

Oakland Landmarks Preservation Advisory Board

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

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

1. **IDENTIFICATION**

Historic Name: Vaughn (M.C.)-Wilson (Caroline) house
and/or Common Name:

2. **ADDRESS/LOCATION**

Street and number: 5837-5839 Ayala Ave Zip Code: 94609
Assessor's Parcel Number: 16-1398-11

3. **OWNER OF PROPERTY**

Name: Rosie Raizen & Josh Benjamin email: rosieraizen@gmail.com | josh.benjamin@gmail.com
Street/Number: 5837/5839 Ayala Ave Telephone: 267-205-2656 | 217-369-6325
City: Oakland State: CA Zip Code: 94609

4. **APPLICATION FOR**

City Landmark Heritage Property S-7 District S-20 District

5. **SURVEY RATING NAME OF SURVEY DATE DEPOSITORY**
C2+ | Oakland Citywide Prelim Heritage Survey | 1986 | Oakland City Planning Dept.

| | |
|---|---|
| <p>Photo</p>  | <p>Location Map</p>  |
|---|---|

DESCRIPTION

A. Resource Type and Use: Present (P) and Historic (H)

Building(s) District Structure Site Object
 Residential Commercial Industrial Institutional
 Other (specify): _____

B. Condition:

Excellent Fair
 Good Poor

C. Alterations:

Unaltered
 Altered

D. Site

Original Site
 Moved (Date _____)

•1941 upper flat added; 1964-9 unpermitted back addition

E. Style/Type: Craftsman (First Bay Tradition)

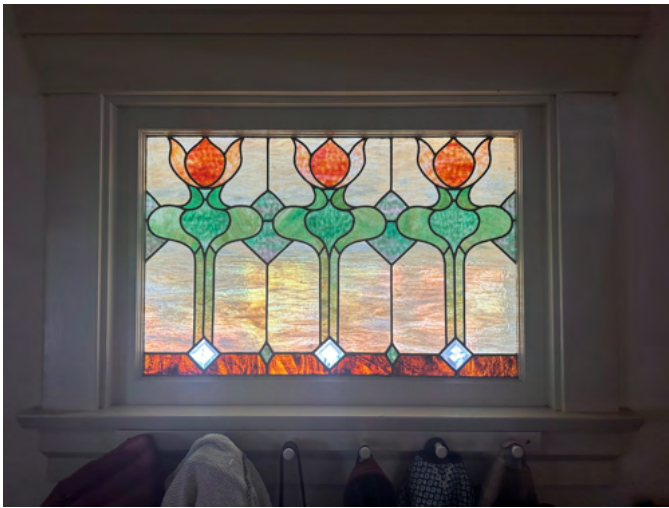
F. Describe the present and original (if known) physical appearance:

5837-9 Ayala Ave is Craftsman style home, now a duplex, with separate upstairs and downstairs units, each with its own address. Today an external staircase on the north side of the house provides access from the driveway to the second floor unit. The exterior of the house features a combination of unpainted and brown-painted wooden shingles.



The front of the house (see page 1) sports a porch asymmetrically covering 2/3rds of the viewer's right part of the house's face, wrapping around the north side of the house.

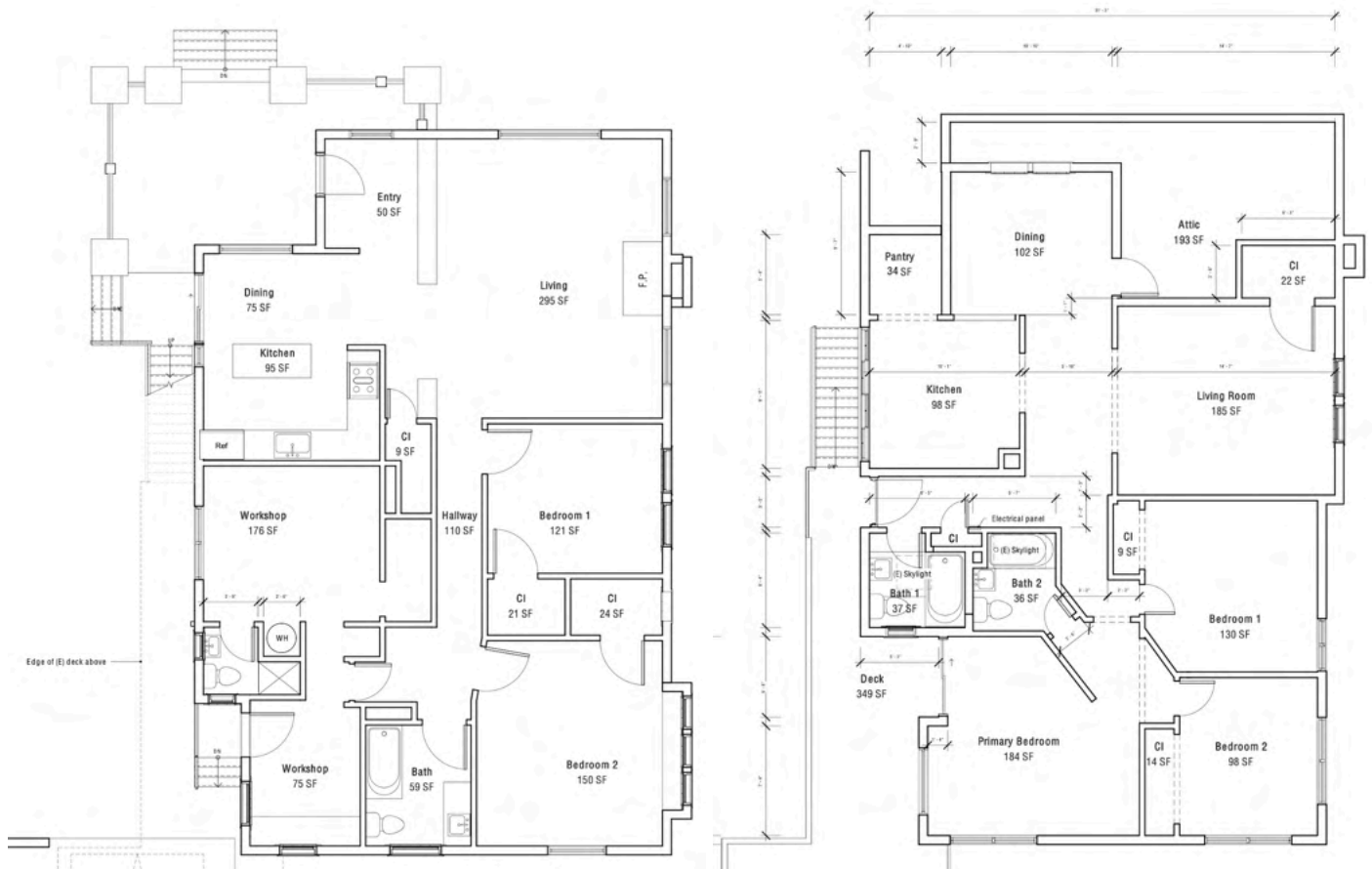
The front door is tucked to the left side on the porch (below, right) - not directly facing the street. One large, single-frame picture window looks out from the first floor kitchen onto the porch. To the left (when looking from Ayala Ave), a second large picture window divided into three parts (composed with a double hung window on each side and three small fixed lights on top), punctuates the face of the house to the viewer's left. In between the two large windows, on the southern part of the porch, a stained glass clerestory window graces the entryway adding a crafty, decorative element to the space. The roof's is a gabled, pitched roof toward the front face of the house, and a flat roof on the 1960s back addition. The front roof's eaves feature exposed beams, a beautiful expression of the First Bay Tradition architecture's emphasis on volume and form (Brown, Mary). A center dormer rises above the first floor, with two double hung wood windows facing Ayala Ave. A side dormer rises above the external staircase. It is not possible to tell whether this front roof shape is original though it does match the style of the time it was built; the dormers may have existed previously as an attic before the 1941 upper unit addition, and were simple raised. Or they may have been added at that time.



The stained glass clerestory window (left)



Entry door and Northernmost picture window (right)



The 2024 layout of the lower (left) and upper (right) floors of the house. Floorplans are oriented with the front (facing Ayala Ave) side of the house toward the top of the page.

Based on plaster and lathe walls and the hardwood flooring, we believe the upper “Kitchen”, “Dining”, “Living Room”, and “Bath 1” were created as part of the 1941 renovation into a duplex, discussed later in further detail of owner history. The upper “Primary Bedroom”, “Bedroom 1”, and “Bedroom 2” all have linoleum flooring and we believe those were added in the late 1960s renovation, discussed later in further detail of owner history. The 1941 addition was aligned with the character of the original house, with wood windows and cedar shake shingles. The 1960’s addition to the rear of the house was architecturally aligned with the character of the original house, aside from the introduction of aluminum windows and T1-11 siding.

The foundation's framing wall, the bottom half of the porch’s main columns, and the chimney showcase a textured, raised cement foundation. Employing textured cement was a unique technique to create a visually appealing and organic look intended to blur the line between natural world and dwelling (Rehab Right, Craftsman Bungalow section). Other methods would have involved using splitstone (as Charles Alma Byers described in the article ‘Split Field Stone as a Valuable Aid in the Building of Attractive Bungalows and Small Houses’ within Gustav Stickley’s 1909 publication, 1988 reprint Craftsman Bungalows)

THE CALIFORNIA BUNGALOW: A STYLE OF ARCHITECTURE WHICH EXPRESSES THE INDIVIDUALITY AND FREEDOM CHARACTERISTIC OF OUR WESTERN COAST

WE have the pleasure of publishing in this issue of THE CRAFTSMAN some of the best examples that have come to us of the new American architecture, which as yet can hardly be considered a style so much as a series of individual plans adapted to climatic conditions and to the needs of daily living, and in harmony with the natural environment and contour of the landscape. In a country like our own, where all these requirements vary so widely, any one style would be altogether inadequate, but the new architecture that is so rapidly and steadily developing in America is rather a general expression of that spirit of individuality and freedom which is especially characteristic of this country. In the north and east, for example, a style of building is required which would be absolutely out of harmony with the life and surroundings to be found in the south and west, and in California,—especially in the southern part of the state,—conditions prevail which are found hardly anywhere else on the continent. For fully eight months in the year the constant sunshine,

unbroken by clouds or storms and relieved only by an occasional fog drifting in from the ocean, permits a life that is practically all out-of-doors, or, at all events, maintains such a friendly relation with out-of-doors that the house seems more in the nature of a temporary shelter and resting place than a building designed to be lived in all the time and to afford constant protection from the elements.

The country out there is one of great restful spaces, with wide plains and low, rolling hills which lead up gradually to the stupendous mountain walls of the Sierra Nevada and the lesser but still imposing peaks of the Coast Range and the Sierra Madre. There are no thickets of slim saplings and green undergrowth, no little creeks and springs, and none of the somewhat aggressive picturesqueness found at every hand in the east; only huge grain fields, orchards and vineyards and wide stretches of sun-dried grass, scorched to a warm, tawny brown during the long rainless season that follows the brief winter of green grass and wild flowers. The colors, too, are differ-



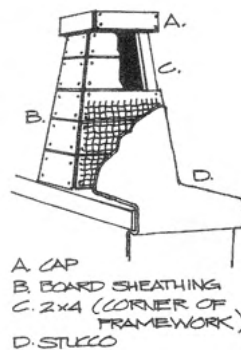
A SMALL CALIFORNIA BUNGALOW COSTING \$3,200, SHOWING THE USE OF RED SANDSTONE FOR PORCH PILLARS, PORCH FOUNDATION AND CHIMNEY.

Text and image from *Craftsman Bungalows: 59 homes from the Craftsman* edited by Gustav Stickley, c. 1909



Another element showcasing the unique and distinctive taste of the first builder are the cement balustrades on the front + right side faces of the front porch. The porch is also punctuated by three distinctive columns at each corner of the porch that add architectural interest to the entryway. The columns are textured cement on the base, and wood in the elephantine shape starting about halfway up. Pictured below and left.

ELEPHANTINE COLUMN REPAIR



View of the NE corner of the porch (right) and diagram of elephantine column repair (left) from *Rehab Right*.

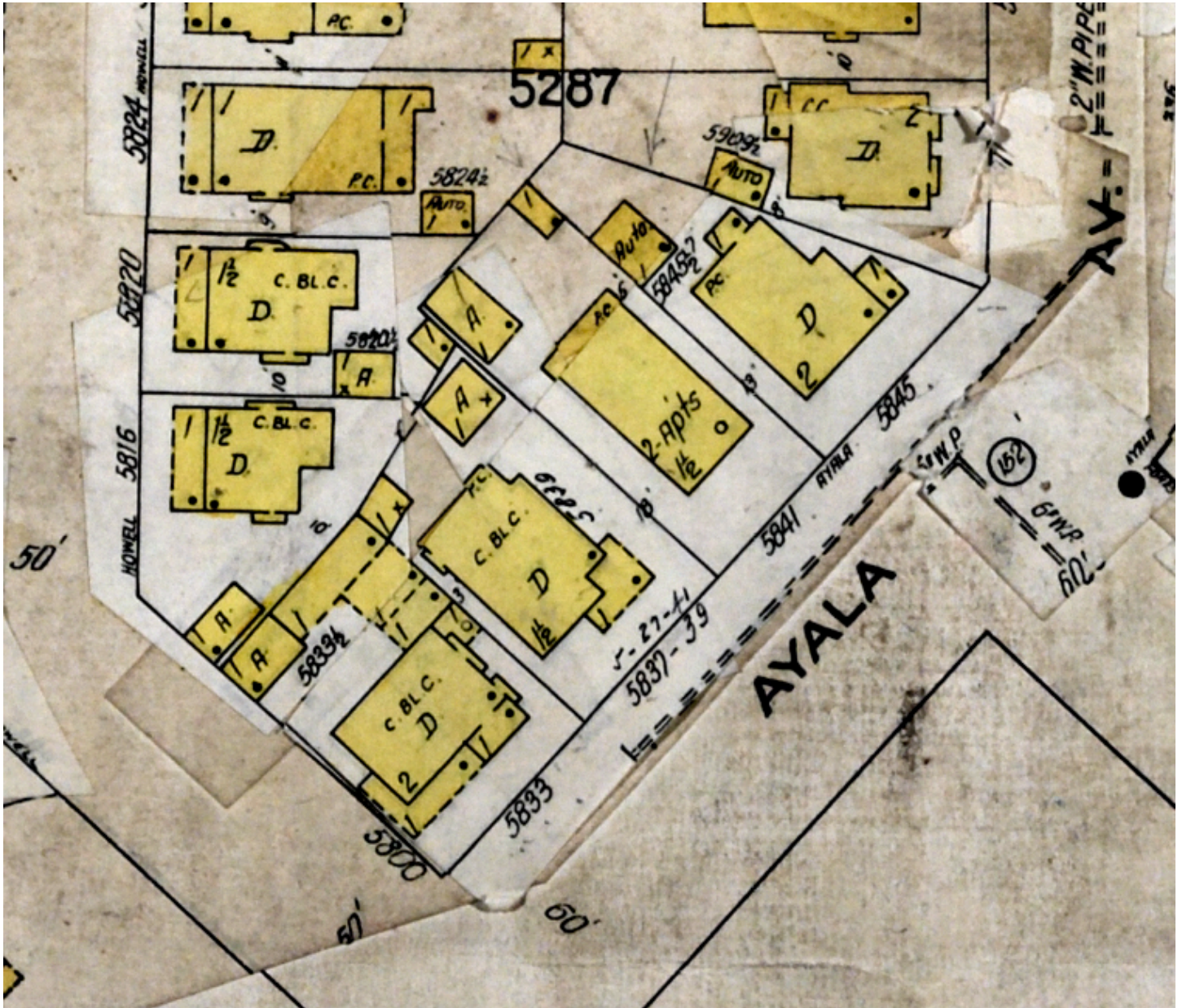
From the 1911 Sanborn mapbook (below), the same year the property was built, the house was listed as one and 1/2 stories and clearly shows the porch as part of the original construction of the house:



However in the index (below), this mapbook is noted as having been updated several times, as recently as November 1930 and the page showing 5837-39 does seem to have been subjected to some edits.



The 1945 Sanborn map shows the four houses on the corner - 5837-9 Ayala, 5833 Ayala, 5816 Howell, and 5820 Howell - noted as "C. B.L.C." - a notation indicating Concrete Block Chimney. In fact the builder, M.C. Vaughn, held permits to each of these properties. These neighboring homes do share certain aesthetic characteristics (shingles, concrete, 1.5-2 story) while they seem to differ in roof lines. Likely they were more similar before modifications.



7. SIGNIFICANCE

A. Construction date(s): 1911

B. Architect/Builder/Designer: M. C. Vaughn

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

The house at 5837/5839 Ayala Ave is a fantastic example of the Craftsman architecture in the First Bay Tradition. It also bookmarks an important boom in development in North Oakland’s history. It is rare in that its front face has had few alterations to the original design.

The First Bay Tradition emerged in the 1890s, developed for the next 25 years, and peaked in the mid 1920’s when over 14,000 bungalows were erected in East Oakland (p.21, Rehab Right). This puts 5837-9 Ayala (built 1911) squarely in the middle of the first wave of Craftsman construction in the Bay Area. Many of the architectural features of the first wave craftsmans are on proud display to this day: broad, overhanging gables; shingle siding; cement & stone foundation, porch columns, and fireplace; molded cement balustrade and elephantine columns on the porch, stained glass clerestory window in the entranceway; and two large, front-facing picture windows.

length of the rectangular lot. From the cruciform, rooms project on an as-needed basis. An upstairs porch to capture a view, for example, or a five-sided bay for a breakfast nook, or an entire wing for the master bedroom.

To accommodate the size and asymmetry, Brown Shingle houses in Oakland are found on relatively large parcels. The yards are filled with big evergreens (deodor cedar, lawson cypress, redwood, even sequoia), trees which are in scale with the building and consistent with a philosophy revering nature. Many of these houses have been reorganized inside as apartment units or business offices, with the fortunate outcome that more people have the opportunity to enjoy the craftsmanship and quiet quality the Brown Shingle Style offers.

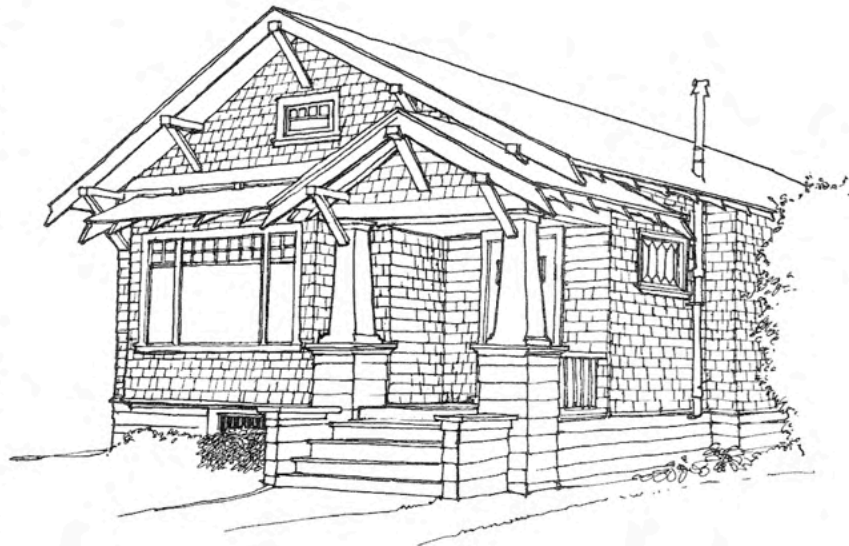
Craftsman Bungalow (1905-1925)

Having just discussed the meaning of “Craftsman,” the word “Bungalow” remains to be defined. The bungalow is typically a single-story house with one or more broadly pitched, overhanging gables. On most, a small gable caps the entry porch, echoed by a larger gable behind and to one side. The roofline recalls a child’s drawing of mountains: a series of overlapping, inverted triangles. In Oakland, the other bungalow style shows the broadside of the roof to the street instead of the gable peak. In these, the space beneath the roof is adapted for use by the installation of a dormer window.

To describe houses which do their best to look like bungalows, the awkward word “bungalowoid” was coined. While this word is typically used to categorize larger homes designed by architects for wealthy clients, it also applies to a vernacular building style that may be unique to Oakland. Many families find that the bungalow is too limited in size, that the two or three bedrooms do not provide enough living space. Because the lots are small, the only direction that remains is up. The more spacious, but rather ungainly two story result is rightly called bungalowoid. Examples can be found on Carlington Street in the Fruitvale District.

The etymology of the word “bungalow” is a curious one, and we must travel to the country of India to discover it. In the early 1800’s, the Indian Gov-

CRAFTSMAN BUNGALOW



ernment built resthouses along the main road to aid travelers enroute. These thatch-roofed shelters were temporary dwellings, low in profile and surrounded by verandas. The British administrators anglicized the Hindustani adjective *bangla*, which means “belong to Bengal,” and called these way stations “bungalows.”

The Craftsman Bungalow is recognized by the deliberate use of natural materials, its emphasis on structural form, and a casual relationship with the out-of-doors—traits reminiscent of its Indian namesake. The Craftsman Bungalow has exposed beams beneath overhanging eaves, projecting brackets, and a propensity toward Swiss or Japanese motifs. Brown shingles persist, though sometimes wood siding is used instead.

Two large pillars, broad at the base, slightly tapered at the top, and somewhat foreshortened, support the front porch gable. Made of wood or stone, the columns rest on pedestals which rise up out of the foundation and serve as endposts for the porch railings as well.

Ideally, the foundation of a Craftsman Bungalow would be constructed of local stone so the house would seem to emerge from the earth. In the Oakland flatlands, where building stone is not indigenous, most bungalows have a raised cement foundation sheathed with sculptured cement, brick, or quarried stone for a more textured appearance.

The front window on a Craftsman Bungalow is as individual as a signature. Like a name, the window

The house at 5837-9 Ayala Ave also holds significant historical value as an early 20th century residence constructed during the formative years of the Claremont Home Tract in the northern reaches of Oakland's Temescal neighborhood (now commonly referred to as Rockridge). Temescal, a township that encompassed the entire area between Broadway and Adeline Street, was officially annexed to the City of Oakland in 1897. The Claremont Home Tract garnered attention in 1907, promptly after the SF earthquake & fire, in an Oakland Enquirer article that discussed the mapping and dedication of streets by City Engineer Turner, signaling the beginning of the tract's development (Oakland Enquirer, March 5 1907, page 7).

Advertisements for the available lots in the Claremont Home Tract began appearing in San Francisco newspapers a month after the article about Engineer Turner, enticing potential buyers with promises of "splendid investments" in the "warm belt of Alameda County," an area touted for its minimal wind and fog.

E. L. CORYELL—REAL ESTATE.
Temporary Office 2132 University Avenue.
Tel. Berk. 660.

Three lots in the Northlands Tract at bargain prices; owner must sell within next ten days; one east frontage, one west, and one a northeast corner.

For rent or sale—8-room furnished house, in desirable neighborhood.

For sale—Splendid business corner, Ashby station; present income \$75 per month; price \$15,000; will be worth \$25,000 in two years' time.

For sale—Claremont Home Tract lots, just placed on the market; splendid investment; lots selling on installment plan; situated in warm belt of Alameda County; comparatively no wind or fog.

2132 UNIVERSITY AVE.
Tel. Berk. 660.

From the San Francisco Call and Post on April 14th, 1907

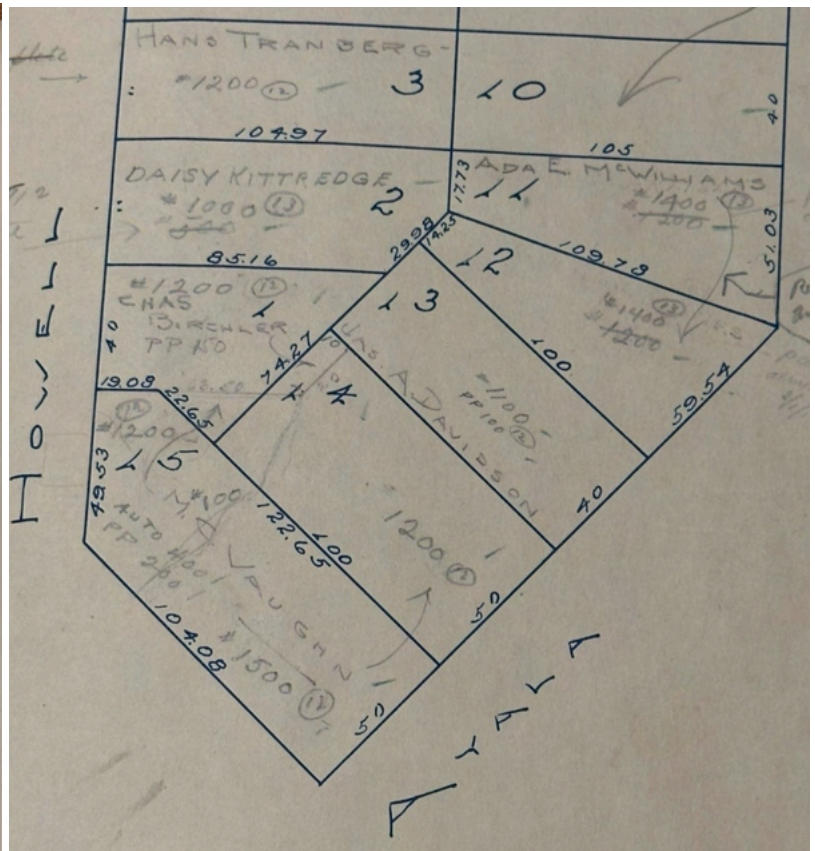
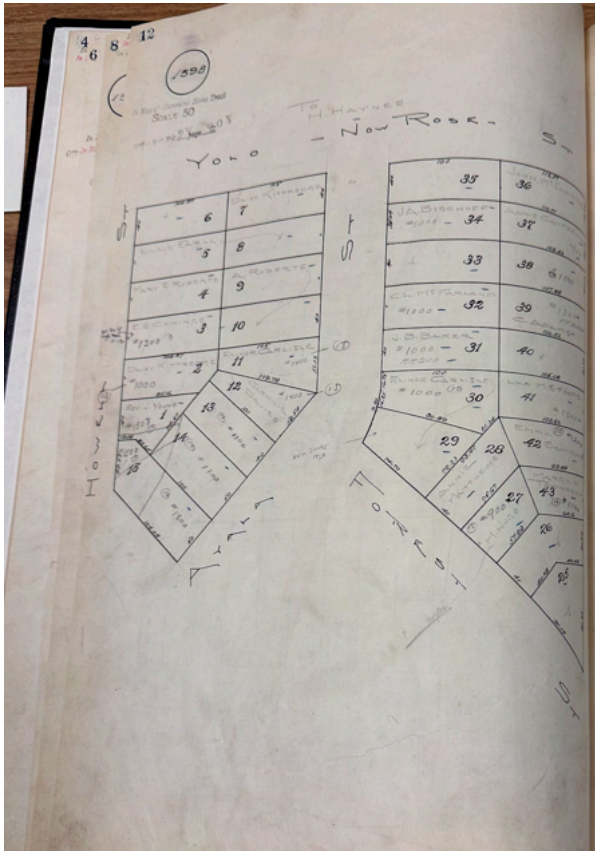
The block of lots which include 5837-9 Ayala Ave's lot 14 was initially owned by H. Haynes et. al, as recorded in the 1911 block book and Quentin's reference list of tracts (OPL History Center). Subsequently, the property was sold to Merrill (M.C.) Vaughn. Vaughn and his wife, Emma, made their personal residence in the adjacent house at 5833 Ayala Ave.

ALPHABETICAL BY TRACT NAME - OCTOBER 22, 1987

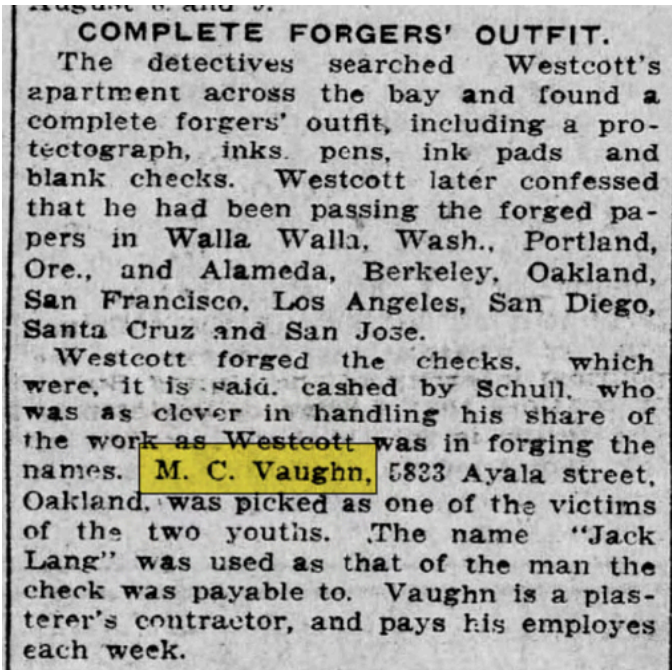
TRACT LIST FOR NORTHERN ALAMEDA COUNTY
Compiled for Ancestors Anonymous by Quentin
415-621-3413

| CITY | TRACT NAME | YEAR(S) | OWNER/AGENT |
|------|------------------------|-----------|-------------------------------|
| 0 B | Claremont Court | 1907 | Juliet W. Garber et al |
| 0 | Claremont Crescent | 1923 | James W Brazier et al |
| 0 | Claremont Glen | 1910 | Realty Syndicate |
| 0 | Claremont Hgts Subd #1 | 1907;1925 | George Underhill; Oak Title I |
| 0 | Claremont Home | 1907 | Elmer Carlisle; Horace Haynes |
| 0 | Claremont Knolls | 1925 | Claremont Heights Co |
| 0 | Claremont Knolls Est | 1925 | Claremont Heights Co |

Quentin's reference list of Northern Alameda County home tracts (OPL History Center, 1987)



H. Haynes is listed at the top of the page in the 1911 block book (left). In the 1912 block book (right), M.C. Vaughn is listed with an arrow from his primary residence nextdoor at lot 15 to include lot 14.



Merrill C. Vaughn was a prolific developer and "plasterer's contractor." He was listed as such in a 1912 article detailing a check forging scheme in which Vaughn himself was a victim:

From the Oakland Enquirer July 23rd, 1912

Vaughn constructed numerous homes in the area throughout this period. Several residential properties on nearby Oak Grove Ave. (5633 & 5641) are architectural "twins" of 5837-9 (Permits 24290 & 24291, Aug. 9, 1911, owner & builder M.C. Vaughn, 1.5 story 6 room dwellings, 200 & 250' N of Forest St., \$3685 each) - displaying nearly identical features and layouts, including texture cement foundation, asymmetrical 2/3 porch L shaped porch, position of front door, and dual picture windows.



Houses at 5633 (left) and 5641 (right) Oak Grove Ave. Oakland CA

Vaughn went on to obtain work contracts for bay area schools and hospitals, including: Highland Hospital; Lincoln school in Santa Rosa; Grant, Hawthorne, and Jefferson schools in San Jose.

WORK TO BEGIN MONDAY ON SCHOOL

M. C. Vaughn of Oakland, contractor for the Lincoln school building, arrived in Santa Rosa today and, in conference with members of the board of education, gave positive assurance that ground would be broken for the structure Monday, and construction begun immediately.

All formalities connected with the contract have been fulfilled and the last few details preliminary to the erection of the building are being arranged today between Vaughn and W. H. Nerbert, assistant architect.

HOSPITAL WARDS

Bids for the construction of three ward buildings as part of the new Highland hospital at Fourteenth avenue and Vallecito Place, and involving the expenditure of about \$500,000 to the supervisors. M. C. Vaughn,

an Alameda county contractor, submitted the low bid of \$480,000. He was awarded the contract. All other bidders are San Francisco contractors. They are: K. E. Parker, \$492,700; Ralph McLeran, \$499,500; Dinwiddie Construction company, \$499,500; Robert Trost, \$502,051; Clinton Construction company, \$503,000.

County Architect H. H. Meyers told the board, during consideration of the bids, that the county is saving about 20 per cent of what these buildings would have cost a year ago, as material has dropped that much in that time.

WORK ON SCHOOL CHECKED

SAN JOSE, Nov. 24.—Work on the additions to the Grant, Hawthorne and Jefferson schools may be forced to cease tonight and be delayed indefinitely unless cement can be procured. M. C. Vaughn, contractor in charge of the construction of the buildings, last night declared before the board of education that work would either have to cease or the additional expense of \$1.19 a barrel on cement, trucked in from Oakland, be incurred.

A committee of the Board of Education, consisting of the president, C. S. Allen, the superintendent of schools, Alexander Sherriffs and John D. Kuster, will today get in touch with San Francisco cement dealers, to whom they will appeal in the name of education for a quantity of cement sufficient to continue the work on the schools. Failing in this, the immediate cessation of work on urgently needed school additions is imminent.

Articles from the Santa Rosa Republican, Oct. 26th 1922; the Oakland Enquirer Oct. 3rd, 1921, and the Peninsula Times Tribune Nov. 24th, 1920

Unfortunately, and though he was listed in many social articles in the Oakland Tribune as an officer of the Knights of Pythias, it seems Vaughn was out over his skis. In a front page article in December 1922 he was detailed as having “cashed check and disappeared.”

ACCOUNTS OF CONTRACTOR ARE CHECKED

Bondsmen Seek to Determine Amount of Unpaid Bills of M. C. Vaughn, Who Cashed Check and Disappeared

Mrs. Emma Vaughn, wife of Merritt C. Vaughn, missing general contractor, filed homestead rights to the family residence at Spring and Ayala streets on the day before her husband dropped from sight.

At the county recorder's office today it was learned that on Thursday, December 14, Mrs. Vaughn recorded the homestead document which had been drawn up on November 10.

Mrs. Vaughn has constantly maintained belief that her husband will return and take care of the cases of his creditors and has stated that she does not know his whereabouts.

ACCOUNTS CHECKED

Meanwhile audit of the general contractor's accounts is being made by the Globe Indemnity Company which bonded him on two of the three big public buildings he was constructing when he disappeared—the Highland hospital unit for the county, the Alexander Hamilton high school, and a school at Santa Rosa.

According to S. E. Jackson, manager of the indemnity company, the auditors are still unable to say just how many bills Vaughn left unpaid because he was dealing with numerous sub-contractors whose accounts must be individually checked.

Vaughn, well-known general contractor, dropped from sight last week after abandoning his offices at the Builders' Exchange and cashing a draft for \$46,000 issued by the county supervisors as a payment on the second unit for the Highland hospital.

It was stated at the Globe Indemnity company today that Vaughn cashed their draft at the Central National bank and forthwith picked up a personal note amounting to about \$27,000. He disappeared directly afterward and has not since been officially heard from.

Jackson, the Indemnity company manager, explained that Vaughn was perhaps within his rights in using the money paid him by the county for the personal note, as the note may have been signed for in order to procure funds to continue the building.

The company is now trying to discover just how many sub-contractors have not been paid by Vaughn. Among the bills already brought to the attention of the company are those presented by the Sunset Lumber company, the National Mill company and Maxwell's. These bills amount to \$30,000.

EXCHANGE CONFIDENT

While no word was heard from Vaughn last night the members of the Builders' Exchange continued today to express their belief in his integrity and explained that his reason for vacating his offices was an advance in rent.

Vaughn has been operating as a small contractor for the last twenty years and recently branched out into the general contracting business. He constructed public buildings at Willows, Atascadero and now has contracts for the Highland hospital unit, the Alexander Hamilton High school here and a school at Santa Rosa.

From the *Oakland Tribune* Dec. 20, 1922

Seven days after the Dec. 20th article the contract for work on Highland hospital was noted as transferred in the Oakland Tribune.

A year and a half later M.C. Vaughn was found living and working in Los Angeles as a carpenter. Apparently he was indicted by the federal grand jury alongside his brother, Wiley T. Vaughn on charges of conspiracy to “defeat the bankruptcy laws.”

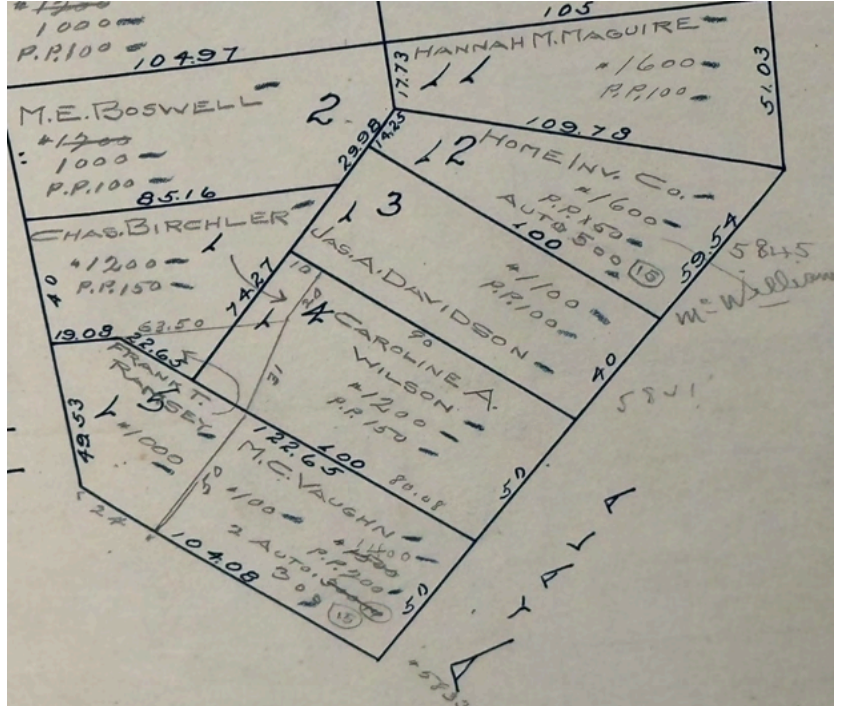
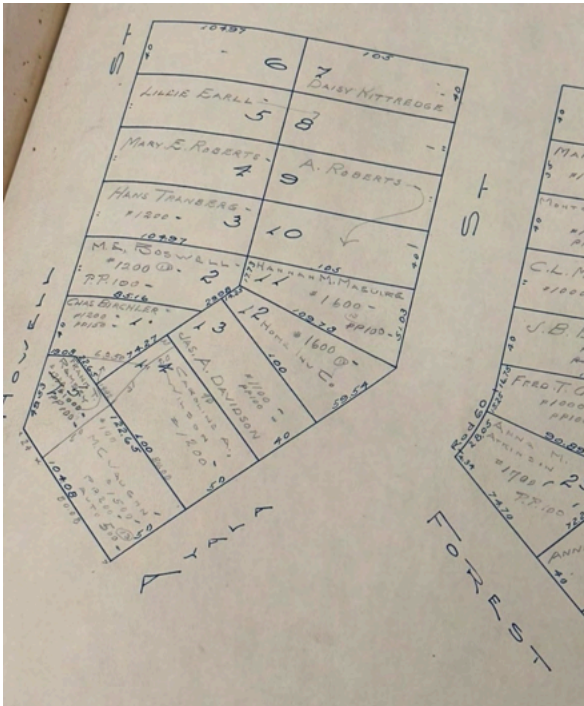
WILEY VAUGHN HIDING NEAR PLEASANTON

Wiley T. Vaughn, indicted by the federal grand jury with his brother, M. C. Vaughn, former wealthy Oakland contractor, on charges of conspiracy to defeat the bankruptcy laws, is in hiding near the town of Pleasanton, according to Deputy District Attorney James Walsh.

Walsh notified the United States' marshal's office in San Francisco today that he had information that Wiley Vaughn had been arrested recently in Pleasanton for trespassing on property of the Spring Valley Water company and in the Pleasanton justice court had been placed on suspended sentence.

M. C. Vaughn, who held the contract for the Alameda county Highland hospital until he dropped from sight last year, was arrested in Los Angeles while working as a carpenter last week.

In 1913, well before M.C. Vaughn ran into trouble in the middle of his larger contracts, the Craftsman style house at 5837-9 Ayala Ave was completed. Caroline A. Wilson was listed as the owner in the 1913 block book & as resident (with an assessment for "p.p" or personal property) in the 1915 block book.



Images from the 1913 block book (left) and 1915 block book (right).

Newspaper articles from the same time cite two other female residents at the house in addition to Caroline A. Wilson: Mrs. S. Hughes and Helen Pierce.

also an overcoat hanging in the office.
 A burglar attempted to open the bedroom window of Mrs. S. Hughes, 5837 Ayala street, but the noise he made awakened the woman and she screamed, frightening him away.
 Henry Cloy, 302 Bay Place, reported

From a 1913 Christmas Day Oakland Enquirer article regarding local crime, named Mrs. S. Hughes as residing at 5837 Ayala Ave.

Another article (right) from the Oakland Enquirer on May 16, 1915 notes that Helen Pierce - apparently a child - was living at 5837 Ayala.

H. C. CAPWELL CO.

Announcement of the Winners

in the

Pamos Picture-Making Contest

The Lucky Boys

CHARLES FREDERICK, 670 Walsworth Avenue, First Prize.
 FRED B. HART, JR., 530 Chetwood Street, Second Prize.
 JAMES PARKER BELL, 2092 Harrison Street, Third Prize.

The Lucky Girls

HELEN PIERCE, 5837 Ayala Street, First Prize.
 ADELINE KUHL, 1813 Brush Street, Second Prize.
 EMILIE HOLZMANN, 772 Nineteenth Street, Third Prize.

All the pictures were so well done that the jury found it very difficult to pick the winners. Those awarded the prizes may come to the Toy Department and make their selection. The winning pictures will be on exhibition at the store.

H.C. Capwell Co.

Residents would have enjoyed easy access to a variety of entertainment options, particularly at the nearby Idora Park (below) a mere four blocks away.



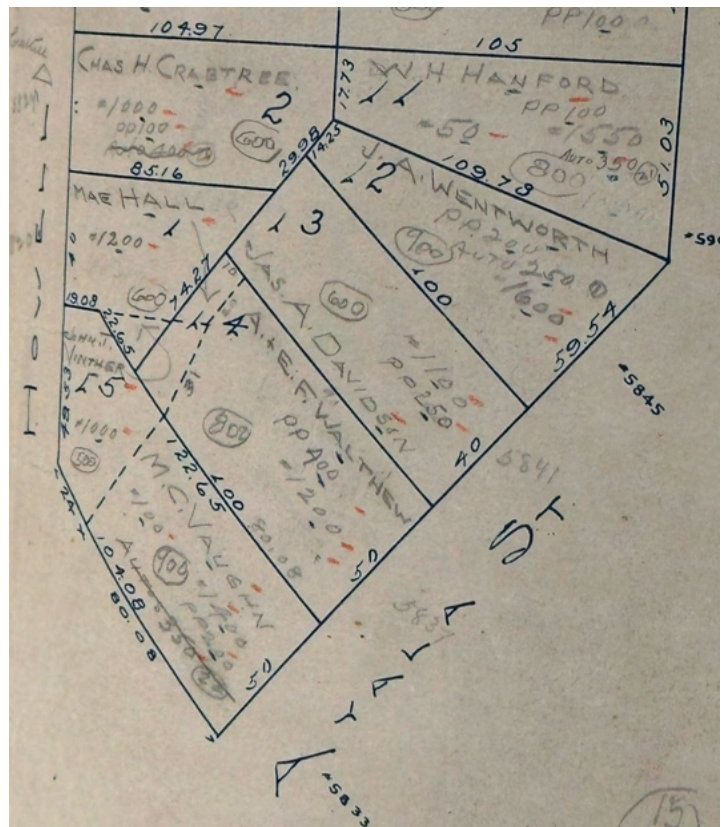
L: Patrons enjoying the social offerings of Idora Park c. 1912, from the Wikipedia article on Idora Park.

Idora Park, which evolved from the earlier Ayala Park, was a cultural epicenter of East Bay living in the early 1900s, featuring a range of attractions such as a roller coaster, skating rink, ballroom, and an open-air amphitheater that hosted opera performances and famous entertainers like Fatty Arbuckle and Buster Keaton (Oakland Tribune May 17, 1970 page 21).



Above: Idora Park NE view (1907, Ted Wurm coll.)

By 1921, ownership of the Ayala property had transferred to Arthur and Ethel F. Walthew, as indicated in the block book from that year (right).



The Walthews came from Detroit. Arthur worked as a manager for an automotive repair company (as listed in the Oakland Directory), which coincidentally shares similarity with a future owner many years later named Robert Pratt. The Walthew family maintained ownership of the house for a considerable length of time, spanning several decades. Permits from 1941 (below) reveal that the house underwent an alteration to expand the small dormer + attic into a second story flat, transforming it from a 1.5-story, five-room house into a two-story, eight-room house with two separate units.

WALTREW—In Oakland, Feb. 17, 1933, Arthur, husband of Ethel F. Walthew, father of Ethel Jean, Jack Hastings and Allan F. Walthew. A native of Michigan, aged 60 years. Private family funeral services for Mr. Arthur Walthew, Monday morning, Feb. 20, 1933, at 11 o'clock from the Little Chapel of the Flowers (Hull & Durgin), Adeline St. as Ashby Station, Berkeley.

From the Oakland Tribune Feb. 19th, 1933

WRITE IN INK—FILE TWO COPIES

APPLICATION FOR A BUILDING PERMIT

APPLICATION IS HEREBY MADE TO THE BUILDING DEPARTMENT OF THE CITY OF OAKLAND FOR PERMISSION TO DO THE FOLLOWING WORK AT

Number 5827 Ayala St Street Ave.

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE
All new construction must be described as to size, open and spacing.

Convert 2nd floor into 3 room flat
Alteration. Raise Roof 1-6 for 8' ceiling
over. Finishing 2 room. Letting building
New Stair way to second floor. Spacing

Roof Covering. Tar. Gravel. Chrysotile

rafters. 2x4 - 24 ft. Ketchikan

Ceiling Joist. 2x4 - 16 -

Plates. 2x4

Fire Brcks. 2x4

1st. Story. _____

Stud. 2nd. Story. _____

3rd. Story. _____

Plate. _____

Fl. Joist. _____

Plates. _____

Underpinning. _____

Mud sill, R.W. _____

Foundation. _____

Entire cost of work (This must include everything necessary for complete construction of work) \$1500

Building now used as Residence 1 Family

Building to be used as 2 By _____

I hereby agree to save, indemnify and keep harmless the City of Oakland and its officers, employees and agents against all liabilities, judgments, costs and expenses which may in any wise accrue against the City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

Contractor F. L. Talen (if any) Owner Mrs. Walthew

Address 5237 Miles Address 5827 - Ayala St

Architect _____ By F. L. Talen

Address _____

Ordinance 1485 N.S., Section 86: "When a building is ready for lathing or sheathing on the inside, the Building Inspector shall be notified. The rough STUDDING SHALL NOT BE COVERED or in any way concealed from view until inspection has been made and the written approval of the Building Inspector obtained."

The Department will call up Telephone No. _____ if any alterations or changes are necessary on the plans submitted.

STATE LICENSE No. 25674 CITY LICENSE No. 25191

Leo (Adella) pntr h 470 63d
Margt Mrs h 991 Park A
Walthew Arth (Ethel) mgr Autocar
Sales & Serv Co h 5837 Ayala Pied
Walthour David (Edith) foremn Okld St

From the Oakland Directory, the listing showing Arthur Walthew's automotive business.

1941 permit from the City of Oakland Permit Microfiche website showing the expansion of the house to the duplex it is today: "Convert 2nd floor into 3 room flat. Alteration. Raise Roof 1 - 6 - for 8' ceiling over ... " the rest becomes unreadable.

In 1964 Jack Walthew is listed as the admin of his mother's estate on an application for report of residential building record (below).

CITY DEPARTMENT OF BUILDING AND HOUSING, OAKLAND, CALIFORNIA
APPLICATION FOR REPORT OF RESIDENTIAL BUILDING RECORD
Sections 108, 108.1 and 108.3 of Oakland Housing Code
 PLEASE INCLUDE FEE AT TIME OF APPLICATION

Please TYPE or PRINT all information

1. Address of RESIDENTIAL BUILDING to be Reported on is:
5837-39 Ayala Avenue, Oakland, California
(this application is for one Residential Building only)

2. Name of Owner: Jack Walthew (Admin. of Mother's Estate)
 Address: 4050 Fairway Avenue, Oakland, California

3. Name of Applicant: Dan A. Elkins, Realtors by John M. Mitchell
(shall be authorized Agent or Owner)

4. Total number of Habitable Buildings on Premises: 1

5. Total Number of Accessory Buildings on Premises: 2

6. Existing Basement or Collar Yes No Habitable Basement or Collar Yes No
 Existing Attic Yes No Habitable Attic Yes No

9. Building type (wood frame, stucco, brick, etc.): Wood Frame - Shingle

8. Number of Stories: 2

10. Owner occupied Yes No

11. Number of Dwelling Units or Apartments: 2

Number of Housekeeping Units: 0
(cooking and sleeping in one room)

12. Number of Hotel or Sleeping Rooms: 0

TOTAL Number of Kitchens: 2

13. TOTAL Number of Habitable Rooms (Exclude bath, toilet, laundry, utility rooms and closets): 8

14. CERTIFICATE
 I certify that I am the APPLICANT named herein, that I have familiarized myself with the Residential Building with respect to preparing and filing this application; that the answers herein contained are in all respects true and accurate to the best of my knowledge and belief.

Date: May 21 1964

Signature: John M. Mitchell
 DAN A. ELKINS, REALTORS

Telephone No. 653-7474

Mailing Address: 5699 College Ave
Number Street
Oakland 18 Calif.
City Zone State

88-70 (4/61)

DEPARTMENT USE ONLY

Report Number 12280

Date Submitted MAY 22 1964

Fee Receipt No. 12280

Date Completed 5/22/64

By J. Lambert

John and Lois Hollenbeck seemed to have bought the house at some point between 1964 and 1968. They are listed on permits from that year to address issues such as termite and dry rot damage - while a flurry of disgruntled correspondence indicates they may have potentially snuck in an unpermitted addition to the upstairs unit that added another 3 rooms. (See resume below)

RESUME

Re: 5837 Ayala Avenue

1. October 15, 1965 Building Permit C26237 issued for termite repairs at the subject premises. Cancelled on May 11, 1966.
2. May 10, 1966 Stop work order left on the premises requesting that permit be obtained for work being performed.
3. May 12, 1966 Permit C30411 issued for repair and or replace structural members attacked by dry rot at the subject premises.
4. November 4, 1966 Notice left on the premises by Deputy Building Inspector indicating that the addition at the rear and replacement of windows are not included in permit and requesting that all work stop.
5. February 27, 1967 Inter-departmental correspondence to Housing Division.
6. January 15, 1968 Letter to Mr. Hollenbeck indicating that the inspector has been unable to enter the building to inspect the premises and work being performed.
7. February 7, 1968 Letter to Mr. Hollenbeck requesting that the building be open so the inspector could determine the progress of the work being performed.
8. February 9, 1968 Our letter of February 7, 1968 returned, "Moved".
9. February 14, 1968 Letter to Mr. Hollenbeck requesting that the building be open for inspection.
10. March 8, 1968 Certified Letter to Mr. Hollenbeck requesting that he come to the Building Division office on March 25, 1968 to review his responsibility in the matter.
11. March 13, 1968 Return Receipt of our March 8, 1968 letter received by this office.
12. March 27, 1968 Certified Letter to Mr. Hollenbeck requesting that he come to the Building Division office on April 4, 1968 to show cause why this matter should not be referred to the Prosecuting Attorney's office.
13. April 2, 1968 Notation of telephone call from Mr. Hollenbeck

Documentation associated with a package of permits spanning this time period, from the City of Oakland Permit Microfiche website

The house's most recent previous owner, Robert Pratt, had a long history with the property, having been listed as a resident as early as 1973 in the Bell Directory. Pratt, who initially rented the duplex before purchasing it from his landlord in the 1970s or 1980s, was known as a local character with a passion for car collecting and activism related to bicycling and parking. He successfully campaigned against street cleaning in the neighborhood, resulting in the unique absence of recurring street cleaning on this particular block. Pratt's love for cars was evident in his collection of Ford Cortinas, which he stored in the backyard, garage, driveway, and nearby lots, while also operating a specialty mechanic shop focused on these vehicles out of the home's garage. *Note: The writers of this application and current owners of 5837-9, Rosie Raizen and Josh Benjamin, got to know Robert before his death in 2020 and wound up purchasing the property from his estate in December 2022. This information about Robert Pratt that was not our first-hand experience has been corroborated orally many times over by neighbors and Pratt's surviving relatives.*



Photograph of 5837-39 garage c. 2021 of Lotus Cortina and parts in the garage from a web page titled [Huge 15 Cortina Stash Including Two Lotus Cortinas!](#)

The Vaughn (M.C.)-Wilson (Caroline) house at 5837-9 Ayala Ave serves as a testament to the early residential development that occurred in Temescal as Oakland experienced significant growth in the late 19th and early 20th centuries. This growth was largely facilitated by the introduction of new transportation options, such as the Telegraph steam train extension to the Berkeley campus (built in 1873), followed by the addition of new electric streetcar lines in 1904 and 1911.



But until Francis Marian "Borax" Smith took over the railroad right before 1900, the railroads had a fractured ownership. "Lots of different people owned a mile here, a mile there, a line here, a line there," Raineri says. Smith and his partner, Frank Havens, both "thought on a huge grand scale and they both had a lot of money." With the introduction of two new lines in 1904 and 1911, the partners made sure that two new north-south street car lines ran across Temescal, and two transbay commuter lines. "You could get anywhere in the bay area from here," Raineri said.

By the middle of the 20th century, the system had mostly been electrified with overhead wires, or replaced by the modern gas and diesel powered buses which survive to this day. But Temescal's landscape has largely remained unchanged over the years, with commuters travelling over the same roads and paths they did a hundred years ago. "Everything was in place in this neighborhood prior to the teens," Raineri said. "The only thing that's new is BART."

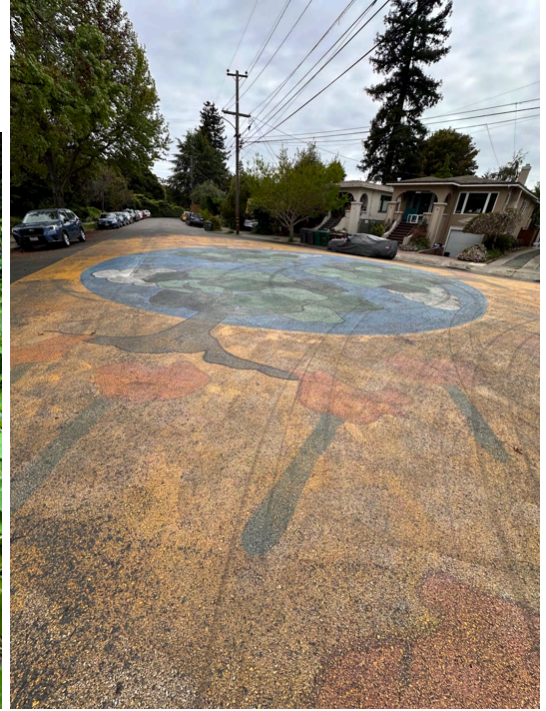
Photograph c. 1945 from the Oakland public library, description "A streetcar rolls past the East Bay Railways Ltd. car barn on Telegraph Ave. at 50th St. Excerpt from the article In the days of the streetcar, Temescal was a busy, commercial hub on oaklandnorth.net

The success of the Claremont Home Tract inspired the development of numerous similar residential tracts in the following years, extending further into the Oakland hills alongside tracts such as Country Club Heights.



Photo from the Oakland public library collection c. 1910, showing the tract office for Country Club Heights

Today, this North Temescal/Rockridge neighborhood continues to thrive as a vibrant and dynamic community, with Ayala Avenue standing out for its distinctive street murals, strange block shape, and the nearby Ayala Park, located at the intersection of Ayala Ave and 57th Street, which was established largely through the efforts of local community activist John Wagers (1919-2020).



Ayala park (left) and one of Ayala's street murals, at Ayala & Herman facing south

8. SOURCES / BIBLIOGRAPHICAL REFERENCES

Texts

- Oakland Cultural Heritage Survey
- Tax Assessor's Block Books (Oakland Public Library, Maps room)
- Sanborn Maps (Oakland Public Library, Maps room)
- Rehab Right: City of Oakland Planning Department publication c. 1978
- Oakland City Directories located in the History Room at Oakland Main Library
- Quentin's reference list of Northern Alameda County home tracts (OPL History Center, 1987)
- Craftsman Bungalows: 59 homes from the Craftsman edited by Gustav Stickley, c. 1988
- Craftsman Houses: The 1913 Catalog by Gustav Stickley c. 1913

Online Resources

- Multiple newspaper articles & publications from the California collection
<https://newscomca.newspapers.com/>
- Oakland North streetcar article
<https://oaklandnorth.net/2012/02/20/in-the-days-of-the-streetcar-temescal-was-a-busy-commercial-hub/>
- Brown, Mary: First Bay Tradition influence, "San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement", (January 12, 2011). p. 82
<https://commissions.sfplanning.org/hpcpackets/2011.0059U.pdf>
- Idora Park local wiki https://localwiki.org/oakland/Idora_Park
- Idora Park main wiki https://en.wikipedia.org/wiki/Idora_Park#
- City of Oakland Permits 20th century microfiche <https://apps.oaklandca.gov/kiosk/microfiche.aspx>
- Huge 15 Cortina Stash Including Two Lotus Cortinas! <https://barnfinds.com/lotus-cortina-barn-find>

Additional Photography

- Telegraph Ave Steam train photo <https://calisphere.org/item/dd6c9050da61bddf75f340b9ff4f350b/> 1889
- Key Streetcar between Hudson and Lawton c. 1940
<https://calisphere.org/item/6c2c1a3616cd9b69488967aabfe0bcad/>
- Key Streetcar on College c. 1940 <https://calisphere.org/item/a85b3b13b8c7d1b23ad9294aeb17ebcc/>
- Chabot near College 1931 <https://calisphere.org/item/14e3aeaecf2d53c624a4ea2a513de354/>
- College near Kales Ave c. 1940 <https://calisphere.org/item/80b2474f4ed8543adff48a0a516e46a6/>
- Oakland Heritage Alliance News Summer 1991
<https://static1.squarespace.com/static/601ecc4b7b0ff91513eaa91e/t/64595b52d28f427e5cfdc360/1683577683632/VOL+11+NO+01.pdf>

10. FORM PREPARED BY

Name: Rosie Raizen & Josh Benjamin

Organization/Title (if any): _____ Date: 4/24/2024

Address: 5837 Ayala Ave Telephone: 267-205-2656 (Rosie) and 217-369-6325 (Josh)

City: Oakland | State: CA | Zip: 94609 | Email: rosieraizen@gmail.com + josh.benjamin@gmail.com

DEPARTMENTAL USE ONLY

rev.

1/10/2020

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

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

Date: _____ Resolution number: _____

(2) ___ Designated as Heritage Property Date: _____

C. Action by City Planning Commission Date: _____

___ Recommended ___ Not recommended for Landmark/ S-7/S-20 designation

D. Action by City Council Date: _____

___ Designated: Ordinance No: _____ ___ Not Designated