

JULIA MORGAN ARTS AND CRAFTS BROWN SHINGLE ON
SAUSAL CREEK, FRUITVALE, OAKLAND, CALIFORNIA

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History of Architecture, Interiors,
and Decorative Arts II
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SAUSAL CREEK, FRUITVALE, OAKLAND, CALIFORNIA

This is a paper written on a Julia Morgan house listed in Sarah Boutelle's book, "Julia Morgan, Architect" 1995 edition on page 252, Morgan Job No. 345, Oakland Building Permit 25014 of August 21, 1908. The address listed is: 1524-29th Avenue, Oakland, CA . Twenty-ninth avenue is an extension of Park Street in the city of Alameda--driving due east on Park you cross the Park Street Bridge over the Estuary and it turns into 29th Avenue, progressing through Kennedy Tract, crossing East 14th Street (where the house resides in the middle of the block) and terminates at 17th Street where it meets Hawthorne Elementary School. Also note references to it in Mark Wilson's "Living Legacy, Architecture in the East Bay."

The house has had four different street names and several different city and location numbers between the years 1902-1915: (a) "Howard Street, no house number, cross street: 14th Street, 477 feet northeast, Tract L10bG, Rev. Oak Trac F (or OakTFar), HC Casidy, Owner, A. Cooke, Builder, BERemmel, Architect" Edwards Abstracts for Sept. 20, 1905 and Feb. 19, 1906. (b) Harry C. Casidy, Clk, R 1262-28th Av (new name for Howard Street), Fruitvale (1908 Polk-Husted Directory); (c) Harry C. Cassidy, Ins, R 1262-28th Av (now annexed to City of Oakland: 1910-1911 Polk-Husted Directories); (d) Harry C. Casidy, Ins, 1524 Park, E Okld. (1913-14 Polk-Husted Directories); and (e) Henry C. Casidy. R 1524-29th Av (1915 Polk-Husted Directory).

IN THE BEGINNING:

It is written about the house as I remembered it in the years 1967-72, when I lived there with then husband, Pastor of the Fruitvale Congregational Church (1601 Fruitvale Avenue) and our eight children (though attached pictures are from the present, used as offices and home for a United Way half-way house). The offices had to move there from another location in 1990 because of requirements of the Americans with Disabilities Act.) The house is a fine large two-story cross-gabled, Arts and Crafts--First Bay Tradition Brown Shingle,(Period 1890-1925: the other three First Bay Tradition styles being Craftsman Bungalow, California Bungalow and Prairie). There is artistry in the feeling of

organic growth in the second floor's overhanging bulge, the first floor's bay front with six ribbon casement windows (originally in diamond paned leaded glass) and the three battered shingle pillars on the entrance and living porch sides. It is an architecture of shingles, stained wood, exposed rafters and picturesque spatial arrangements. As an early Hillside Club conservationist said, "No colors are so soft, varied and harmonious as those of wood."

The ground floor plan of the house is the same at Julia Morgan's 1905 plan for 2901 Channing Way, Berkeley ("Colby House," a landmark preservation site).

At 1524-29th Avenue, the eaves enfold the house and decorative streetfront angled rafter tails give the impression of defending and holding outsiders from the house (same design as at Colby House) while the rounded rafter support design over the westerly living porch gives the impression of folding one in gently.

Entrance is up a seven foot wide set of cement stairs (approximately six) surrounded and protected by the battered shingled support pillar, a low shingle paneled porch wall with 11" X 2" chamfered plank top. Please see "footprint" of building attached.

The roof shingles are a lovely brown style consonant with the shingled outside, but badly worn and need to be replaced. Now that the people living and working there know of the history of the house, they would very much like to shift from the minimal cost roofing they were originally planning to another roof that would continue to support the original style of Julia Morgan. But this is a lot of extra money that they would need to seek.

I believe the front door was originally a solid panel design painted in a soft green or Pompeian blue. On each side is a floor to ceiling window somewhat in the style of Greene and Greene's Thorson house in Berkeley.

The entrance hallway's six-foot high board and batten wainscoting topped by a three grooved plate rail was originally stained redwood. Beyond it is a coat closet under the stairway with a window for light.

The livingroom was through an open arch to the left facing on 29th Avenue. It was rectangular in shape, had a pair of sash windows over the entrance stairs with six lights in the upper window panel. Around to the right facing the street was a bay of six casement windows (originally diamond shaped leaded glass) and a bookcase-display cabinet underneath. (On the outside of the building the bay stopped two feet above the ground to provide for space for the basement windows and was a feature helping to give an organic look to the outside.)

Continuing to the right, eastern corner of the room is an "L" shaped cozy inglenook where wood for the fireplace was stored. Continuing on the east side, the chimney (there is also one in the basement recreation room which unites on the outside with the living room one) is made of dark red rubble (or clinker brick seconds) blending well with the grooved outside shingles and inside six-foot board and batten wainscotting. There are windows on each side of the fireplace to let in light. Gustave Stickley, editor of the Craftsman Magazine said that the chimney should "sound the keynote of comfort and hospitality." The inside livingroom wall facing 29th Avenue is blank and is suited for situating a couch and chairs. The livingroom ceiling had three redwood beams, and the diningroom, four. The entrance hall southside has redwood sliding doors that can close off the diningroom and living porch from the rest of the house. At its south end a buffet was built in and a lovely view of the garden could be seen through the sash-type windows on each side over the built in window seats.

Living and sleeping porches are an essential feature of the Brown Shingle style because they obscure the threshhold between indoors and out, and because they provide another stage for Craftsman stickwood: the three battered shingle pillars on the porch side of the house. In the 29th Avenue house light was brought in and through the first floor and views of the beautiful English garden through the living porch glass paneled in sets pf 20 10" X 11" lights, including originally, I believe, double glass doors to the diningroom in the same sized lights. Also doors at its rear leading into the garden. (Approximately 1990 the diningroom and living porch walls were pushed out to the depth of the rear maid's room and the doors now integrated into the 1990 second floor rear wall push-out to provide more bedroom space). There may have been another panel of 10" X 11" lights from the porch through the diningroom wall.

To the left of the diningroom is a door to the kitchen. The other kitchen

entrance is from the entrance hall with a little hallway containing a corner sink for the maid and an exit to the basement. Beyond the kitchen is a back exit with stairs to the outside. Beyond this exit hall is a small maid's complex--a door with first a small toilet room on the left, beyond which was the maid's room proper all tongue and groove walling with a corner wash basin and a window on the west side.

At the back of the entrance hall, under the stairs is a coat closet with a window for light. The staircase has board and batten paneling with a handsome carved ribbed newel post. There are two landings with midway a transomed glass window with originally decorative elongated leaded panes. Concave molding is used throughout the house to soften and warm its feeling.

The width of the second floor front of the house was taken up with the master bedroom (with window seat under the west window) and through wide arches a sitting room on the east side. Beyond it was a smaller west bedroom with walkthrough closet to the large south bedroom, which had a large sleeping porch down three steps from it with views all around of the gardens. (In the 1990 pushout of the rear wall, space was made for a total of eight bedrooms which can sleep 21 people and the master bedroom itself was made into three rooms. A modicum of privacy is desired, but redesigning architecturally for it is difficult.)

On the opposite east side of the second floor hall was a bank of deep narrow service closets: (1) linen, (2) W.C. and wash basin, (3) storage closets, all with a slightly raised gable of its own with clerestory windows. Beyond it was the large full bathroom. At the end of the hall was a glass door to the sun roof over the first floor maid's room.

The incorporation of plants into the architectural form is an integral part of Arts and Crafts use of natural forms. This house had a lovely English garden with six bricked in plots of roses, amaryllis, miniature lillies, vines, etc. Beyond it were towering redwoods, spruce, pine and berry bushes ending down a 10 foot embankment to the Sausal Creek with a brown frame Craftsmen type summer house (approximately 20 feet by 10 feet including front porch facing towards the main house) at its edge. It formed an idyllic spot with the little Sausal Creek stream right there down a steep embankment. When we lived there we hung a tire on a rope for the children and they would go swinging from one side of the creek to

the other. Then sometimes they would go exploring, the group walking all the way up Sausal Creek behind the houses and through the street intersection culverts to MacArthur Boulevard nearly two miles away. Sadly, the creek has now been piped and covered over with earth. What a lost piece of beauty and entertainment. At the side of the main house opposite the living porch were bottle bush trees with their decorative red brushes in summer and other shrub trees with long white clusters of flowers. I believe the front boulevard had something like an elm.

I wish to thank the administrators and residents of Allied Fellowship Services, 1524-29th Avenue house for giving me their time so freely, guiding and assisting me in taking the attached pictures, for two afternoons, and in the time it took for me to measure (make a footprint) of the outside of the house. Particularly, I would like to thank Bernadine Martin, Chief Executive Officer; Kevin Grant, Project Manager, John Docherty, Project Coordinator, and Aida, the receptionist, who posed for some of the pictures to give a little life to the study.

TECHNICAL REFERENCES

The house in 1967-72 was approximately 36 feet wide by 65 feet deep (including the maid's room, east side) on a lot 50 feet wide by 230 feet deep; 29th Avenue on the north and ending on Sausal Creek on the south. See footprint of the house drawn for this study

The earliest map I found at the Oakland Library History Room for this area was, prior to its incorporation into the city in 1909, was a "Plat Book, Fruitvale Sanitary District No. 2, Map Book, A & B, Alameda County" with the property located below the area labeled "Church Tract" outlined in green, with the street's prior name of "Howard Street." No owners are listed. (The "Church Tract" extended across Sausal Creek and encompassed the area which later became Fruitvale Congregational Church (originally a brown shingle, also, and in the post 1906 earthquake, rebuilt in Mission Revival style by architect Hugo Storch, resident of Fruitvale and member of the church.)

The second map was from 1902, the Brooklyn Township Block Book No. 28 for the Oak Tree Farm Tract, in which the property was owned by Mary F. Templeton.

The third map was from the 1910, Oakland City Block Book, Vol 25 (Annex of 1909 under Section "G" later listing as No. 716.) There the property had been subdivided, the upper portion still owned by Mary Templeton, the lower 50 foot portion now assessed to Georgia I. Cassidy, right above the Ann J. Bray and Emma B. Cohen properties.

Next I found it at the Oakland Cultural Heritage Survey Office (City Planning Office, CEDA. City of Oakland), on Sanborn Map No. 198 for period 1912-1935. On it the house is mapped in the shape in which we inhabited it in the 1960's. The summer house on the creek is listed as "shed." I believe the foundation is still there. All these references found at the Oakland Cultural Heritage Survey Office, City Planning Department (CEDA), City of Oakland. Planners Betty Marvin and Gail Lombardi also kindly gave me a current map of the block "Revised Map of the Oak Tree Farm Tract (Bk11 Pg. 1), Assessor's Map 25 for location 716.) I give special thanks to them, because most of the information on how to research this home came from them. Their enthusiastic coooperation was much appreciated.

First note of building on the lot was in Edwards Abstracts listings for Sept. 20, 1905 and Feb 19, 1906 for a two-story frame building costing \$385 designed by the renowned City of Alameda Architect Bert Remmel. It is listed in the Edwards records as 477 feet northeast of East 14th Street, the beginning of the 1524-29th Ave. lot. Owner at that time was listed as Harry Casidy. At the cost cited, it sounds like the rear summer house as homes in the neighborhood had large summer houses for sleeping in the rear over Sausal Creek. And a large home in the size of the main house at that time still cost about \$5,000.

Next is City of Oakland Permit 25014, August 21, 1908 for Julia Morgan to build additions, believed to be the main house. (I did a survey of Remmel and Morgan houses in the City of Alameda Gold Coast area on the weekend, where the two architects houses are mingled everywhere on the same streets and blocks: Craftsman Brown Shingles and Bungalows, Tudor, Colonial and Neoclassical revivals--very similar in style to each other). In elements of style, searching here and in many books, I have found no other example of the battered shingle pillar on the 1524-29th Avenue, except in a McKim, Mead and White of 1887. (Page 295, "A Field Guide to American Houses" by Virginia McAlester, 1998 edition.) Shingled porch walls are more common.

Next is the 1912-1935 Sanborn Map No. 198 with the house shaped as it was in 1967 and the summer house at the Creek listed as "shed." I believe the foundation is still there. All these references found at the Oakland Cultural Heritage Survey Office, City Planning Department (CEDA), City of Oakland. Planners Betty Marvin and Gail Lombardi also kindly gave me a current map of the block "Revised Map of the Oak Tree Farm Tract (Bk11, Pg. 1), Assessor's Map 25 for location 716.) I give special thanks to them, because most of the information on how to research this home came from them. Their enthusiastic cooperation was much appreciated.

In an anecdotal reference in 1967, Arlene Slaughter, owner of Central Realty, Oakland referred to the 1524-29th Avenue house as built by Harry Cassidy in 1906 and that it looked like a Julia Morgan.

According to the Polk-Husted Business Directories for 1908-1911 Oakland Telephone Book Reverse Directories for 1909 and 1936, Harry Casidy, Occupation: Insurance, resided at 1524-29th Avenue. (See Oakland Cultural Heritage Survey copy). (The 1909-11 Directories have the address "1262-28th Avenue," second street name and number for this location.)

Another way of confirming first occupancy will be through the Water Department which has a responsibility to keep track of all wells (capped well in the back yard). The record of first turn on has been asked for which will have the name and date of the person living there at that time. This particular week, however, those records are being put on laser disk and are not available.

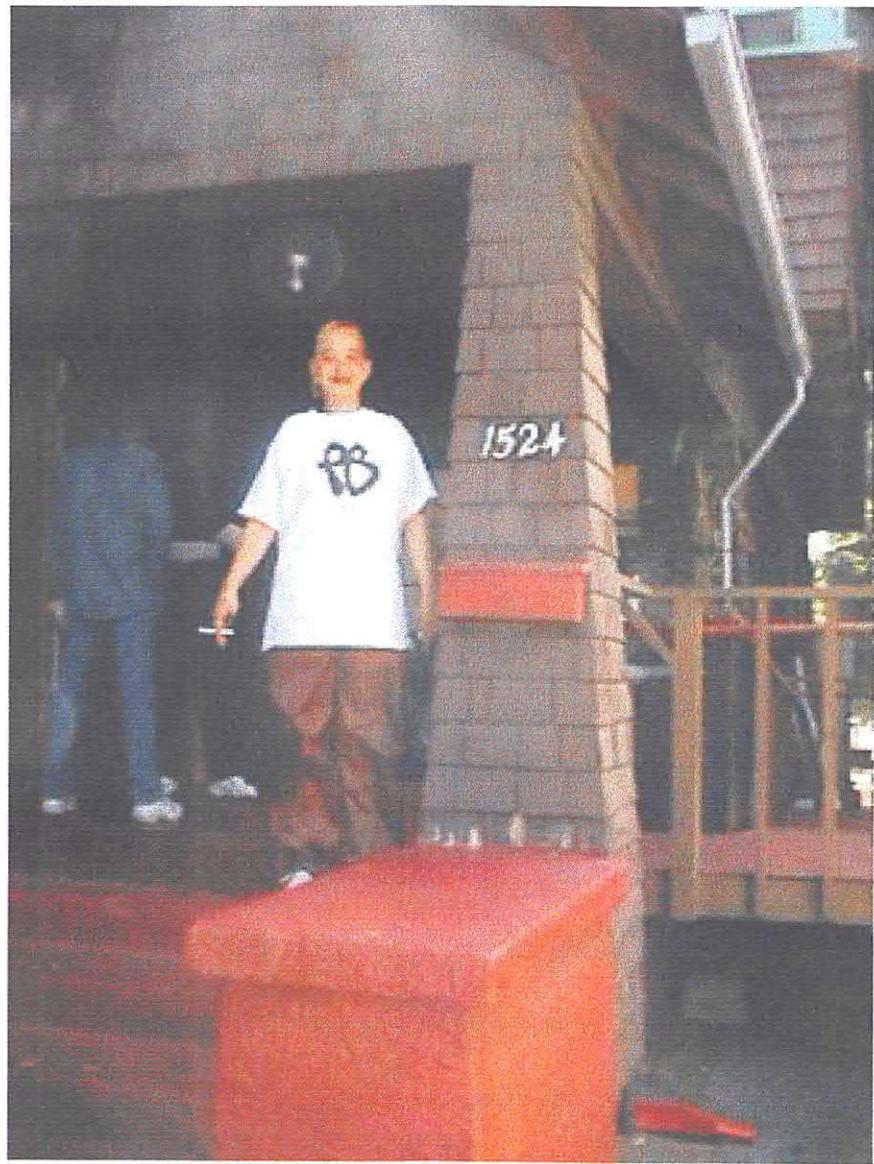
In looking at the Permit 25014 in the Oakland Cultural Heritage Survey Office, I found the date and address different from Ms. Boutelle's book. Lynn Forney-Stone (Julia Morgan's goddaughter, who inherited her papers-father was Hearst's engineer and mother, Ms. Morgan's secretary) kindly offered to help clear up this difference as some of the corrections she made for the book's second edition did not make it from the publisher into the book. Ms. Morgan's Black Book of Job Numbers may clear this up as this address has been listed by Ms. Boutelle for over 10 years.

The Oakland Cultural Heritage Survey feels Bert Remmel is a wonderful architect and would be happy if he were established as architect for both buildings and said there is a wonderful slide show given on his buildings.

I also wish to thank George Gunn who wrote the two books on Edwardian and Victorian architecture in the City of Alameda for taking time with me and encouraging me to view the Morgan and Remmel residences in Alameda. I have many photoes of examples of both, but space here is limited.

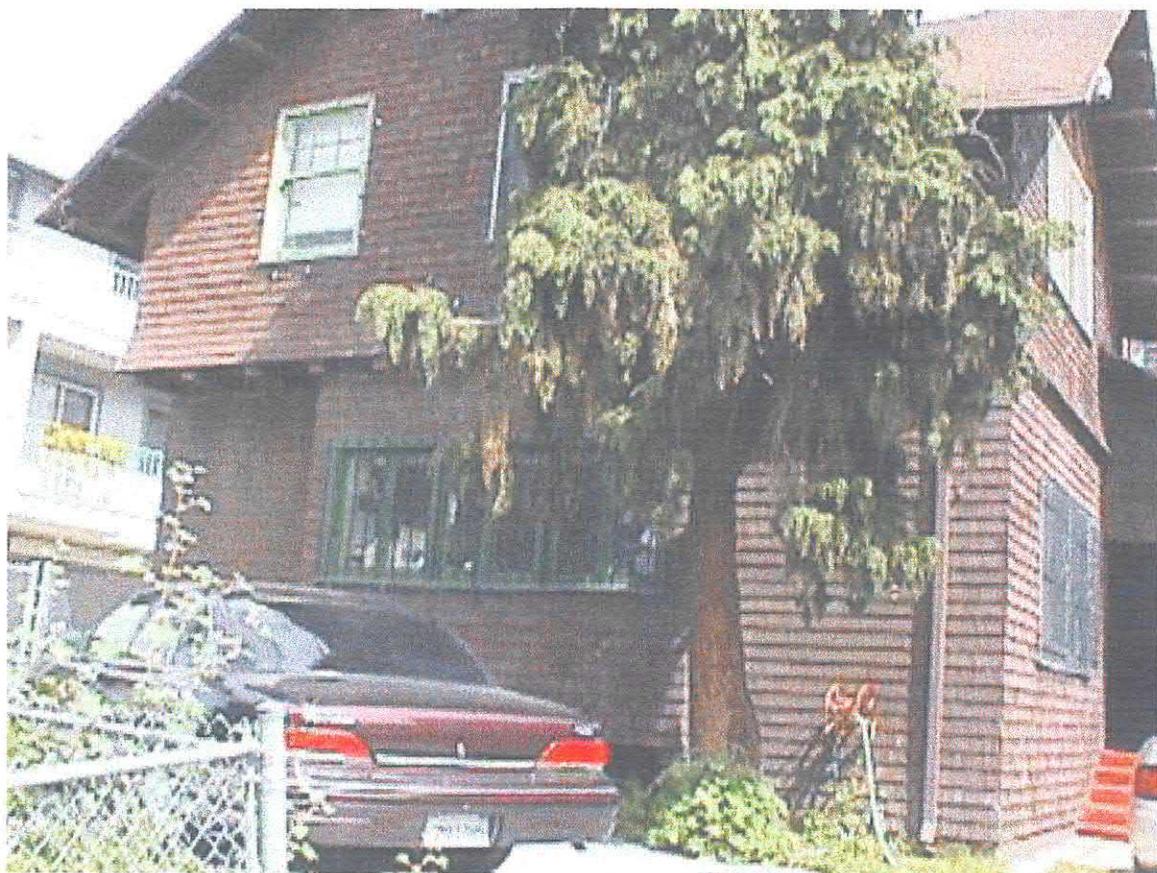
I also have another 100 photoes of the 1524-29th Avenue Residence and maps, and would like to spend much more time concerning the architectural features discovered here, but time and writing space is also limited.

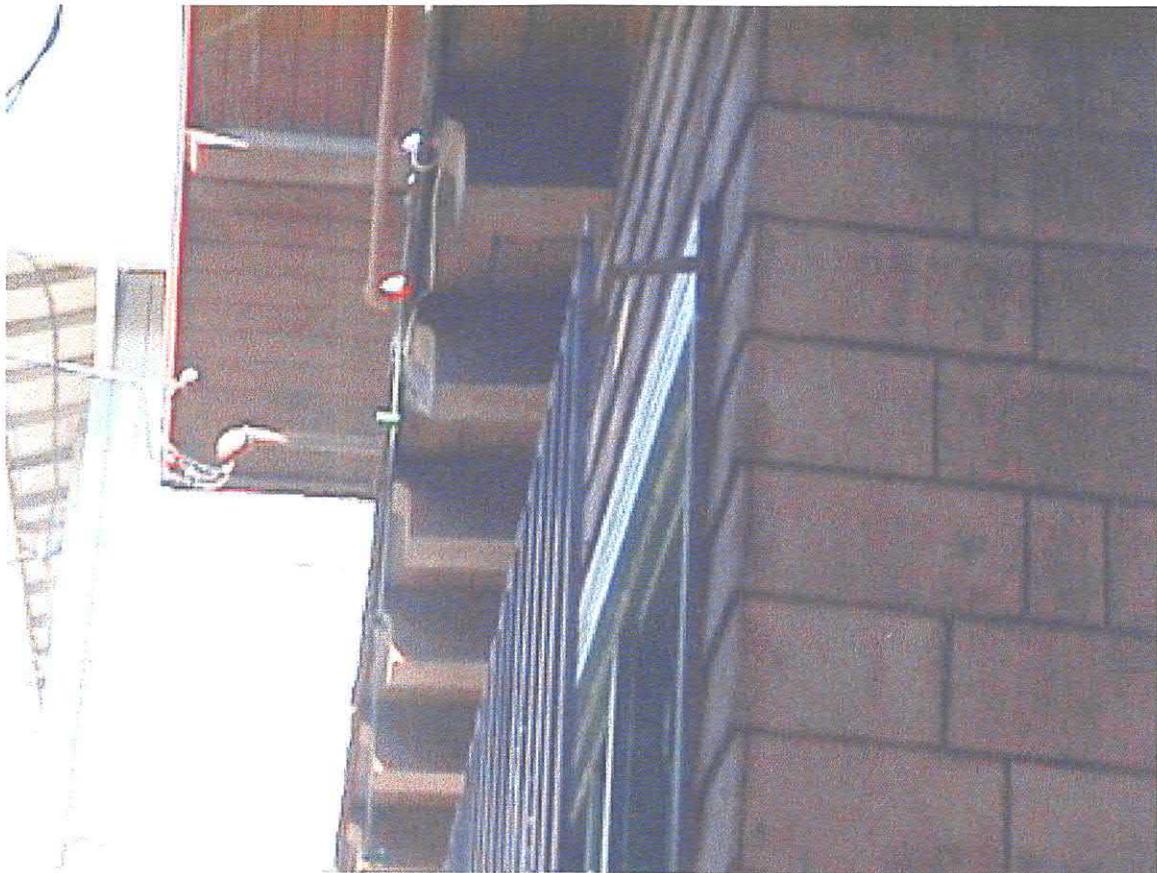
Thanks again to everyone who helped me on this paper, including my Instructor, Sandra Poza, who allowed me write on the architecture of just this one building. I expect to spend more time on it in the future.



2-42



















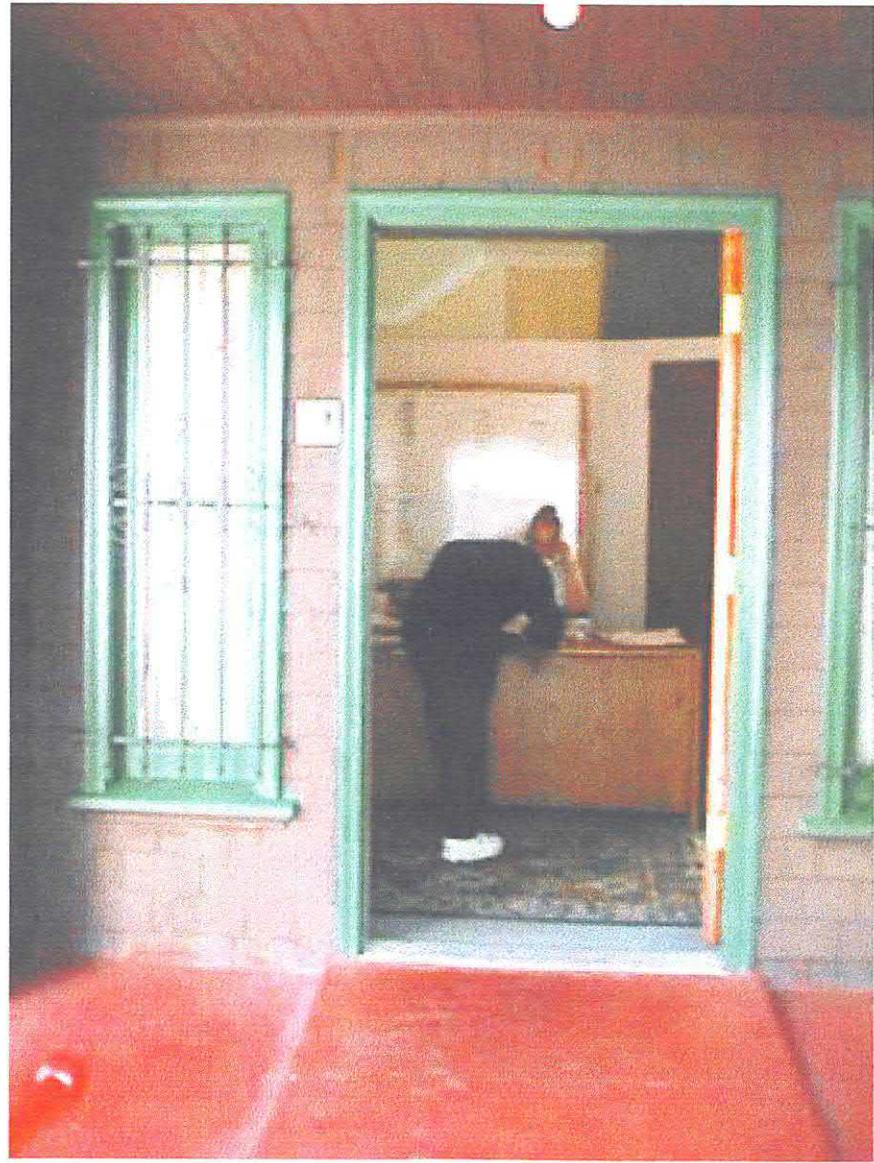


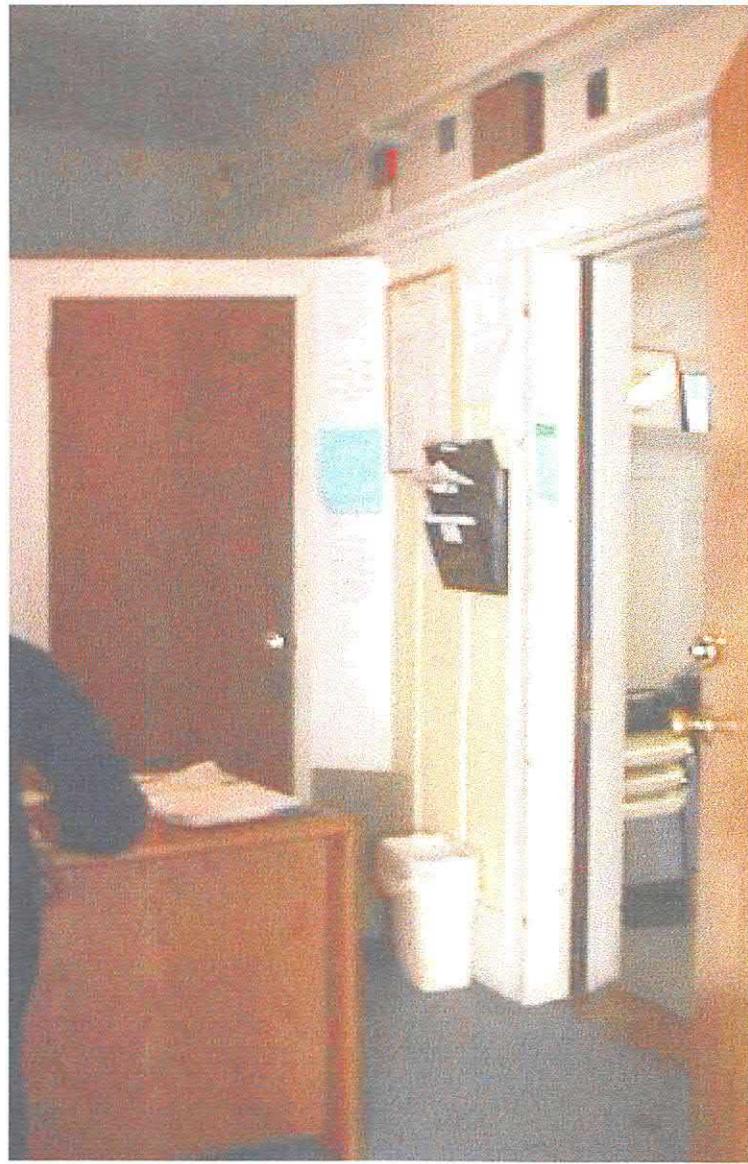


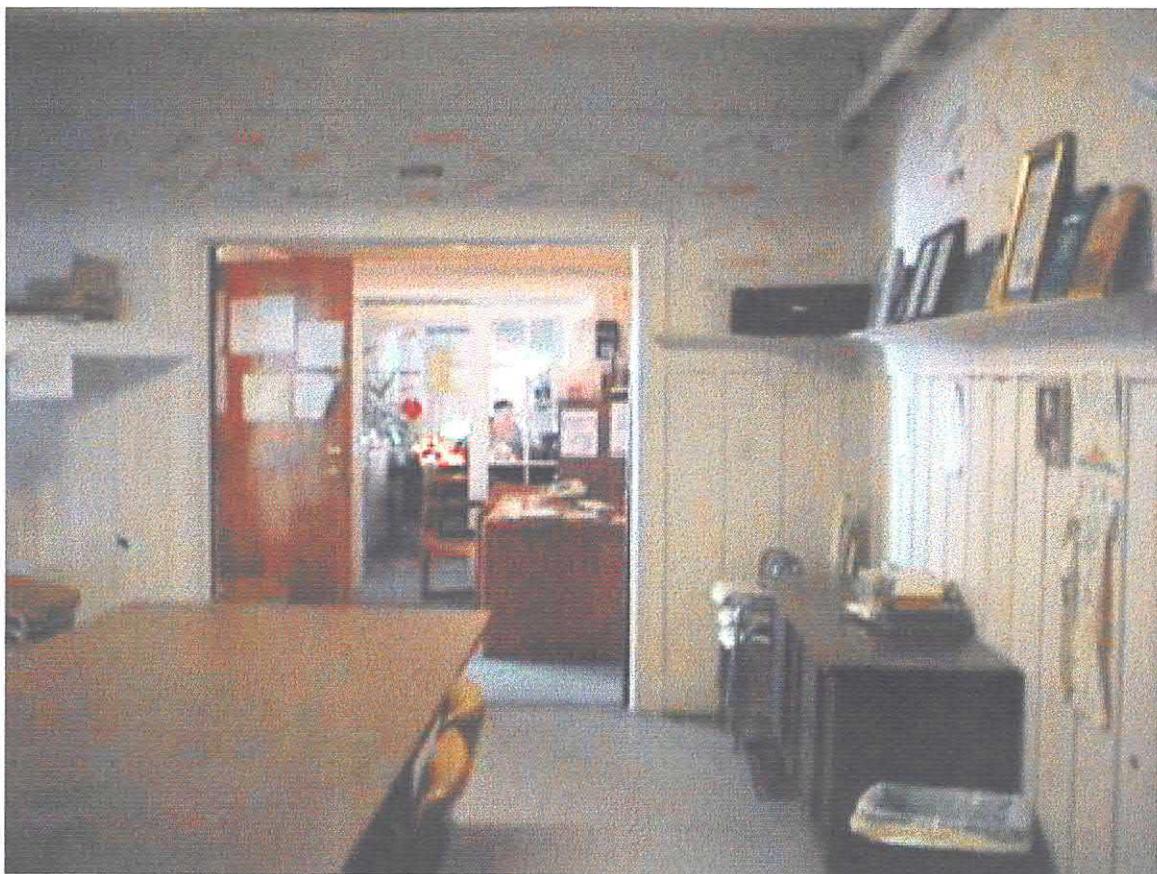


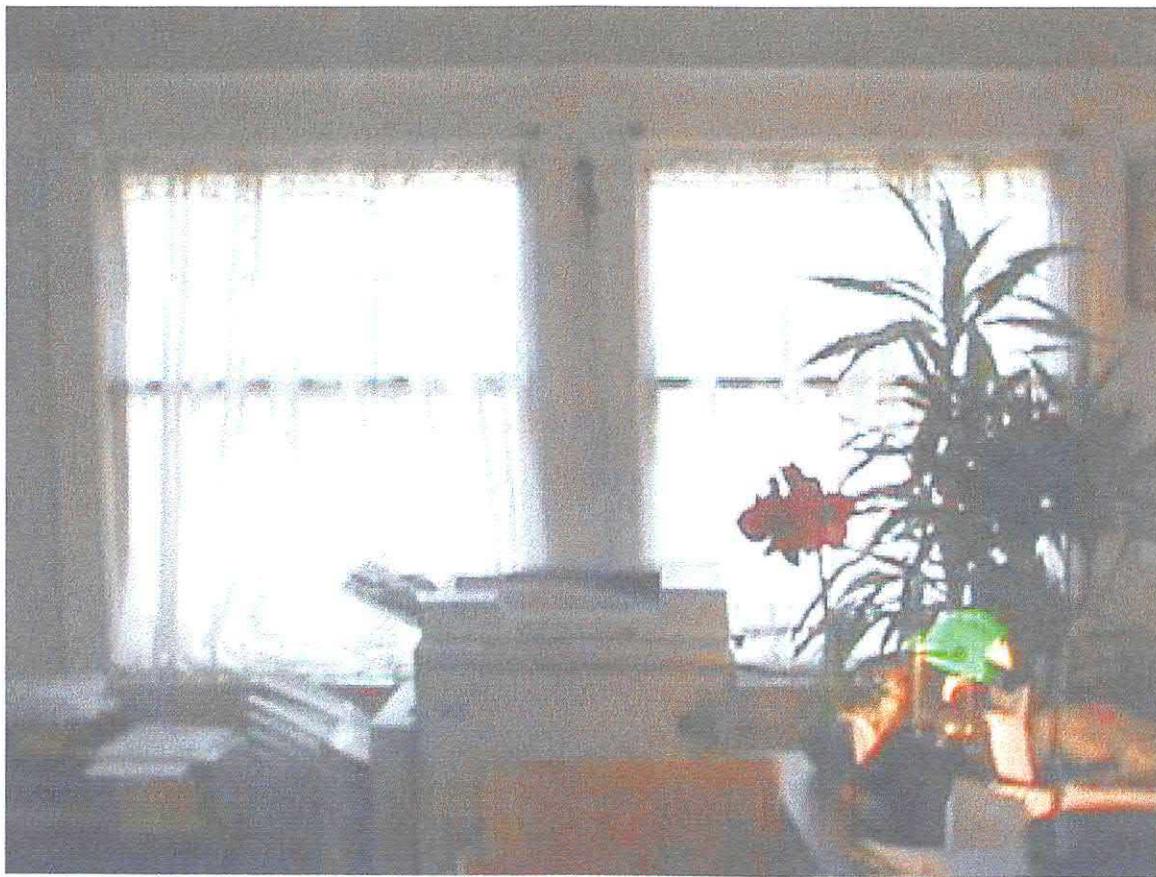


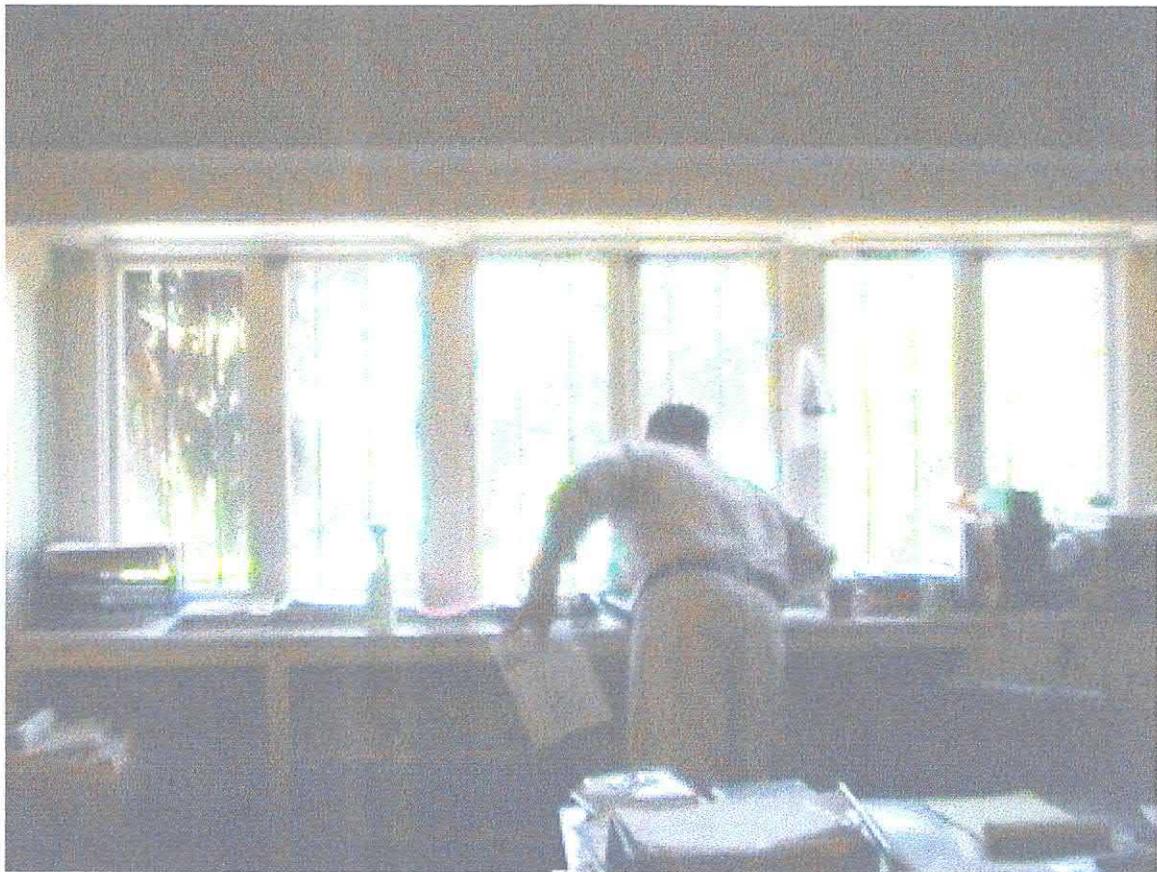


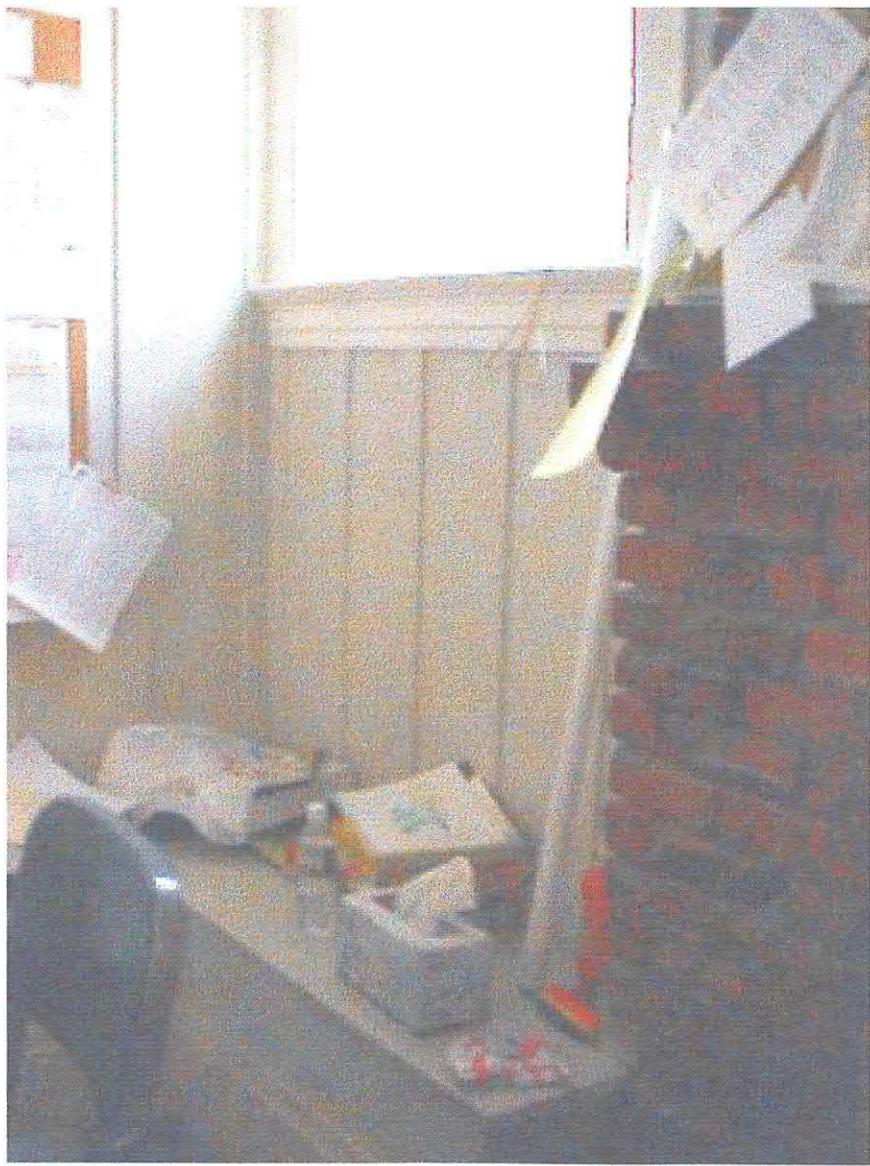




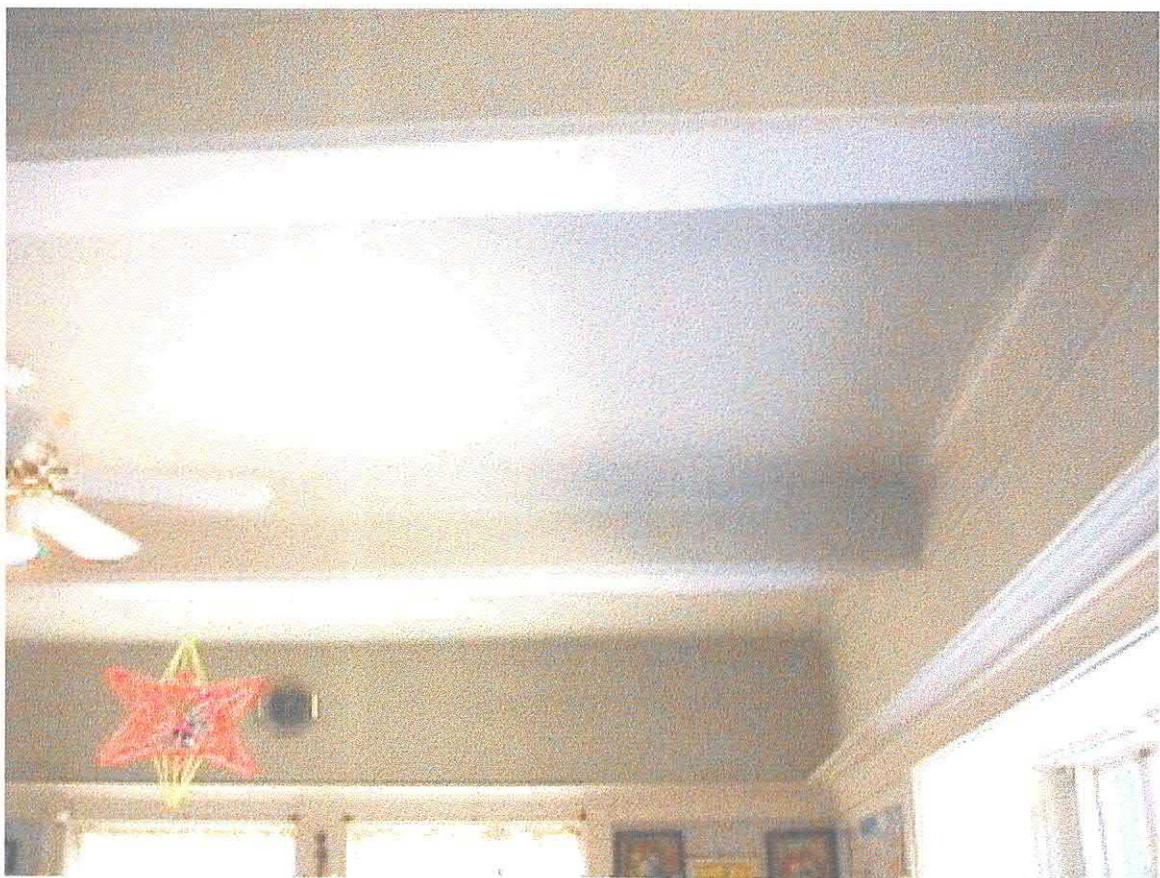


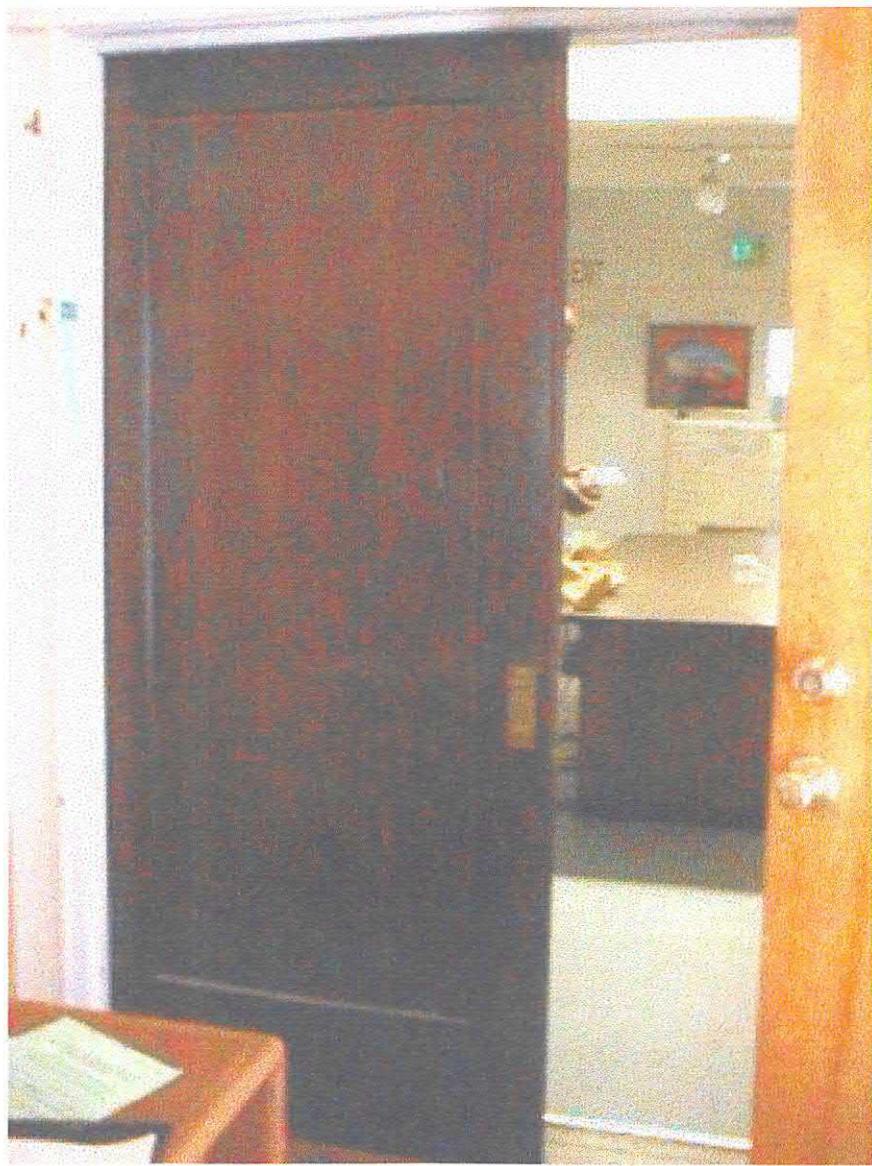








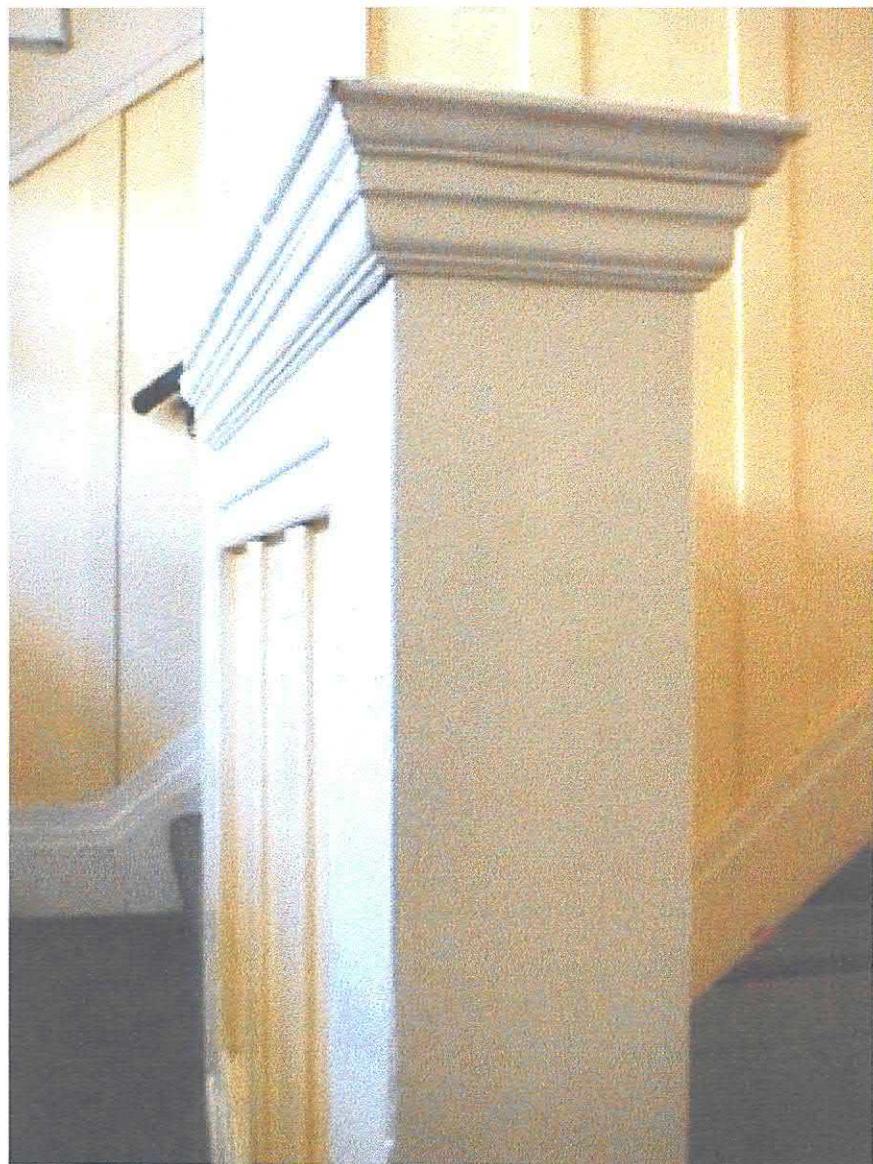




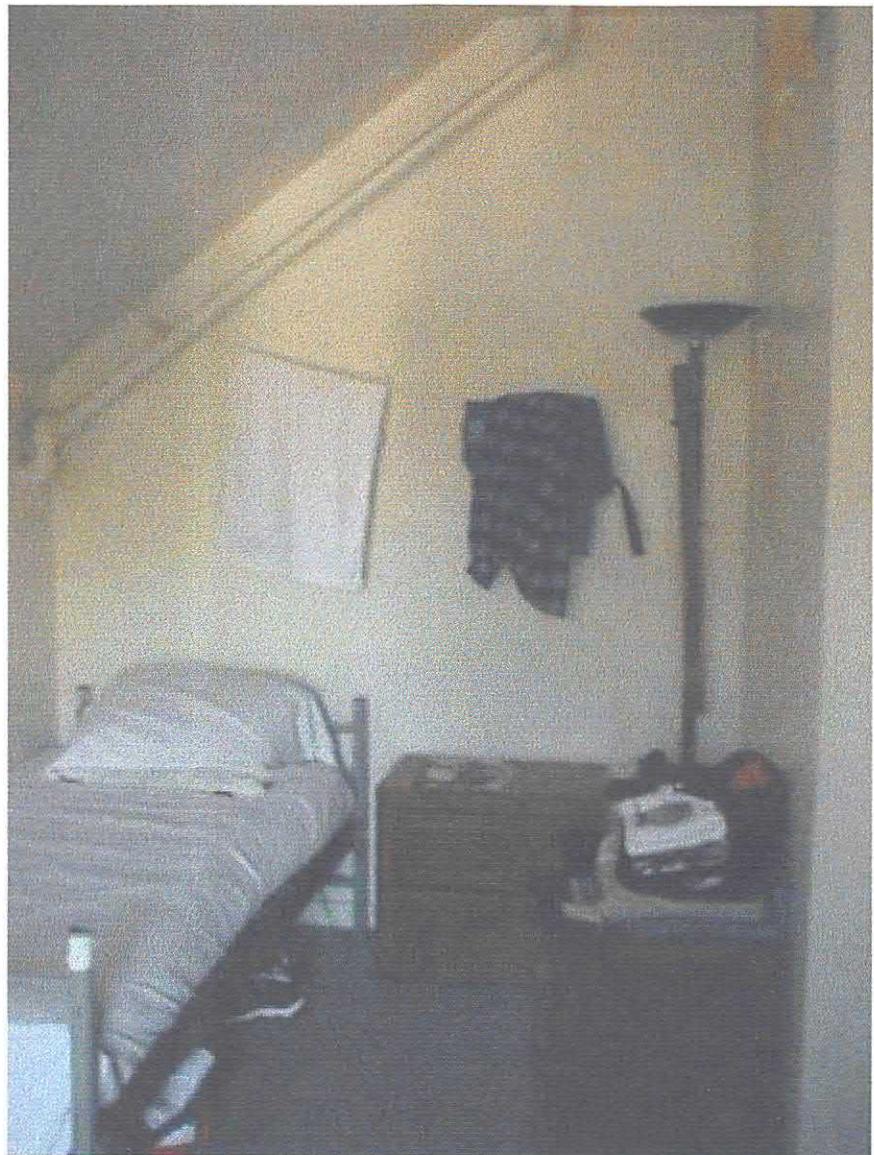


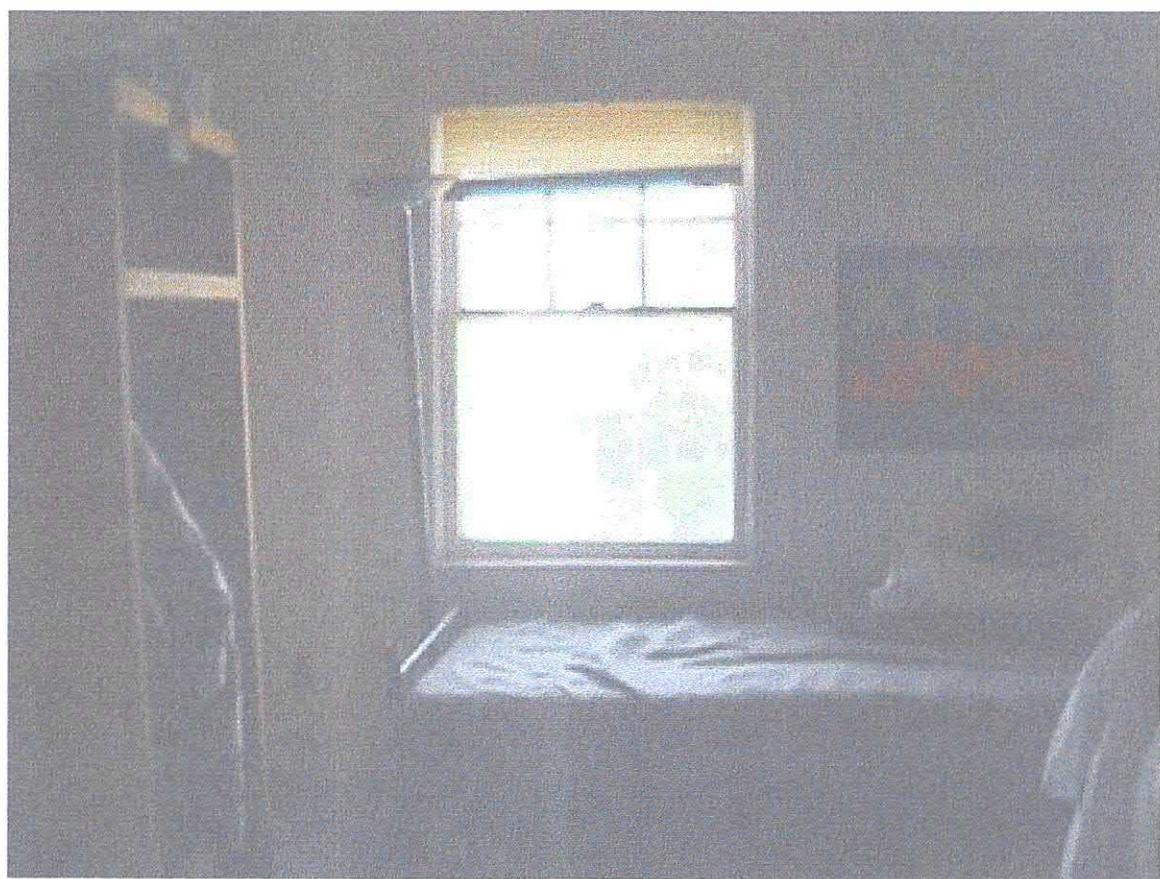


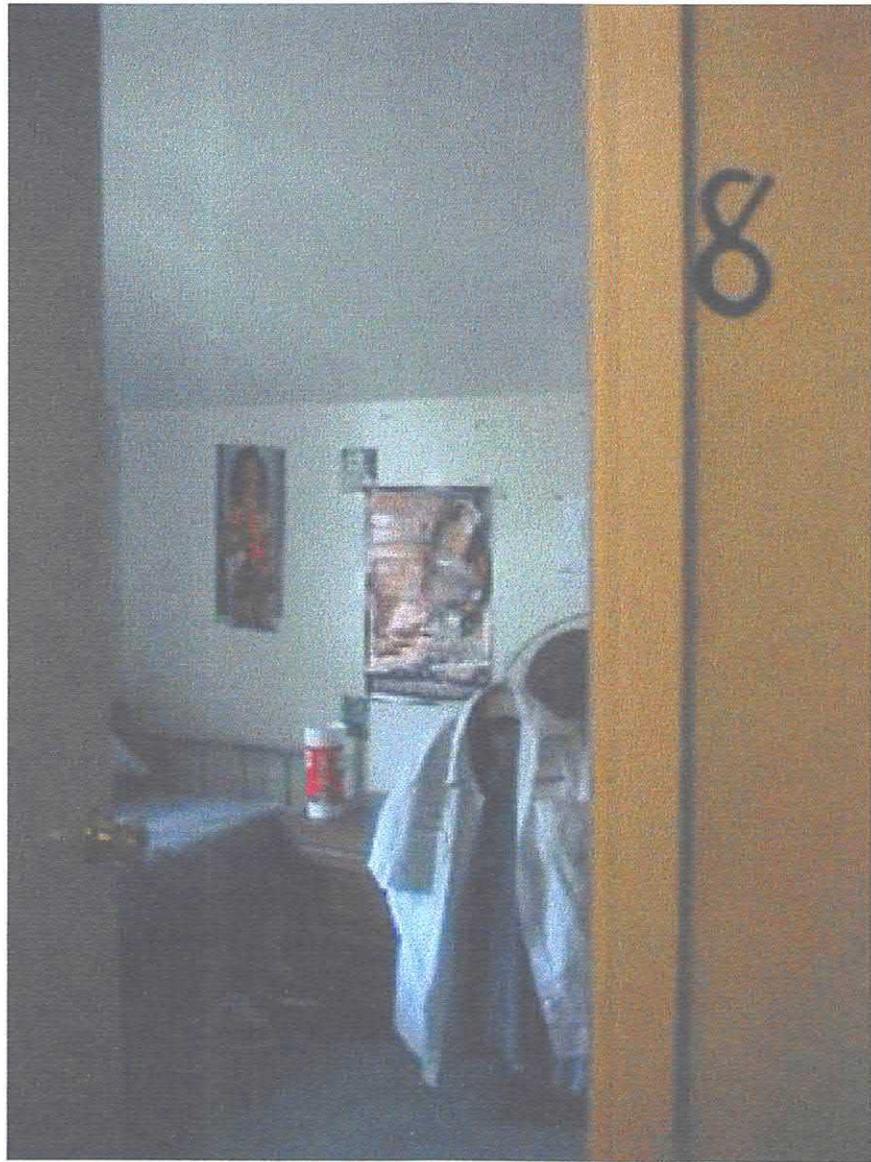












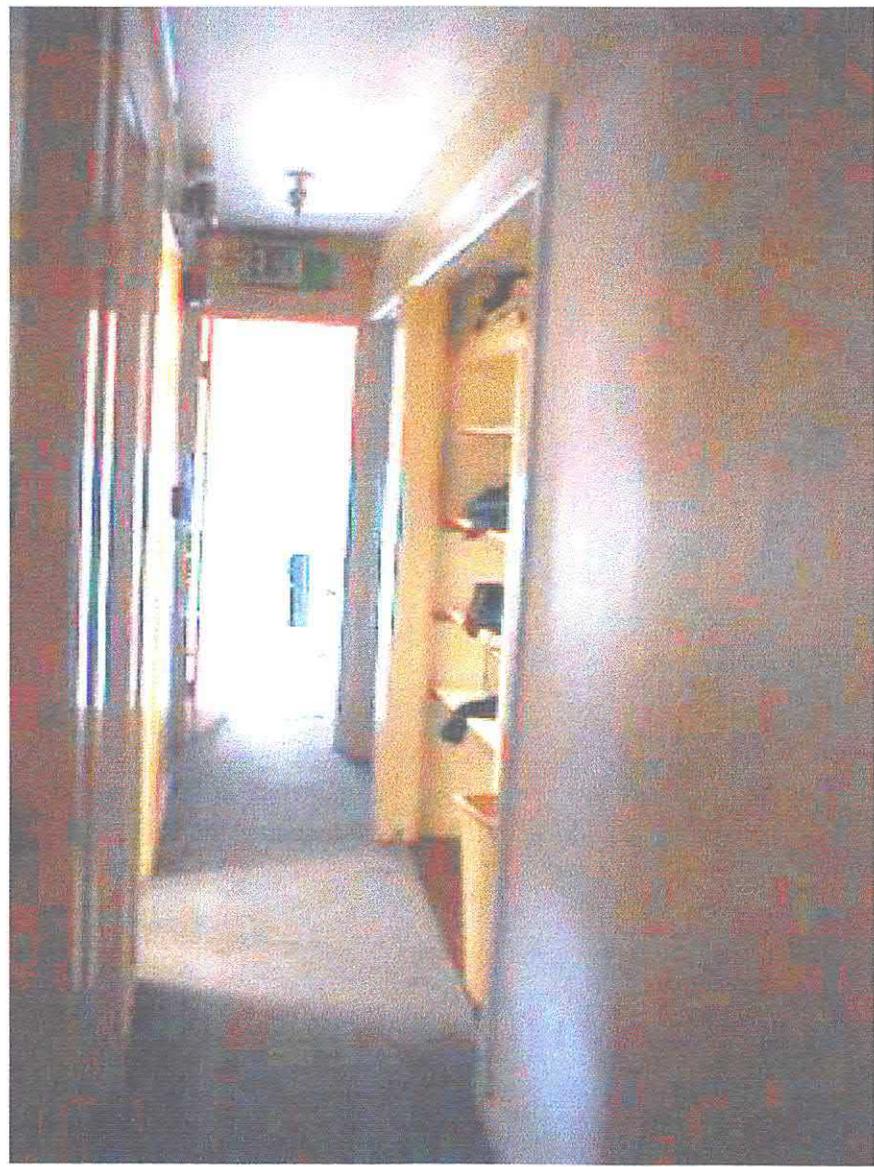
ALLIED FELLOWSHIP SERVICE
29th AVE 4/20/99

ALL RESIDENTS WILL BE IN THE
HOUSE BY 6:00 PM FRIDAY,
SATURDAY & SUNDAY

NO EXCEPTIONS

THE HOUSE IS UNACCEPTABLE!!!
ALL RESIDENTS WILL BE CLEANING
THE HOUSE THIS WEEKEND
THERE WILL BE NO WEEKEND
PASS'S
ANY RESIDENTS NOT
PARTICIPATING IN THE CLEAN UP
WILL BE TERMINATED

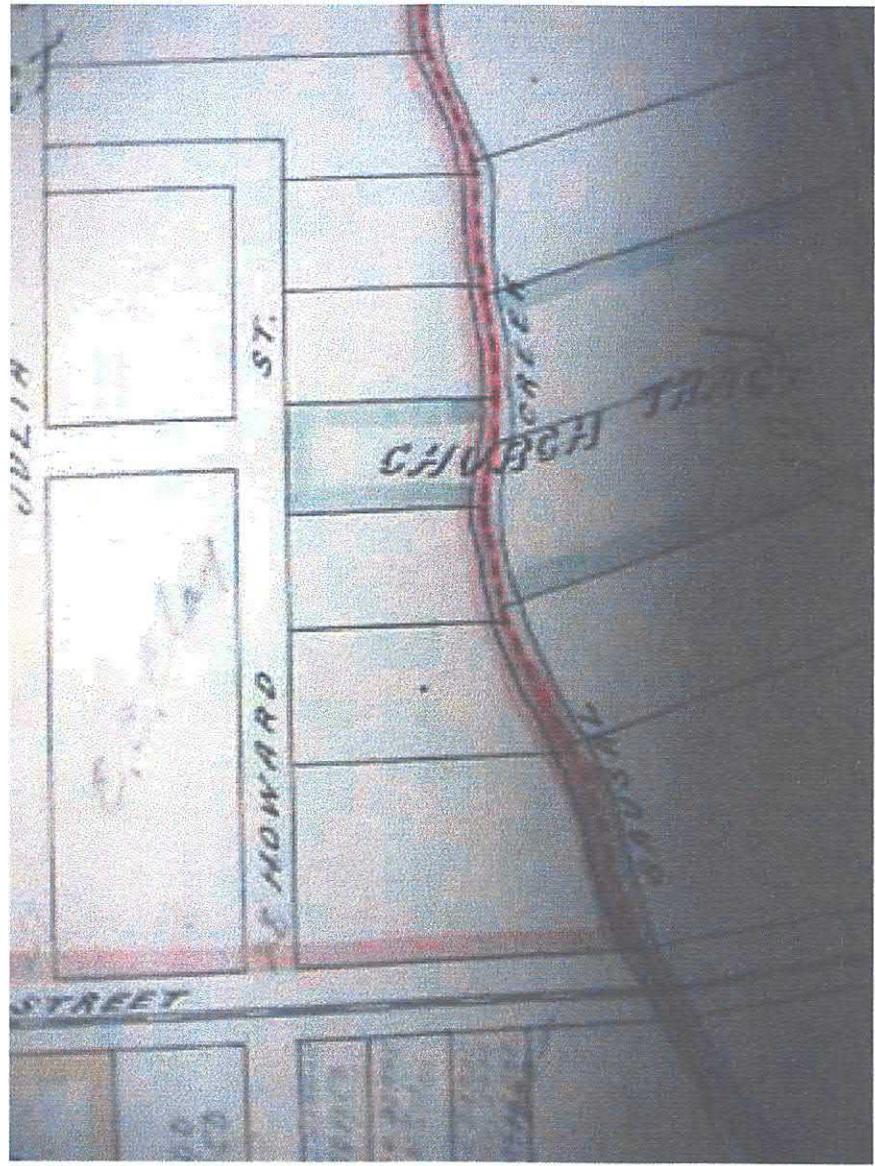

KEVIN GRANT, PROGRAM DIRECTOR

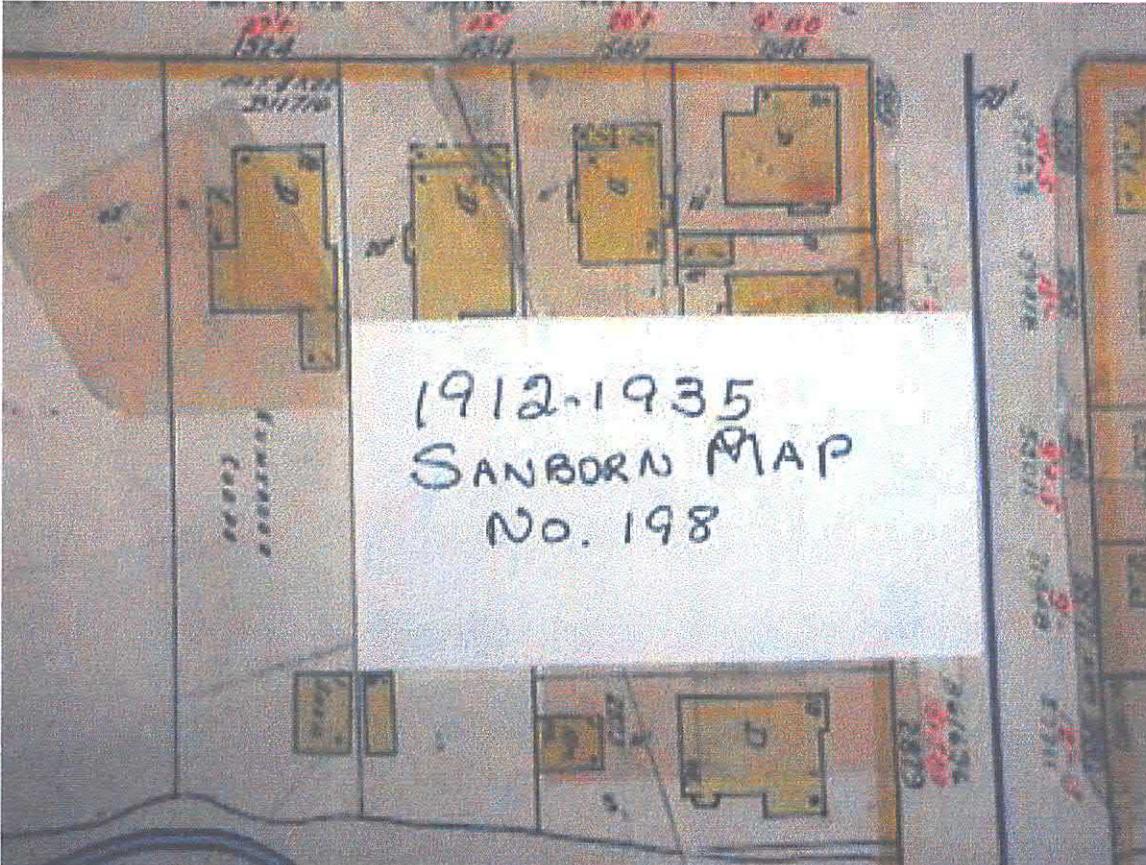




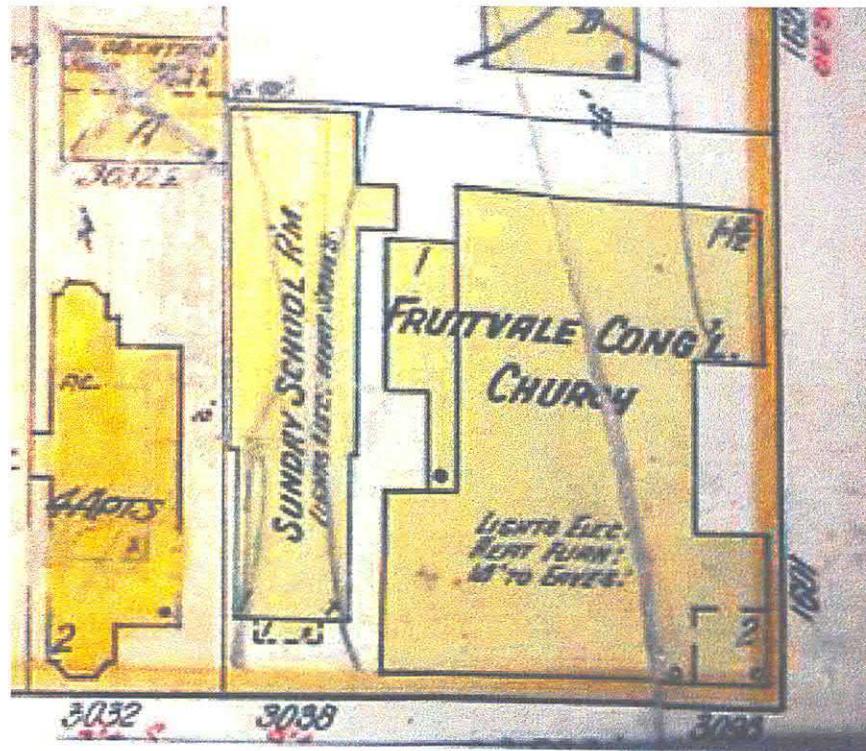








1912-1935
SANBORN MAP
No. 198



1912-1935
SANBORN MAP
No. 198

- Louise (Mrs. C. L.) Goddard house
2733 Ashby Place, Berkeley
Job no. 257
Demolished
See also 1905
- Hamilton Methodist-Episcopal Church
Clemmer W. Wise, Pastor
1525 Waller Street, San Francisco
Preliminary drawings said to be by Bernard Maybeck; completed by Morgan
Gymnasium and alterations by Morgan, 1923
- Miss Helen Hitchcock house
1010 Powell Street, San Francisco
Job no. 251
[Permit: May 23, 1908]
- Kenneth Hobart house
2420 College Avenue, Berkeley
Demolished
- Holy Trinity Episcopal Church: chapel
235 Washington Avenue, Point Richmond
[Permit 27118: August 21, 1908]
- Prof. Lincoln Hutchinson house
9 Canyon Road, Berkeley
Job no. 250
Penthouse added later by another architect
- Kappa Alpha Theta sorority house
2723 Durant Avenue, Berkeley
Job no. 252
Remodeled by Morgan, c. 1930, and by Gardner Dailey, c. 1950
- Miss Louise W. Katz apartment building
2556-60 Buena Vista Way, Berkeley
Job no. 240
Destroyed by fire, 1923
- Prof. Joseph Le Conte house
19 Hillside Court, Berkeley
Job no. 271
- Rev. Clifton Macon (of Trinity Episcopal Church, Oakland) house
1524 29th Avenue, Oakland
Job no. 345
[Building and Industry News: August 21, 1908; permit 27118; Oakland permit 25014]
Not located
- Mrs. R. F. Mitchell house
N. Bay View (242 feet east of McMillan Street), Oakland
[DPB: November 5, 1908]
- Mrs. R. R. Mitchell cottage
2612 Dana Street, Berkeley (in garden behind 2614 Dana)
Job no. 267
- Bertha (Mrs. G. F.) Newell house
15 Prospect Street, San Anselmo
Job no. 248
- Mrs. Aurora A. Stull house
3377 Pacific Avenue, San Francisco
Job no. 273
Remodeled by George Livermore, after 1946
- Charles Sutton house
554 (later 535) Oakland Avenue, Oakland
Job no. 262
- Fred C. Turner house
255 Ridgeway Street, Oakland
Job no. 255
Garage added by Morgan, 1915; job no. 454
See also 1904, 1916, 1930s, 1936, 1938-41
- Herbert N. Turrell house
681 36th Street, Oakland
Job no. 220
Demolished
- Mr. J. A. Vandergrift house
74 Fairmont Avenue (later 52 Garland Avenue), Oakland
Job no. 272
[Permit 14294: November 2, 1908]
Demolished
- Maynard E. Wright house
4025 Hillside Avenue (later 149 Monte Cresta), Oakland
Job no. 249
Demolished
See also 1919
- 1908-9 George L. Bouveroux house
365 Euclid Avenue, Oakland
Job no. 230
Demolished
- George R. Chambers house
171 Santa Rosa Avenue, Oakland
Job no. 242
- Robert Forsyth house
1946 Green Street, San Francisco
Job no. 275
[DPB: November 23, 1908]
Demolished
- Judge L. G. Harrier house
6487 Benvenue Street, Oakland
[DPB: December 1, 1908]
Job no. 277
- Judge L. G. Harrier house
(Stonedene): alterations
Suisun Valley Road, Cordelia, Solano County
Extensive alterations by Morgan, 1922 and, for Sam H. Martin, 1929
- H. R. Hatfield house
2695 Le Conte Avenue, Berkeley
Job no. 274
- Alfred Holman house
3531 Clay Street, San Francisco
Job no. 260
[DPB: August 13, 1908]
- Dr. J. K. and Sarah M. McLean house
2725 Channing Way, Berkeley
Job no. 263
Enlarged for fraternity, 1950s
- Miss Estelle Miller apartment building
Minerva C. Miller, client
1214 Leavenworth Street, San Francisco
Job no. 259
- Dr. Joseph and Mrs. (Fannie) Simpson house: addition of children's room in attic, desk, panels
San Francisco
Job no. 261
- Mrs. M. B. Squire apartment building
2003 Oak Street, Oakland
Job no. 269
- Prof. Adolph H. Weber house
1518 Euclid Avenue, Berkeley
Job no. 253
Destroyed by fire, 1923
- Miss Ray Wellman house
98 Hillcrest Road, Berkeley
Job no. 235
- Prof. E. J. Wickson house
2723 Bancroft Way, Berkeley
Job no. 297
Demolished
- Agnes and George Wilson house
728 Capital Street, Vallejo
Job no. 206
Not clearly documented
See also 1907
- Esther (Mrs. J. C.) Woodland and Miss J. H. Caruthers apartment building
1124-26 Filbert Street, San Francisco
Job no. 264
[DPB: October 2, 1908]

Records Organize Go To Exit
DATE 09/20/05
OWNER Casidy, HC
BUILDER Cooke, A
ARCHITECT Remmel, BE
DESCR 2s fr ~~Ex~~ ~~fr~~
HNUM ~~Ex~~ ~~fr~~
STREET Howard se
CROSST E14 477'ne
COST \$ 385 - ~~corrected~~
TRACT L10bG revOakTrac F

Block 10 R

see actual
"Edwards Transcript of Records"
added after this page

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Records Organize Go To Exit
DATE 02/19/06
OWNER Casidy, HC
BUILDER Cooke, A
ARCHITECT
DESCR
HNUM
STREET Howard se
CROSST E14 477'ne
COST *Loren Leandro Road*
TRACT s50'L10bG revOakTFar

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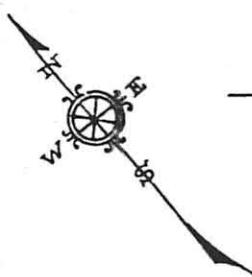
Code Area No. 17-001

Revised Map of the Oak Tree Farm Tract. (BK II pg 1)

716

Assessor's Map 25

Rev 12-6-60 A.Y.



Avenue

N. 38° 13' E.
(Howard)

294

150' N.E. 14th St.

East 16th Street.

Scale 1" = 50' 729

(B46 P25)

