Samuel Orr, brother-in-law of Robert Louis Stevenson.	<b>1872-1875</b>	First street improvements: Park, Webster, Pacific and Chestnut were graded, curbed and macadamized. Street signs were made and posted; street sprinkling system established.
<b>1869</b>	First horse car in East Bay ran between 40th and Telegraph and the Estuary in Oakland.  Presbyterian Church building dedicated on March 8th, located on southwest corner of Central and Versailles.  On September 6th, first transcontinental train of the Central Pacific brought over Alameda's line to Cohen's Wharf, while waiting for the Oakland facilities to be completed. Two months later Central Pacific established the permanent transcontinental terminus at Prescott, in West Oakland. The Central Pacific added new ferries to the Alameda line - <i>El Capitan</i> , <i>Washoe</i> , <i>Thoroughfare</i> , <i>Transit</i> , and <i>Oakland</i> .	<b>1873</b>	Central Pacific built drawbridge across Estuary west of Webster, diverting its Alameda line to Oakland. Ferry service in Alameda discontinued; Cohen's Wharf abandoned.  Alfred A. Cohen built "Fernside," a palatial mansion situated on 40 acres of land north of Lincoln Avenue between Versailles and High Street. Reputed to be the largest house in California, three stories in height with 70 rooms. Burned in 1897.  County seat established in Oakland.
<b>1869</b>	On September 16th, Fred K. Krauth published first issue of the newspaper <i>Encinal</i> , after buying out the <i>Post</i> , which had run for only one issue.	<b>1874</b>	Far-reaching harbor improvement plans for San Antonio Creek (the Estuary) drawn up and begun as a federal project, under the Army Corps of Engineers. Included dredging of bar and creek bed, construction of channels, and digging of a tidal canal to join San Antonio Creek and San Leandro Bay.  Wooden cantilever bridge built between Alameda and Bay Farm Island.
<b>1870</b>	Gas lighting began in commercial and residential buildings; Park Street lit by gas lamps (dismantled in 1878).  Large-scale reclaiming of marshland began. Bay Farm Island increased from 300 to 1800 acres of dry ground, and for nearly 100 years was an important vegetable-growing area.  California's first asphaltum pipe factory founded in Alameda.  Population of Alameda: 1557; population of Oakland: 11,104; population of San Francisco: 149,473.	<b>1875</b>	Theodore Meetz organized a horse-car line, the "Alameda, Oakland, and Piedmont Railroad," on Santa Clara Avenue with connections over Park and Webster Streets to Oakland, Alameda's most convenient link with downtown Oakland, and a precursor of the Key System and present-day Alameda County Transit System.  Western Union office opened on Park Street.  Combination high and grammar school built, a handsome Italianate structure on Santa Clara Avenue (site of present Haight School).
<b>1871</b>	Construction of swing-type bridge connecting Alameda and Oakland at Webster Street; first bridge over the Estuary.  Episcopal Church organized; took name of "Christ Church."	<b>1876</b>	Alameda Building and Loan Association formed.
<b>1872</b>	The Town of Alameda was reincorporated by special act of the Legislature, joining the three communities of the Encinal (Alameda, Encinal and Woodstock) under one government and one name. Board of Trustees elected and municipal government set up, including Police Department and Board of Education. Town also sunk municipal wells for street sprinkling. Population approximately 2000.  Establishment by Captain Winant of oyster industry in the shallow waters to the south of the main island. By 1874 they were the largest beds in the State.	<b>1876</b>	Alameda Building and Loan Association formed.  B.R. Norton obtained franchise from Town Trustees and established municipal water works, located on the grounds of his estate at Grand and Santa Clara.  Fire Department established.
		<b>1876-1879</b>	Over twenty subdivisions created, with widespread building activity in Central and West Alameda, including Oak Park (1876) and Bartlett Tract (1877) in vicinity of Grand and Central, Encinal Park (1877), Teutonia Park (1877) and Oak Shade (1879), west of Grand Street; and Damon's West End (1879) in the West End.
		<b>1877</b>	The <i>Alameda Argus</i> began publication as Alameda's second newspaper, under editorship of P.G. Daniells.  First library opened; comprised of a reading room on Park Street.

- 1882** Alameda Telephone Exchange opened on Park Street.
- 1884** Alameda Pier and Ferry Terminal constructed by South Pacific Coast Railroad. It extended westerly in from the Estuary along northern fringe of marsh, and included a wharf, 2.6 miles long with some handsome buildings.
- Alameda reincorporated by an overwhelming vote of residents. A new, more liberal charter reinstated power to the Trustees, and opened the way for an era of widespread municipal improvements. Official seal of the City approved and adopted.
- 1884-c.1895** Numerous civic improvements. Grading, curbing, and macadamizing of most streets in Alameda; sidewalks laid; blocks measured and every house given an address; sewer system constructed and litter collection began. By 1895, Alameda had reputation as one of the cleanest cities in California, with one of the best street systems.
- 1884** Alameda Electric Light Company organized by Columbus Bartlett, and given franchise, but became inactive.
- City contracted with Jenny Electric Company of Indianapolis to construct Electric Generating Plant.
- 1886** Electric Plant constructed by Jenny Company.
- Placement of thirteen 125-foot masts with arc-lit globes throughout Alameda; first lit on the night of October 1st. Widespread cutting of big trees, especially Eucalyptus, so lights wouldn't be obscured.
- N. Clark and Sons Pottery, largest in California, constructed at Pacific and 4th, in Woodstock. Four-story brick building was biggest in Alameda.
- 1887** Deep sea vessels anchored along the Estuary. Small scale ship-building along Estuary and in vicinity of Bay Farm Island Bridge (where William Campbell employed 25 men in the construction of schooners).
- Southern Pacific (successor of Central Pacific) acquired South Pacific Coast Railroad; improved pier to handle more traffic, transforming it into Alameda Mole in 1894.
- 1888** Board of Health established on March 1st.
- Sunset Telephone Company granted franchise by Trustees.
- Electric street lighting system expanded; several dozen 60 foot masts with globe lights erected around Alameda.
- 1888-1891** Extensive subdivision activity: Haight Tract in the West End, Fitch and Stewart and Leonard Tracts in Central Alameda, and the Johnson and Liberty & Garfield Tracts in the East End.
- 1878** Town reincorporated by special act of the Legislature. New charter, backed by A.A. Cohen, impeded civic improvements by lessening powers of Town Trustees. Few municipal improvements over next 7 years.
- Completion of James G. Fair and Associates' South Pacific Coast Railroad (also known as the "narrow-gauge" and the "Bay and Coast Railroad") from Santa Cruz to Alameda Point. The line crossed San Leandro Bay on a trestle, entered Alameda on the East End and traversed the peninsula on Encinal and Central Avenues, to a new pier near the abandoned Cohen's Wharf, where it met two new ferries, the *Newark* and *Bay City*. Thus ferry service was reinstated in Alameda. The southern part of the peninsula was opened for development. Lands bordering the narrowgauge line were subdivided between 1876 and 1879, including Charles Minturn's Tract, destined to become part of the "Gold Coast".
- 1878** Upon completion of the South Pacific Coast Railroad, first bathing resorts opened on the bayshore between Webster, and 4th Street: Long Branch Bathing Association (foot of Webster, site of future of Neptune Gardens and Neptune Beach); Terrace Baths (opposite 6th St.); and Sunny Cove and Alameda Baths (between 4th and 5th Streets). Bathing became an Alameda tradition for the next 70 years.
- Palace Brewery established on Central between 5th and 6th Street.
- 1879** *Garden City* added to the South Pacific Coast Railroad's ferry line.
- Britt Hotel (later known as Croll's) built on the narrowgauge line at foot of Webster.
- Pacific Coast Oil Works (precursor of Standard Oil of California) built refinery for converting crude petroleum into kerosene near narrowgauge pier on Alameda Point. By early 1880's, pollution from this plant destroyed oyster industry in Alameda.
- Captain R.R. Thompson purchased water works and franchise from B.R. Norton and built new works on High Street, near present-day Thompson Avenue.
- 1880** Population of Alameda: 5,708; population of Oakland: 34,555; population of San Francisco: 233,959.
- Water Works Building constructed on Park Street by Thompson, who also built mansion for himself where Lincoln Park is now. The house burned in 1884; elaborate iron fence is all that remains.
- 1881** South Pacific Coast Railroad built bridge across Estuary at Webster Street.



<b>1889</b>	Ground first broken for Tidal Canal; project required 13 years to complete.	<b>1898</b>	Narrowgauge converted to dualgauge by Southern Pacific.
<b>1890</b>	Population of Alameda: 11,165; population of Oakland: 48,682; population of San Francisco: 298,997.  Alamedans voted to authorize issuance of bonds to pay off remaining debt on Electrical Plant; on June 23, Alameda became first city in California to own and operate its own electric system.  New Episcopal and Lutheran churches built.  Masonic Temple erected on southwest corner of Park Street and Alameda Avenue.  Peak construction year: 305 houses built.		Alexander Hay moved his Hay & Wright Yard from San Francisco to Alameda. Firm credited with building more wooden steam schooners than any other shipyard on the coast.
<b>1890</b>	Trustees changed names of all north-south streets to numbers; proved unpopular and original names restored.	<b>1899</b>	Contra Costa Water Company bought Captain Thompsons' Artesian Water Works.
<b>1891</b>	Old Mastick School, Bay and Santa Clara, constructed.	<b>1900</b>	Population of Alameda: 16,464; population of Oakland: 66,960; population of San Francisco: 342,782.  Only 35 houses built - least since 1860's.  Sunset Telephone Company moved into its own new building at 2152 Central Avenue. 1000 names in telephone directory (as compared to 118 in 1895).
<b>1892</b>	Wilson School (predecessor of Lincoln School) opened.  First Park Street Bridge constructed as Tidal Canal continued.  Encinal Yacht Club organized.		Webster Street Bridge replaced; old swing section moved to Bay Farm Island crossing.
<b>1893</b>	Construction of new borax factory by Francis "20-mule team" Smith, at Alameda Point on the West End. It was reputedly one of the first reinforced concrete buildings in the United States, and the largest borax works in the world.	<b>1901</b>	Bridges built over Estuary to Oakland at Versailles Avenues (Fruitvale) and High Street.  United Engineering and Shipbuilding Company built new plant on Estuary, west of Park Street.
<b>1894</b>	Water Works expanded with the sinking of new wells in Contra Costa County.  Westinghouse Electric Co. awarded contract to build incandescent lighting and arc lighting plants. Built the following year.  Horse-car line converted to electricity, system expanded, taken over by the Island Transit Company.  Kate Creedon opened first hospital in Alameda - the Alameda Sanitorium, housed in a converted residence at 2116 San Jose.  First municipal park, Alameda Park (present-day Jackson Park) acquired by City.		Alameda water system connected with the pipelines of the Contra Costa Water Company.  Alameda Sanitorium constructed new 20-bed hospital on Clinton Avenue at the site of the present-day Alameda Hospital.
<b>1895</b>	Longfellow School constructed.  Gothic-style St. Josephs Church dedicated on January 20th.	<b>1902</b>	Cutting of the Tidal Canal completed by Army Corps of Engineers, making Alameda an island. The community celebrated with an elaborate 3-day "Water Carnival" September 15-17.  Fire destroyed the Alameda Mole; rebuilt following year by the Southern Pacific, including an elaborate ferry terminal. Southern Pacific also built its own shipyards for the maintenance of its ferries at the entrance of the Estuary.  New High School constructed at corner of Central and Walnut.
<b>1877-1920</b>	City constructed seawalls along old south shore.		Alameda Free Library constructed at corner of Oak and Santa Clara with Carnegie grant.
<b>1895</b>	Cornerstone for \$50,000 City Hall laid on May 16th.	<b>1903</b>	Alameda Sanatorium opened new 20-bed hospital adjacent to its other building on Clinton Avenue.  Construction of new Presbyterian Church, corner of Chestnut and Santa Clara.
<b>1897</b>	Destruction of A.A. Cohen's mansion "Fernside" by fire. 40-acre Fernside estate lay vacant until the 1920's when it was developed as the Fernside subdivision.	<b>1904</b>	Construction of new Congregational Church, corner of Chestnut and Central.
		<b>c.1904</b>	First automobiles arrived in Alameda.



<b>1905</b>	Dow Pump Works and Hercules Gas Engine Works established on the Estuary near Park Street.  Electric streetcar line purchased by Francis "Borox" Smith and incorporated into his Key System.		<i>Alameda Times Star</i> first published.
<b>1906</b>	The 1906 earthquake caused minor damage in Alameda. Clock-tower of City Hall was damaged and top removed. However, many San Franciscans stayed in houses and refugee camps in Alameda following the catastrophe, and a large number moved here in the years following.	<b>1910</b>	Southern Pacific constructed systemwide rework and maintenance shops in West End; original buildings part of present-day Todd Shipyards.  Population of Alameda: 23,383; population of Oakland: 150,174; population of San Francisco: 416,912.
<b>1906-1917</b>	Extensive subdivision and building activity. Mastick Park (1907), east of Webster and north of Pacific; Bay Park (1910), Burbank Street and surroundings; Waterside Terrace (1912), east of High Street north of Thompson Avenue; Noble Tract (1915), Noble Avenue and surroundings; and Sterling Tract (1916), Sterling Avenue; and St. Margarets Ct. (1917).	<b>1912</b>	<i>Alameda Argus</i> merged with <i>Times Star</i> .  New \$150,000 Electric Plant constructed at foot of Park Street.  Pacific Telephone and Telegraph absorbed Sunset Telephone Co.
<b>1906</b>	Alameda <i>Encinal</i> ceased publication, several years after death of founding editor, Krauth.	<b>1914</b>	Post Office constructed on corner of Central and Park Avenues.  Eagles Hall on Alameda Avenue near Oak, dedicated on May 16th.
<b>1907-1917</b>	Refurbishing and rebuilding of many city schools to meet the demands created by the increased population.	<b>1914-1919</b>	Several major shipyards established on Estuary with large-scale construction of ships during World War I. Included Barnes and Tibetts (1914) and Bethlehem (Union Iron Works, 1916), whose abandoned brick Turbine Machine Shop, east of Webster Street, is the largest building in Alameda.
<b>1907-1911</b>	Bureau of Electricity installed new electrolier type lighting throughout Alameda consisting of 7-foot metal poles with globes and concrete bases. Alameda known as best lighted city in Bay Area.	<b>1915</b>	A new island in the Estuary created from the dredged material, later named Government Island, and deeded by the City of Alameda to the Federal government. Activities on the island include a Coast Guard Station.
<b>1907-1912</b>	Southern Pacific Railroad electricized its whole interurban system. New track laid on Fernside Boulevard to connect the Lincoln Avenue and Encinal Avenues lines in a loop around the east end of Alameda. Introduction of the "Red Trains". First day of service, August 11, 1911.	<b>1917</b>	United States entered World War in April.  City reincorporated; new charter adopted, and Alameda became one of the first California cities with a City Manager form of government.  Opening of Neptune Beach, largest amusement park in the Bay Area, on the site of the old Neptune Gardens.
<b>1908</b>	"Sather Mound", largest of Indian mounds in Alameda (450 feet long, 50 feet wide, 10 feet high), removed from its site west of Lincoln Park and used as paving material for streets on Bay Farm Island.  Washington and Lincoln Parks established as municipal parks.  Adelphian Club building erected at northwest corner of Central and Walnut.  Rhodes-Jamieson Company and Pacific Tank Company built plants on the Estuary.	<b>1918</b>	Armistice on November 11th.
<b>1909</b>	Twin-Towers Methodist Church erected at northwest corner of Oak and Central.  Elks' Lodge built on site west of City Hall.  To deal with the building boom, the City instituted formal procedures of issuing building permits.	<b>1919</b>	Peak year for passengers on the Southern Pacific's ferry system.  Old Saint Joseph's Church burned to the ground on September 29th.
		<b>1920</b>	Population of Alameda: 28,806; population of Oakland: 216,261; population of San Francisco: 506,676.
		<b>1920</b>	Neptune Theater opened.
		<b>1921</b>	Opening of New St. Joseph's (Chestnut and San Antonio) and First Church of Christ Scientist (Central and Walnut).
		<b>1923</b>	City Health Center Building opened.  Alameda County voters unanimously endorsed \$4,494,000 bond proposition to construct the Posey Tube.
		<b>1924</b>	Peak construction year: 404 buildings erected.

<b>1925</b>	Encinal Terminals opened on the Estuary.  Opening of \$500,000 110-bed Alameda Hospital on the site of the old Alameda Sanitorium on Clinton Avenue.		
<b>1925-1930</b>	Subdivision and substantial development of Fernside Tract, A.A. Cohen's old estate.	<b>1935</b>	Bascule-type Park Street Bridge constructed with W.P.A. funds. Opened to traffic on October 4th.
<b>1926</b>	Dedication of new High School buildings on Central Avenue.  First auto ferries between Alameda and San Francisco.	<b>1935</b>	First flight of Pan American China Clipper from basin located next to Alameda Municipal Airport.
<b>1926-1929</b>	Construction by City of three new fire stations: 643 Pacific, 1703 Grand and 3014 Jackson.	<b>1936</b>	Residents of Alameda voted to deed tidelands west of main island to Federal government for construction of naval base.  San Francisco Bay Bridge opened to vehicular traffic on November 12th.
<b>1926</b>	Hotel Alameda opened.  Alameda Municipal Golf Course opened		Electrical Substation at Grand and Eagle constructed with W.P.A. funds.  New West End Branch Library opened at corner of 8th and Santa Clara.
<b>1928</b>	Alameda Municipal Airport began services; located on West End near Alameda Mole.  George A. Posey Tube dedicated October 27; longest vehicular tunnel in the world at the time.  Alameda Belt Line Railroad opened to serve the industrial zone along the Estuary.	<b>1937</b>	Due to alleged structural problems, the City Hall clock tower was removed.  Opening of Golden Gate Bridge.
<b>1928</b>	Government Island deeded to Federal government.  Bureau of Electricity Building erected at corner of Santa Clara and Everett.  East Bay Municipal Utilities District absorbed East Bay Water Company and began servicing Alameda.  Veterans' Building constructed at corner of Central and Walnut.  Stock market crash in October, ushering in Depression.	<b>1937-1940</b>	Land reclamation and construction of Alameda Naval Air Station. The N.A.S. was commissioned on November 1, 1940.
<b>1930</b>	Population of Alameda: 35,033, population of Oakland: 284,063; population of San Francisco: 634,394.  San Francisco Bay Airdrome opened, on land west of Webster Street.	<b>1938</b>	New Mastick School opened on Santa Clara Avenue at Bay Street.
<b>1931</b>	Alameda Theatre opened: the last large private building in Alameda until the post-war years.	<b>1939</b>	Bankrupt Neptune Beach closed and equipment auctioned off the following year.  Bascule-type High Street Bridge constructed using W.P.A. funds.  Last passenger ferry run from Alameda to San Francisco.
<b>1931-1936</b>	Protracted political strife in Alameda, with recall elections, strikes and eventual criminal prosecution of B. Ray Fritz and other City officials.	<b>1940</b>	Population of Alameda: 36,256; population of Oakland: 302,163; population of San Francisco: 634,536.
<b>1932</b>	Tidelands west of Alameda deeded by vote to the Federal government for the construction of an Army Air Base (Benson Field). Reclamation began in 1933.	<b>1940-1945</b>	Pacific Telephone and Telegraph occupied new offices at Central and Willow; carried wires for approximately 11,000 phone calls.
<b>1932-1933</b>	Initial construction on Government Island.	<b>1941</b>	Extensive shipbuilding along Estuary.  Last passenger train operated in Alameda. Buses began direct service to San Francisco.  War declared on December 8th.
<b>1934</b>	Streetcars replaced by buses.	<b>1942</b>	U.S.S. Hornet, with Doolittle's Raiders aboard, left Naval Air Station.  U.S. Maritime Service Training Station opened on land formerly occupied by Neptune Beach.
		<b>1942-1945</b>	Over 50,000 new residents in Alameda to work in war-related industries. Large-scale construction of temporary housing (mostly on land north of Atlantic Avenue west of Sherman Street), and

conversion of single-family houses into apartments.

**1945** War ended with Germany (in May) and Japan (in August).  
Population of Alameda: 89,906 (Special U.S. Census).

**1949** Nimitz Freeway completed between Oakland and Fremont.

**1950** Population of Alameda: 64,430; population of Oakland: 384,575; population of San Francisco: 775,357.

**1951** Otis, Woodstock and new Franklin Schools opened.  
  
New railroad bridge across Estuary constructed adjacent to Fruitvale Bridge.

**1952** Encinal High School opened.

**1953** New Bay Farm Island Bridge completed.

**1953** New municipal dump, run as a franchise by the City, opened on present site of Bay Farm Island.

**1955** Paden School opened.

**1955-1957** In 1955, Alameda voters approved a \$4,800,000 bond proposition to finance reclamation of 335 acres of tidelands off south shore. Utah Mining and Construction Company began dredging that year. Filling was completed in 1957.

**1956** New Washington School opened.

**1958-1972** Substantial development of South Shore.  
  
Widespread demolition of older houses and construction of apartments.

**1960** Population of Alameda: 63,855; population of Oakland: 367,548; population of San Francisco: 740,855.

**1961** Establishment of "Alameda Park Street, Incorporated", as a redevelopment agency. It produced a \$10,000,000 urban renewal plan for Park Street which was defeated by local vote in 1964.

**1963** Webster Street Tube opened adjacent to Posey Tube.

**1964** Reclamation District No. 2105 formed, for purpose of dredging and construction of levees on tidelands west of Bay Farm Island.

**1966-1969** Reclamation activities west of Bay Farm Island undertaken by Utah International, Inc. nine hundred forty-two acres of fill land created.

**1967** Wood School opened.  
State Beach on South Shore opened.

**1968** New Fire Department Station No. 1, at northeast corner of Park Street and Encinal Avenue, opened on November 1st.

**1969-1971** Ballena Bay developed.

**1970** Population of Alameda: 70,968; population of Oakland: 361,561; population of San Francisco: 715,674.  
  
College of Alameda opened.

**1971** Esperanza Housing constructed at Third and Spruce.

**1972** Alameda Victorian Preservation Society organized.

**1972-1973** Condominium construction on old Bay Farm Island and South Shore.

**1972** Development of Mariner Square complex in vicinity of the Tubes.

**1973** On February 7, Navy jet crashed into Tahoe Apartments on 1800 block of Central Avenue, which burned to the ground with 11 or 12 dead. On March 17, Porter School burned to the ground.  
  
Passage of Measure A in March, prohibiting the construction of multi-unit dwellings within Alameda.

**1973-1975** Community-wide Goal's Study. City-wide congress held on January 13, 1975. Citizen Task Forces set up. Publication issued on March 5th 1975.

**1974** Historical Advisory Commission formed; empowered to advise the City Council on the designation of local Historical Monuments.  
  
New Fruitvale (Miller-Sweeney) Bridge opened.

**1975** Senior Citizen housing constructed on site of old Electric Plant, foot of Park Street.

**1975-1979** New schools opened: Haight (1975), Lincoln (1976), Miller (1977), New Alameda High School (1978), Amelia Earhart (1979).

**1977** Construction begun by Harbor Bay Isle Associates on Bay Farm Island fill-land.

**1978** New \$1,970,000 Police Building located on Oak Street next to City Hall, opened in April.  
  
Heritage Days Festival celebrating Alameda's architecture and history.

**1980** First Phase of construction slated for 206-acre Alameda Marina Village, on old Del Monte Property on Estuary east of Webster Street.

KEEP YOUR CATALOGUE.

IMPORTANT

**CREDIT SALE**

OF

**51 CHOICE RESIDENCE LOTS**

IN THE BEAUTIFUL GROVES OF

**ALAMEDA**

**AT AUCTION,**

**Saturday, June 1, 1878,**

**At 2 o'clock P.M. ON THE GROUND,**

BY

**WOODWARD & TAGGART,**

REAL ESTATE AUCTIONEERS,

**J. O. ELDRIDGE,.....AUCTIONEER.**

EASY TERMS:

One-Fourth Cash; Balance in One, Two and Three Years.  
Interest on deferred payments at the rate of NINE  
per cent. per annum, payable quarterly.

TWO per cent discount will be made on deferred  
payments for cash.

## Significant Subdivision Activity in Alameda

This section consists of a chronological list of significant Alameda subdivisions, and maps, which follow, of major subdivision activity from 1852 to 1939. The list and the maps have been keyed to each other. An attempt has been made to select only those tracts in which streets and buildings followed soon after the initial platting. This selection process has been aided by historical street maps and by existing buildings whose date of construction is known, or can be closely estimated; in some cases it has required intelligent guessing. Thus, the patterns indicated on the maps only approximate the development growth of Alameda. They can best be understood as maps that indicate when portions of Alameda were first subdivided and filed with the Alameda County Recorder, and before which no substantial street or building activity could have occurred.

Parcels that were not part of the larger recorded subdivisions have developed piecemeal over the years.

## A Chronological List of Significant Alameda Subdivisions

### Map #1: Original Property Divisions, 1852

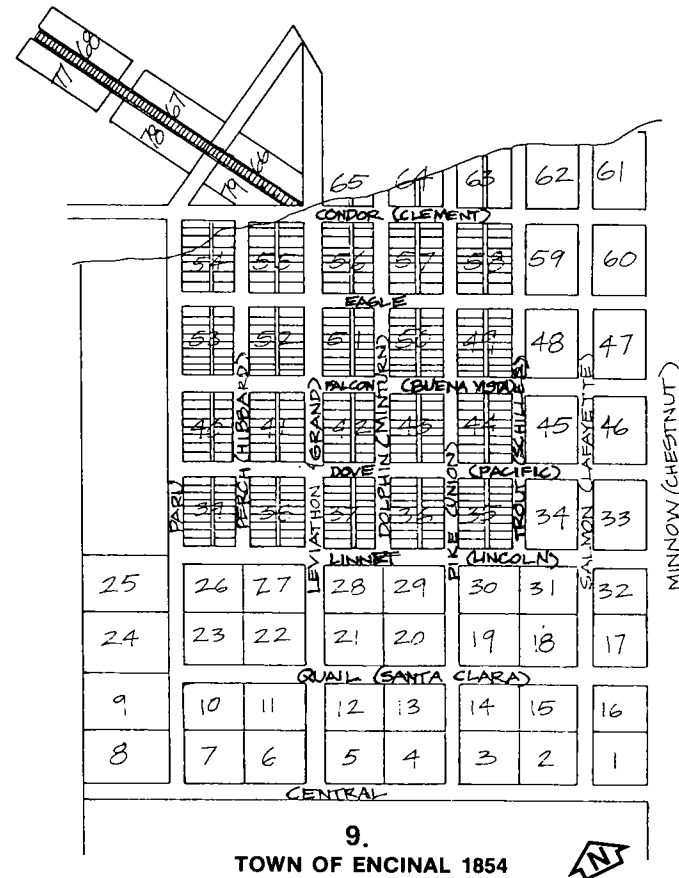
The original peninsula—the Encinal of San Antonio—with the large marsh to the northwest, and the fringe of marshland along the eastern shore, is shown with the original property divisions made by Chipman and Auginbaugh in 1852. (Witcher's Survey of 1852).

- |              |   |
|--------------|---|
| 1. July 1852 | William W. Chipman and Gideon Aughinbaugh<br>557.05 acres             |
| 2. July 1852 | Henry Fitch and William S. Sharon<br>155.70 acres                     |
| 3. July 1852 | James F. Hibbard<br>656.62 acres                                      |
| 4. July 1852 | James J. Foley<br>140.70 acres  |
| 5. July 1852 | John C. Hays, Jonathan Caperton and James H. McMurtly<br>140.70 acres |
| 6. July 1852 | William W. Chipman and Gideon Aughinbaugh<br>308.99 acres             |

### Map #2: Significant Subdivision Activity, 1852-1859

The most significant subdivision activities of the 1850's were the Town of Alameda (7), founded by Chipman and Auginbaugh in the southern part of their East End holdings, and Hibberd's Town of Encinal (9) at the northwest corner of his land, which grew as a small port around his wharf on San Antonio Creek. The strip of subdivision along present-day Fourth Street comprised of one-acre lots (10) was intended by Chipman to stimulate development in his western parcel.

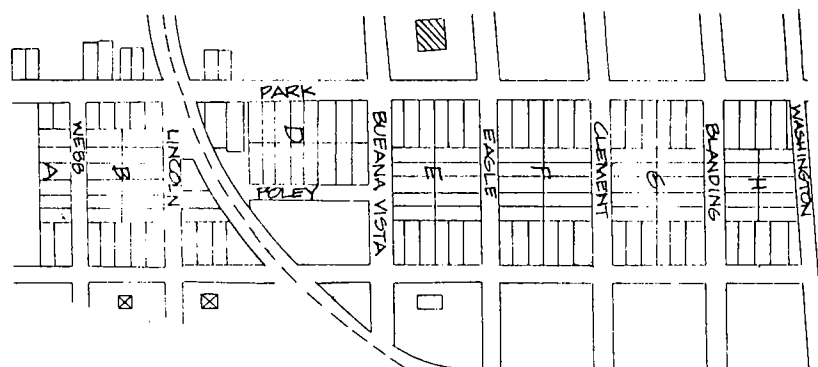
- |                       |  |
|-----------------------|--|
| 7. September 26, 1853 | Town of Alameda (12/18/1854 J. Stratton) |
| 8. May 9, 1854        | Oak Grove Female Institute               |
| 9. August 7, 1854     | Town of Encinal                          |
| 10. January 28, 1856  | E.S. Chipman's acre lots                 |



### Map #3: Significant Subdivision Activity, 1860-1869

The extensive subdivision activity of 1867-69 was stimulated largely by the establishment of A. A. Cohen's San Francisco and Alameda Railroad in 1864. Park Street developed around Alameda Station and became the commercial center of the peninsula (12, 14, 15). The Town of Woodstock was laid out at the railroad's terminus at the western end of the peninsula (13). Although Woodstock was subdivided by Cohen in 1864, the map was not recorded until 1868. Much of the Lands Adjacent to the Town of Encinal (11) was resubdivided in subsequent years. Resubdivision was common in tracts of all sizes throughout Alameda. For example, the Alameda Park Tract (12) was partially resubdivided into smaller lots in 1874, and renamed Alameda Park Homestead.

- 11. May 28, 1867      Lands Adjacent to the Town of Encinal
- 12. November 16, 1867      Alameda Park Tract
- 13. February 19, 1868      Town of Woodstock
- 14. March 14, 1868      Alameda Station Tract
- 15. June 23, 1869      Jenks and Mead Homestead Tract
- 16. June 1869      Powers Tract



**14.**  
**ALAMEDA STATION TRACT**  
filed March 14, 1868

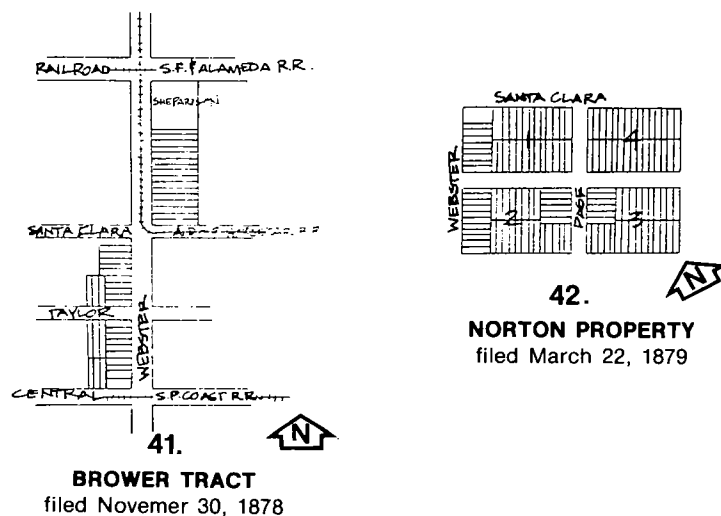


### Map #4: Significant Subdivision Activity, 1870-1879

Following incorporation in 1872, the former Towns of Alameda, Encinal and Woodstock, were unified into the City of Alameda. The city limits included the entire peninsula and Bay Farm Island. New subdivisions continued to be laid out along the line of the railroad. Hays and Caperton's property (18), the Page Tract (21), and the extensive Mary A. Fitch Homestead (23) are significant examples. The new South Pacific Coast Railroad (completed in 1878) set off what can only be called a real estate boom. Each spring, summer and fall between 1876 and 1879 saw subdivisions opened along the line of the new railroad (see most notably, 28, 30, 32 and 43). In effect, the oak groves of the southern peninsula were opened up. The bathing resorts of the West End date from this time, and the southern half of Webster Street was platted (40, 41). The decade of the 1870's saw more land subdivided than in any other period of Alameda's history.

- 17. April 4, 1872      Pioneer Homestead Association
- 18. April 9, 1873      Hays and Caperton Property
- 19. May 3, 1873      The Chipman Blocks in the J.J. Foley Tract
- 20. December 18, 1873      Orchard Tract
- 21. January 13, 1874      Page Tract
- 22. April 24, 1874      Mary A. Fitch Homestead  
(aka Fitch and Sharon Tract)
- 23. May 13, 1874      Property of Columbus Bartlett  
(aka "Bartlett Tract")
- 24. March 18, 1876      Shepardson Property
- 25. March 20, 1876      Shepardson Tract
- 26. May 13, 1876      Pancoast Tract
- 27. August 2, 1876      Encinal Home Lots
- 28. October 28, 1876      Oak Park Tract (East and West)
- 29. March 3, 1877      A portion of the Minturn Tract resubdivided  
and      by Thomas A. Smith (1/15/78-resub.)  
March 27, 1877      A portion of the Minturn Tract resubdivided  
by Thomas A. Smith
- 30. March 10, 1877      Teutonia Park Homestead Association  
(East and West)
- 31. May 12, 1877      Chapin Tract

32. July 30, 1877 Oakshade Tract
33. September 25, 1877 Hays and Caperton's 1/2 acre lots
34. November 12, 1877 Property of Columbus Bartlett
35. April 26, 1878 A Portion of the Tregloan Property
36. May 13, 1878 Powers Tract
37. May 17, 1878 Columbus Bartlett 50 Acre Tract
38. May 25, 1878 A Portion of the Vischer Tract
39. July 24, 1878 A Portion of the Hastings Tract
40. August 6, 1878 Property of James Riddell
41. November 30, 1878 Brower Tract
42. March 22, 1879 Norton Property
43. June 21, 1879 Damon's West End Tract
44. June 25, 1879 Encinal Park Tract (North and South)
45. July 8, 1879 Property of E.B. Mastick
46. October 29, 1879 Fasskings Park

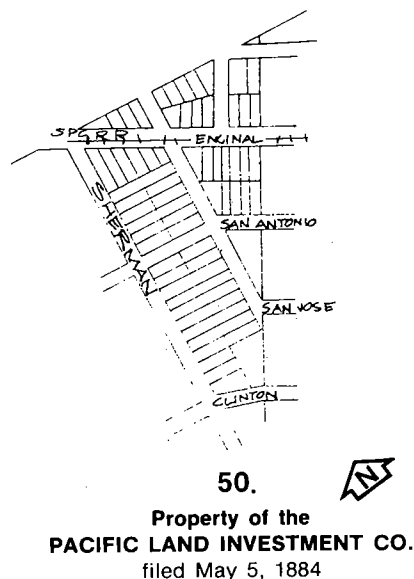


## Map #5: Significant Subdivision Activity 1880-1899

The period between 1880 and 1899 was characterized by a number of small subdivisions scattered across the peninsula. Significant trends included the subdividing of most of the remaining solid land east of High Street and north of the former Town of Alameda (51, 58, 62, 71), and a number of subdivisions (50, 57, 61, 65), and resubdivisions (53, 70) along the southern shore. The subdividing of the Haight Estate on the West End (69) was also significant.

47. March 20, 1880 Chester Tract
48. June 11, 1880 A portion of the property of J.D. Thompson
49. October 14, 1882 A Portion of Webster's Tract
50. May 5, 1884 Pacific Land Investment Company's Property
51. July 24, 1884 Briggs Tract
52. August 19, 1884 A Portion of the Meetz Property
53. July 21, 1885 Bellevue Tract
54. September 10, 1885 Sather and Robinson Tract
55. November 6, 1885 A Portion of the Hays and Caperton Property
56. May 12, 1886 A Portion of the Sather Trust Property (aka Oak Grove Institute Tract)
57. October 18, 1887 Lewelling Tract
58. October 31, 1887 Hawley Tract
59. May 26, 1888 Resubdivision of Blocks 15, 16 & 17 of Lands Adjacent to the Town of Encinal
60. September 25, 1888 A Portion of the Fitch Tract
61. January 26, 1889 Boulevard Tract
62. April 27, 1889 Hirschfeld Tract
63. July 20, 1889 Resubdivision of Lots 1, 2, 3, 12, 13, 14 of Lands Adjacent to the Town of Encinal
64. August 31, 1889 Property of Alexander Johnson
65. August 9, 1889 Bayside Tract
66. September 16, 1889 Stewart Tract

- 67. January 13, 1890 Bishop and Hart Tract
- 68. August 27, 1890 A Portion of the Taylor Property
- 69. February 16, 1891 Resubdivision of the Haight Tract
- 70. February 21, 1891 Leonard's Subdivision
- 71. April 2, 1891 Liberty and Garfield Tract
- 72. October 10, 1891 Crist Tract
- 73. June 24, 1892 A Portion of the original Vischer Tract
- 74. April 15, 1893 A Portion of the Encinal Park Tract



## Map #6: Significant Subdivision Activity, 1900-1939

The completion of the Tidal Canal between Park Street and San Leandro Bay in 1902 made Alameda into an island, and brought into focus the identity of the young city. In addition, the canal improved the Estuary as an effective waterway for shipping. A number of industries, including shipyards, established themselves along Alameda Harbor, and the remaining marshlands were filled to keep pace with the new development. By World War I, the north shore of the island had assumed its present shape.

The San Francisco earthquake and fire in 1906 contributed to the influx of new residents to the Island City. Mastick Park (79) and Bay Park Tract (81), with its palm trees and bungalow-lined streets, reflect this trend. The trend continued in the East End with a series of subdivisions platted between 1912 and 1916 (83, 85, 86).

Development activity in the East End increased during the next two decades, with the subdivision of the Thompson Park Tract (89) in 1922, the Fernside Tract (90), A. A. Cohen's old estate, in 1925, the Justice Tract (91) in 1928, and the Fernside Marina, or Windsor Tract (93) in 1938.

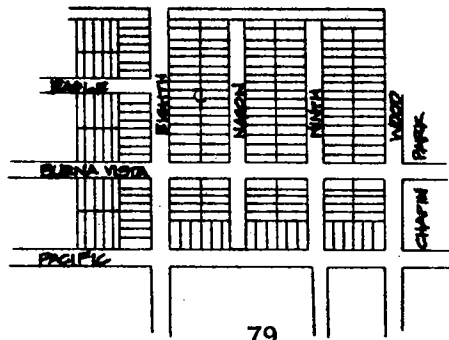
The Bayview Tract on the West End (88), though subdivided in 1922, was not substantially developed until the 1940's, when small tract houses for war-time workers replaced truck gardens. By then, the West End, and the profile of the island, had been transformed by the creation of the Naval Air Station.

Since World War II, Alameda has been further changed by the bayfill additions of South Shore and Bay Farm Island.

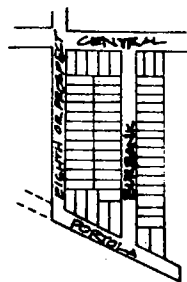
- 75. February 17, 1905 McSherry Tract
- 76. October 7, 1905 Oak Lawn Tract
- 77. October 30, 1906 Nason's Resubdivision of Block 65 of the Town of Alameda
- 78. March 5, 1907 Resubdivision of Block 73 of the Town of Alameda
- 79. March 19, 1907 Mastick Park
- 80. December 23, 1909 Gould - Nason Tract
- 81. March 11, 1910 Bay Park Tract
- 82. April 14, 1911 Powell Tract
- 83. August 30, 1912 Waterside Terrace
- 84. July 1, 1913 Emmons Tract
- 85. April 21, 1915 Noble Tract
- 86. November 28, 1916 Sterling Tract
- 87. March 21, 1918 Alaska Packers Association
- 88. June 29, 1922 Bayview Tract
- 89. April 27, 1922 Thompson Park Tract
- 90. June 9, 1925 Fernside Tract



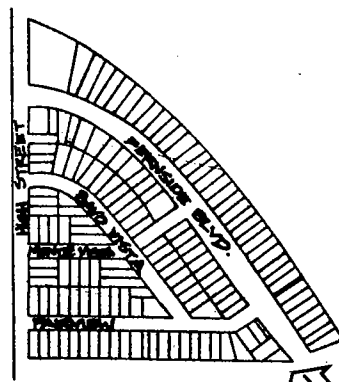
- 91. January 28, 1928      Justice Tract
- 92. May 1, 1929        Grand Oak
- 93. July 1, 1938        Fernside Marina Tract 526  
                              (aka Windsor Tract)



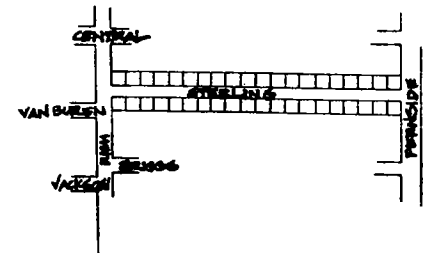
79.  
**MASTICK PARK**  
filed March 19, 1907



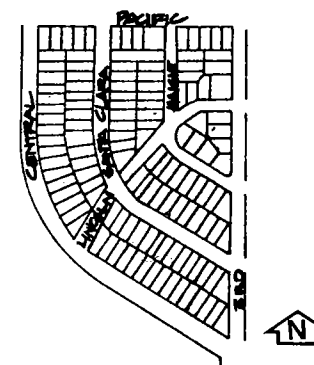
81.  
**BAY PARK TRACT**  
filed March 11, 1910



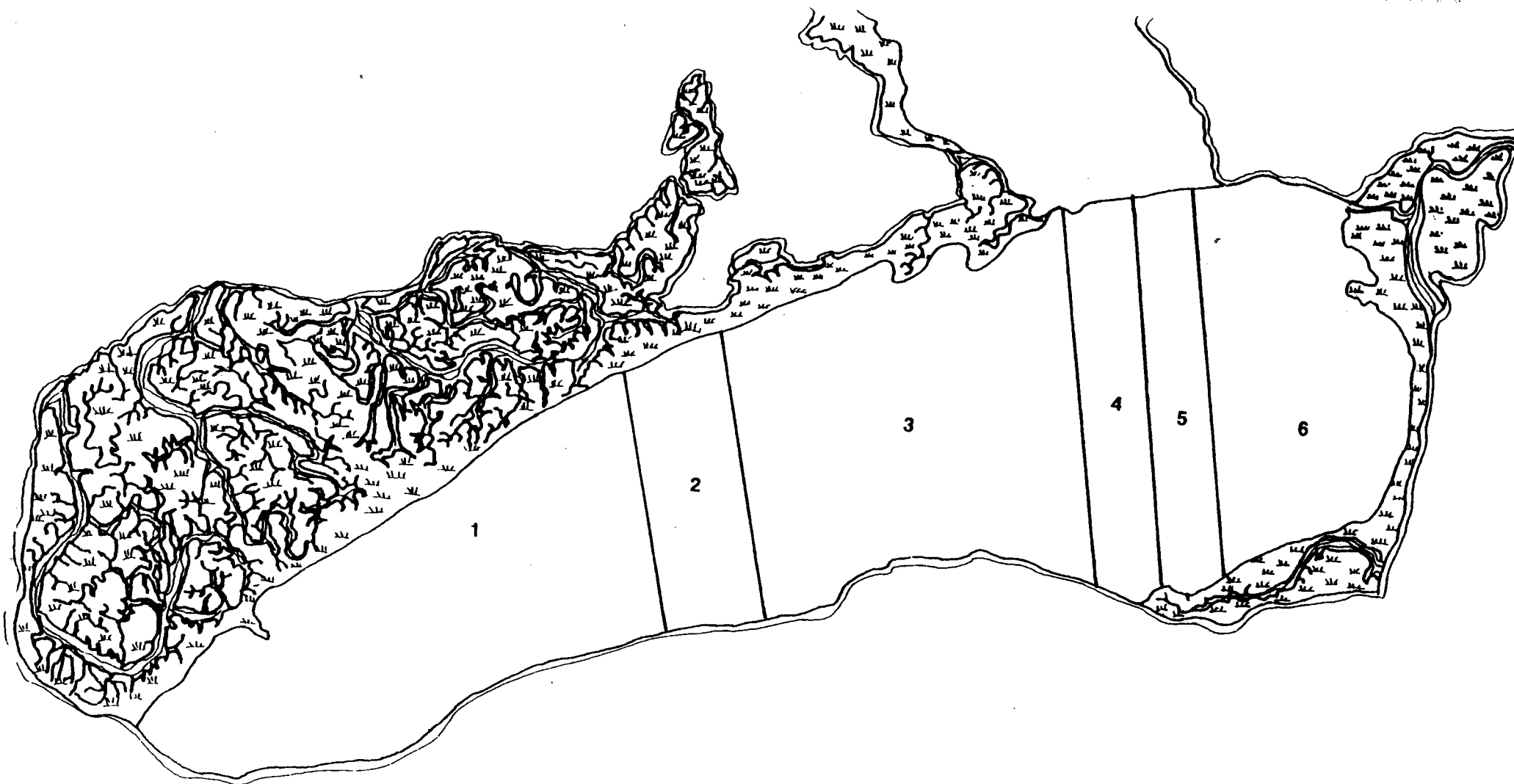
83.  
**WATERSIDE TERRACE**  
1912



86.  
**STERLING TRACT**  
1916



88.  
**BAYVIEW TRACT**  
1921



0 1000 2000'



**Map #1: Original Property Division, 1852**

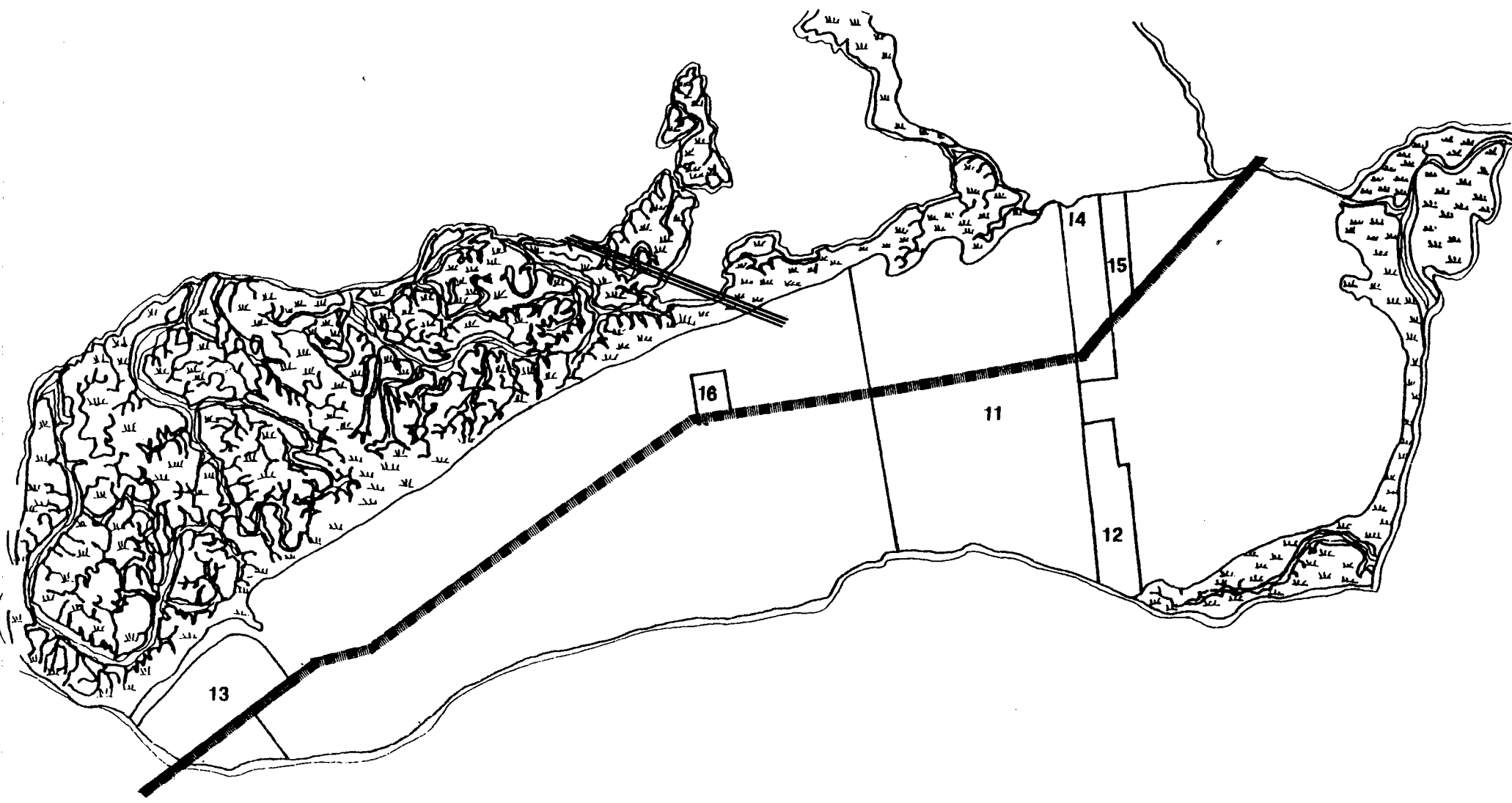




 HIBBERD'S WHARF

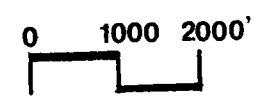
0 1000 2000'



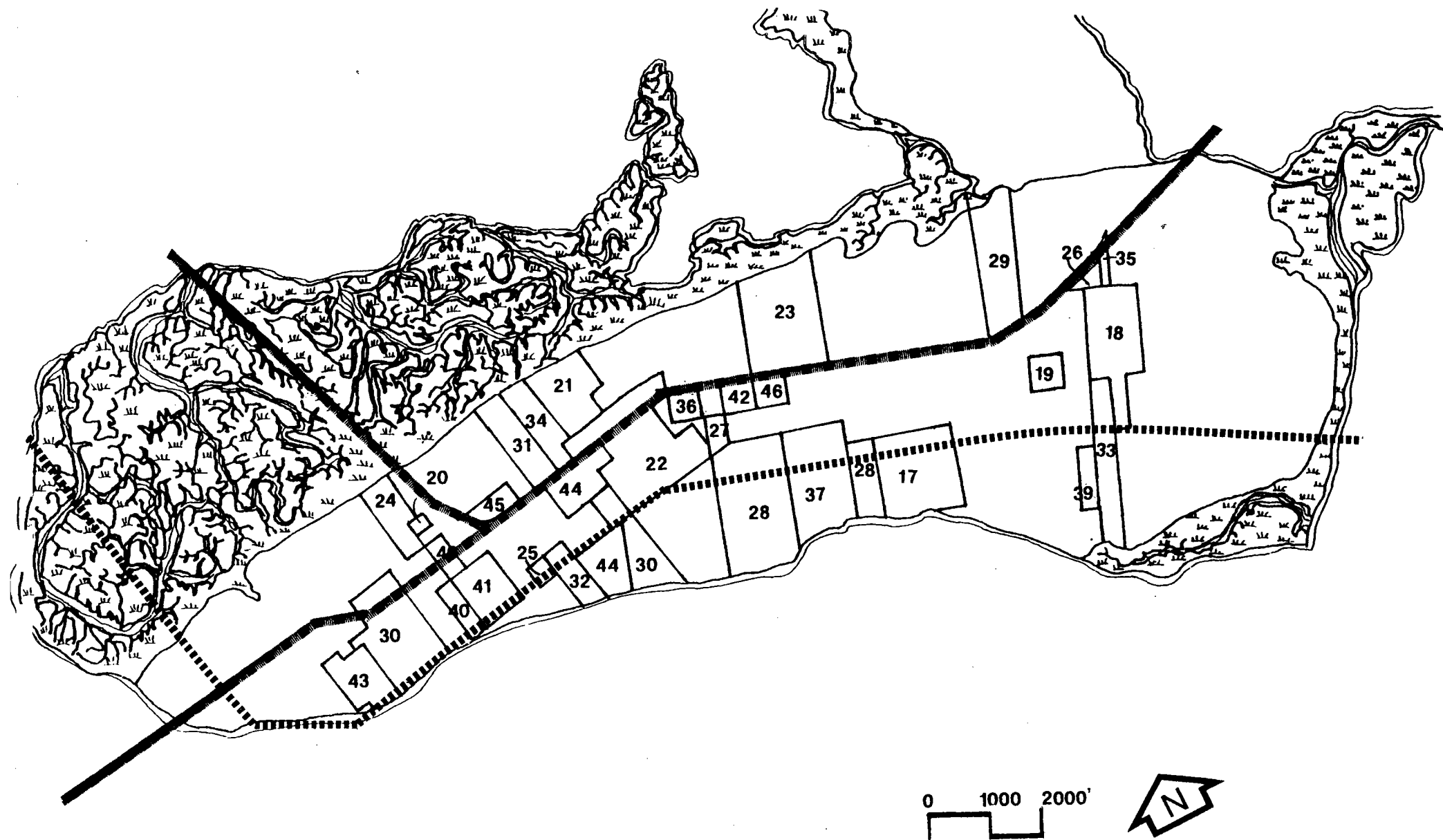
**Map #2: Significant Subdivision Activity, 1852-1859**





 HIBBERD'S WHARF  
 SAN FRANCISCO AND ALAMEDA  
RAILROAD

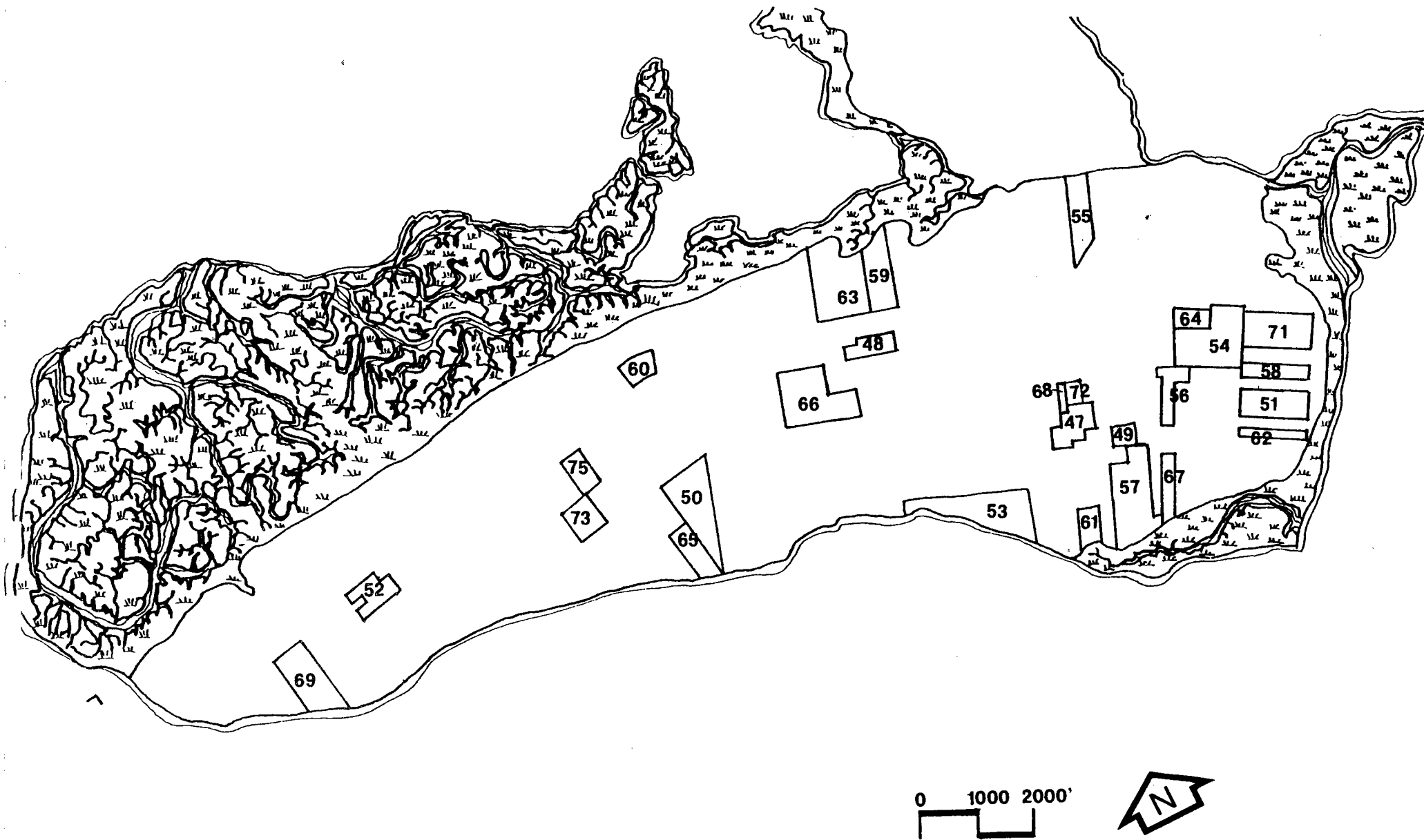


**Map #3: Significant Subdivision Activity, 1860-1869**

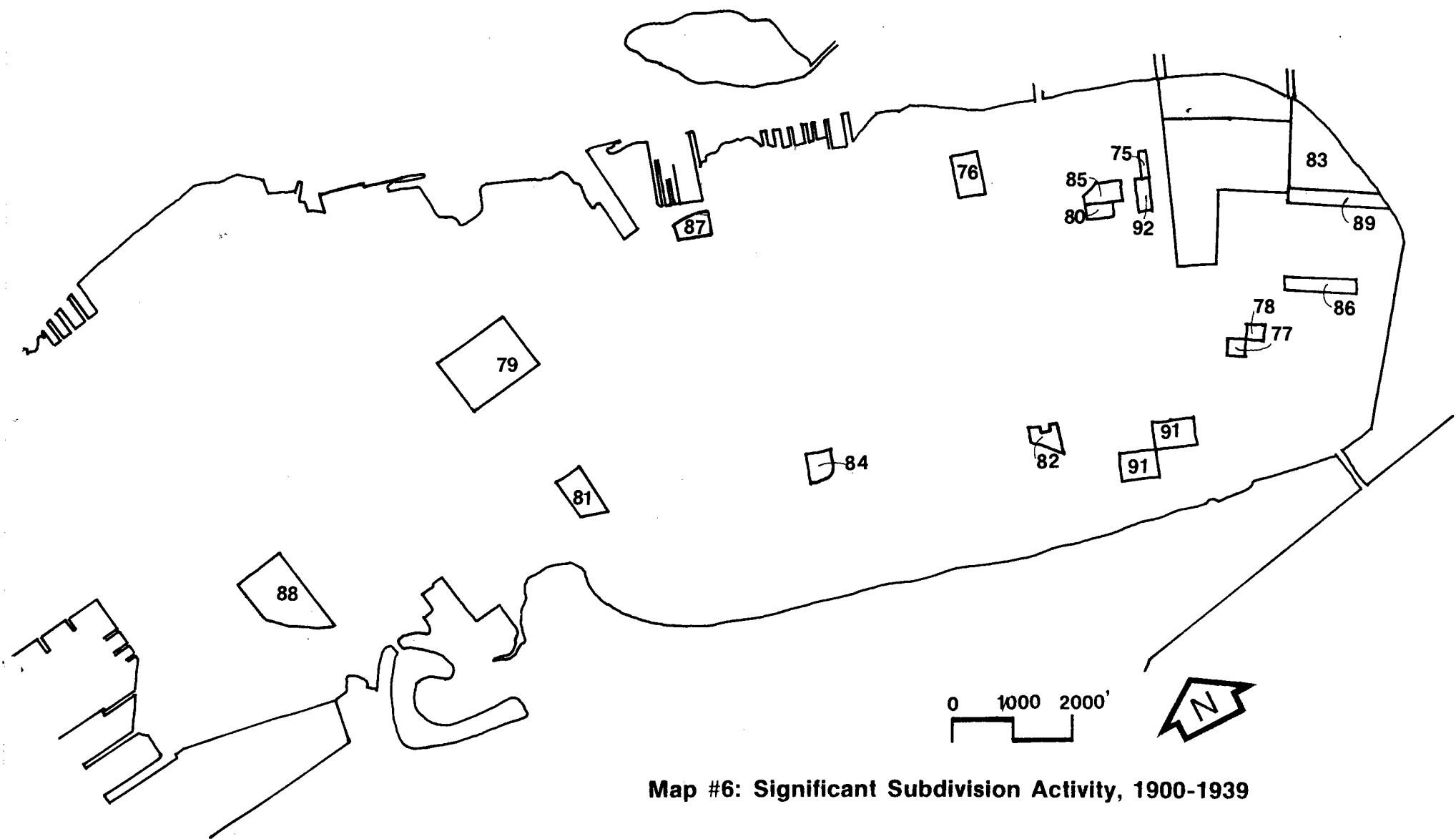


 SAN FRANCISCO AND ALAMEDA RAILROAD  
 SOUTH PACIFIC COAST RAILROAD

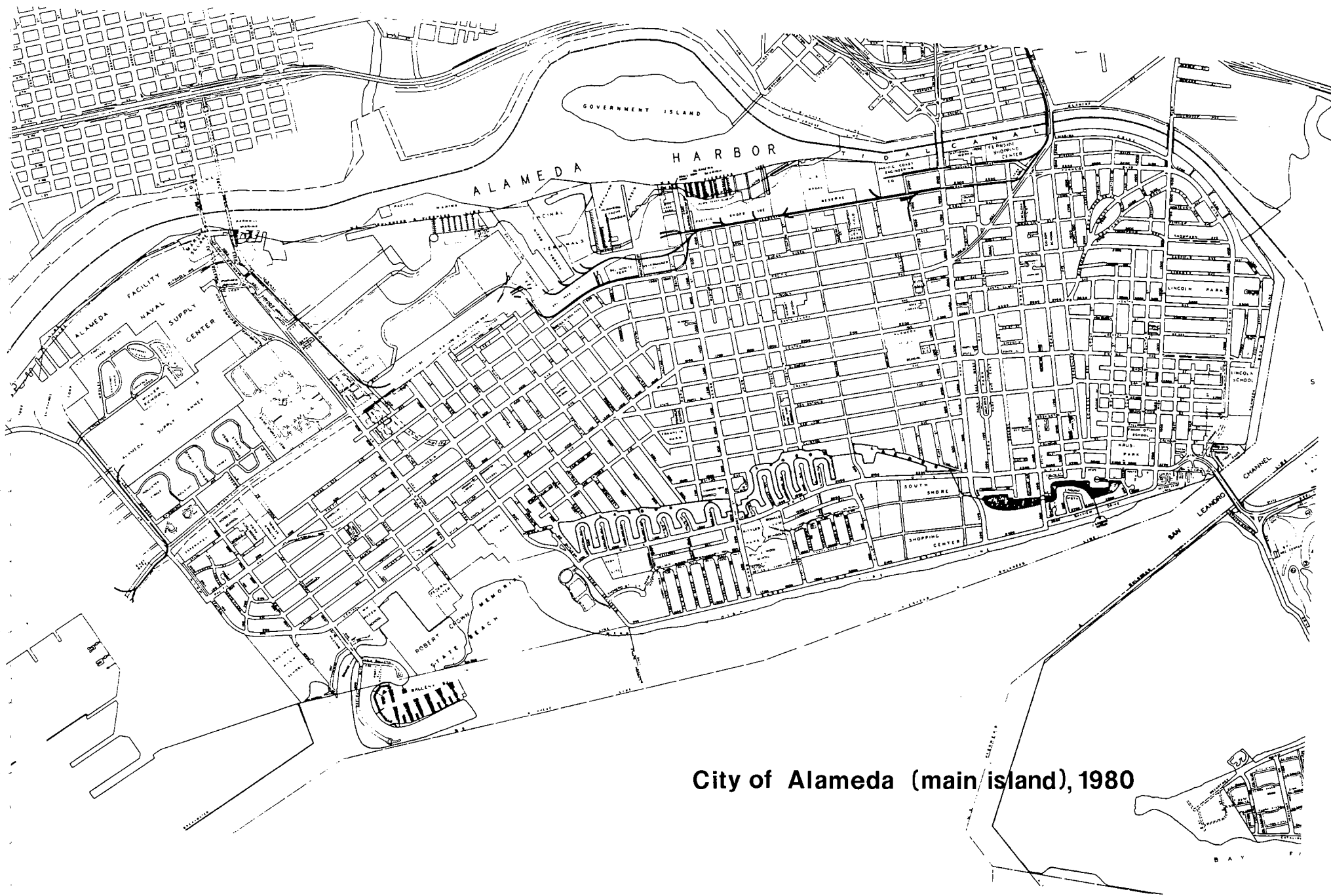
**Map #4: Significant Subdivision Activity, 1870-1879**



**Map #5: Significant Subdivision Activity, 1880-1899**



**Map #6: Significant Subdivision Activity, 1900-1939**



City of Alameda (main island), 1980



# Evaluation Criteria

## National Register of Historic Places

"The following criteria are designed to guide the States, Federal agencies, and the Secretary of the Interior in evaluating potential entries (other than areas of the National Park System and National Historic Landmarks) for the National Register.

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance."

## State Historic Resources Inventory

Properties which can be included in the Statewide Inventory are "listed on the Historic American Buildings Survey (HABS), the Historic American Engineering Record (HAER), the State Historical Landmark list (SHL), or an official local landmark inventory or preservation list (LOC)" and/or fall into one of the following categories;

- 1 "Individually listed on the National Register.
- 1D Listed on the National Register as part of a district.
- 2 Determined individually eligible to the Register by the U.S. Department of the Interior.
- 2D Determined eligible only as part of a district.
- 3 Appears eligible for individual listing.
- 3D Appears eligible for listing only as a contributor to a potential National Register district.
- 4 May become eligible for listing when:
  - a). more historical or architectural research is performed.
  - b). the property is restored to an earlier appearance.
  - c). more significant examples of the property's architectural style are demolished.
  - d). the property becomes old enough to meet the Register's 50-year requirement.
- 4D May become eligible (as above) only as a contributor to a district.
- 5 Is listed or is eligible for listing under a local preservation or landmark ordinance.
- 5D Is listed or is eligible for listing as a contributor to locally designated historic district or preservation area."

## Alameda Historical Monuments List

From Ordinance No. 1755, N.S., article 2, Section 10-921:

"For purposes of this Chapter, an historical monument is any site (including significant trees or other plant life located thereon), building, structure, or group of structures of particular historic significance to the City, such as historic structures or sites in which the broad cultural, political economic or social history of the Nation, State or community is reflected or exemplified, or which are identified with historical personages or with important events in the main currents of national, state or local history, or which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, type or method of construction, or a notable work of a master builder, designer or architect."

## Funding Sources

### Federal Programs

#### *National Register of Historic Places*

**Summary:** To expand and maintain the National Register as a planning tool and source of information on sites, buildings, districts, structures and objects of historical, architectural, archeological significance.

**Eligibility:** Public and private owners of historical properties. Applicants eligible for Tax Reform Act benefits.

**Financial Information:** Historic Preservation Grants-in-aid.

**Contact:** Keeper of the National Register. Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service, Department of Interior, Washington, D.C. 20243 (202) 343-7101

#### *National Historic Landmark*

**Summary:** To study, identify and encourage preservation of nationally significant historic properties which are tangible reminders of the American heritage. A bronze plaque and certificate are awarded.

**Eligibility:** Anyone may suggest to the State Historic Preservation office in his state that a property be considered for inclusion in an appropriate National Historic Landmark theme study. Owner of property may be individual, government or corporate body.

**Financial Information:** Not a grant program.

**Contact:** Chief, Historic Survey division, Heritage Conservation and Recreation Service, Department of Interior, Washington, D.C. 20243 (202) 343-5741

#### *Historic Architectural and Engineering Record*

**Summary:** To assemble an archive of American architecture and engineering and industrial history by cooperating on a shared-fund basis with public and private agencies to produce inventories and written and graphic records of historically significant structures.

**Eligibility:** State and local government, educational institutions, historical and related organizations.

**Financial Information:** Local group can propose projects funded on a 50/50 basis.

**Contact:** Chief, Historic and Architectural and Engineering Record Heritage Conservation and Recreational Service, Department of Interior, Pension Building, 440 G Street, NW, Washington, D.C. 20243.

#### *Technical Preservation Services*

**Summary:** To develop and disseminate information concerning methods and techniques for preserving and maintaining historic properties and maintaining historic properties owned by Federal agencies and state and local governments.

**Eligibility:** Federal agencies, state, local governments and individuals.

**Financial Information:** Not a grant program, but will test and record.

**Contact:** Chief, Technical Preservation Services Division, Heritage Conservation and Recreation Service, Department of Interior, Washington, D.C. 20243 (202) 343-7201

## ***Library of Congress Research and Reader Service***

**Summary:** To render general and specialized reference and bibliography services.

**Eligibility:** Any individual. However, reference service is only offered to correspondents who have exhausted state, local and regional resources.

**Financial Information:** Not a grant program.

**Contact:** Ellen Z. Hahn, Chief, General Reading Room Division, Library of Congress, Washington, D.C. 20540 (202) 426-5530.

## ***Promotion of the Arts-Museum***

**Summary:** To provide grants in support of any American museum essential activities.

**Eligibility:** Grants may be made to: 61 non-profit organizations, including local governments and 21 individuals who, according to public law 89-209, section 5(c) must possess exceptional talent.

**Financial Information:** (Grants) Fiscal year 1978 estimated \$12,428,257 including 540 grants to organizations and 15 grants to individuals (High organization grant: \$500,000; Low: \$370; High individual grant: \$17,895; Low: \$1,100.

**Contact:** Director, Museum Program, National Endowment for the Arts, 2401 E Street, NW, Washington, D.C. 20506 (202) 634-6164.

## ***Promotion of the Arts - Architecture, Planning and Design***

**Summary:** To provide grants for projects including research, professional education, public awareness in architecture, landscape architecture and environmental design.

**Eligibility:** Grant may be made to (1) non-profit organizations, including state and local government. (2) Individuals who according to public law 89-209 section 5(c) must possess exceptional talent.

**Financial Information:** (Grants) Fiscal year estimated \$3,736,800 including 55 individuals and 191 organizations (High individual grant \$10,000, Average: \$5,000; High organization grant: \$20,000; Average: \$15,000).

**Contact:** Director, Architecture, Planning and Design Program, National Endowment for the Arts, 2401 E Street, NW, Washington, D.C. 20506 (202) 634-4276

## ***Promotion of the Humanities - General Research Program***

**Summary:** To advance basic research in all fields of the Humanities; to support historical research concerning state and local history.

**Eligibility:** Individuals, non-profit organizations, and academic institutions.

**Financial Information:** (Grants) Fiscal year 1978 estimated \$3,910,200 including 50 grants (High: \$500,000; Low: \$5,000)

**Contact:** Assistant Director, Central Research Program, Division of Research Program, Mail Stop 350, National Endowment for the Humanities, Washington, D.C. 20506 (202) 724-0276.

## ***Tax Incentives***

**Summary:** Presentation tax incentives are available for property which the Department of the Interior has designated as a certified rehabilitation of a certified historic structure.

**Eligibility:** Property owner.

**Financial Information:** (Not a grant program). Tax incentives vary according to the property and rehabilitation costs to the property.

**Contact:** State Office of Historic Preservation, P.O. Box 2390, Sacramento, California 95811 (916) 322-8596.

## ***State Programs***

### ***Marks-Foran Bond Financing Act***

**Summary:** This Bond Act provides low interest financing for residential rehabilitation.

**Eligibility:** Local governments.

**Financial Information:** Specific program information unavailable.

**Contact:** California Housing Financing Agency, 301 Capitol Mall, Suite 403, Sacramento, California, 95814 (916) 322-3991.

### ***Nejedly-Hart State Urban and Coastal Park Bond Act***

**Summary:** This bond Act provides grant funds for parks, recreation and historical acquisition and development purposes.

**Eligibility:** City and County government. Counties submit proposals; cities can be recipients of funds.

*Financial Information:* (Grants) Specific grant information unavailable.

*Contact:* State Department of Parks & Recreation, Office of Grants and Local Assistance, P.O. Box 2390, Sacramento, California 95811.

## **Local Assistance**

### ***Housing Rehabilitation Program***

*Summary:* The City administers a HUD program that helps finance residential rehabilitation in Alameda. The program currently offers rehabilitation loans from 4% to 9% interest rates. The maximum loan amount is \$15,000 per dwelling unit.

*Eligibility:* Any low to moderate income homeowner living in Alameda.

*Financial Information:* Program is temporarily out of funds.

*Contact:* Housing Rehabilitation Program, City Hall, Alameda, California 94501 522-4100 Ext. 296

## **Private Assistance**

### ***National Historic Preservation Program***

*Summary:* This program provides funds for consulting services, co-sponsored conference grants and educational programs.

*Eligibility:* Non-profit and public member organizations.

*Financial Information:* \$100,000 available nationally.

*Contact:* The National Trust for Historic Preservation, Western Regional Office, 681 Market Street, San Francisco, California, 556-2707

### ***National Preservational Revolving Loan Fund***

*Summary:* This program makes available money for start-up funds for local revolving loan programs.

*Eligibility:* Non-profit and public member organizations.

*Financial Information:* Specific grant information unavailable.

*Contact:* National Trust for Historic Preservation, National Headquarters, 740-748 Jackson Place, N.W., Washington, D.C. 20006

### ***Gerbode (Wallace Alexander) Foundation***

*Summary:* Support for innovative programs and projects impacting directly on the residents of the Bay Area. Interest includes environment, art, education

and urban affairs.

*Eligibility:* Grants are made only to non-profit organizations.

*Financial Information:* (Year ending 2/77): Assets, \$8,100,000; Grant Expenditure, \$307,156 including 52 grants: (High: \$25,000; Low: \$200)

*Contact:* Gerbode (Wallace Alexander) Foundation, 149 Ninth Street, San Francisco, California 94103 (415) 861-0770.

### ***Haas (Evelyn and Walter), Jr. Fund***

*Summary:* Broad purposes. Primary local giving, with emphasis on education, environment, the arts and humanities.

*Eligibility:* Grants are made only to non-profit organizations.

*Financial Information:* (Year ending 3/78). Assets, \$10,957,112; Grant expenditures, \$608,017 including 63 grants (High: \$48,000; Low: \$500)

*Contact:* Haas (Evelyn and Walter), Jr., Fund, Two Embarcadero Center, San Francisco, California 94106 (415) 544-6575.

### ***Van Loben Sels (Ernst D.) Eleanor Slate Van Loben Sels Charitable Foundation***

*Summary:* Priority given to non-recurring grants in support of projects which will test potentially useful innovations in the areas of education, humanities, health and the environment.

*Financial Information:* (Year ending 12/77): Assets: \$3,364,859; Grant expenditures \$187,005 including 41 grants (High: \$15,000; Low: \$1,000).

*Contact:* Van Loben Sels (Ernst D.) - Eleanor Van Loben Sels Charitable Foundation, 225 Bush Street, San Francisco, California 94104 (415) 983-1093.

### ***The San Francisco Foundation***

*Summary:* Grants principally for seven categories: The arts, education, social sciences, humanities, health, environment and urban affairs.

*Eligibility:* Grants are made only to non-profit organizations.

*Financial Information:* (Year ending 6/78) Assets: \$54,326,284. Grant expenditures, \$6,317,532 including 295 grants: (High: \$300,000; Low: \$100).

*Contact:* The San Francisco Foundation, 425 California Street, San Francisco, California 94104 (415) 982-1210.

## Skaggs (L.J.) and Mary C. Skaggs Foundation

**Summary:** General purpose; primary interest in media research, historic preservation, performing arts and higher education.

**Eligibility:** Grants are made only to non-profit organizations.

**Financial Information:** (Year ending 12/77): Assets \$9,283,097; Grant expenditures \$656,353 for 64 grants (High: \$175,000; Low \$75).

**Contact:** Skaggs, (L.J.) and Mary Skaggs Foundation, United California Bank Building, Suite 1730, 1330 Broadway, Oakland, California 94612 (415) 451-3300.

## LEGISLATION

### Federal Historic Preservation Legislation

#### Date Legislation

- 1906** *Antiquities Act of 1906*  
(6 U.S.C., Section 431-433) Authorizes the preservation of National Resources of national significance located on federally owned or controlled lands as National Monuments. The act further provides for the protection of all historic and prehistoric ruins and objects of antiquity located on federal lands.
- 1926** *Recreation Act of 1926*  
(43 U.S.C., Section 869-1) Authorizes the Interior Department to give land to state and local government for Historic Monument purposes.
- 1935** *National Historic Sites Act of 1935*  
(16 U.S.C. Section 461-467) Establishes as a National Policy the preservation for public use of Historic Resources, by giving the government the power to make historic surveys, to document, evaluate, acquire and preserve archeological and historic sites.
- 1947** *Act of October 6, 1947*  
(16 U.S.C. Section 468) Creates the National Trust for Historical Preservation. The National Trust is devoted to preserving both public and private property. The trust is not tax-supported but depends entirely on memberships, donations, and organizations and individuals.
- 1960** *Federal Highway Act of 1960*  
(23 U.S.C. 30, Section 305) Authorizes highway funds to be expended for archeological and paleontological salvage on federal highway projects.

- 1966** *National Historic Preservation Act of 1966*  
(16 U.S.C., Section 470) (Amends 1935 *Historic Site Act*) Pledges federal support for Historic Preservation, it authorizes the expansion and maintenance of a National Register of districts, sites, buildings, structures and objects of local, state, and national significance, and provides grant funds to states for the purposes of undertaking comprehensive statewide historic surveys.

The Act establishes a program of matching Grants-In-Aid to states for the preservation, acquisition, and development of National Register properties. Traditionally, the Act establishes the Advisory Council on Historic Preservation to advise the President and Congress on matters relating to Historic Preservation, and to comment upon federal, licensed, funded, or executed undertakings affecting National Register Properties.

- 1969** *National Environmental Policy Act*  
(16 U.S.C. 4321-47) Authorizes federal agencies to file detailed Impact Reports before commencing with a project. NEPA asserted Historic Preservation as a national objective to be protected by law.

- 1970** *Urban Mass Transportation Assistance Act of 1970*  
(49 U.S.C., 1610) National policy is to preserve important historic and cultural assets and to insure that federally funded mass transit projects shall not be approved unless they are not in conflict with these assets.

*Executive Order 11593*  
(Protection and enhancement of the cultural environment, 16 U.S.C., 470) This order directs federal agencies to take a leadership role in preserving, restoring and maintaining the historic and cultural environment of the nation. Federal agencies must survey, inventory and nominate all Historic Resources under their jurisdiction or control.

- 1974** *Housing and Community Development Act*  
(42 U.S.C.) Includes historic and architectural preservation as a criterion for HUD Urban Renewal Grants.
- 1976** *Tax Reform Act of 1976*  
The Act provides that an owner or lessee of a Certified Historic Structure can deduct the cost of a building purchase or improvement costs for tax purposes.
- 1978** *Urban Park and Recreation Recovery Act of 1978*  
The Act provides federal grants to economically hardpressed communities specifically for the rehabilitation of critically needed recreation areas and facilities.
- 1978** *Revenue Act of 1978*  
The Act provides that a taxpayer who rehabilitates a building that has been certified as an historic structure may elect a five year amortization of the rehabilitation costs.

## State Historic Preservation Legislation

### Date Legislation

- 1939** *California Public Resource Code 5020-5023*  
(Registered State Landmarks) Creates the California Historic Landmark Advisory Committee and authorizes the Department of Parks and Recreation to designate registered Historical Landmarks and registered Points of Interest.
- 1957** *California Government Code 37361*  
(Historic Enabling Act) Authorizes governing body of any city to enact Zoning Ordinances for the protection and regulations of buildings or structures of special historic or aesthetic value.
- 1959** *California Government Code 6950-4*  
Authorizes cities and counties to acquire the fee or any lesser interest or right to preserve open spaces for public use.
- 1961** *California Public Resource Code 5161*  
Governs sale or exchange of public lands within limits of Historical Monument Area.
- 1963** *California Government Code 12220-12232*  
Governs preservation of public records
- 1963** *California Government Code 25373*  
(Historic Enabling Act) Authorizes the Board of Supervisors of any county to acquire property for preservation or the development of Historical Landmarks.
- 1964** *Public Resources Code 5096.1*

(Beach, Park, Recreation, and Historic Bond Act of 1964) Authorizes the issuing of bonds in the amount of \$150,000,000 for named purposes.

- 1965** *California Public Resources Code 5097-96*  
Establishes state policy governing archeological and paleontological sites.
- 1970** *Public Resource Code 21100*  
(California Environmental Quality Act) Enacted in 1970 as a state level equivalent of the National Environmental Policy Act. Requires detailed impact reports to be completed before commencing with a project.
- 1972** *California Government Code 50280-9*  
(Mills Act, Historic Property Contracts, Revenue and Taxation Code.) Authorizes Establishment and Historical zones for special bonds election for historical facilities.
- 1972** *California Public Resource Code 5120-5132*  
Authorizes Board of Supervisors of any county to establish museums of history and preserve records and properties of historical value.
- 1975** *California Public Resource Code 5031*  
Specifies definition of "Qualified Historical Property."
- 1975** *California Government Code 65303*  
Provides that the General Plan adopted by legislative bodies of each county and city may include a Historic Preservation Element.
- 1975** *California Revenue Tax Code 1161-1162*  
Governs valuation of property of historical significance subject to historical property contract.
- 1975** *California Revenue Tax Code 421-432*  
Governs valuation of open-space land subject to enforceable restrictions.
- 1976** *Health and Safety Code, Section 18950-18960*  
Establishes alternative building regulations for the rehabilitation, preservation, restoration, or relocations of buildings or structures designated as historical buildings.
- 1979** *Revenue Tax Code 17299.5*  
Disallows deductions of expenses on demolition of historic structures.

## Local Historic Preservation Legislation

### Date Legislation

- 1974** *City of Alameda, Ordinance No. 1742*  
Establishes a Historical Advisory Commission to encourage broad community participation in the history of Alameda, and preserve and protect structures, sites and areas of historical significance in the city.

- 1975     *City of Alameda, Ordinance No. 1755*  
Establishes procedures for the preservation of historical and cultural monuments in the City.

## Combined Land Use Plan and Goals Study

### Combined Land Use Plan Recommendations for Historic Preservation

The Combined Land Use Plan (CLUP) clearly supports historic preservation in Alameda. Under the section *Preservation of Older Housing Stock*, page 95, CLUP states the following:

"The City's outstanding stock of older housing should be preserved. Part of the intention of several of the land use recommendations is encouraging preservation of older housing stock. These recommendations include the development of a Special Single-Family category to discourage single-family houses from being torn down to permit rebuilding at higher densities . . . Also, the recommendation that residential uses be specified as conforming uses in commercial areas is intended to discourage deterioration of existing older houses in these areas."

" . . . The recommendation that residential uses be specified as conforming uses in commercial areas is intended to discourage deterioration of existing older housing in these areas.

1. Additional measures are needed if architecturally significant groupings of period housing structures are to be preserved as a group. Therefore, the following recommendations are made:
  - a. A program should be developed that provides protection for the special characteristics of architecturally unified grouping of houses.
  - b. A program should be considered as part of the Historic Resources Element that would allow larger residences identified as landmarks, or historically significant buildings, tax considerations and special maintenance programs in order to make them more economical to maintain."

### Goals Study Recommendations for Historic Preservation

The final report of the community GOALS STUDY of 1975 also addressed historic preservation issues. Under Goal A, *Preservation and Reinforcement of Alameda's Quiet Residential Character*, page 50:

"Every effort shall be made to preserve sound older structures by rehabilitating them and/or converting them to other uses when permitted other than allowing them to be demolished and replaced with less attractive structures."

Under Goal C, *Simplification of Zoning Terminology, Categories and Uses; Ameliorating Property Tax Impact*, page 66:

"Neighborhoods shall be referred to by their natural geographical and/or historical names rather than by zoning categories or predominant use insofar as possible in planning literature and documents.

Under Goal D, *Self-Contained, Self-Sufficient Residential Neighborhoods should be Maintained and Encouraged*, page 68:

"Historical and newly developed neighborhood communities shall be designated . . ."

Finally, under Goal G, *Preservation of the Past, Present and Future*, pages 71-73, is the following:

#### "Problem

Alameda has experienced the gradual and irretrievable destruction of valuable historically important and/or architecturally or visually interesting parts of the city. Although a preservation ordinance has been adopted, its coverage is neither sufficiently broad nor flexible to protect that requiring protection and the rights of its owners or affected property owners.

#### Goal

Alameda shall provide a broad and flexible program for the preservation and protection of valuable, important and interesting historic sites, architecture, landscaping and scenic views.

- a. Valuable areas of the city shall be preserved from destruction or substantial alteration.
- b. Valuable areas of the city shall be protected against encroachment from adjacent development."

# Organizations

**Alameda Historical Society & Museum**  
Historic Alameda High School  
2200 Central Ave. (Oak St. Entrance)  
Alameda, California 94501  
521-1233

A non-profit organization devoted to encouraging interest in and study of Alameda history. Membership is \$5.00 for individuals and \$8.00 for families.

**Alameda Victorian Preservation Society**  
P.O. Box 1677  
Alameda, California 94501  
523-AVPS

A group of residents and friends interested in preserving the Victorian nature of Alameda. Membership dues begin at \$5.00

**Historic Alameda High School Foundation, Inc.**  
2200 Central Avenue  
Alameda, California 94501  
522-6536

A non-profit organization devoted to the maintenance, rehabilitation and restoration of the Old Alameda High School buildings.

**California Historical Society**  
2090 Jackson Street  
San Francisco, California 94109  
567-1848

A non-profit organization headquartered in the Whittier mansion in San Francisco. Gives tours of the house, operates a reference library and photographic archive.

**Foundation for San Francisco's Architectural Heritage**  
2007 Franklin Street  
San Francisco, California 94107  
4410-3000

A non-profit organization dedicated to finding realistic alternatives to the demolition of architecturally and historically significant structures in San Francisco. Services include public education programs, lectures and walking tours.

**Historical Survey Office**  
Alameda City Planning Department  
City Hall  
Oak and Santa Clara Avenue  
Alameda, California 94501  
522-4100 Ex. 233

This office is engaged in conducting a historical survey of Alameda, as well as other historic preservation research.

**National Trust for Historic Preservation**  
Western Regional Office  
681 Market Street #859  
San Francisco, California 94105  
556-2707

Private non-profit organization chartered by Congress in 1949 to help protect America's historical and cultural heritage. Offers advice on preservation problems, works with individuals and groups on preservation programs, sponsors educational programs, published books, provides informational literature and operates a library.

**State Office Of Historic Preservation**  
P.O. Box 2390  
Sacramento, California 95811  
(916) 322-8596

State agency which provides information on financing historical preservation projects and on preservation in general.

**California Room**  
Oak Public Library  
1225 Fallon Street  
Oakland, California 94607  
273-3176

The California Room has an extensive collection of material relating to state, regional and local history.

**Bancroft Library**  
University of California  
Berkeley, California 94720

The Bancroft Library at the University of California, Berkeley has a substantial body of historic information which includes maps, documents and photographs.



**Camron-Stanford House Preservation Association**  
1418 Lakeside Drive  
Oakland, California 94612  
836-1976

A preservation association which is located in an historic house open for tours.  
Engaged in preservation related educational activities.

**Berkeley Architectural Heritage**  
P.O. Box 7066 Landscape Station  
Berkeley, California 94707

This association is devoted to the preservation of the architectural and historical resources of Berkeley.

**California for Preservation Action**  
P.O. Box 2169  
Sacramento, California 94810

This organization is devoted to lobbying in the State Capitol for preservation.

## Classes

There are a number of classes available in the East Bay where one can learn about architectural history and historic preservation. The following is a list of classes offered in recent years through various institutions. Additionally, architectural history and historic preservation are offered at most four-year colleges in the Bay Area.

**City of Alameda**  
Recreation Department  
City Hall  
Oak and Santa Clara  
Alameda, California 94501  
522-4100 Ex. 227

What: Historic Preservation  
When: Weekdays  
How much: Fees vary, typically \$10 - \$30

**Peralta College for Non-traditional Study**  
(Vista College)  
2020 Milvia Street, Suite 200  
Berkeley, California  
841-8431

What: Numerous courses relating to architecture & history  
When: Daytime and evening  
How much: Registration fee \$2.00

**University Extension Program**  
University of California  
2223 Fulton Street  
Berkeley, California  
666-3292

What: Bay Area Architecture, Historical Preservation and Victorian Construction and Reconstruction  
When: Nights  
How much: Fees vary

**Open Education Exchange**  
6526 Telegraph Avenue  
Oakland, California  
655-6791

What: Walking Tours and Victorian Preservation  
When: Weekends and nights  
How much: Fees vary, typically \$20 - \$35

# Bibliography

## Historic Preservation

- Alameda, City of, "A Plan for Park Street Revitalization, Alameda, CA." Planning Department, 1979.
- Alameda City of, "A Walking Tour of Alameda's Historical Downtown & Civic Center Districts." Alameda, CA. Guide prepared by the Historical Advisory Commission of the City of Alameda, 1977.
- Alameda, City of, *Combined Land Use Plan*, Alameda, CA. Planning Department, 1977.
- Alameda, City of, Design Guidelines for Victorian Neighborhoods - A Restoration Handbook, Alameda, CA. Prepared by Luxemberg & Alf, Consultants, 1978.
- Alameda, City of, "Eureka! A Guide for Historical Research in Alameda, CA." Prepared for the Alameda Architectural/Historic Survey by Woody Minor, 1979.
- Alameda, City of, "Field Manual", Alameda, CA. Manual prepared by the Alameda Architectural/Historical Survey, 1978.
- Alameda, City of, "Imageability Study, Draft," Alameda, CA. Planning Department, 1977.
- Alameda, City of, "Reports to the Historical Advisory Commission on Historic Landmarks", Alameda, CA. Planning Department, unpublished material, 1975-1979.
- Alameda, City of, *Towards a Program of Historical and Architectural Preservation in Alameda*, CA. Prepared by Woody Minor, 1977.
- Chase, John, "How to Research a Building," Santa Barbara, CA. Prepared for the City of Santa Barbara Architectural and Historic Resources Survey, 1978.
- Colorado Springs, City of, "Old Colorado City Historic Inventory", Colorado Springs Col. Planning Department.
- Fairfield, City of, *The Way It Was: A Program for Historic Preservation*, Fairfield, Ca. Prepared by the Department of Environmental Affairs, 1975.
- Gebhard, David, et al, *A Guide to Architecture in San Francisco and Northern California*, Santa Barbara, CA. Published by Peregrine Smith, Inc. 1973.
- Hodgdon, Rosaria & Pipton, Gregory, "Housemoving, Old Houses Make Good Neighbors." Eugene, Oregon, City of Eugene, 1979.
- Holt & Hutchinson, *An Historical & Esthetic Experience, Alameda's Historical Survey*, Berkeley, CA. Unpublished material, 1978.
- Kaplan & Rowland, *Historic Districts in a Victorian Suburb Relating Citizen Values to Historic Preservation in Alameda, California*. Berkeley, CA. Unpublished material, Master's Thesis, 1978.
- Lynch, Kevin, *What Time is This Place*, Cambridge, Mass. MIT Press, 1972.
- Madsen, Stephen T., *Restoration and Anti-Restoration*, Oslo, Norway. Universitetsforlaget, (Publisher), 1975.
- Oakland, City of, *Rehab Right*, Oakland, CA. Planning Department, 1978.
- Oakland, Junior League of, "Historic and Architectural Tour of Alameda County", Oakland, CA. Prepared for the Conference of California Historical Societies, 1971.
- Santa Cruz, City of, *Historic Preservation Plan* Santa Cruz, CA. Planning Department, 1974.
- Solano County, CA. "An Historic and Archeological Preservation Plan for Central Solano Co., CA". Prepared for Central Solano Co. Cultural Commission, 1977.
- Weiher, George, "Alameda Architectural Historical Survey: Explorations Toward Its Use", Berkeley, CA. Unpublished material, 1978.

## Local History

- "Alameda, the Home City", Alameda, CA, Prepared for the Alameda Advancement Association, Argus Press, 1904.
- "Alameda, California's Island Home City", Prepared for the Alameda Fifty-Thousand Club, Argus Press, circa 1906.
- "A History of Alameda", Alameda, CA. Prepared under the auspices of W.P.A. Writer's Project, compiled in 1940.
- "City of the Month", Oakland, CA, East Bay Magazine, 1966.
- Baxter, Don, "Missions of California", San Francisco, CA. Prepared for Pacific Gas & Electric Co., 1970.
- Cook, Fred, "A Short History of Alameda", Alameda, CA. Alameda Business and Professional Directory, 1969.
- Hall, Charles & Associates, Inc. (Michael Corbett), *Splendid Survivors*, San Francisco, CA., Prepared for the Foundation for San Francisco's Architectural Heritage, 1979.
- Irvine, Leigh H., *Alameda, California*, San Francisco, CA. Sunset Magazine Home-seekers Bureau, 1911.
- Margoline, Malcolm, *The Ohlone Way: Indian Life in the San Francisco-Monterey Bay Area*. Berkeley, CA., Heyday Books, 1978.
- Merlin, Imelda, Alameda, *A Geographical History* Alameda, CA. 1977
- Michaels, Harold, *The History of Alameda Hospital* Alameda, Ca. Prepared for the Hospital's Board of Trustees, 1968.
- Richey, Elinor, *The Ultimate Victorians of the Continental Side of San Francisco Bay*, Berkeley, CA, 1970.
- Taylor, Harry, et al, *Alameda, California*, Alameda, CA. Prepared for Alameda Board of Trade, 1903.
- Thompson and West, *The Historical Atlas of Alameda County, California*, Fresno, CA. Reprint of 1878 Edition, Valley Publishers, 1976.
- Vigness, Paul G., *History of Alameda*, Alameda, CA., 1939.

## Legal Aspects of Historic Preservation

- California, State of, *Historic Preservation Guidelines*, Sacramento, CA. Office of Planning and Research, 1976.
- California, State of, *Sources of Historic Preservation Funds*, Sacramento, CA. Office of Historic Preservation.
- Dennis, Stephen N., *Recommended Model Provisions for a Preservation Ordinance with Annotations*, Washington, D.C., National Trust for Historic Preservation, Unpublished Material, 1979.
- Gammage, Grady, Jr., et al, *Historic Preservation in California, A Legal Handbook*, Stanford, CA. Stanford Environmental Law Society & National Trust for Historic Preservation, 1975.
- Knecht, Gary, *Historic Preservation Law in Alameda, CA.*, Berkeley, CA. Unpublished material, 1979.
- The Foundation Center, *The Foundation Directory*, (Seventh Edition), Irvington, N.Y. Columbia University Press, 1979.
- United States, Department of the Interior, "Guidelines for Local Surveys, A Basis for Preservation Planning", Washington, D.C., Office of Archeology and Historic

Preservation, 1977.

United States, Department of the Interior, "How to Complete National Register Forms",  
Washington, D.C., Office Of Archeology and Historic Preservation, 1977.

Ziegler, Arthur, et al., *Revolving Funds for Historic Preservation: A Manual of Practice*.  
Washington, D.C., National Trust for Historic Preservation, 1975.

# Acknowledgements

## ***City Council\****

C. J. Corica, Mayor  
Amey Stone, Vice Mayor  
Anne B. Diament  
Richard H. Sherratt  
Charles A. Tillman  
J. Bruce Rupp, City Manager

## ***Historical Advisory Commission\****

Penelope Brewer, Chairman  
Gerhard W. Degemann  
Mary Ellen Hayenga  
Robert D. Nicol  
Russell A. Sisung

## ***City Planning Board\****

Michael G. Gorman, President  
David W. Simmons, Jr. Vice President  
Robert Wood  
Joan E. Narahara  
James T. Kennedy  
John Roveda  
Joseph A. Camicia  
  
Don E. Patterson, Planning Director  
Minnie S. Ruth, Assistant Planning Director

*\*As of May 6, 1980.*

## ***City Staff***

Special thanks to other City staff who gave generously of their time, in particular, Francis Boyland, Ralph D. Hinsberger and Raymond D. Martin.

## ***Historic Preservation Element Staff***

Woodruff Minor, Project Planner and Survey Coordinator  
  
Don E. Patterson, Planning Director\*  
Minnie S. Ruth, Assistant Planning Director  
Thomas F. Lee, Secretary to the Historical Advisory Commission  
Nelson Streib  
Charlene Millett  
Peggy Moore-Williams  
James Morse  
Anthony Martin

## ***Consultants***

John Beach, Architectural Historian  
Robert Gaulin, Photographer  
Sally Woodbridge, Architectural Historian

## ***Graphics***

Mary Ann Leff, Coordinator/Design and Illustration  
  
David Baldi  
David Cannon  
Brando Ho

## ***Student Interns***

Maggie Beal  
James Bogush  
Robin Holt  
Junie Hutchinson  
Barry Kielsmeier  
Ed Novak  
Juliana Stein  
George Weickert  
Kent Yoshiwara

## ***Typing***

Elizabeth Ashley  
Dorothy Davies  
Amanda Minor  
Janis Mounsey  
Rhoda Torres

## ***Typesetting***

Bacchus Press

## ***Printing***

Albany Press

## Volunteers

The following is a list of volunteers and student aides who participated in Phase I of Alameda's architectural and Historical Survey. Without their help, the Survey could not have been undertaken, nor could this Element have been produced. They are to be commended for their devotion to Alameda's heritage.

Ruth Adams  
Dolores Arseneau  
Burgi Aust

Diane Bagg  
Joan Bigley  
Ed Bennett  
Mary Bennett  
Helen Bignone  
Bert Bonstin  
Robert Brewer  
Virginia Burger  
Gretchen Burrill  
Rochelle Byrd

Lissa Calhoun  
Dora Calhoun  
Gene Calhoun  
Mark Christensen  
Dorothy Clazie  
Rollina Caughron  
Roxanne Clement  
Bonnie Corson

Margaret Diether  
Lydia D'Moch  
Peggy Dorrance

Betty Erskin  
Darlene Evans

Maria Falkner  
Rudy Falkner  
Alpha Fenefos  
Annette Ferraresi  
Loretta Ferro  
Bernie Fitzgerald  
Carol Fitzgerald

Special acknowledgement is made here for the time, service and assistance given by *Gary Knecht*. As a volunteer, he has assisted the staff since the inception of the survey as coordinator of photography, and as a supplement to staff in the production of the Element.

Also, special thanks to *Joan Bigley* for her help in producing Chapter 3 (Alameda Today).

Jay Flom

Mary Gandyra  
Beverly Geisler  
Nancy Gordon  
Sue Guiden  
George Gunn

Dianne Haffner  
Geraldine Hall  
Ynez Hansen  
Dennis Harvey  
Al Hartman  
Persis Hataria  
Baird Heffron  
Doris Henry  
Lorene Hixson  
Lois Hoffman  
Peggy Holden  
Pat Howard  
Lloyd Hurwitz

Irene Jenny  
David Johnson  
Pat Johnson  
Mary Johnston

Sam Keasby  
Kathy Kitani

Barbara Knecht

Penny Laverne  
Cynthia Lee  
Tom Listman  
Vicky Lockhard  
Kay Loorz  
Don Lyon

Mark Mathieson  
Maureen Matthews  
Buck Maritzen  
Camille Miller  
Judy Mills  
Jean Miner  
Amanda Minor  
Sally McKinley  
Pete McNab  
Peggy Moore-Williams  
Faye Morris  
Cecelia Moore

Anne Marie Nelson

Mrs. D. J. O'Connell

Don Perata  
Judy Pollard

Ron Quenaga

Arthur Ray  
Ann Robinson  
Dianne Roloff  
Andre Rombs  
Fatima Roth

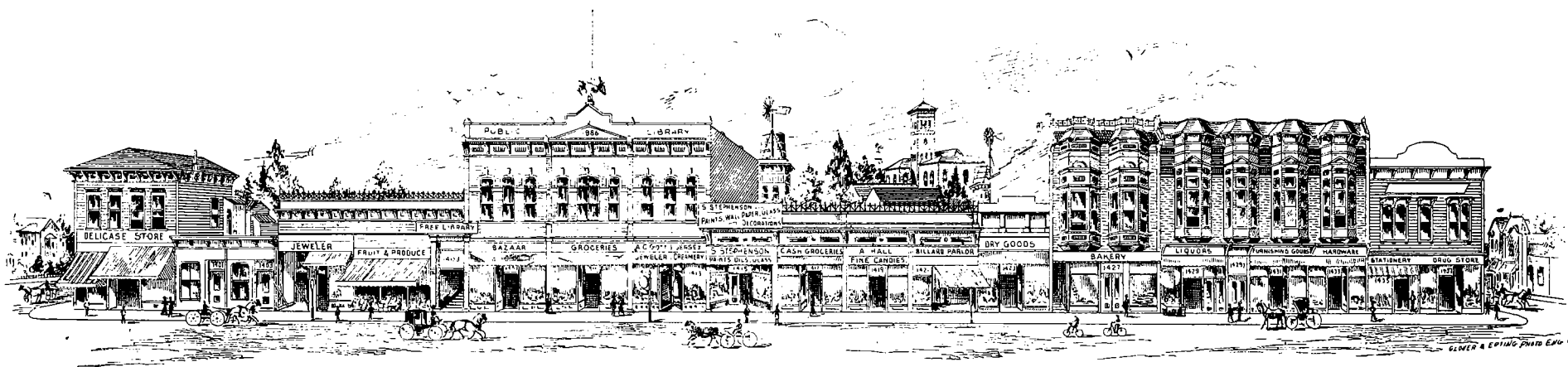
Tom Scott  
Jane Shabaker  
Ethel Short  
David Simmons, Jr.  
Gene Sims  
Carolyn Sherfy  
Violet Soares  
Susan Standke  
Allan Stein  
Mary Stelzner

Jane Stevenson  
Jana Stipp

Ben Thompson  
Clara Tweelinck

Valeria Vincent

George Weikert  
Ed Winberg  
Richard Williams  
Lynn Wollenweber  
David Wollrich  
Robert Wood



CENTRAL AVE.

FREE PUBLIC LIBRARY. 1413 1415

1419

SANTA CLARA AVE

PARK ST.—ALAMEDA.—WEST SIDE—FROM CENTRAL AVE. TO SANTA CLARA AVE.

**LIBRARY BLOCK.**

Dr. T. P. Tisdale, Owner.  
Office and Residence, 237 Central Ave.

**1413. A. O. GOTT.**

Dealer in Watches, Clocks, Jewelry, Silver-  
ware and Optical Goods. Repairing.

**1413. JERSEY CREAMERY.**

Milk Separator. Cream, and Creamery Butter  
Cream from our own Separator twice daily.

**1415. STANLEY STEPHENSON.**

Painting and Decorating. Paints, Glass, Wall  
Paper. Artists' Materials.

**1419. A. HALL.**

Ice Cream. Fine French and Plain Candies.  
Parties and Weddings Supplied.