

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

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

1. Name

historic CASA PERALTA

and/or common

2. Location

street & number 384 West Estudillo Avenue not for publication

city, town San Leandro vicinity of congressional district 9th

state California code 06 county Alameda code 001

3. Classification

| | | | | |
|---|--|--|--|--|
| Category | Ownership | Status | Present Use | |
| <input type="checkbox"/> district | <input checked="" type="checkbox"/> public | <input type="checkbox"/> occupied | <input type="checkbox"/> agriculture | <input checked="" type="checkbox"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial | <input checked="" type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input checked="" type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <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 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: Community |

4. Owner of Property

Center

name City of San Leandro--Recreation Department, Dennis J. Smith

street & number 835 E. 14th Street

city, town San Leandro vicinity of state California 94577

5. Location of Legal Description

courthouse, registry of deeds, etc. Alameda County Recorder's Office

street & number 1225 Fallon Street

city, town Oakland California state 94612

6. Representation in Existing Surveys

title has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

| | | | |
|--|---------------------------------------|---|---|
| Condition | | Check one | Check one |
| <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 | *Remodeled in 1927; unaltered since | |

Describe the present and original (if known) physical appearance

The Casa Peralta is a large residence located on a spacious lot of nearly one acre in the City of San Leandro, in the East Bay of Northern California's San Francisco Bay Area. The residence includes a large 2½ story main residence, a 4 story tower structure, a carriage house, storage area, as well as decorative fountains, a shrine, formal garden, and other landscape features. The residential compound is sheltered from the street by a seven foot cement wall.

Access to the compound is gained through two gates at the south peripheral wall. The easterly of these gates (photo # 13), the carriage gate, features two heavy wrought iron gates which allowed carriages to enter the tile and cement driveway leading to the residence (photos 1 and 2). The westerly gate (photo 15) provided pedestrian access to the complex, opening to an eight foot wide tiled sidewalk, lined on either side by concrete benches. Along this sidewalk, one encounters the formal garden, built around a fountain, finished with hand-colored, glazed tiles and topped with a lamb figure. This sidewalk leads to the front porch entrance to the main residence, which is decorated with hand-colored tiles illustrating Cervante's "Don Quixote," as well as adobe bricks salvaged from an 1830 residence once belonging to the Peralta family (Photo # 8).

The principal residence is a 2½ story Colonial Revival structure, altered in 1927 when the compound was remodeled to resemble a Spanish country estate. This hipped roof structure has porches with second story balconies at the front (south) and rear (north). This structure retains its essential Colonial Revival character in its fenestration (including a Palladian motif at the west elevation, Photo # 9), its roofline, and its decorative detail, such as the modillions, Tuscan columns, and dentillated cornice.

The Colonial Revival structure, however, is skillfully integrated into the dominant Spanish estate theme of the compound. The four story tower is joined to the principal residence by a one story passageway topped by a balustrade, punctuated by the large arched carriage entrance. The tower is marked by four hipped roof lines, diminishing in scale as they approach the pyramidal hipped roof of the belvedere. The lower segment, serving as a guest house at one time, can be entered through arched entrances at the south, west, and east. The second segment of the tower resembles a "lookout (mirador)", with three round-headed arched openings at each elevation. The third and fourth segments of the tower represent a cupola, topped by a small belvedere.

Also located on this property is a gable roofed storage area, north of the tower; a hipped roof carriage house; and a fountain at the rear (north) of the large courtyard located between the primary residence and the tower. The lot is well-landscaped, retaining the basic landscape plan of John McLaren.

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 checked="" 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 checked="" 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 1901; 1927

Builder/Architect Antonio Martín

Statement of Significance (in one paragraph)

The Casa Peralta is significant for its association with the important Peralta family and as an unusually detailed and historically accurate example of Hispanic-influenced architecture in California in the early decades of the twentieth century. This structure represents an attempt by Merminia Peralta Dargie to express her Spanish heritage by recreating, or approximating, the ancestral Peralta estate in Spain. While related to Mission Revival and Spanish Colonial architecture in its romanticizing of the California Hispanic tradition, this structure personalizes this tradition for one of the great Hispanic California pioneer families.

The founder of the Peralta family in California was Luis Maria Peralta who arrive in California in 1775 and served 44 years in the army, including duty as comisionado of the Pueblo of San Jose. In 1842, Luis divided his large landholdings in the East Bay among his five sons. One son, Ygnacio, built an adobe in what is now San Leandro, which remains and is listed on the National Register of Historic Places. Ygnacio's daughter, Ludovino, bought the property on which the Casa Peralta is located in 1874 and in 1901 built the Colonial Revival residence that is the core of the Casa Peralta. Upon Ludovino's death, the house was occupied by her sister, Maria and upon Maria's death, the property passed to her niece, Hermania Peralta Dargie. The property, then, was long and closely associated with the Peralta family even before the Casa Peralta was constructed.

Hermania Peralta Dargie was married to William E. Dargie, who founded the Oakland Tribune, the most influential newspaper in the East Bay, in 1874. Dargie continued to publish the Tribune until his death in 1914. Upon Dargie's death, Herminia travelled widely in Europe, particularly in her ancestral homeland of Spain. In the mid-1920s, she commissioned Captain Antonio Martin, a Spanish architect, to remodel her home in the manner of a home of the Spanish titled class, particularly that of the Peralta family. The grounds of the compound were planned by John McLaren, superintendent of San Francisco's Golden Gate Park between 1887 and 1943 and known as "The Father of Golden Gate Park."

Martin succeeded in adapting this Colonial Revival residence into a complex of a far different character. His design provided for the retention of Georgian and Federal style design features of the original structure, even repeating some of those features in the additions, while creating a distinctively Spanish Renaissance feeling throughout though the lavish use of imported colored tiles, fountains, tile roofs, and so forth.

After the death of Herminia Peralta Dargie, the Casa Peralta was occupied by a series of rest homes. This use required some functional changes to the building, most notably the inclusion of institutional bathrooms and kitchen. In general, however, the complex is remarkably unchanged from its 1927 appearance. Upon the closure of the last rest home in 1971, the Casa Peralta was scheduled for demolition to make

9. Major Bibliographical References

Peter Conny, "What Happened in Monterey?" Oakland Tribune, July 22, 1970, p. 16
 William Heath Davis, "Seventy-Five Years in California," San Francisco, 1929.
 Leslie J. Freeman, "Historic San Leandro," San Leandro News, 1940
 Ira B. Gorman, "He Raised the Flag Too Soon," Westways, Vol. 35, No. 1, Jan. 1943, p. 20

10. Geographical Data

ACREAGE NOT VERIFIED

Acres of nominated property .75
 Quadrangle name San Leandro

UTM NOT VERIFIED Quadrangle scale 7.5 min.

UMT References

| | | | | | | |
|---|------------|-------------|--------------|------------|------------|--------------|
| A | <u>110</u> | <u>5714</u> | <u>31315</u> | <u>411</u> | <u>712</u> | <u>21610</u> |
| | Zone | Easting | | Northing | | |
| C | | | | | | |
| E | | | | | | |
| G | | | | | | |

| | | | | | | |
|---|------|---------|--|----------|--|--|
| B | | | | | | |
| | Zone | Easting | | Northing | | |
| D | | | | | | |
| F | | | | | | |
| H | | | | | | |

Verbal boundary description and justification

SEE CONTINUATION SHEET

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 Dr. Terry R. Galloway
 organization San Leandro Historical Society date July 1, 1981
 street & number 384 W. Estudillo Avenue telephone (415) 577-3464
 city or town San Leandro state California 94577

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. Mellon

title SHPO

date November 24, 1981

For HCERS use only

I hereby certify that this property is eligible for the National Register

Keeper of the National Register

Attest:

Chief of the National Register

for factory

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

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DATE ENTERED JAN 4 1982

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

room for an apartment complex. Fortunately, the people of San Leandro rose to the defense of the resource, organizing the Casa Peralta Foundation, raising funds, purchasing the property, and donating it to the City of San Leandro. The City has developed plans for a thorough renovation of the Casa Peralta and intends to use it as a recreational, cultural, social, and historical center.

**NATIONAL REGISTER OF HISTORIC PLACES
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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

MAJOR BIBLIOGRAPHICAL REFERENCES

- J.M. Guinn, "History of the State of California and Biographical Record of Coast Counties"
California, 1940, Chapman Publishing Company, Chicago
- M. W. Wood - "History of Alameda County, California", 1883, Oakland
- R. R. Stuart - "San Leandro, A History", 1951
- Pearl R. Fibel - "The Peraltas", 1971, Peralta Hospital
- Personal conversations and data from: Mrs. Sybil Wilkinson
Mrs. Beverly Peralta Quadros
Father William Abeloe
Father Paul Maher
Harry Shaffer
- Leslie J. Freeman - "Alameda County, Past & Present", 1946
- Thompson & West - "Illustrated Historical Atlas of Alameda County", 1878
- Obituaries in the San Leandro Reporter for William P. Toler, Maria A. Toler,
Ludovina Ivey, Herminia Dargie
- Keith Ponsford - "Peralta Family Tree", 1969
- Oakland Tribune Knave - February 28, 1960
- Title Search on Casa Peralta property 1857-1900
- Bailey Millard - "The San Francisco Bay Region", Volume 2, page 354 (Sent us
by Richard N. Schellens of Redwood City)
- Stephen Ewing and Brent Galloway, "William Pinkney Toler" in San Leandro
Recollections, Vol. 3, No. 3, May 1971
- Harry E. Shaffer, "A Garden Grows in Eden", 1972
- Leonard H. Verbarq - "Celebrities at your Doorstep", March 1972. The Alameda
County Historical Society

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

| |
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CONTINUATION SHEET

ITEM NUMBER 10

PAGE 1

LEGAL DESCRIPTION

CASA PERALTA PROPERTY

Real property in the City of San Leandro, County of Alameda, State of California, described as follows:

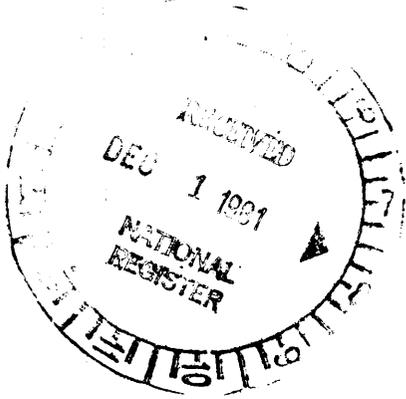
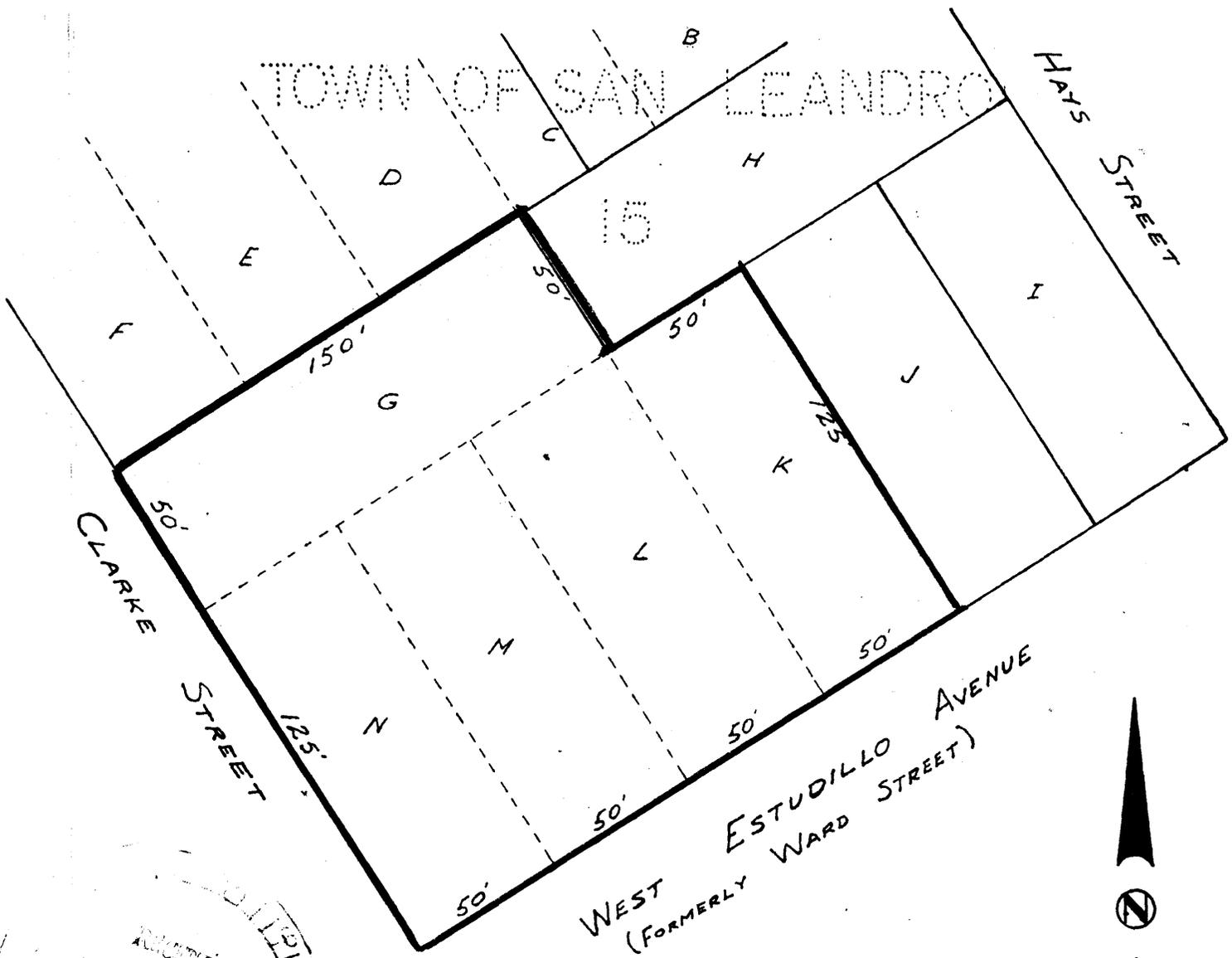
Lots G, K, L, M, and N in Block 15, as said lots and block are shown on the "Map of the Town of San Leandro, County Seat of Alameda County", filed February 27, 1855, recorded June 14, 1870, in Book 1 of Maps, page 19, in the office of the County Recorder of Alameda County.

The above described parcel contains 32,500 square feet, more or less.

LD 71-19
Dwg. 546 Case 1602
Casa Peralta Property

CITY OF SAN LEANDRO ENGINEERING DIVISION

BY JME DATE 8-26-71 SUBJECT CASA PERALTA PROPERTY SHEET NO. 1 OF 1
CHKD. BY JA DATE 9.1.71 ON WEST ESTUDILLO AVENUE JOB NO. _____
AT CLARKE STREET

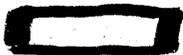


ACQUIRED

BY Re 2981 Im 793

DATE Oct. 27, 1971

RHWard



INDICATES PARCEL

Plotted

LD 71-19

CC# 797

AREA = 32,500 ± SQ. FT.

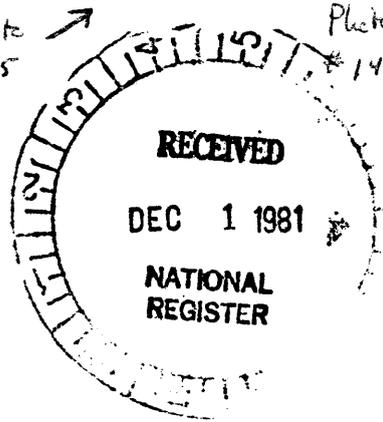
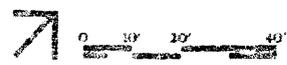
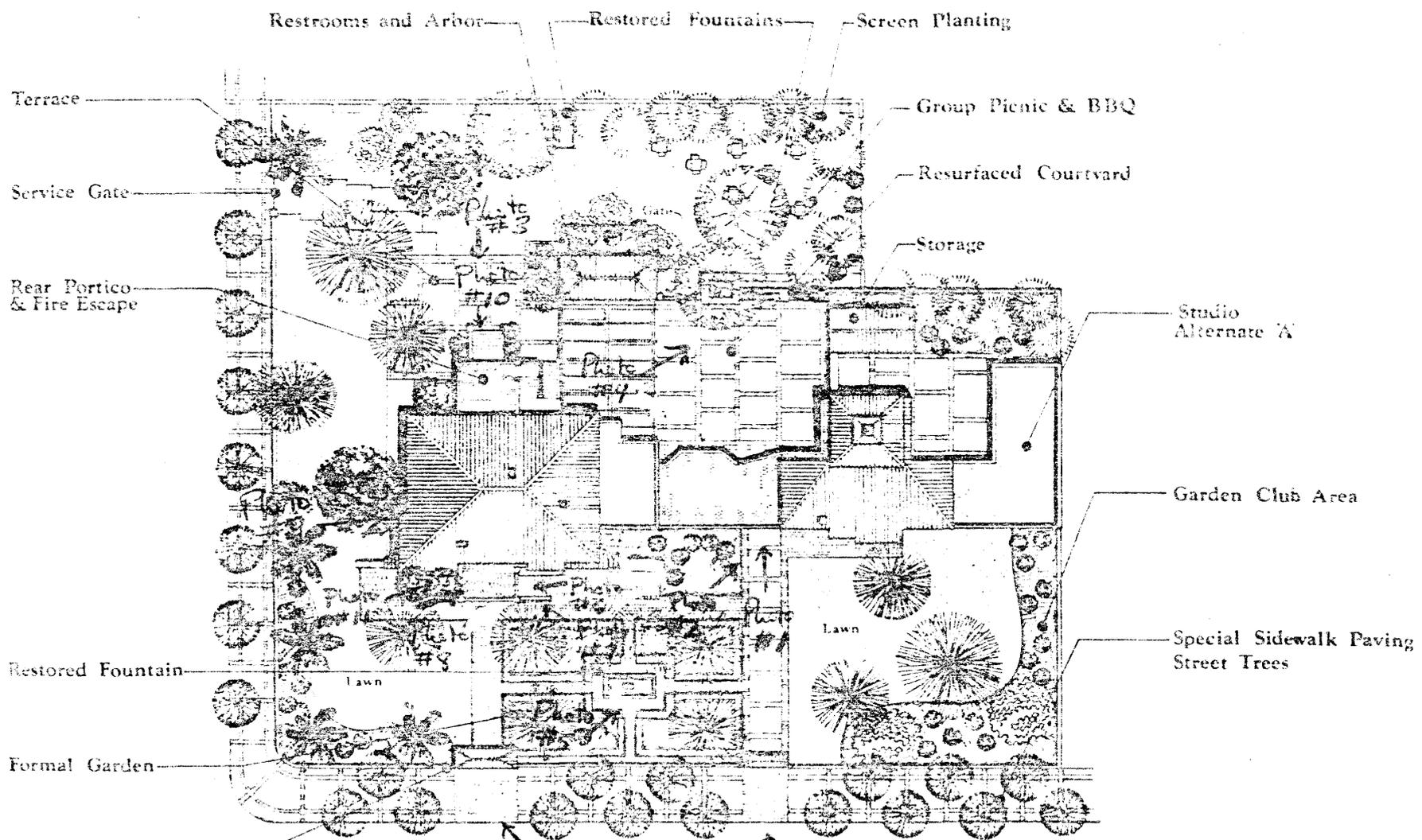
CITY ENGINEER



MICROFILMED

JAN 4 1982

DWG 546 CASE 1602



CASA PERALTA MASTERPLAN
City of San Leandro

JAN 4 1982

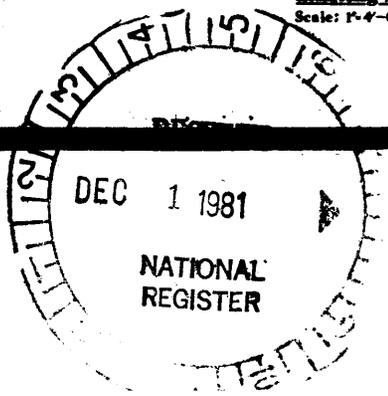
- (AB) ORIGINAL ADOBE BRICKS (SEE DESCRIPTION)
- (A) DORMER WINDOWS
- (B) BALUSTRADE
- (C) FRIEZE
- (D) CORNICE
- (E) FIER
- (F) COLUMN SHAFT
- (G) MODILLION
- (H) BASE
- (I) CAPITAL
- (J) CASEMENT WINDOWS
- (K) BALCONIES
- (L) ENTRANCE TO COURTYARD
- (M) DECORATIVE TILE ROOFS
- (N) DECORATIVE TILE PANELS



Existing Estudillo Ave. Elevation
 Scale: 1/4"=0'

FRONT of SOUTH ELEVATION

Masterplan
CASA PERALTA
 City of San Leandro
 Humberto E. Becerra Architect - Planner
 Singer & Hodges Landscape Architecture



JAN 4 1982