

CITY OF OAKLAND
AGENDA REPORT

OFFICE OF THE CITY CLERK
1000 12TH ST
OAKLAND, CA 94612

2006 APR 11 PM 12:29

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: April 27, 2006


RE: **RESOLUTION SUPPORTING THE NOMINATION OF THE LADIES'
RELIEF SOCIETY CHILDREN'S HOME (STUDIO ONE) FOR LISTING IN
THE NATIONAL REGISTER OF HISTORIC PLACES AND THE
CALIFORNIA REGISTER OF HISTORICAL RESOURCES**

SUMMARY

The City has received a request to review and comment on the attached nomination of Ladies' Relief Society Children's Home to the National Register of Historic Places. The State Historical Resources Commission will meet on May 5, 2006 to consider this application for listing both in the National Register of Historic Places and the California Register of Historical Resources. Listing of the property on the National Register would not have any fiscal impacts to the City as the property is already considered an Historic Resource.

A Resolution in support of the nomination is attached.

Respectfully submitted,



CLAUDIA CAPPIO
Development Director

Prepared by:
Joann Pavlinec, Planner III
Historic Preservation/Major Projects
Planning Division - Community and Economic
Development Agency

APPROVED AND FORWARDED TO THE
RULES AND LEGISLATION COMMITTEE:



OFFICE OF THE CITY ADMINISTRATOR

Item: _____
Rules and Legislation Committee
April 27, 2006

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

RESOLUTION SUPPORTING THE NOMINATION OF THE LADIES' RELIEF SOCIETY CHILDREN'S HOME (STUDIO ONE) FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES AND THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES

WHEREAS, the Ladies' Relief Society of Children's Home (aka North Oakland Recreation Center; Studio One; Studio One Art Center) at 365 45th Street in Oakland has been nominated by the Friends of Studio One to the National Register of Historic Places, as outlined on the attached National Register of Historic Places Registration Form; and

WHEREAS, the Ladies' Relief Society of Oakland bought this property as part of a 10-acre site in 1873, and built a u-shaped Children's Home on this site in 1894, which was devastated by fire in 1906 and rebuilt in 1906-07 using the same footprint, foundation, and first-story brick walls, and continued to operate as a Children's Home till about 1940; and

WHEREAS, the property is significant because it is closely associated with the Ladies' Relief Society of Oakland, which had been formed in the early 1870's and for many decades operated important charitable facilities, and whose long presence has left a *major footprint in the neighborhood fabric and has directly or indirectly played a key role in establishing community infrastructure*; and

WHEREAS, after World War II the property became a Recreation Department arts center that for more than half a century, as Studio One, has opened the door to the arts for thousands of Oaklanders; and

WHEREAS, the property is significant in terms of architecture because its main building appears to be Oakland's oldest surviving sizable building from the historically important theme of large children's homes of the congregate type; and

WHEREAS, the Oakland Cultural Heritage Survey has rated the building 'A' which indicates having "highest" importance, and has concluded that it appears to be individually eligible for the National Register as well as local Landmark designation; and

WHEREAS, the City of Oakland Landmarks Preservation Board in reviewing the National Register nomination of the Ladies' Relief Society of Children's Home at their April 11, 2005 meeting, commented that the depth of research by Mr. English is astonishing and the nomination has merit, and unanimously recommended approval of the nomination to the State Historic Preservation Office; and

WHEREAS, the Landmarks Preservation Advisory Board reviewed an Evaluation Sheet for Landmark Eligibility and unanimously adopted the determination that the building and site, with a rating of 'A', are Eligible for City Landmark Designation; now, therefore, be it

RESOLVED: That the City of Oakland, hereby declares its support for the nomination of the Ladies' Relief Society Children's Home for listing in the National Register of Historic Places and the California Register of Historical Resources; and be it

FURTHER RESOLVED: That the City Administrator is directed to forward a copy of this resolution along with a cover letter to Milford Wayne Donaldson, FAIA, the State Historic Preservation Officer, advising him of the City's position.

IN COUNCIL, OAKLAND, CALIFORNIA, May 2006.

PASSED BY THE FOLLOWING VOTE:

AYES - BRUNNER, KERNIGHAN, NADEL, QUAN, BROOKS, REID, CHANG
AND PRESIDENT DE LA FUENTE

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
 P.O. BOX 942896
 SACRAMENTO, CA 94296-0001
 (916) 653-6624 Fax: (916) 653-9824
 calshpo@ohp.parks.ca.gov



RECEIVED
 06 MAR -8 PM 4:10
 MAYOR'S OFFICE

March 6, 2006

The Honorable Mayor of Oakland
 One Frank Ogawa Plaza
 Third Floor
 Oakland, CA 94612

RE: Chief Elected Local Official Review and Comment on Nomination to the National Register of Historic Places for Ladies' Relief Society Children's Home

Dear Mayor:

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

Please review the enclosed nomination and send your comments on the enclosed *Review and Comment Report* form (Report) to OHP. Pursuant to the National Historic Preservation Act of 1966, as amended, we have also provided a copy of the nomination and Report form to your local preservation commission. Your local preservation commission shall complete the Report form noting whether or not the nominated property, in its opinion, meets the criteria for the National Register and forward their Report to you. Please transmit your local preservation commission's completed Report and your Report to the State Historic Preservation Officer. So that the SHRC may have adequate time to consider them, it is requested, but not required, that you provide written comments fifteen (15) days before the SHRC's meeting. If you have questions or require further information, please contact the Registration Unit at (916) 653-6624.

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

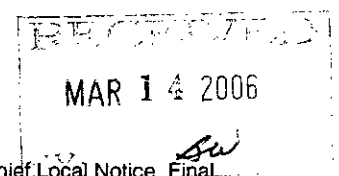
Supplemental information on the National Register is available on our website at the following address: www.ohp.parks.ca.gov.

Thank you for your assistance in this program.

Sincerely,

Milford Wayne Donaldson, FAIA
 State Historic Preservation Officer

Enclosures: Nomination, Comment Form, Meeting Notice



OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov



Meeting Notice

State Historical Resources Commission Meeting

The State Historical Resources Commission will meet at the time and place noted below. The Commission will consider applications for listing in the National Register of Historic Places, the California Register of Historical Resources, the State Landmarks Program, and Points of Historical Interest.

Date: May 5, 2006

Time: 9:00 a.m.

Place: First Floor Auditorium
Resources Building
1416 Ninth Street
Sacramento, California 95814

This room is accessible to people with disabilities. Questions regarding the meeting should be directed to the Fiscal & Registration Unit at (916) 653-6624.

REVIEW AND COMMENT REPORT
BY
CERTIFIED LOCAL GOVERNMENT
CHIEF LOCAL ELECTED OFFICIAL

ON AN
APPLICATION FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES

Property Name: Ladies' Relief Society Children's Home

Name of Certified Local Government: City of Oakland

Category of Significance:

Architecture History _____ Archeology
_____ Other _____

The City Council recommends the nomination of this property be listed on the National Register of Historic Places, with the following comments:

Please see attached City Council Resolution.

_____ The City Council does not recommend this property for nomination to the National Register of Historic Places for the following reasons:

Signature of Chief Local Elected Official

Date

United States Department of the Interior
National Park Service

 **DRAFT**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Ladies' Relief Society Children's Home

other names/site number North Oakland Recreation Center; Studio One; Studio One Art Center;

2. Location

street & number 365 45th Street not for publication N/A

city or town Oakland vicinity N/A

state California code CA county Alameda code 001 zip code 94609

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/institutional housing

Current Functions
(Enter categories from instructions)

RECREATION AND CULTURE

EDUCATION

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

Shingle Style

No style (kiln building and bridge)

Materials
(Enter categories from instructions)

foundation BRICK

roof OTHER

walls shingle

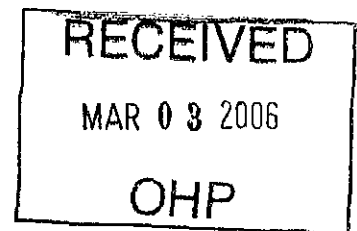
BRICK

other WOOD

METAL

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)



8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "X" in all the boxes that apply.) N/A

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

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

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1906-1940

Significant Dates

1906-1907

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect: Broad, Alphonso Herman

Builder: Broad, Alphonso Herman

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

(See continuation sheet.)

Ladies' Relief Society Children's Home
Name of Property

Alameda County, CA
County and State

10. Geographical Data

Acreeage of Property 1.1

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	10	565470	4187350	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John S. English, consultant to Friends of Studio One

organization Friends of Studio One date revised March 2, 2006

street & number 2500 Hillegass Avenue, Apt. 3 telephone (510) 845-6116

city or town Berkeley state CA zip code 94704-2937

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name CITY OF OAKLAND, c/o REAL ESTATE DIVISION, Attn: FRANK FANELLI

street & number 250 FRANK H OGAWA PLZ FL 4 telephone (510) 238-3541

city or town OAKLAND state CA zip code 94612-2010

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 1,7 Page 1

Ladies' Relief Society Children's Home, Alameda County, CA

Other Names/Site Number (Continued)

North Oakland Cultural Center

Materials (Continued)

roof:

WOOD (rafter tails and soffits)

walls:

CONCRETE (kiln building)

other:

GLASS

BRICK

ASPHALT (driveways, etc.)

CONCRETE

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Description

Summary. The nominated property is 1.1 acre in size. Considered as a whole it has retained a high degree of historical integrity in terms of the composite of location, design, setting, materials, workmanship, feeling, and association. Its one contributing resource is a large (some 123 by 143 feet at maximum), two-story public building that combines wood-frame construction with first-story exterior brick load-bearing walls. This Shingle Style building is very symmetrically massed, and essentially U-shaped. The crosspiece of the U extends somewhat beyond the two arms, and its south facade has a strongly projecting central bay, two moderately projecting end bays, and two recessed portions. About midway along the outer side of each of the U's arms, there is a second-story bay window. The complexly shaped roof is generally hipped, but is gabled over the south facade's central bay. The post-fire rebuilding in 1906–1907 involved basically keeping the footprint, foundation, first-story brickwork, and general character of the building's version that had stood here since 1894, while omitting the 1894 version's dormers, entry-side towers, and porte cochere. Condition of the building's elements ranges from good to poor, and many items seriously need repair or replacement. The brick walls are laid in American bond. Nearly all the first-story openings, for windows or doors, are vertically oriented and have shallow- or round-arched brick lintels. The 1906–1907 rebuilding involved switching the most prominent entry from the middle of the south facade—where it was replaced by the massive base of a brick chimney—to the middle of the north facade. Above a wooden belt course that wraps around the building, the second-story walls are clad with standard shingling. The second-story windows are wood-framed, mostly vertically oriented, and arrayed singly, although some distinct groupings occur. One set of exit stairs is located near the building's northwest corner, and another is now at about the center of the east facade. The building's interior is generally plain. Its present layout includes various large rooms and many much smaller ones, and at places is rather maze-like. The property's one noncontributing resource consists of a small (about 16 by 30 feet), two-story, flat-roofed kiln building—having concrete-block walls—together with a concrete-slab-and-steel bridge (with landings) that connects it to the main building's second story. This building, which in general reportedly is in poor condition, and the bridge were built in 1963. North of the main building, sizable unpaved areas flank an entrance drive from the street. These are now in rather poor condition, but the front yard still retains much of the feel it had in the early twentieth century. The courtyard that lies in between the U-shaped main building's arms is now virtually all paved with concrete (in apparent poor condition). The nominated property's other yards are almost entirely paved with asphalt (in what seems to be generally poor condition). The nominated property is located in the built-up, mostly residential Temescal neighborhood in the northern part of urban Oakland. It sits across 45th Street from moderate-sized dwellings, but on three sides adjoins sizable public or private recreational or educational facilities.

The Property in General. Owned now by the City of Oakland and owned in earlier times by the Ladies' Relief Society of Oakland, the nominated property is 1.1 acre in size. For many years it has accommodated the City's Studio One. As shown by the Sketch Map, the property contains one contributing resource and one noncontributing resource.

Over the years there have been a number of changes within the property (see various specifics in the following pages). And in various regards the property has suffered deterioration (see below for more

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Description (Continued)

information). But neither the changes nor the deterioration has greatly hurt the property's historic integrity.

The property considered as a whole has retained a high degree of integrity in terms of the composite of location, design, setting, materials, workmanship, feeling, and association. This is true at least in reference to the initial result of the 1906–1907 rebuilding. There is even appreciable integrity in relation to the property as it existed from 1894 to 1906.

The Main Building. The property's contributing resource is a large public building that is referred to here as the "main building."

Except as otherwise specified, where the word "original" or "originally" is used in the following descriptive text it refers to the initial situation resulting from the 1906–1907 rebuilding. At some points, though, the text explicitly refers to elements of the building as it had existed from 1894 to 1906. Such elements either physically survived into or decisively influenced the building's subsequent state. As architectural historian Marta Gutman said in a 2003 discussion with John S. English, the building's "basic armature" was established in 1894.

Size, Construction, and Style. Overall as measured between outermost eave lines, the complexly shaped main building (see for example Photographs 1, 2, and 8) runs about 123 feet from north to south and 143 feet from east to west.

The building is two stories high, and has a small basement area in its southwest portion. The spaces immediately under the sloping roof surfaces are not usable. In contrast the building's 1894 version (see Illustration 18) had a number of dormers, presumably lighting usable spaces. The dormers were omitted in the rebuilding after the 1906 fire.

The building is mostly of wood-frame construction, but this is combined with first-story exterior walls of load-bearing brick. These brick walls, which date almost entirely from 1894, are basically unreinforced. But they have been strengthened against out-of-plane bending forces by adding, at intervals along their interior sides, wood posts affixed by anchor bolts driven through the brickwork. *These posts and bolts may well have been installed during the 1906–1907 rebuilding.* The roof structure involves wooden trusses that span between wood-framed second-story exterior walls.

Simple and unpretentious in appearance, the architecture is best described as Shingle Style.

Massing. The building's massing is highly symmetrical. In simplest terms, its footprint is like a very wide letter "U." However, the crosspiece at the base of the U extends at each end several feet beyond the U's adjacent arm (see for instance Photograph 15). The crosspiece's south facade has five major parts: a strongly projecting central bay, two moderately projecting end bays, and a recessed portion to either side of the central bay (see Photographs 11 and 14). About midway along the outer side of each of

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Description (Continued)

the building's arms, there is a bay window at the second-story level (see Photographs 8 and 16). The complex footprint is reflected by the building's complex pattern of multiple, interlocking roof slopes. Although the roof is generally describable as hipped, the portion that covers the south facade's central bay is gabled (see for example Photograph 14).

The massing of the building's 1894 version was quite similar to the present massing, with a few exceptions. These were most noticeable at the south facade's central bay (see Illustration 18). This bay was then hip-roofed, had twin small towers (themselves hip-roofed) at its outer corners, and was fronted by a porte cochere topped by an open porch. In other parts of the building, dormers poked through the roof. On the other hand, it is plausible that there were then no bay windows on the U's arms.

The rebuilding after the 1906 fire simplified the massing by omitting the porte cochere, the roof dormers, and the corner towers of the south facade's central bay. It gave that central bay a gabled roof. It is likely that at the same time, the present second-story bay windows on the U's arms were created.

In the century since that rebuilding, the massing has remained virtually unaltered. Sanborn maps from about 1910 to 1969 did show a small, one-story, enclosed wood-frame element attached to the northwest corner of the U's eastern arm (see Illustrations 21 and 23). Even assuming that that element actually existed throughout those years, the dates when it was built and later removed are not known. The same goes for the canopy or similar wooden structure that some of the Sanborn maps showed attached to part of one of the south facade's recessed bays (see Illustration 23). The bridge and its landing that now connects with the second story of the south facade's central bay were added in 1963 (see Photograph 14, and the description of "The Kiln Building and Bridge" below).

Condition in General. The present condition of various of the building's elements ranges from good to poor. The building suffers from decades of deferred maintenance. An evaluation done by Noll & Tam Architects in 1995 concluded that "[m]any of its windows, doors, and finishes are in dire need of repair or replacement." Furthermore, the building sustained damage from the 1989 Loma Prieta earthquake.

The building's deterioration and seismic deficiencies are being addressed in a project, on which preliminary work began in 2005, to comprehensively rehabilitate the property. Funding for the project is part of a multipurpose bond issue that voters approved in 2002.

Foundation. The outer elements of the foundation are simply the first-story brick walls' downward extensions, which continue below grade and then somewhat spread horizontally in order to serve as footings. But little of this is visible, and what little shows is virtually indistinguishable from the first-story walls per se. The brickwork seems to be in generally fair condition. All or virtually all of it has been in place since the 1906–1907 rebuilding. Indeed it appears that nearly all of it dates from 1894. Visible at some points along the exterior are foundation vents containing ornamental metal grilles, which are themselves in good condition. These may well date from 1906–1907, or even 1894.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Description (Continued)

Farther inside the building, the foundation consists of thin concrete or asphalt slabs. But these slabs are only a few inches below the first story's wooden floorwork, and at some locations the latter sits directly on the earth. *Fungus and/or termite damage has resulted at some places. The slabs themselves may be as old as the foundation's brickwork perimeter.*

First-Story Walls, Doors, and Windows. The first-story exterior walls are of brick, laid in American bond. According to a 2004 report by Preservation Architecture, the brickwork appears to be in fair condition. Nearly all of it dates from at least 1906–1907, and most of it from 1894.

(As of January 2005 all of the building's exposed brickwork was still painted, in a tan color, but nearly all that asbestos-containing paint has since been taken off as an initial step of the above-mentioned rehab project. It is not known when the brickwork had first been painted. That may have been during the 1906–1907 rebuilding, perhaps to cover scars from the preceding fire.)

Alongside most of the first story's window and door openings, the brickwork is enlivened by anchor bolts' metal clamps. Most of these clamps have a small circle in the middle (see for example Photograph 6) but others, especially along the south and east facades, are ornamented with a star (see for instance the foreground of Photograph 9). The clamps may well date from the 1906–1907 rebuilding.

The biggest gap in the brickwork is the large rectangular opening at the center of the courtyard side of the U's crosspiece (see the middle of Photograph 3). Within this opening are plain, mainly wooden double doors, which themselves do not seem to be original. The doors are surmounted by transoms. They are flanked by sidelights and, below the sidelights, small areas of ornamental tilework. The general configuration here may well date from the 1906–1907 rebuilding, when the building's most prominent entry was switched from the south facade to this location. However, the tilework presumably was installed sometime after Studio One began operating in the building.

In the building's 1894 version, there were at least three big arched openings through the first-story brickwork. As Illustration 18 shows, one of them was in the south facade's central bay and housed what was then the main entry. Another (see the illustration's right-hand portion) was near the north end of the east facade. Still another was located correspondingly near the north end of the west facade. Evidently all three were either infilled or totally removed during the 1906–1907 rebuilding. However, what may be an approximate trace of the south facade's arch is visible above today's fireplace hearth (see Photograph 24) from indoors, and the trace of the west facade's arch is still discernible from outdoors.

The first story has 12 other exterior doors,¹ typically painted dark brown. They are distributed at generally irregular intervals. There are four on the south facade, three on the west facade, three on the

¹ Of these, however, the wooden door with inset glass lights that is located near the north end of the east facade appears to have actually been nonfunctional in recent years because of a counter or other interior object placed immediately behind it. This may also be true of the wooden door that is located elsewhere on the east facade.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Description (Continued)

east facade, one on the north face of the U's eastern arm, and one on that arm's courtyard side. It appears that seven or eight are wooden, two are wooden with some inset glass lights, one is mostly wooden but partly metal-surfaced, and one or two are metal. All but one are set within brickwork openings that are vertically oriented and relatively narrow and have shallow-arched brick lintels. The one exception is located in the south facade about 15 feet west of that facade's central bay. This door is somewhat wider, and is set within a flat-topped rectangular brickwork opening. The reshaping of an original doorway opening here likely was done (perhaps through a project to improve wheelchair access) at some time after the City acquired the property in 1948.

The door near the east facade's north end may well have replaced a window that was originally at the same location. In contrast, it seems that there originally was a door where the boarded-up second-from-northernmost window of the western arm's courtyard side is now located. Both those changes likely happened at some time during the period of City ownership. Discernible at the right edge of Photograph 11 is the location of a doorway opening that probably was created during the 1906–1907 rebuilding and bricked up at some undetermined later time.

The first story has 50 windows (not counting transoms and sidelights relating to a door, nor glazed insets within a door).

The windows are usually arrayed singly, and generally in a manner that, in combination with the doorway openings, supports the facades' general feeling of symmetry. But there are some exceptions, like the placement of the rightmost window in the south facade's west bay (see Photograph 14). That particular window opening may well have been created sometime after 1930.

The south facade's two large windows that are located just east of its previously mentioned flat-topped doorway opening through the brickwork are themselves set within flat-topped openings—the shape of which likely is from remodeling during the period of City ownership. But all the other first-story windows as such are set within brickwork openings that have arched brick lintels (see for instance Photograph 6). Nearly all these openings are vertically oriented and fairly narrow, though ones in the U's crosspiece tend to be somewhat wider than the others. Most of the brick lintels are shallow-arched, but the six located in the south facade's central bay (see Photographs 10, 11, and 14) are round-arched. So are the twin small openings that flank the north facade's central entrance (see Photographs 3 and 4).

The sills of some first-story windows are of brick, while others are of concrete.

As of January 2005 six of the windows were boarded or bricked up, though some of these contained a louvered area for ventilation, and three were partly boarded. (Since then, nearly all the other first-story windows have been boarded up as an interim measure for the building's rehabilitation project.) Most of the windows had four-over-four double-hung wooden sashes, in many cases reportedly suffering from deterioration. The three partly boarded-up windows near the building's northeast corner had metal sashes with only two lights. So did the south facade's two large windows located just east of its

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Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Description (Continued)

above-mentioned flat-topped doorway opening. In front of nearly all the first story's glazed areas were metal security screens. These did not originally exist, but it is not known when they were added.

Each of the twin small openings flanking the central entry sports a round-topped wooden sash which has an unusual diamond pattern (see for instance Photograph 4), and which is in generally good condition.

Rising from grade in front of each of the two windows nearest the building's southwest corner, there is a brick bulkhead several feet high (see for example Photograph 14). It is unclear when these bulkheads were built.

Chimneys, Etc. At the center of the south facade is a brick chimney that has a massive base and a tall upper portion that rises above the adjoining gable (see Photograph 11). It may generally be in fair condition. But a corner of its base has a small chunk missing, possibly from some vehicle running into it. This chimney dates from the 1906–1907 rebuilding.

The somewhat shorter chimney, without a broad base, that is located off-center on the north face of the U's eastern arm (see Photograph 2) may well also date from the 1906–1907 rebuilding.

(Illustrations 18 and 20 seem to show that during the period from 1894 to 1906, the building had at least two chimneys that were located well inside the building's perimeter, and rose up through roof ridges. These were omitted in the post-fire rebuilding.)

Descending over or running across the first- and/or second-story walls at many points are various downspouts and other metal pipes and conduits. According to a 2004 report by Preservation Architecture, they are generally in fair condition. Some have a paint color matching or close to that of the adjacent wall surface, but others (like the dark brown downspout visible in Photograph 1) are more noticeable because of color contrast. Many of the pipes and conduits are not original, and have been added at various times over the decades.

Belt Course. Immediately above the first story's brickwork, a prominent wooden belt course wraps all the way around the building (except, very briefly, at the chimneys). It appears to be in fair condition. It is currently painted dark brown, but may originally have had a lighter color. It is not known how old the present color is.

Second-Story Walls, Windows, and Doors. The second-story walls are clad with standard shingling (of cedar). Many of the shingles are seriously deteriorated.

The walls' shingles and the windows' wooden trim are currently painted in a color describable as beige or light tan. The original color scheme may have been different. Illustration 22 may suggest that in the mid-1920s the shingles had a much darker color, contrasting with the windows' light-colored woodwork. It is not known when the present color scheme was established.

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Narrative Description (Continued)

There are a total of 83 second-story windows. Many of them are positioned directly above ground-floor windows or doors. This is especially noticeable on the north facade (see Photograph 1 for example), and reinforces the building's strong symmetry.

The majority of the second-story windows are arrayed one by one. But there are several distinct groupings. Each of the bay windows on the east and west facades (see Photograph 16 for instance) has a cluster of four windows, the end ones of which are aligned diagonally with respect to the main wall. The courtyard-facing side of each of the U's arms has, at its middle, a small window closely flanked by pairs of regular-sized windows (see Photographs 5 and 7).

The most obvious clustering is the nearly continuous band of 18 rectangular windows, with wooden sashes and simple wooden trim, that wraps around most of the south facade's projecting central bay (see Photographs 10, 11, and 14). Sixteen of these windows have only a single large light (though one also contains ventilation louvers), with the sash fixed in place. The other two have two-light operable sashes, with a metal security screen in front. Probably none of the 18 windows dates from the 1906-1907 rebuilding. It is likely that for long thereafter, the space where the windows now are was left unglazed so that the area behind them could be a partly unenclosed porch with ample fresh air. It is plausible that these windows were installed after the City acquired the building in 1948.

Compared with the 18 windows in that band, virtually all of the second story's 65 other windows are much taller. Ones in the U's crosspiece tend to be somewhat wider than the rest.

As of January 2005 (prior to interim boarding-up for the rehabilitation project) nearly all of those 65 windows had four-over-four double-hung wooden sashes and wooden trim including simple molded sills, with the wood in many cases likely being in poor condition. At that time parts of six windows were blocked by boarding (in two of which cases the boarding was interrupted by ventilation louvers), and seven other windows were at least partly painted over.

The four partly boarded windows near the building's southwest corner (see Photograph 14) have small, two-light metal sashes with boarding above and below them. These were installed in the 1980s after a fire, in an adjacent room, that reportedly began when a child was literally playing with matches.

At the northwest corner of the south facade's central bay, an original window was replaced by likely the present wooden door in 1963, when the adjacent landing of the bridge to the kiln building (see below) was constructed. Midway along the main building's east facade, probably another original window was replaced by the current metal-surfaced door, when this facade's exit stairs (see below) were relocated.

The second story's other exterior door is also metal-surfaced, and adjoins the top of the west facade's exit stairs. Its location is plausibly original, though the door itself may be a replacement done during the period of City ownership.

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Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Description (Continued)

It appears that originally there was a second-story door fairly near the east facade's northern end, where now there is just a shingled wall surface. This change presumably was made when the original adjacent exit stairs were removed.

Roof and Ventilators. The building's many roof slopes are surfaced with composition shingles, which are a somewhat mottled light or medium gray and are generally in fair condition. The specific material and color of the original roof surfacing are not known. The present composition shingles may have been laid in about 1990.

Underneath the moderately projecting eaves, the roof's wooden framing is revealed by exposed rafter tails, which are presumably original and are in good condition. The rafter tails are currently painted in the same beige or light tan color as the second-story wall's shingles.

Approximately 11 sheet-metal ventilators rise up through the roof, most prominently along ridgelines (see for example Photographs 5 and 8). Many of them are noticeably rusty. It is not known to what extent such ventilators may be original elements of the building.

Exit Stairs. Near the north end of the building's west facade, a single mainly wooden flight of stairs descends, parallel to the building wall, from a second-story door and landing (see Photograph 16). It may be in at least fair condition. Its location appears to have been established in the 1906–1907 rebuilding, but it is not known to what extent these stairs' present material dates from then.

Metal exit stairs descend, diagonally outward with respect to the building wall, from a door and landing at roughly the midpoint of the east facade (see Photograph 9). These stairs appear to be in good condition. Originally, they did not exist here. It appears that instead, the east facade's stairs were in a location, farther north, symmetrically equivalent to those of the west facade.

(See below for description of the landing and bridge that lead to the kiln building.)

Interior. The building's interior walls and floors are of wood-frame construction. Within the arms of the U-shaped building, the second story's floor joists span roughly 20 feet from the brick exterior walls to an interior wooden girder that is supported by wooden posts (see for example Photograph 25).

Wall and ceiling surfaces are generally plain and unadorned. It appears that most are plastered. At some locations, such as near the first story's main entrance, there are wall surfaces comprised of boards. Ceiling heights are rather substantial. This paragraph's broad description of the situation as of January 2006 likely to a considerable degree applies, also, to the interior as it emerged from the 1906–1907 rebuilding.

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Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Description (Continued)

To quote from the 1995 report by Noll & Tam Architects, "The plumbing and electrical systems have been gerrymandered into the building over the last [century] . . . with many unsightly exposed pipes and conduits." While some of these are original, others were added long after 1906–1907.

Some fixtures appear to date from the early decades, and include certain wash basins and perhaps the radiators. The fireplace at the center of the ground floor's southern edge dates from the 1906–1907 rebuilding. However, the present tilework adjoining its hearth was added at some time after 1948—as were many of the building's fixtures.

Signs of decay or wear and tear are not hard to find. At various places now, plaster is cracked or damaged or flooring is deteriorated. There are hot-water pipes that suffer from corrosion, and steam-heating pipes that have been liable to occasional leaks.

And the interior layout as of January 2006 (which the City's rehab project will reconfigure) is in various ways deficient in terms of code provisions and/or Studio One's programmatic needs. At places the floor plan is rather maze-like. In some cases inadequacy of circulation space has meant that in order to reach a particular studio or other dedicated room, people have needed to walk through one or two others. To at least some extent, this resulted from layout established during the Children's Home era.

Though contemporary drawings of the early layout are not known to exist, Marta Gutman and her husband A. Eugene Sparling have sketched a "reconstruction" (which is partly described below). They based it on recollections by some of the Cooley sisters² who had entered the Children's Home in 1925. Thus it represents the situation generally around 1930. However, Gutman believes that the layout at that time had changed very little since the 1906–1907 rebuilding. She even believes it likely that the circa-1930 layout's broadest aspects repeated the basic scheme of the 1894 layout.

Immediately inside the first story's main north entry, twin staircases (dating back at least to 1906–1907) ascend to left and right. But straight ahead, beyond a partly movable partition, lies the social hall (see Photograph 24). This extends to, and focuses on, the fireplace at the middle of the interior's southernmost wall. *Much* of the social hall corresponds to what was the Children's Home's parlor in the period after 1906–1907. Back then, the parlor was more tightly confined—by some walls that no longer exist. Those other walls presumably were removed after the City acquired the building (although as partial substitution, movable side partitions have been installed).

Near the first story's southwest corner there are various relatively small rooms, whose pattern appears to be much like that of 1930. One of them is the boiler room, which includes a basement-level portion

² The four Cooley children (Belva, Bertie Lee, Lois, and Mollie) lived in the building from 1925 till sometime in the 1930s. For the first time since living there, three of them visited in 1999. The artist Di Starr was inspired to write an article (appearing in a 2000 issue of *The Montclarion*) about the Children's Home and some of the vivid memories the sisters had of it.

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Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Description (Continued)

reached by inside steps. Near the first story's southeast corner several miscellaneous rooms occupy the area that in 1930 was the girls' playroom. The latter presumably was divided up during the period of City ownership.

Within the first story of the U-shaped building's east arm, the northernmost room has during City ownership served as a kitchen—as it had for the Children's Home at least since 1906–1907. The rest of the east arm's first story is a large room that in recent decades has often functioned as a dining room. This was the dining room of the Children's Home (though during at least some of that era some partition may have existed inside it).

In the building's west arm, most of the first-story space consists of a large room (see Photograph 25) that in recent years was used at least partly for costume storage. This roughly corresponds to what in 1930 was the boys' playroom.

On the second floor, the tops of the previously mentioned twin staircases are adjoined by an east-west hallway whose outline seems to mostly match that of 1930. From the hallway's middle portion, doors open into a fairly large room—which in recent decades has served as a pottery studio—that partly extends into the south facade's central bay. In 1930 this was the Children's Home's infirmary (though possibly then with some partition inside it). Just beyond that is a smaller room, lit on three sides by the previously described nearly continuous band of 18 windows. It seems that this room—probably without glazing where the windows now are—was a solarium in 1930.

In the second floor's southwest and southeast portions there are rooms, of various sizes, many of which seem to reflect 1930's floor plan. For instance, the space in the southeast corner apparently corresponds to the room, or rooms, where the head matron used to live.

The second floor of the building's east arm has two approximately equal-sized large spaces, separated from each other by a band of smaller rooms. Evidently the big room at the north end matches what in 1930 was the younger girls' dormitory. The large room at the south end corresponds to the older girls' dorm. The band in between them functioned in 1930 as a toilet room (with a sink or sinks for sponge baths), a dressing room, and (adjoining the east facade's bay window) matron quarters.

That general arrangement is mirrored on the second floor of the building's west arm, which in recent years has been used by the City's drama program. The big room at the north end roughly matches what in 1930 was the younger boys' dorm. The large room at the south end is where the older boys used to sleep. And today's band of rooms in between them contained in 1930 a toilet room, a dressing room, and matron quarters.

(However, it is possible that the circa-1930 situation described in the last two paragraphs resulted from some partitioning, of dormitory space, that had occurred earlier.)

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Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Description (Continued)

The Kiln Building and Bridge. The nominated property's noncontributing resource consists of an architecturally nondescript, two-story small building together with a bridge, with incidental landings, that connects it to the main building (see Photographs 10, 12, and 14).

As measured between the outer edges of its walls, this little building itself is about 16 feet by 30 feet. Its upper floor has been used for kiln work, and its ground floor for storage. Its walls are of concrete block and its flat roof has a tar-and-gravel surface. The upper story of its east wall has a metal-sashed casement window with two lights and (below that) metal ventilation louvers. A mural has been painted on the east wall's lower portion. The west wall's upper story has wooden double doors, while its ground story has a single wooden door. The building in general reportedly is in poor condition.

The upper story's doors open onto a landing that connects to a bridge—which crosses to a landing beside a second-story door of the main building. The bridge and landings are of concrete-slab-and-steel construction, with side panels that are likely of wood. The south landing is cantilevered, while steel-tube columns support the bridge and its north landing. One end of the south landing connects with a flight of steps that descends to ground beside part of the kiln building's south wall. According to a 1990s report by Noll & Tam Architects, the fact that the bridge is rigidly attached to the adjoining buildings could result in damage to the latter during an earthquake.

In the mid-1920s (see Illustration 22) the area now occupied by the kiln building and bridge was open, and apparently included part of what was then the girls' playground. At earlier times (see Illustrations 18 and 19) it had been at least partially crossed by a ground-level covered walkway that led southward toward other facilities of the Ladies' Relief Society.

The kiln building and bridge were built in 1963. Their removal is planned as part of the project to rehabilitate Studio One.

The Nominated Property's Open Areas. Except for where the kiln building and bridge now stand, the main building is continuously surrounded by substantial yards.

The spacious front yard is over 100 feet deep (see Photographs 1 and 2). Within it, two sizable lawn areas—now largely displaying, though, just stubbly grass—flank an entrance driveway. The driveway (paved with asphalt, which is likely in poor condition) aims straight toward the main building's centered doorway, but then branches to the left and right immediately in front of the building's twin arms. Three large elms adjoin the entrance drive's western edge. The eastern lawn area has within it, or adjoins, some curious-seeming stretches of concrete paving (in poor condition) and a section planted with ground cover (see Photograph 2). At the front yard's eastern side a prominent band of shrubbery (and perhaps small trees) runs along the chain-link fence that marks the boundary of Oakland Technical High School. Unfortunately the elms are sick with Dutch elm disease, and the yard's vegetation is not well-maintained.

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Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Description (Continued)

It seems likely that the Children's Home's 1906–1907 rebuilding was accompanied or soon followed by landscape improvements meant to relate the facility better to 45th Street. Illustration 22 appears to show that at least by the mid-1920s the front yard featured an entrance drive lined by a short *allée* of trees—presumably including today's elms in their youth—and flanked by planted areas to either side. The concrete paving within or adjoining the eastern grassy area likely resulted from the creation there in about 1948 of facilities for shuffleboard and for cookouts, with outdoor fireplaces that were removed at some later time. In recent years several of the front yard's mature elms were cut down. Yet the yard still retains much of the feel it had in the early twentieth century.

The open area between the U-shaped main building's arms is a courtyard meant for pedestrian use (see Photographs 3, 5, and 7, although the benches have been removed since the photos were shot). It is almost entirely paved with concrete, which is in apparent poor condition. Illustration 22 shows that at least by the mid-1920s the courtyard contained a sizable palm tree. It is not known when the palm was removed. But judging from a 1949 newspaper article by Jane Grey, the courtyard had then recently been lighted for evening activities like shuffleboard and folk dancing. So the courtyard's present heavily paved character may well date from the City's conversion of the property into a recreation center.

Between the main building's east facade and the chain-link fence bordering the high school, there is a relatively narrow side yard (see Photograph 9) that consists almost entirely of a driveway. The driveway is paved with asphalt (likely in poor condition). Illustration 22 shows that by the mid-1920s there was a dense row of trees in or adjoining this yard. The times when those trees were planted and later removed are not known.

Adjoining the main building's west facade there is a somewhat wider side yard (see Photographs 15 and 16), which is also paved with asphalt (apparently not in good condition). Along this yard's western edge runs a chain-link fence that divides it from the adjoining part of Temescal Pool. Another chain-link fence, equipped with a gate wide enough to admit vehicles, runs from the northwest corner of the nominated property's main building toward the southeast corner of the pool building. A different chain-link fence divides the side yard itself into two parts. The yard's smaller, southern portion is bounded on its south edge by still another chain-link fence. A dense band of shrubbery runs along much of the latter fence.

It seems that the western side yard in general originally was more open. As of the mid-1920s it contained one side of the Children's Home boys' playground—which (as evidently visible in Illustration 22) then basically occupied the future site of Temescal Pool. The fence along the yard's western edge presumably went up in about 1948, when the City built the pool.

Nearly all of the nominated property's rear yard is paved with asphalt (see especially Photographs 10, 12, and 14). The asphalt seems to be in poor condition. The kiln building and bridge thereto essentially divide the yard into two roughly equal open parts. Metal stanchions placed below the bridge prevent driving between the two. Beneath the bridge's north portion is a small, rectangular trash enclosure

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Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Description (Continued)

defined by wood-slatted chain-link fencing. Part of the rear yard's eastern edge and most of its southern edge coincide with chain-link fences. (The places at which they do not coincide are where, as at the right center of Photograph 13, a jog in the fencing takes it out of alignment with the boundary of the Assessor's parcel containing the nominated property as such.) A rather unkempt band of dense shrubbery and/or trees runs roughly along the south edge of the yard's eastern part.

The rear yard in general originally was much more open. (But at least before 1906 it was, as Illustrations 18 and 19 suggest, crossed by a covered walkway leading southward.) The rear yard partly corresponds to what in the mid-1920s was the northern part of the girls' playground and an adjacent planted area (visible in Illustration 22). The existing east-west fencing may have been installed around the time when the City acquired the property in 1948.

The open areas will be comprehensively improved as part of the City's project to rehab the property.

The Surroundings. The nominated property is located in the built-up Temescal neighborhood in the northern part of urban Oakland. The neighborhood is mostly developed with moderate-sized houses, though with a sprinkling of larger residential buildings. Commercial uses are mostly confined to the thoroughfares of Broadway and Telegraph and Shattuck Avenues. Directly across 45th Street from the nominated property are houses that are fairly typical of many Temescal dwellings (see the background of Photographs 9 and 16, and compare them with the upper right of Illustration 22). However, the nominated property is part of an almost continuous chain of recreational and educational facilities that stretches across the neighborhood from Broadway nearly to Telegraph.

Immediately east of the nominated property is part of the Oakland Technical High School campus (see Photograph 8, which shows at its right side a corner of the boys' gym). The overall campus, which runs all the way from 42nd Street to 45th, now totals nearly 12 acres.

Immediately west of the nominated property is City-owned Temescal Pool. Its building as such (see the center background of Photograph 17) contains locker rooms, offices, and mechanical systems. Moderne in style and sited fairly close to the street, it is one story in height. Its footprint is basically a very wide "U" with its arms reaching southward for a short distance. From inside the U, the rectangular concrete pool itself and incidental poolside paving extend far to the south. The pool area's perimeter is partly bordered by planting. Beyond a dense hedge at the south end lies a City-owned driveway (with enough room for adjacent parking) that continues westward from the western part of the nominated property's rear yard and connects with the stub-end of 44th Street.

A short distance northwest of the pool is the full block—adjoining the north line of 45th Street—that is occupied by Emerson Elementary School. (Part of Emerson's grounds as they looked in the mid-1920s can be seen toward the top of Illustration 22.) As one proceeds westward along 45th, the short one-block-long segment just beyond Emerson is all residential. But right after that there is still another public facility: Carter Middle School.

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Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Description (Continued)

Immediately south of the nominated property (as well as south of the City-owned driveway segment behind Temescal Pool) are the grounds of Park Day School. Portions of its tree-adorned landscaping and of its two largest buildings—a two-story, Spanish Colonial Revival one to the right and a one-story, Modernist building to the left—can be seen in Photograph 13.

South of that private school, and fronting on 42nd Street, is a parcel containing the Matilda Brown Home for aged women. This has a two-story, Spanish Colonial Revival building and well-landscaped grounds.

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Ladies' Relief Society Children's Home, Alameda County, CA

Architect/Builder (Continued)

Architect: if any, unknown (kiln building and bridge)

Builder: Albay Construction Company (kiln building and bridge)

Narrative Statement of Significance

Summary. The nominated property was part of a 10-acre site that the Ladies' Relief Society of Oakland bought in 1873 and used thereafter for various charitable facilities. A large, essentially U-shaped Children's Home was built on this portion in 1894 but was devastated by fire in 1906. This was rebuilt in 1906–1907 using basically the same footprint, foundation, and first-story brick walls and generally similar massing. The Children's Home continued to operate in it till about 1940. A community group acquired it in 1947 and executed a grant deed conveying it to the City, which formally accepted the deed in 1948. Under a binding condition of the deed the property was to be used as a public recreation center and in 1949 it opened for that purpose. From the start the recreational usage included a strong component of arts programs, known as Studio One, which over time expanded throughout the building. *The nominated property is significant under National Register Criterion A at the local level in terms of social history and the historically important theme of children's homes. Here the relevant period of significance was 1906–1940 and the significant date was 1906–1907. In this context the property is significant because it is closely associated with the Ladies' Relief Society of Oakland, which had been formed in the early 1870s and for many decades operated important charitable facilities, and whose long presence has left a major footprint in the neighborhood fabric and has directly or indirectly played a key role in establishing community infrastructure. The nominated property is significant under National Register Criterion C at the local level in terms of architecture and the historically important theme of large children's homes of the congregate type. Here the relevant period of significance was 1906–1907 and the significant date was also 1906–1907. In this context the property is significant because it is strongly representative of large children's homes of the congregate type, and because its main building appears to be Oakland's oldest surviving sizable building from such homes. The Oakland Cultural Heritage Survey has rated the building as having "major" importance, and has concluded that it appears to be individually eligible for the National Register.*

Chronology. In 1873 the Ladies' Relief Society of Oakland acquired the nominated property as part of its purchase of the 10-acre "Beckwith place"—a parcel, formerly owned by J.E. Beckwith, that stretched all the way between what are today's 42nd and 45th Streets.

The surrounding neighborhood began to be developed during the second half of the nineteenth century. As of 1873 much of the area remained in large landholdings, and there were occasional dairy farms and fruit orchards. Further subdivision followed, and development continued well into the twentieth century. (For instance, the "Shafter Avenue Tract," located just west of today's Temescal Pool, was subdivided in 1907.) Most of the neighborhood's residential buildings were constructed before 1930. Today the neighborhood is mostly in residential use, with commercial buildings generally confined to major thoroughfares. But it also contains a nearly continuous chain of recreational and educational facilities

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Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Statement of Significance (Continued)

among which are the nominated property, Temescal Pool, Oakland Technical High School, and Emerson Elementary School.

The siting of Oakland Technical High School and of Emerson Elementary School may well have been chosen partly to spur the area's development. Somehow a big enough chunk of land had remained open to enable establishing the high school, whose initial main building (which faces Broadway) was constructed in about 1913. As for Emerson, its large site also had escaped development long enough to allow a public school to be built on it in about that year.

Back in 1894 on the nominated property as such, the Society put up a large, basically U-shaped, two-story (plus dormered attic) Children's Home.³ Quite possibly built at the same time as the Children's Home was the covered walkway that *Illustration 18* shows leading southward from the building's porte cochere. Within the U-shaped building, boys slept in the building's western arm, girls in the eastern one.

On April 12, 1906, fire broke out in the west wing's garret, at a time when most of the children were away but three small ones with contagious diseases were confined to the infirmary located in that wing. Some women braved the smoke and rescued them. But the raging flames spread on to devastate the building, though its foundation and brick walls evidently survived (see for example *Illustration 20*).

The Society proceeded to quickly rebuild the Children's Home. The building permit was issued less than four months after the fire, and the result was ready for occupancy by May 26, 1907. The rebuilding essentially kept the old footprint, foundation, and first-story exterior brick walls, and repeated the same basic massing, materials types, and character. To expedite completion and reduce costs, the design was somewhat simplified. For instance, the dormers and porte cochere were omitted. Also omitted was the covered walkway's northernmost portion—assuming, that is, it had even survived the fire.

The rebuilding included switching the location of the most prominent entry so as to face north toward 45th Street, rather than south toward the Society's other facilities. This move strengthened the building's perceived accessibility and its ties to public space and the surrounding neighborhood. It seems likely that the rebuilding was either accompanied or followed fairly soon by tree planting and/or other landscape improvements which furthered this relationship. Where the main entry had been, the present massive-based chimney was created—maybe partly to symbolize the building's domestic function.

³ This was built by contractor H E Jones and designed by architect Howard Burns, who in the early 1890s was active in Alameda County and whose portfolio included commercial and institutional buildings as well as houses.

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Ladies' Relief Society Children's Home, Alameda County, CA

Narrative Statement of Significance (Continued)

The contractor, and presumably also the architect, for the 1906–1907 rebuilding was Alphonso Herman Broad (1851-1930).⁴

The rebuilt Children's Home had the same basic program as the 1894 version. For instance, the boys' dormitory space was in the west wing, the girls' in the east.

A January 8, 1928, article in the *Oakland Tribune* reported that the Children's Home “has been renovated and put in splendid condition.” By “renovated” this presumably meant repairs, repainting, and/or the like rather than any significant change of design.

The Children's Home closed in about 1940. During World War II the Army leased it for use by military police. After the war the Ladies' Relief Society put the entire 45th Street side of its land up for sale. In 1947 the Recreation Center Committee of the North Oakland Area Council acquired it and executed a grant deed conveying it to the City, which formally accepted the deed in 1948. A binding condition of the deed was that the property “shall always be used as a public recreation center for the benefit of the residents of the City of Oakland.” The City then constructed Temescal Pool on part of the land—and adapted the former Children's Home building for recreational usage.

On September 18, 1949, the building reopened as the North Oakland Recreation Center. This initially included diverse uses such as game rooms, a hall where dances were held, clubrooms for senior citizens or children, the Recreation Department's central costume service—and a strong component of arts programs known as Studio One. There was an “agency room” where community groups could have a desk. The building's conversion followed the settlement-house tradition by even providing an apartment (later terminated) for the center's director and his wife.

As time went on, the Studio One arts programs occupied more and more of the building, though not to the total exclusion of other activities. In 1963 the kiln building and bridge, and their incidental landings, were built.

In 2005 the property was temporarily vacated and preliminary work began on a project to rehabilitate it—for its long-established recreational function.

Significance regarding Social History. For the reasons stated in this subsection, the nominated property is significant under National Register Criterion A at the local level in terms of the subject area of social history and the theme of children's homes.

⁴ Broad was a prominent Berkeley contractor, building designer, and civic figure as well as an amateur artist. During his career he not only oversaw construction of a great number of buildings but also designed many of them. He often worked as Bernard Maybeck's contractor, and his own later work reflects the influence of First Bay Region architects. It is interesting that in the aftermath of the 1906 quake, Broad oversaw repair or rebuilding of various Berkeley school facilities which that event had damaged.

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That theme is a historically important one. Today it may be hard to grasp what a significant role children's homes played in earlier times. Instead of the presently extensive, evolved systems of unemployment benefits, workers' compensation, general public assistance, and foster-care placement, there were then just comparative rudiments. Largely as a result, a much higher percentage of children than now lived in institutions.

Establishing such institutions was also encouraged because early on, the State of California did start to provide some public funds to assist the care of children and the elderly. Specific uses of the subsidies were, though, left up to the local authorities or organizations that the State paid the money to. Those could be public or private, nonsectarian or specifically religious.

Children's homes were still quite important in the early decades of the twentieth century. A locally relevant factor was Oakland's massive population growth: from 66,960 in 1900 to 150,174 in 1910, 216,261 in 1920, and 284,063 in 1930. A historic special demand for children's-home space involved the flood of refugees from San Francisco's great earthquake and fire. Later on across America, many youngsters were put into children's homes because of family poverty brought by the Great Depression.

Though children's homes have long been referred to as "orphanages," that term is quite inadequate. It was typical for some of their residents to have one living parent (and thus be classified as "half-orphans"). It was also typical that for many residents, both parents were alive. The children may have come from broken homes—or financially distressed households. During periods when they could not support them, parents might have their children board at an "orphanage" (though in such cases they typically would be expected to contribute some money toward the care). An example would be that of the Cooley sisters⁵ who moved into the Ladies' Relief Society Children's Home in 1925. Their parents had divorced and neither the mother nor the father alone could afford to keep them.

For social history and the theme of children's homes, the nominated property's period of significance was 1906–1940. The period began with the significant date of 1906–1907, which was when the main building was rebuilt and reoccupied; and it ended in 1940, which was approximately when the Children's Home closed. However, the 1906–1907 rebuilding basically used the footprint, foundation, and first-story brickwork that had been established in 1894; it produced a massing and exterior appearance mostly similar to the 1894 version; and it was for the same occupancy and program. So it can well be argued that 1894 should also be a significant date, and that the "1906–1940" period of significance should instead start in 1894. In order to be conservative, that is not done here. Nonetheless, the building's post-1906 version is obviously and profoundly informed by its 1894–1906 version. Aspects of the earlier version are therefore discussed in various parts of this nomination's text.

The property's historic integrity is such that it still tangibly and strongly reflects the period of significance and that period's feeling and important historic associations. Those are conveyed

⁵ See the footnote on page 10.

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especially by the main building's exterior—including its distinctive massing and basic patterns of brickwork, shingling, and fenestration—as well as by the general openness of the front yard and courtyard. The property does also reflect various changes made since the period of significance; see this nomination's Section 7 for more specifics. Some of those changes have in some degree subtracted from the property's ability to convey the significant period's feeling and associations. Those have included tree removal, alterations of the main building's interior and of various of its windows, and construction of the kiln building and bridge. But in sum, the changes have not greatly impaired the property's historic integrity. If a former resident of the Children's Home were to visit today, he or she would readily recognize the premises.

(The already-mentioned rehabilitation project will result in further changes, including among them reworking of the main building's interior, but project designers have endeavored to respect the property's historic integrity. Various historic elements will be repaired or replaced in kind and in some cases post-1940 damage will be reversed. For example, a number of previously altered windows will be returned to their original appearance—and the visually intrusive kiln building and bridge will be removed. Subsequent to the 2002 bond issue that included funding for the rehab project, the City Council adopted a bond-issue Addendum which, among other things, prescribes that alterations to the building must conform to the Secretary of the Interior's Standards for Rehabilitation. The City of Oakland is a Certified Local Government, and its Landmarks Preservation Advisory Board has reviewed and approved plans for the project.)

The nominated property was of course strongly and lengthily associated with the Ladies' Relief Society of Oakland. The saga of that organization is an important and revealing part of local social history.

In the words of one nineteenth-century commentator, the Ladies' Relief Society sprang up "from the ashes of a sister city." In October 1871 a catastrophic fire swept through distant Chicago. President Grant issued a nationwide appeal to send clothing, medicine, and money to aid that city's stricken people. In Oakland a group of women quickly responded, and on November 9 elected officers at their first organizing meeting, reportedly held in the basement of St. Paul's Episcopal Church in the downtown area. Then or soon afterwards, they took the name Ladies' Relief Society of Oakland. (In that era, charity was typically called "relief.") They went tirelessly door-to-door soliciting contributions to help Chicagoans, but early on they decided to continue as a permanent entity that would address charitable needs of Oaklanders. In 1872 the organization incorporated, so it could own real property.

The Ladies' Relief Society was distinct from the Oakland Benevolent Society, which real estate broker Elijah Bigelow and various like-minded people had formed in 1869. The latter's formation had probably been encouraged by the State Legislature's decision that year to budget some public money to assist private charitable groups. As quoted on page 68 of Marta Gutman's thesis *On the Ground in Oakland: Women and Institution Building in an Industrial City*, the Oakland Benevolent Society aimed to "suppress street begging by relieving those really worthy of charity." Its activities appear to have largely

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involved doling out clothing or other assistance—to carefully screened supplicants—from some kind of office setting. The Benevolent Society did not run a charitable facility as such.

Though initially the two groups had some sponsors and programs in common, the Ladies' Relief Society very soon decided to follow a distinct course. It would establish a charitable *institution* to shelter needy women and children. Its secretary's first annual report said that the group's purpose was "To provide a *Home* [italics in the original] for destitute women and children."

Another difference between the two groups involved gender. The Oakland Benevolent Society was essentially led by men. But although the Ladies' Relief Society did bring some men onto its board for financial and legal advice, its basic direction and outlook were set by women.

And they included quite prominent women. Those who initiated the Ladies' Relief Society were mostly wives or daughters of Oakland's business and professional elite. Then and later, the group's leaders included women bearing names like de Fremery and Merritt, names that resonate in local history.

Sometime in 1872 Elijah Bigelow gave to the Ladies' Relief Society, in honor of his wife, a quarter block of land at 14th and Franklin Streets. But the Society decided that it wanted something farther from the city center, so Bigelow finally swapped that land for a site of some three acres on Telegraph Avenue well to the north. The Society planned to construct on that site a building to house needy women and children, but meanwhile rented an existing dwelling to temporarily serve the function. This kind of modest adaptive reuse was a typical first step by newly formed charities of the era. It appears that the house in Oakland was somewhere in the general vicinity of today's "Pill Hill" district.

The home which in mid-1872 thus opened in that rented dwelling was Oakland's first nonsectarian charitable facility as such.

(Most of the Ladies' Relief Society's resident clients would be Protestant, though in principle the doors would be open to persons of all faiths. Most of the Society's directors were Protestant. Informed by the New Testament's call to do good works in this world, the "Protestant ethic" would strongly pervade: Directors saw charity as an opportunity to instill respect for virtues such as hard work. Residents would be expected to say mealtime and bedtime prayers and to attend weekly religious services—offered at the home through auspices of local Protestant churches. However, the Society's initial charter specifically declared it to be "non-sectarian.")

The Society's first rented house was quickly filled to capacity, so the institution was moved to a presumably bigger rented house, apparently near 16th and Webster Streets.

In 1873 the Society took a momentous step by selling its Telegraph Avenue site and using the proceeds to help it buy the 10-acre Beckwith property. This choice of what was then a quasi-rural locale illustrates how urban elites of the era typically liked to place such institutions away from the city

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center's possibly corrupting influences. The Beckwith property included an orchard, a large garden, and a cow pasture: *assets that could help support the institution's operations.*

On this spacious new site, the Ladies' Relief Society began to develop what Gutman, in the abstract of her paper entitled *Usable Pasts: Caregiving as a Public, Physical Matter*, called "an important node in the city's landscape of charity during the late nineteenth and early twentieth centuries."

On the land bought in 1873 there was a sizable home (the north wall of which was roughly 60 feet south or southwest of the southwest corner of the nominated property's present main building). *Italianate in style, the house had two regular stories plus raised basement and dormered attic. The Society adaptively reused it to shelter both children and elderly women, and in subsequent years made some additions to it. In terms of the charity's evolution, that house can be called a first-generation facility.*

American philanthropic practice in general increasingly emphasized rationality and specialization. This influenced charities to construct purpose-built facilities to house a specific type of people, such as infants or the elderly. And charities typically wanted these new facilities to be more impressive, more obviously civic in purpose, than the reused old buildings that they had started out in.

So it was in Oakland, as the Ladies' Relief Society in 1881 began vigorous fund-raising to enable constructing the first of what can be called its *second-generation* buildings: the purpose-built Home for Aged Women. Erected in 1882, that big Victorian building with its vigorously stepped massing and steeped entry tower was indeed visually imposing. (The lower left portion of Illustration 22 shows how it looked in the mid-1920s, before its demolition later in that decade.)

In 1888 the Society constructed another, though considerably smaller, second-generation building: a facility that would house babies and toddlers, and likely in some cases their needy mothers. It seems that this burned down in 1894 but was replaced the same year, and that at least the replacement (itself demolished in the 1920s) was called the de Fremery Cottage for Babies.

Moving the aged women into the 1882 building had enabled the old Beckwith house to accommodate more children. The house's capacity was also increased, from time to time, by additions onto it. But in 1894 the house burned down.

To replace it, the Society built still another second-generation facility: the large, basically U-shaped Children's Home (see Illustration 18).

In 1905 the redoubtable Miss Matilda E. Brown (reportedly a granddaughter of Oakland's "first millionaire" Frederick William Delger) began her 30-year run as the Society's president. Not long after she took office, the Society again had very bad luck with fire when on April 12, 1906, flames devastated the Children's Home. The timing could hardly have been worse: six days later a great earthquake pounded the region, and triggered fires that would destroy much of San Francisco. Thousands of

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refugees, including of course children, fled that city and came to the East Bay seeking shelter. Besides, the quake had damaged at least some of the Society's remaining buildings and these needed repair.

The Society was hard-pressed to cope with the desperate situation, but Matilda Brown successfully led a vigorous campaign to raise needed funds. A board member who was also active in this was the wife of Wickham Havens, a principal of the Realty Syndicate that was so prominent in East Bay development activity at the time.

As rebuilt in 1906–1907, the Children's Home continued the program, the basic physical form, and even *most of the actual brickwork of the 1894 version. So it, too, should be regarded as one of the Society's second-generation buildings.*

In the early 1920s the organization sold off more than three acres—on its property's east side from 42nd Street to 45th—for expansion of Oakland Technical High School. The proceeds enabled the Society to outline an ambitious plan that would have eventually replaced all its own buildings with new ones.

Two such *third-generation* buildings were actually constructed: the new de Fremery Home (a “model nursery”) in 1925 and the Autumn of Life Home (for elderly women) in 1928. As if to emphasize the *difference from their predecessors*, both of these sizable buildings were done in the Spanish Colonial Revival style popular in the 1920s.⁶

But the planned replacement for the Children's Home was never built. As time went on, housing children in institutions continued to lose favor among social welfare professionals. In the 1930s the *number of residents in the Children's Home substantially declined. In about 1940 the Children's Home* closed, its remaining youngsters being moved into the de Fremery Home. After World War II the Society sold off the whole 45th Street side of its property.

According to an April 20, 1950, article in the *Oakland Tribune*, the Ladies' Relief Society during the 1940s used the de Fremery Home building as a “temporary headquarters for homeless children while efforts were made to place them with foster parents.” Probably starting in about 1950, it leased that building to a series of private schools, before finally selling it to the present one (Park Day School).

In 1956 the Society reconstituted itself as the Ladies Home Society. In this form it continues to own and operate the facility for aged women, which had in 1936 been renamed as the Matilda Brown Home.

The Society's long presence in North Oakland has left a major footprint in the neighborhood fabric, and *has directly or indirectly* played a key role in establishing community infrastructure. By saving the old Beckwith property from small-lot subdivision, the Society in effect importantly land-banked for the

⁶ Both were built by contractor F. A. Muller and designed by architect Hugh C. White, who incidentally was active with the Realty Syndicate.

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future creation or expansion of recreational and educational facilities, represented now by Studio One, Temescal Pool, Park Day School, and part of Oakland Technical High School. And that—together with survival of the present Matilda Brown Home with its landscaped grounds—meant that much of the acreage involved would remain to this day as open space.

The history of the Ladies' Relief Society especially resonates in the Beckwith land's oldest surviving building: the now-City-owned former Children's Home. Gutman spoke (on page 25 of her *Usable Pasts* paper) of "the rich cultural memories that are embedded in this site"—and of how the property "is a survivor of a once vital network of institutions that wealthy women built to take care of people less fortunate than themselves."

Significance regarding Architecture. The nominated property is significant under National Register Criterion C at the local level in terms of the subject area of architecture and the theme of large children's homes of the congregate type. Such homes constitute a historically important building type.

The nominated property is strongly representative of large children's homes of the congregate type.

Children's homes could be classified into two basic categories. The "congregate" model generally features buildings (often quite sizable ones) where children are cared for *en masse*, with little attempt to emulate family life. Nearly all of California's early children's homes were of that type. In contrast the "cottage" model generally involves groups of small buildings, each of which houses a small number of children, where the caregiving approach seeks to resemble ordinary family life. Although by about 1906 child care professionals in general had come to prefer the cottage model over the congregate type, many children actually lived in congregate facilities for many years thereafter.

The 1906 fire at the Ladies' Relief Society Children's Home left the building's foundation and first-story brickwork essentially intact, and the need for accommodations was urgent. Though the Children's Home was rebuilt in 1906–1907, it continued the basic physical armature of the 1894 version. The program also continued.

Even as thus rebuilt, the reopened Children's Home was very much a nineteenth-century facility. The main building still tangibly and revealingly documents that era's typical approach to caregiving. The rebuilt version's architectural simplicity further recalls the fiscal and time pressures imposed by the dramatic events of April 1906.

The building's pre-fire version (see Illustration 18) had been meant to convey an impressive civic appearance, through its strong symmetrical massing as well as touches like its porte cochere. Although the rebuilding simplified the design, it repeated the same basic massing, materials types, and character.

The rebuilt facility's general arrangement was typical of congregate homes. For instance, there was a high degree of gender segregation—in this case expressed so strongly, even for today's viewers, by the

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building's two wings. Boys and girls not only had separate dorms but also separate playrooms and playgrounds. It seems they were together only for meals in the dining room.

It appears that discipline was tight, schedules were regimented. On weekdays children would march, in two orderly columns, to the nearby public school. At the end of the school day matrons would march them back to the Children's Home. At night in the dormitories, children slept in rows of cots.

The Ladies' Relief Society's board meetings were often held in the building's parlor. Reportedly children were allowed to use that room only on holidays and special occasions, such as visits by a parent.

According to William H. Slingerland's 1915 book entitled *Child Welfare Work in California: A Study of Agencies and Institutions*, the facility's average number of children in care was 81 during the year ending June 30, 1913. However, this total included an unknown number of very young children who were housed in the separate nursery building.

(It appears that the nursery was for children up to about the age of four. When they reached that age they would be transferred to the main Children's Home building. Finally, if they were not sent to a relative or adopted by the age of about 12 to 14, they would be placed in foster care.)

For architecture and the theme of large children's homes of the congregate type, the nominated property's period of significance was 1906–1907. That period corresponded to the significant date of 1906–1907, which was when the main building was rebuilt.

The property's historic integrity is such that it still tangibly and strongly reflects the 1906–1907 period of significance and the important physical qualities attained then. The statements on pages 19–20 about integrity with respect to the 1906–1940 period of significance also appear to be true of integrity with respect to the 1906–1907 period. *(It appears that nothing done between 1907 and 1940 appreciably impaired the property's historic integrity.)*

Other children's homes of comparably substantial size in Oakland included those described in the next four paragraphs.

The nonsectarian *West Oakland Home* (in its earliest years called the Little Workers' Home for Foundlings and Destitute Children) was established in the 1880s. After initially moving from rented dwelling to rented dwelling, it relocated into an existing two-story house on Campbell Street in 1887 and bought that property as well as the adjacent lot at the corner of Ninth Street. This was in an already quite urban part of West Oakland, not far from rail yards and gritty industry. In 1891 the West Oakland Home completed a two-and-a-half-story purpose-built wing, attached to (and in fact bigger than) the existing house. In 1903 it purchased some extra land on the Ninth Street side, and built on it a two-and-a-half-story separate building for infants and toddlers. The next year it demolished the old Campbell

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Street house and replaced it with a big purpose-built wing attached to, and mirroring, the other wing. The resulting complex of Victorian buildings (operating of course on the congregate model) was densely developed: a far cry from the Ladies' Relief Society's spacious grounds. The West Oakland Home's average number of children in care (including those in its nursery building) was 80 in the calendar year 1913. In the 1920s, however, its fire-vulnerable wood-frame buildings were declared unfit and the board of directors bought a new, seven-and-a-half-acre site on Lincoln Avenue in the Oakland hills—on which the cottage principle would be followed. The first two cottages there opened in 1930 and other buildings followed. At some time the institution changed its name to the Lincoln Child Center, and it presently seems to specialize in care of emotionally disturbed children. The buildings on Campbell and Ninth were torn down in the 1940s, as part of massive clearance for the Campbell Village public housing project.

The institution called the *Mary R. Smith Trust Cottages* was affiliated with the Congregational church and was for girls only. As the name implies it operated on the cottage principle, and it appears to have been Oakland's first large children's home to do so. The institution was created on a huge site, of some 30 or more acres, that mineral and transit tycoon Francis Marion ("Borax") Smith had given to his wife Mary in 1900. The site straddled what is now McKinley Avenue between Park Boulevard and Alma Avenue. (McKinley's predecessor was a private street that ran through the institution's grounds and was called "Cottage Avenue.") By the end of 1901, three cottages had been built and Mrs. Smith had handed the property over to a board of trustees. By 1911, nine other cottages had been added. There was also a big, porticoed Classical Revival clubhouse, built in 1903–1904 and called the Home Club. In the calendar year 1913, the average number of girls in care was 75. But subsequently the number declined—and gradually, from 1917 to 1934, the institution closed all its various cottages. Between 1924 and 1940 the area was subdivided, though many of the cottages physically remain, in ordinary residential use. The Home Club building no longer exists.

The *Tucker Memorial Home* was the name that, according to Rev. Max A.X. Clark's study of service organizations in Oakland, came to apply to "a Christian boarding house for underprivileged Chinese girls from five to sixteen." Apparently begun in 1915, it presumably was of the congregate type. A January 17, 1925, newspaper article placed it at 953 East 11th Street and said it "accommodates 72 children." (The building at that address presumably no longer exists.) In 1925 the institution moved to a new, two-story building, constructed that year, in East Oakland. At the same time it changed its name to *Ming Quong [Radiant Life] Home*. The new building was designed by Julia Morgan, and reportedly had accommodations for 65 girls. (Presumably it, also, functioned on the congregate principle, at least initially.) But this building was sold in 1936, with the proceeds being used to buy a site in Los Altos and a site in Oakland whose location is not known. Although a building was constructed that year on the Oakland site, it likely was relatively small (and Clark stated that in October 1938 it was caring for only 24 girls). As for the Morgan-designed building, it has long been owned by Mills College, which currently leases it to a day school called the Julia Morgan School for Girls.

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The *Fred Finch Orphanage*, later called the *Fred Finch Home for Children*, was founded by the Methodist Episcopal Church in 1891 and opened the next year on a spacious site (initially of about six acres) on Coolidge Avenue in Oakland's Dimond district. During the year ending June 30, 1913, its average number of children in care was 120. The institution ran on the congregate principle in its earliest decades, but then it began converting to the cottage model. Over time, new buildings (including several cottages) were constructed and old buildings removed. Now called the Fred Finch Youth Center, *the institution is still in operation on Coolidge*. Some of its major buildings date from the 1920s, others from later decades. The oldest remaining substantial building is a three-story Classical Revival one for which the building permit was issued in 1913.

(According to a January 10, 1922, newspaper article the Salvation Army dedicated that day, in East Oakland, its new Girls' Rescue and Maternity Home with "facilities for eighty girls and eighty infants." This was a replacement for the old, smaller Beulah Home that the Salvation Army had established, elsewhere in East Oakland, in about 1890. But at both locations the facilities seem to have been specialized ones not truly comparable with the regular children's homes discussed above.)

As implied above, it does appear that the main building at 365 45th Street is Oakland's oldest surviving sizable building from a large children's home of the congregate type.

OCHS Ratings. Lodged within the City of Oakland's Planning and Building Services office is an ongoing unit called the Oakland Cultural Heritage Survey. This unit's very extensive surveying has included a system of grading different properties in terms of their relative importance.

In 1994—as part of a phase when it looked at numerous unreinforced masonry buildings—the OCHS did a rating of the building at 365 45th Street. (And that was reflected in the Form Substitute DPR 523A-Test and Substitute DPR 523H-Test forms filed regarding it at the time.) But as explained in the later City document entitled "Fact Sheet on Historic Status of Studio One, 365 45th Street for Landmarks Preservation Advisory Board" and dated 5 November 2001 (see the Bibliography):

The rating was left preliminary at that time . . . pending discovery of information on when and how the building changed from its original appearance.

Subsequent research showed that the major changes from the 1894 original occurred following a fire in 1906, when the building was still in its original use and ownership, so the rating should not be lowered for loss of integrity.

That Fact Sheet and an OCHS evaluation sheet filled out by Betty Marvin and dated 29 October 2001 (also listed in the Bibliography) indicate that the OCHS has rated the building as having "major" importance—and as appearing to be individually eligible for the National Register.

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Primary Location of Additional Data

There is relevant additional documentation at the following units of the City of Oakland:

- the Oakland Cultural Heritage Survey, located at 250 Frank H. Ogawa Plaza, Oakland, CA 94612; and
- the Oakland History Room, located in the Oakland Public Library's main library building at 125 14th Street, Oakland, CA 94612.

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Verbal Boundary Description

The nominated property corresponds to a portion of Assessor's parcel 013-1106-002-00, and is more particularly described as follows:

Beginning at the point of intersection of the southern right-of-way line of 45th Street with the easternmost boundary line of Assessor's parcel 013-1106-002-00, proceed westerly for a distance of approximately 169 feet along said right-of-way line, to the point of intersection of said right-of-way line with the eastern edge of the paved walking surface of the walkway that leads southward from 45th Street past the east wall of the Temescal Pool building. Then proceed southward for a distance of approximately 88 feet along the aforesaid eastern edge and then, as the aforesaid walkway bends, southwesterly for a distance of approximately 13 feet along the southeastern edge of its paved walking surface and westerly for a distance of approximately 18 feet along the southern edge of its paved walking surface, to the point of intersection of said southern edge with the gated chain-link fence that runs southward from the east wing of the Temescal Pool building and parallels the long dimension of the pool itself. Then proceed southerly for a distance of approximately 158 feet along the aforesaid fence and the direct southerly prolongation thereof to the point of intersection of said prolongation with the southernmost property line of Assessor's parcel 013-1106-002-00. Then proceed easterly for a distance of approximately 172 feet along the aforesaid southernmost property line, to the easternmost point of said property line. Then proceed northerly a distance of approximately 26.32 feet, easterly a distance of 22.45 feet, and northerly a distance of 232.23 feet, respectively, along the ensuing three boundary-line segments of the aforesaid parcel, to the point of origin.

Boundary Justification

The boundaries of the nominated property have been drawn so as to include at least some appreciable spaces on all sides of the main building. All the included spaces were strongly associated with the main building during both periods of significance. Despite some changes like tree removals and construction of the kiln building, the included spaces continue to provide an important immediate setting for the main building.

Inclusion of the courtyard and the deep front yard, all the way to 45th Street, is vital because at least since the 1906-1907 rebuilding, these open spaces have strongly served to engage the main building with the neighborhood, visually and psychologically.

Temescal Pool is excluded from the nominated property partly because its construction changed beyond recognition the site of what had been the boys' playground of the Ladies' Relief Society Children's Home. And although it, too, is a City-operated recreational facility, its physical form and architectural style are very different from those of the nominated property's main building.

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Boundary Justification (Continued)

The incidental paved walkway that bends around the Temescal Pool building's east wing is excluded so as to leave some gap between the nominated property and that building's wall as such.

The nominated property's eastern boundary is the same as that of the Assessor's parcel. It mostly coincides with a chain-link fence (and/or shrubbery) beyond which lies part of Oakland Technical High School. The latter is operationally and visually quite distinct from Studio One. Although the Ladies' Relief Society originally owned a portion of the high school's present site, it sold that off in the 1920s.

The nominated property's southernmost boundary is the same as that of its portion of the Assessor's parcel. Although the Ladies' Relief Society originally owned the land on both sides of that present boundary, the nominated property was sold off by the Society in 1947. While some of the landscaping and buildings visible to the south do date from the period when the Society's complex extended all the way from 45th Street to 42nd, there is now a visual break here. This is partly because of tall chain-link fencing, and an adjoining sizable private-school building (at left in Photograph 13) that was constructed during the last few decades. The large buildings to the south that the Ladies' Relief Society built in the 1920s have a quite different architectural style from that of the building now occupied by Studio One. And as explained above in the Narrative Statement of Significance, they are of a different "generation."

The kiln building and bridge are included in the nominated property because they sit within an open area that has always been part of the main building's immediate setting—and because, though noncontributing, they are not only small but also invisible from the property's public face on 42nd Street.

Organization Name, Address, and Phone

The address and phone number indicated above are those of John S. English himself, who prepared the form for Friends of Studio One.

You may also wish to contact directly these members of Friends of Studio One:

Jeff Norman
477 Rich Street
Oakland, CA 94609
Telephone: (510) 653-7190

Betsy Yost
2930 22nd Avenue
Oakland, CA 94606
Home telephone: (510) 532-5780
Work telephone: (510) 465-7010

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Photographs and Illustrations

<i>Number (Item 7)*</i>	<i>Name of Photog- rapher (Item 3)</i>	<i>Date (Item 4)</i>	<i>Location of Nega- tive (Item 5)**</i>	<i>Description (Item 6)</i>
1	Jeff Norman	January 2005	OCHS	View looking southward from 45th Street toward front yard and main building's north facade
2	Jeff Norman	January 2005	OCHS	View looking southwestward, across parts of front yard, toward main building's north and east facades
3	Jeff Norman	January 2005	OCHS	View looking southward, through courtyard, toward central part of north facade
4	Jeff Norman	January 2005	OCHS	View looking southward toward small first-story window near main entry in north facade
5	Jeff Norman	January 2005	OCHS	View looking southwestward toward courtyard side of main building's west wing
6	Jeff Norman	January 2005	OCHS	View looking westward toward typical first-story window and surrounding brickwork
7	Jeff Norman	January 2005	OCHS	View looking southeastward toward courtyard side of main building's east wing
8	Jeff Norman	January 2005	OCHS	View looking westward, from part of Oakland Technical High School grounds, toward main building's east facade
9	Jeff Norman	January 2005	OCHS	View looking northward along main building's east facade
10	Jeff Norman	January 2005	OCHS	View looking westward toward kiln building (left) and parts of main building
11	Jeff Norman	January 2005	OCHS	View looking northwestward toward parts of main building's south facade

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Photographs and Illustrations (Continued)

<i>Number (Item 7)*</i>	<i>Name of Photog- rapher (Item 3)</i>	<i>Date (Item 4)</i>	<i>Location of Nega- tive (Item 5)**</i>	<i>Description (Item 6)</i>
12	Jeff Norman	January 2005	OCHS	View looking eastward toward kiln building and bridge
13	Jeff Norman	January 2005	OCHS	View looking southwestward (from landing outside main building's second floor) toward Park Day School (beyond fence)
14	Jeff Norman	January 2005	OCHS	View looking northeastward toward parts of main building's south facade, and bridge to kiln building
15	Jeff Norman	January 2005	OCHS	View looking eastward toward parts of main building's west facade
16	Jeff Norman	January 2005	OCHS	View looking northward toward parts of main building's west facade (middle and right), part of Temescal Pool building (left), and (in the background) houses across 45th Street
17	Jeff Norman	January 2005	OCHS	View looking westward along 45th Street, with main building's northwest corner at left and Temescal Pool building in middle background
18*	Unknown	C. 1898	Unknown	View looking northwestward toward main building as it existed in about 1898 (courtesy of the Oakland History Room of the Oakland Public Library)
19*	N/A	N/A	N/A	Portion of Sanborn map for about 1902
20*	Unknown	April 1906	Unknown	Part of newspaper article, including view looking northeastward toward parts of main building after fire (source: <i>San Francisco Chronicle</i> , 13 April 1906)

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Photographs and Illustrations (Continued)

<i>Number (Item 7)*</i>	<i>Name of Photog- rapher (Item 3)</i>	<i>Date (Item 4)</i>	<i>Location of Nega- tive (Item 5)**</i>	<i>Description (Item 6)</i>
21*	N/A	N/A	N/A	Portion of Sanborn map for about 1910
22*	Unknown	C. 1925	Unknown	Aerial view looking northwestward across Ladies' Relief Society Children's Home and vicinity in about 1925 (courtesy of the Oakland Museum of California)
23*	N/A	N/A	N/A	Portion of Sanborn map for about 1969
24	Jeff Norman	10 October 2005	N/A***	View looking southward through social hall in first story of main building
25	Jeff Norman	10 October 2005	N/A***	View looking northwestward through large first-story room in main building's west arm
26	Jeff Norman	10 October 2005	N/A***	View looking southeastward or eastward through second-story room in southernmost part of main building







*Numbers 18 through 23 are wholly or partly nonphotographic in nature—and/or are not themselves made from a negative or digital-camera file. So these graphics are called “illustrations” rather than photographs. However, their numbering is intermixed with that of the “photographs.”


***“OCHS” is the Oakland Cultural Heritage Survey, which is part of the Planning and Building Services portion of the City of Oakland's Community and Economic Development Agency. It is located at 250 Frank H. Ogawa Plaza, Oakland, CA 94612.

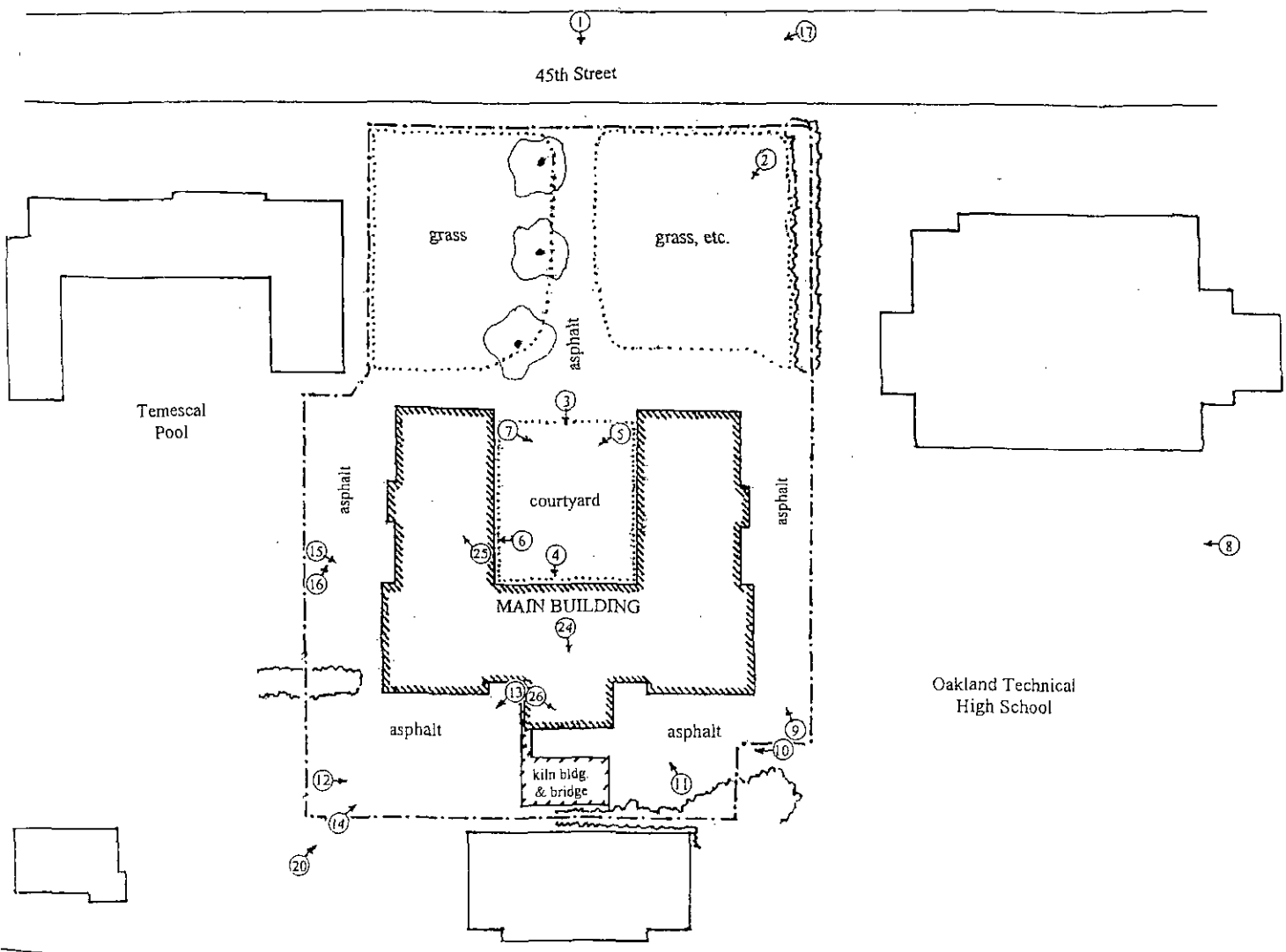
***Photographs 24, 25, and 26 were taken with a digital camera and transferred—in a darkroom via a laser-beam-emitting machine—onto professional-quality photographic paper. They are accompanied by a labeled CD-R that contains uncompressed .TIF files named, respectively, as follows:

- CA_AlamedaCounty_Ladies24.tif
- CA_AlamedaCounty_Ladies25.tif
- CA_AlamedaCounty_Ladies26.tif

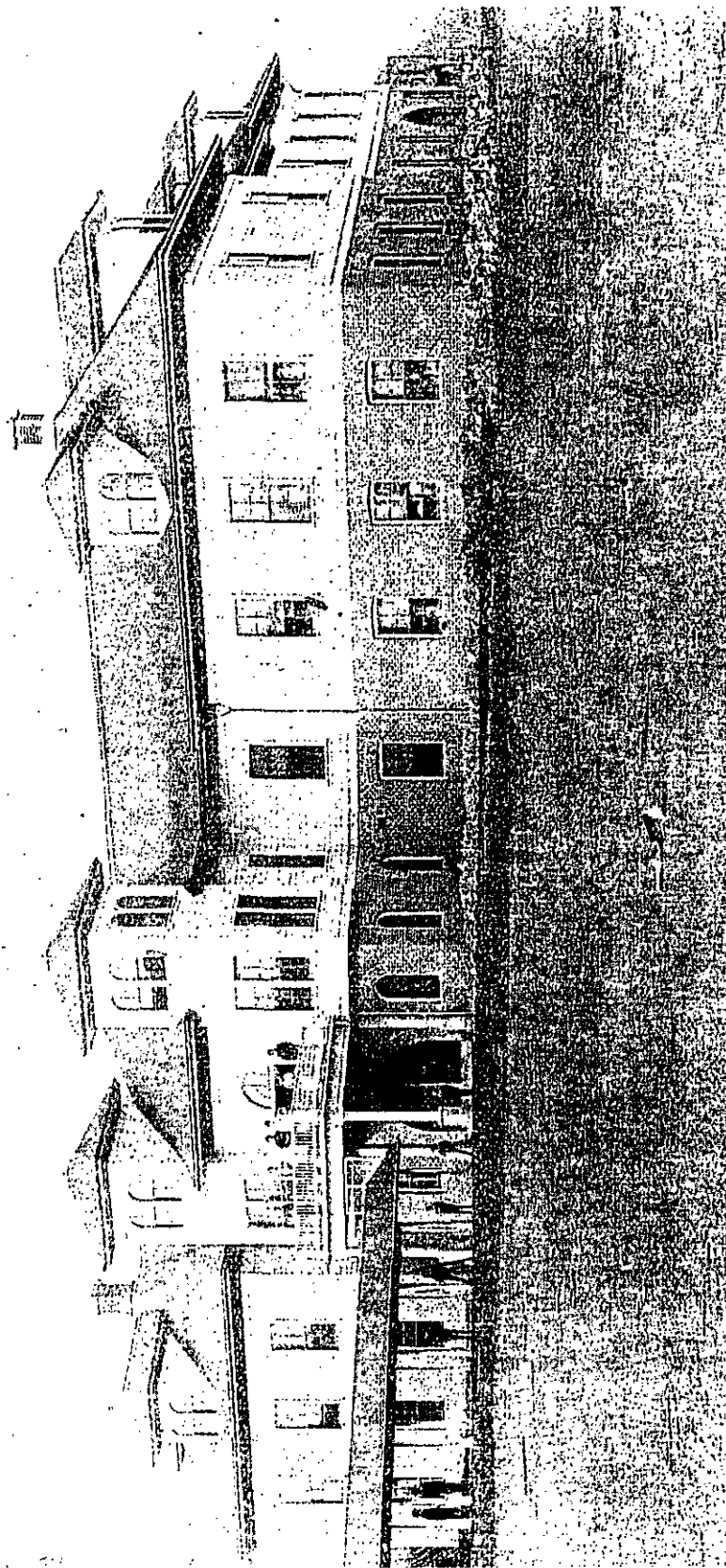
Ladies' Relief Society Children's Home, Alameda County, CA:
SKETCH MAP

 Boundary of the Nominated Property	 Noncontributing Building	 Tall Shrubby (and/or Small Trees)	N ↑
 Contributing Building	 Photo/Illustration Number, Vantage Point, & Direction	 Elm Tree	

0  100
 Approximate Scale in Feet



18 Note: Illustration 22 (an oblique aerial) was taken from above a point actually further southeast



Thomas J. ...
Ladd, ...
Oakland, Alameda County, California

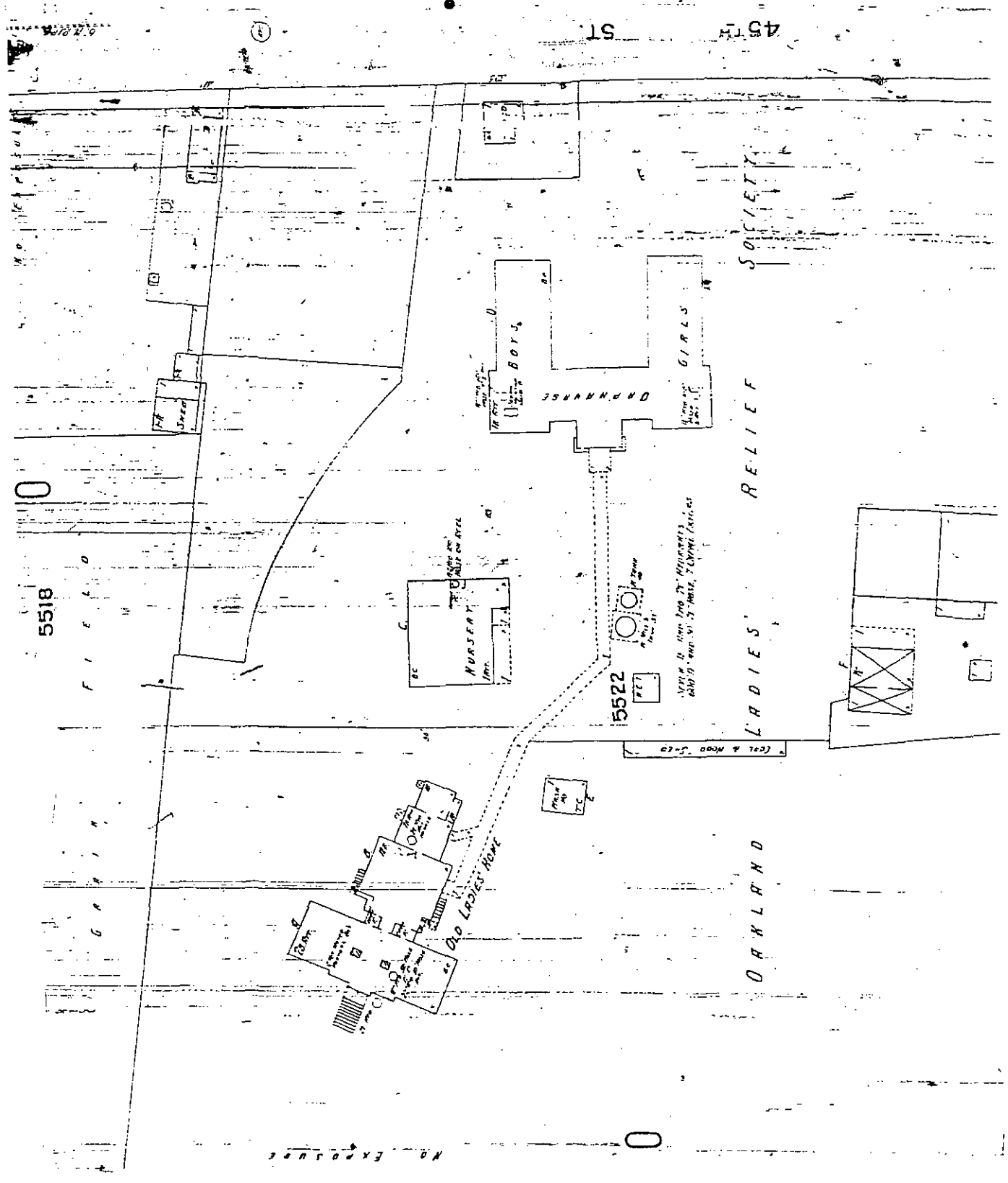
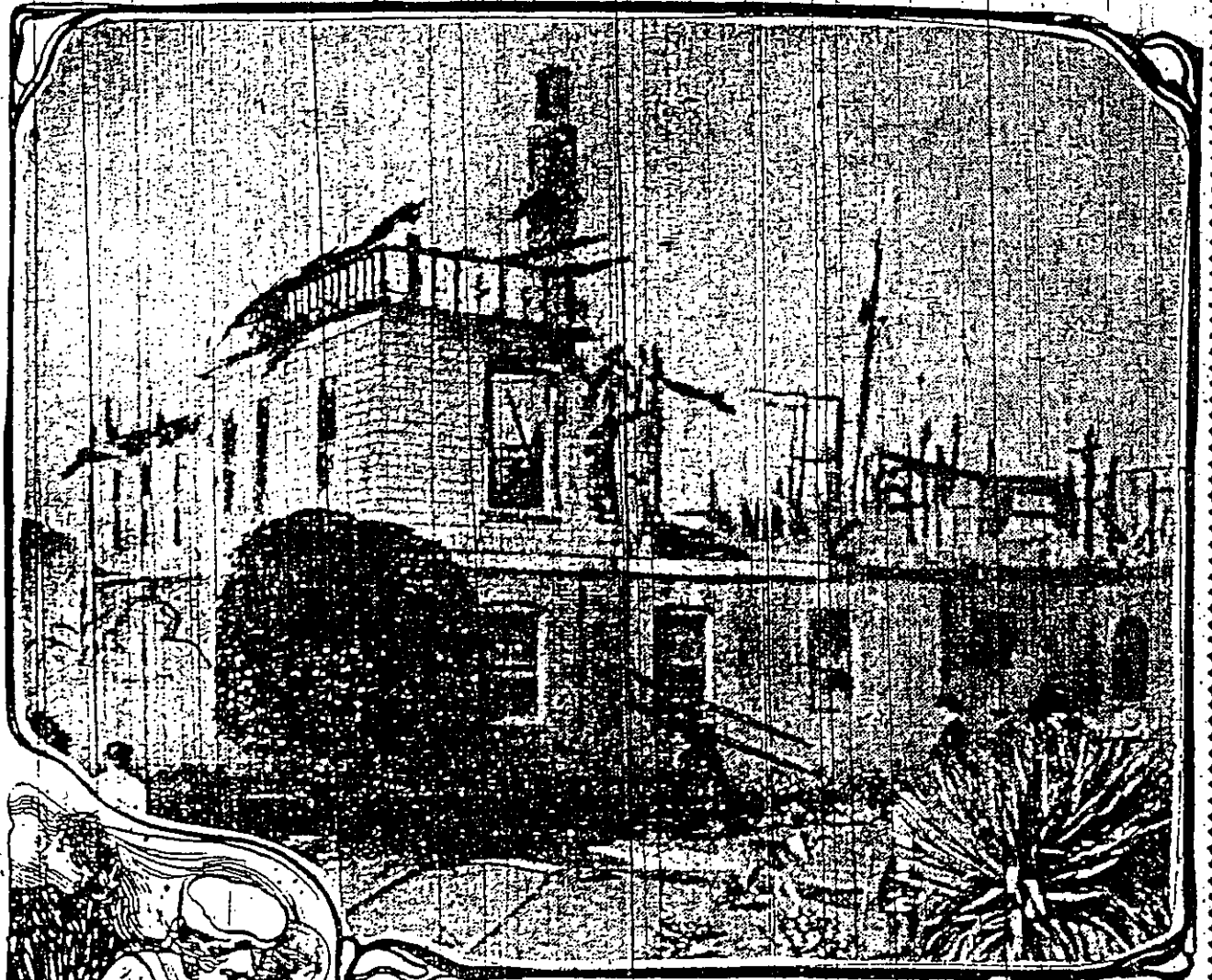


Illustration 19
 Portion of Sanborn map for about 1902

CHILD CRIPPLES SAVED FROM FLAMES BY PLUCKY MATRON



View of the Ruins of the Children's Home at Oakland, Damaged by Fire Yesterday.



*Relief Society's Home
Badly Damaged by Fire*

Illustration 20
Part of newspaper article in 1906

Ladies' Relief Society Children's Home,
Oakland, Alameda County, California

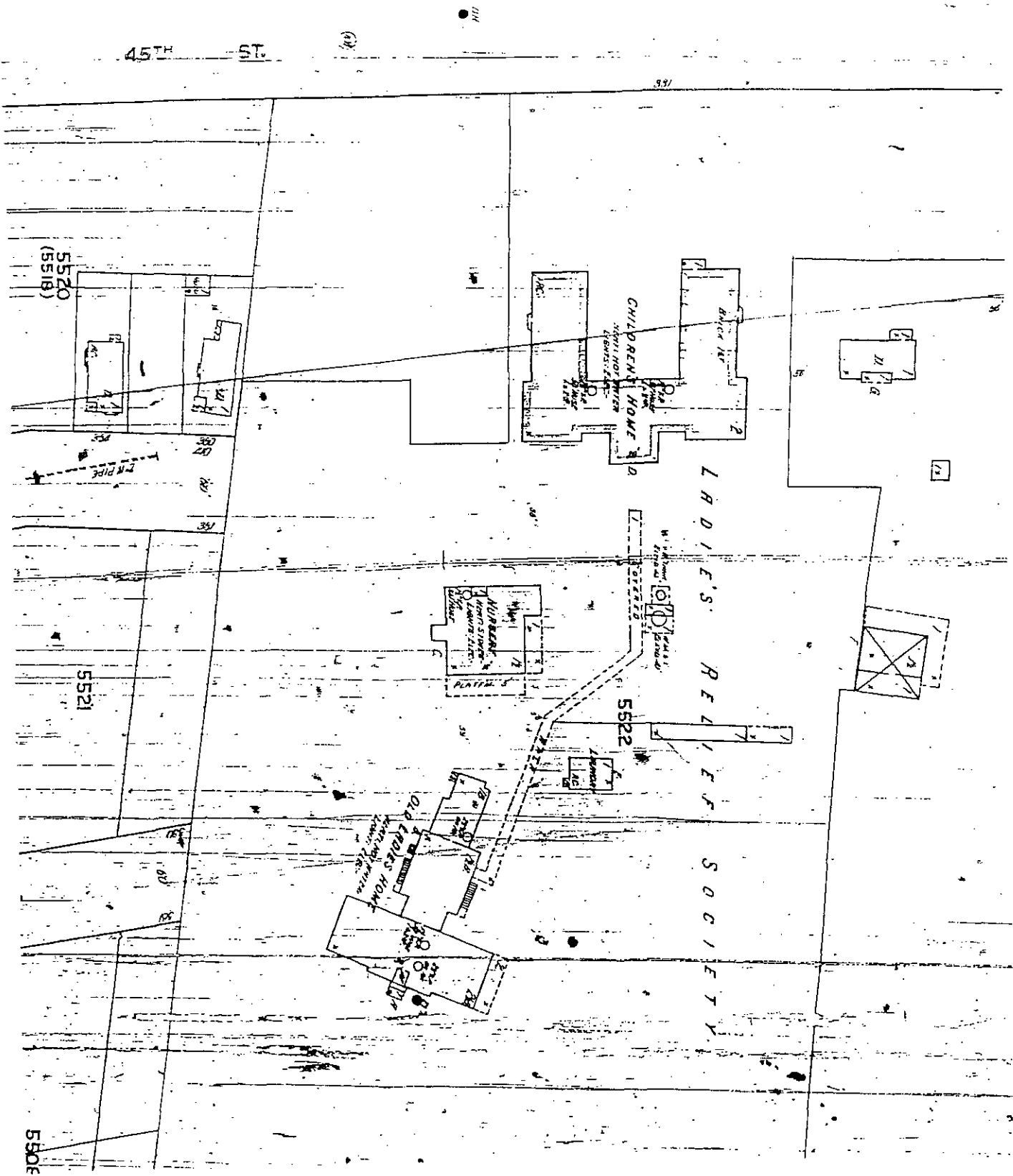


Illustration 21
 Portion of Sanborn map for about 1910

Ladies' Relief Society Children's Home,
 San Francisco, California



Wesley

~ The Bible and the Church ~

45TH ST.

(2)

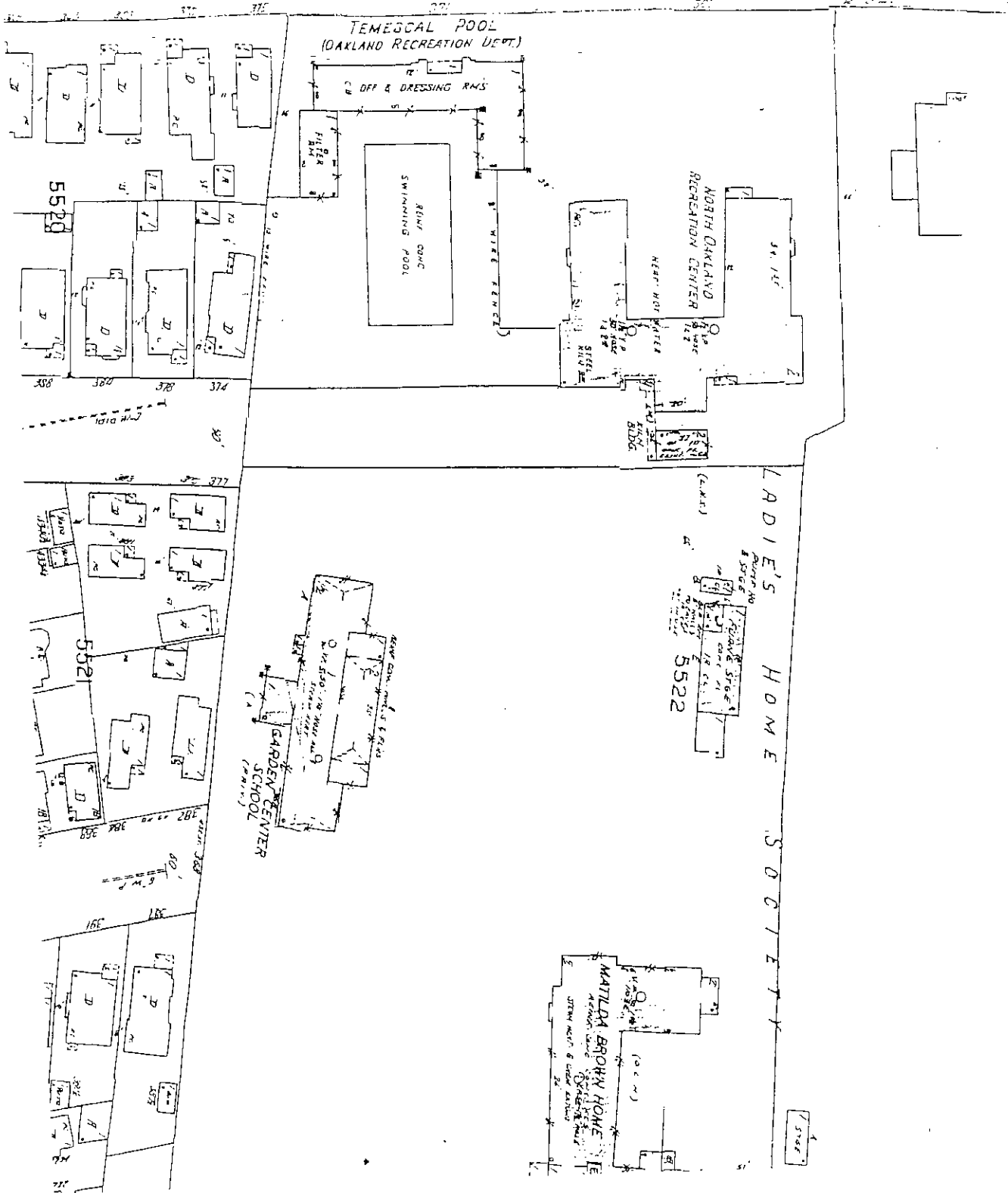


Illustration 23
Portion of Sanborn map for about 1969

