

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



1982

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic The Madison Park Apartments RECEIVED  
AUG 07 1981  
and/or common \_\_\_\_\_ OHP

**2. Location**

street & number 100 9th Street \_\_\_\_\_ not for publication  
city, town Oakland \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district 8  
state California code 06 county Alameda code 001

**3. Classification**

|   |   |   |  |   |
|---|---|---|--|---|
| <b>Category</b>                                 | <b>Ownership</b>                            | <b>Status</b>   | <b>Present Use</b>                     |   |
| <input type="checkbox"/> district               | <input type="checkbox"/> public             | <input checked="" type="checkbox"/> occupied          | <input type="checkbox"/> agriculture   | <input type="checkbox"/> museum                       |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied                   | <input type="checkbox"/> commercial    | <input type="checkbox"/> park                         |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both               | <input type="checkbox"/> work in progress             | <input type="checkbox"/> educational   | <input type="checkbox"/> private residence            |
| <input type="checkbox"/> site                   | <b>Public Acquisition</b>                   | <b>Accessible</b>                                     | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious                    |
| <input type="checkbox"/> object                 | <input type="checkbox"/> in process         | <input type="checkbox"/> yes: restricted              | <input type="checkbox"/> government    | <input type="checkbox"/> scientific                   |
|   | <input type="checkbox"/> being considered   | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial    | <input type="checkbox"/> transportation               |
|   |   | <input type="checkbox"/> no                           | <input type="checkbox"/> military      | <input checked="" type="checkbox"/> other: apartments |

**4. Owner of Property**

name See Continuation Sheet  
street & number \_\_\_\_\_  
city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Alameda County Courthouse  
street & number 1225 Fallon Street  
city, town Oakland 94612 state California

**6. Representation in Existing Surveys**

title Design Resources Survey has this property been determined eligible?  yes  no  
date January 1962 \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county  local  
depository for survey records City Planning Department, Oakland City Hall  
14th & Washington Streets  
city, town Oakland state California

## 7. Description

|  |                                       |   |   |            |
|--|---------------------------------------|---|---|------------|
| <b>Condition</b>                         |                                       | <b>Check one</b>                              | <b>Check one</b>                                  |            |
| <input type="checkbox"/> excellent       | <input type="checkbox"/> deteriorated | <input checked="" type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |            |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins        | <input type="checkbox"/> altered              | <input type="checkbox"/> moved                    | date _____ |
| <input type="checkbox"/> fair            | <input type="checkbox"/> unexposed    |   |   |            |

### Describe the present and original (if known) physical appearance

The Madison Park Apartment building is a visually prominent, five-story 98 unit apartment building with full basement, located on the northeast corner of 9th and Oak Streets in Oakland, California. Built in 1908, it stood tall overlooking the elegant Madison Park, in a quiet residential area.

The general appearance is of a large, rectangular mass with a flat, tar and gravel roof. With its richly textured clinker brick ground floor, its shallow, three-sided projecting bays, and its display of classical ornamentation along the heavily articulated eaves, the Madison Park Apartments clearly combines the Colonial Revival and Craftsman motifs popular when it was constructed.

The large rectangular plan of the building (95'x145') is bisected along the short axis into symmetrical halves by the front entry court (10'x42') and by the rear light court (8'x29'). Each half of the building is in turn cut into by two deep narrow courts (6'x38') equidistantly placed along the side elevations to provide light and access to fire escapes. Four square lightwells pierce the building's interior.

The structural system of the building is primarily wood frame with brick foundation walls. The generous use of stout posts and beams can be observed in the basement. The only use of steel in the construction is in the three 24' long I-beams that span the width of the reception room on the ground floor. The structural skeleton is sheathed in lath and plaster on the exterior.

The veneer of 4" clinker brick, pierced by the basement and ground floor windows, wraps around all four sides of the building to a height of 14', where it is capped by wood molding. Above this are walls of alternating strips of 4" and 10" flush horizontal rustic wood siding. The flat wall surface is broken by prominent, three-sided projecting bays (approximately 7' wide) which meet the overhanging roof above. The projecting bays on all four sides of the building are identical. The four upper-story levels are demarcated on the bays by egg-and-dart moldings that act both as cornices and sills. Each level has three rectangular double-hung windows, one per side, simply framed, set atop unadorned wooden panels, formed of flush horizontal siding, also simply framed. Two decorative cast plaster brackets, oblong with floriate motifs to give the appearance of carved beam ends, are attached to the underside of each bay where it projects from the wall surface directly above the clinker brick ground floor.

Bands of cast plaster decorative molding run along the tops of the walls and projecting bays on all four sides of the building, directly beneath the continuous flat roof overhang. These consist of egg-and-dart course above and a dentil course below. This double course is punctuated by enormous cast plaster modillions, approximately three feet high, with voluted heads, floriate bodies and classicized geometric bases. The distribution of the modillions differs from elevation to elevation. A 3' parapet wall, stepped up at the corners, caps the building on all four sides.

The front elevation, located on the long axis of the building on 9th Street, is composed of two symmetrical facades flanking the narrow entry courtyard. Each facade contains four of the projecting bays described above, for a total of eight, and each bay is flanked by two of the plaster modillions at roof level, for a total of sixteen. Two vertical rows of square windows are set into the wall of each facade at the story levels between the outer three projecting bays. The entry courtyard has a short flight of brick stairs leading to a covered, one-story porch flanked by two smaller horizontal versions of the voluted modillions above. The wide front door has a single large pane of glass with unadorned panes of glass on either side.

The side elevations are identical. The wall surface is broken into three equal divisions above the clinker brick base by two courtyards containing metal fire escapes with horizontal

# 8. Significance

| Period                                    | Areas of Significance—Check and justify below    |   |   |  |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric      | <input type="checkbox"/> archeology-prehistoric  | <input type="checkbox"/> community planning     | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion        |
| <input type="checkbox"/> 1400-1499        | <input type="checkbox"/> archeology-historic     | <input type="checkbox"/> conservation           | <input type="checkbox"/> law                    | <input type="checkbox"/> science         |
| <input type="checkbox"/> 1500-1599        | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics              | <input type="checkbox"/> literature             | <input type="checkbox"/> sculpture       |
| <input type="checkbox"/> 1600-1699        | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education              | <input type="checkbox"/> military               | <input type="checkbox"/> social/         |
| <input type="checkbox"/> 1700-1799        | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                  | <input type="checkbox"/> humanitarian    |
| <input type="checkbox"/> 1800-1899        | <input type="checkbox"/> commerce                | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy             | <input type="checkbox"/> theater         |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications          | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input type="checkbox"/> transportation  |
|   |  | <input type="checkbox"/> invention              |   | <input type="checkbox"/> other (specify) |

**Specific dates** March-September 1908 **Builder/Architect** Charles MacGregor

### Statement of Significance (In one paragraph)

The Madison Park Apartments exemplifies the residential building boom on the East shore of the San Francisco Bay in the years following the devastating earthquake and fire in San Francisco in 1906. It was designed and built in 1908, at a cost of \$125,000, by Charles MacGregor, a prominent lumberman who later formed his own contracting company. The specifications called for the finest materials and workmanship.

The building was unusually large for its day. An advertisement at the time of its opening called it, "The largest and finest on the entire Coast;" another stated that it had "more apartments under one roof than any other building on the Pacific Coast." It still survives as one of the largest early wooden apartment buildings in the San Francisco Bay Area.

### ARCHITECTURE

The Madison Park Apartments has architectural interest through its use of materials, its decorative program, its scale, and its rational planning. The continuous 14' high band of clinker brick around the base is one of the largest concentrations of the material in the Bay Area. The lavish use of cast plaster decoration in a continuous band along the eave is notable. The combination of clinker brick base with the flush siding and decorative detailing make the building a fascinating amalgam of Colonial Revival and Craftsman imagery. The intact state of the interior rooms contributes to the historical interest of the architecture. The building is remarkably "honest" and consistent in its execution, in that all four facades are composed with an equal care for materials and design. The use of courtyards and lightwells, the distribution of hallways and apartments, and the regular distribution of projecting bays, evince a carefully conceived and rationally planned building.

### URBAN DESIGN

Its large size, interesting use of materials, and bold employment of decoration, along with its highly visible corner site, combine to make the Madison Park Apartments a prominent landmark in its neighborhood. This neighborhood contains a mix of relatively new governmental, institutional, and educational buildings; it has changed rapidly in recent years. The Madison Park Apartments easily complements the scale of these newer buildings, while providing a link with the past. As such, it is a vitally important building in this important Oakland neighborhood.

# 9. Major Bibliographical References

Block Book 2, Kellers Bergers Map of Oakland, p.125.  
 City of Oakland Building Department, City Hall, Microfilm, Permit #11615.  
Husted's Berkeley-Oakland-Alameda Directory, Volumes 1908 & 1909, Polk-Husted Directory Co.  
Insurance Maps of Oakland, Vol.2, Sanborn Map Co., 11 Broadway, N.Y., 1903.  
 Oakland Fire Department Inspection Report, Sept. 19, 1955, 9th & Alice Sts., Oakland.

# 10. Geographical Data

Acreage of nominated property 100' x 150' (.344 acre) **ACREAGE NOT VERIFIED**  
 Quadrangle name Oakland West Quadrangle scale 1:24000

### UMT References

**UTM NOT VERIFIED**

|   |           |               |                 |   |      |         |          |
|---|-----------|---------------|-----------------|---|------|---------|----------|
| A | <u>10</u> | <u>564780</u> | <u>41835000</u> | B |      |         |          |
|   | Zone      | Easting       | Northing        |   | Zone | Easting | Northing |
| C |           |               |                 | D |      |         |          |
| E |           |               |                 | F |      |         |          |
| G |           |               |                 | H |      |         |          |

### Verbal boundary description and justification

The building occupies a 100' x 150' lot on the northeast corner of 9th and Oak Streets.  
 Please refer to Assessor's Parcel Map. This is Parcel # 2-85-12.

### List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
| state | code | county | code |

# 11. Form Prepared By

name/title Marjorie A. Vandersloot/for the owners  
Woodruff Minor, architectural historian

organization Chinatown 98, a general partnership date July 30, 1981

street & number 733 Calmar Vista telephone (415) 837-9476/838-2117  
1325 St. Charles Street telephone (415) 523-4320

city or town Danville state CA 94526  
Alameda state CA 94501

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. M. Ellen

title \_\_\_\_\_ date 12-22-81

**For HCRS use only**  
 I hereby certify that this property is included in the National Register

William H. ... 4.1.82  
 Keeper of the National Register

Attest:  
 Chief of ...

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

|                   |            |
|-------------------|------------|
| FOR HCRS USE ONLY |            |
| RECEIVED          | MAR 2 1982 |
| DATE ENTERED      | APR 1 1982 |

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

Charles Herman and Joan Marlene Belshe  
1769 London  
San Leandro, CA 94577

Albert E. and Dorothy M. Brum  
160 Bellemeade Place  
San Ramon, CA 94583

R. Halladay  
P.O. Box 2277  
Castro Valley, CA 94546

Patrick Michael and Marilyn Sue Halloran  
708 Cary Street  
San Leandro, CA 94577

Ronald K. and Gail M. Hodel  
160 Bellemeade Place  
San Ramon, CA

Ronald A. and C. Elaine Hume  
17834 Parker Road  
Castro Valley, CA 94546

Harold Elwood Randall, Jr. and Naomi Webb Randall  
1655 Dilletta Avenue  
San Leandro, CA. 94577

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

railing at the floor levels and diagonal ladders between. The courtyards are bridged by continuous eave, roof overhang and parapet. Each wall division has two projecting bays, for a total of six, and three modillions, for a total of nine.

The rear elevation is composed of two symmetrical facades flanking the rear courtyard. These facades are nearly identical to the front facade. The major difference is that the second inner bay of each facade has been replaced by an exterior stairwell and an additional vertical row of small square windows. The rear courtyard contains a brick incinerator and chimney.

The exterior of the building appears unaltered. A recent paint job has the walls beige, window frames and decorative motifs white, and other details dark red and dark brown. It is successful in both unifying and highlighting the major elements of the building.

The interior of the building is rationally planned. The two halves are joined at the center by the elevator (original to the plan) and stairwell. The 10' wide main corridor on each floor runs longitudinally, with smaller hallways (3' and 4' wide) running transversely, to form a general "H" configuration. Through the ingenious use of courtyards and lightwells, all the rooms and stairways have direct light.

The manager's office and a large reception room are located on the ground floor. The reception room, located immediately to the right of the entrance, is noteworthy for its 7' wide pressed brick fireplace with arched hearth, the simple Craftsman detailing of its walls and sliding doors, the massive beams spanning its width, and its brass chandelier. The latter consists of a suspended 9" brass ball with radiating hooks and 6" globes. *eight*

The five floors of the building contain a total of ninety apartments, with 282 rooms. Each floor (except for the ground floor) has 2 studio apartments, 14 one-bedroom apartments, and 2 two-bedroom apartments. Nearly all the apartments are virtually intact, with original fixtures and moldings.

The doors, which have brass knobs, are simple yet representative examples of the Craftsman style with clearly articulated framing and panels. Molding is straightforward and nondecorative. Kitchens have vertical tongue-and-groove wainscoting, original cabinets, and box coolers that are accessible both from inside and outside. Bathrooms have the original fixtures, most notably, the claw-footed bathtubs.

The most distinctive feature of each apartment is the Murphy bed, which when folded up, displays a large bevelled glass mirror framed by two brass legs that also serve as hooks. Narrow shelves above and below the mirror are delicately scaled with understated decorative touches, such as a miniature dentil course.

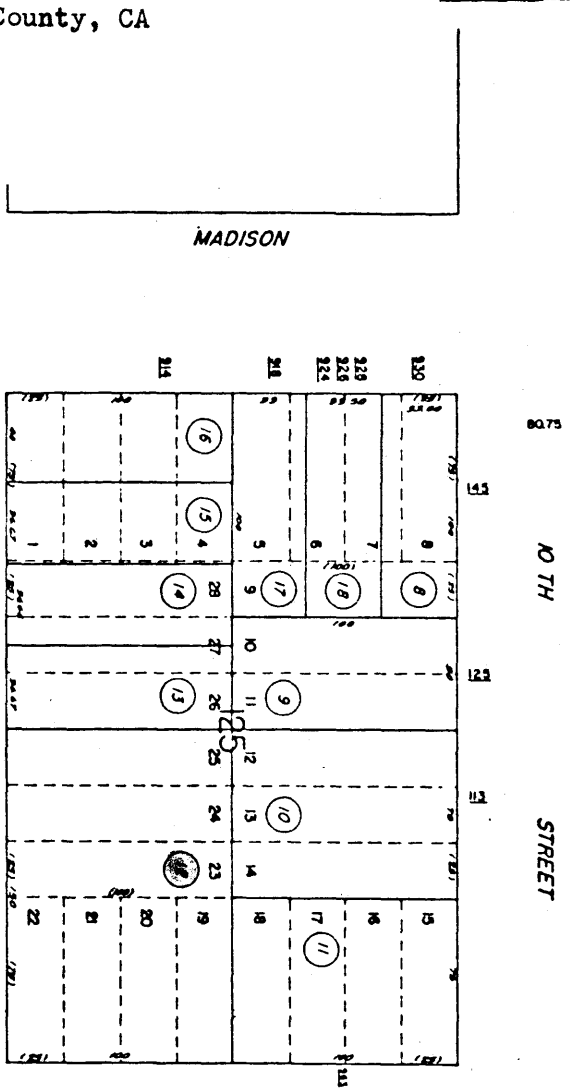
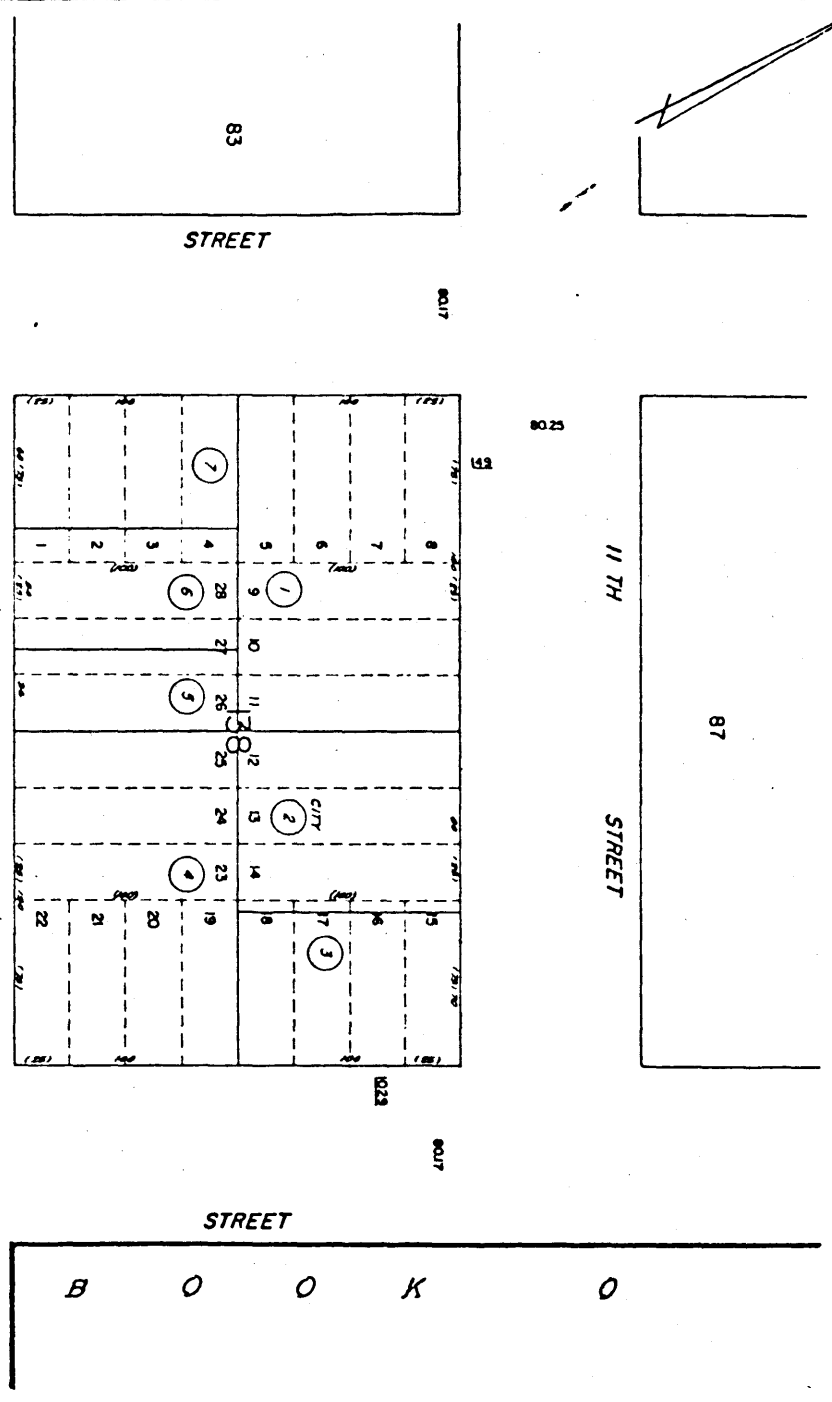
The woodwork in the apartments and hallways has been painted white. The tongue-and-groove pine floors have been carpeted and, in some places, covered with linoleum. The most serious alteration appears to be in the corridors and hallways, where the walls have been covered with heavily textured plaster. Corners have been coved and openings treated as Tudor arches. Judging from this, from the style of the wall light fixtures, and from building permit data, the alterations occurred between 1929 and 1938. Several fires over the life of the building have done only minor damage. The Madison Park Apartments, as it stands today, remains little changed from the building erected in 1908.

ASSESSOR'S MAP 2

Code Ass. No. 11-022

85 Scale 1" = 50'

OAKLAND (KELLERSBERGERS) (BA 7 P. 3)



This is a sketch and neither a survey nor necessarily a  
 the report of a surveyor. It is based on the attached  
 policy, plan, and other documents of title. It is  
 completed by the Assessor and said company hereby  
 for general information and said company hereby  
 expressly disclaims any warranty or liability with respect  
 there to.

Madison Park Apartments  
 100 9th Street  
 Oakland, Alameda County, CA

ACM

Between

B O O K I

MAR 6 1982