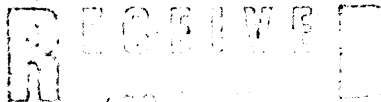


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United States Department of the Interior National Park Service



NATIONAL REGISTER

MAR 08 1991

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name New Hotel Carquinez other names/site number Hotel Don

2. Location

street & number 410 Harbour Way city, town Richmond state California code CA county Contra Costa code 013 zip code 94801

3. Classification

Ownership of Property: private (checked), public-local, public-State, public-Federal. Category of Property: building(s) (checked), district, site, structure, object. Number of Resources within Property: Contributing 1, Noncontributing 0, Total 1.

Name of related multiple property listing: NA Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets (checked) does not meet the National Register criteria. See continuation sheet. Signature of certifying official: Steade R. Chouza, California Office of Historic Preservation, Date: 4/3/92.

In my opinion, the property meets (checked) does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official: Date:

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register (checked), determined eligible for the National Register, determined not eligible for the National Register, removed from the National Register, other (explain:). Entered in the National Register stamp, Signature of the Keeper, Date of Action: 5/7/92.

Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

SOCIAL/meeting hallDOMESTIC/hotelCOMMERCE/restaurantCOMMERCE/specialty store

Current Functions (enter categories from instructions)

DOMESTIC/multiple dwellingCOMMERCE/specialty store

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Late 19th and early 20th CenturyAmerican Movements

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Materials (enter categories from instructions)

foundation Concretewalls BrickConcreteroof Terra Cottaother \_\_\_\_\_

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**Describe present and historic physical appearance.**

The New Hotel Carquinez, with ground floor commercial space, is a five story reinforced concrete structure with basement. The two street facades are faced with brick veneer. The major attractive physical characteristic is the ornamental cast cement plaster cornice on the two street facades.

The building, constructed in 1926, has recently undergone a certified rehabilitation that has minimized the impact of past alterations. Prior to rehabilitation, the building maintained its integrity in regard to location, design, setting, materials, workmanship, and feeling. Most of the major design characteristics of the building remained, however there had been rather severe alterations. All of the windows, the entrance marquee and the storefronts had been removed. The building had (and still has) remaining design integrity with its massing, shape, fenestration pattern, elaborate cornice/parapet details, and its exterior brick cladding with soldier course banding.

The present setting for the building has changed. When the building was constructed in the 1920s, the hotel was among single family and duplex dwellings. By the 1940s, 10th Street (presently called Harbour Way) had on each side of the street three to four story "walls" made up of the facades of buildings. An older (pre-1915) four story building with the same massing, cornice details, storefronts and fenestration pattern was just across the street facing Macdonald Avenue before it was demolished. On Harbour Way and Macdonald still stands a building constructed shortly after Hotel Carquinez. This building, formerly the Wells Fargo Building, relates to the Hotel Carquinez in scale, exterior brick veneer, and design. The former Wells Fargo and the Hotel Carquinez are the only multi-level pre-WWII buildings remaining on Harbour Way.

The materials of the Hotel Carquinez that have maintained their integrity are the brick veneer, the cast plaster cornice, most of the cast plaster details on the top level, the interior ceramic tile flooring, and the interior wood grand stairway. The original workmanship is recognizable with the stairway, the exterior brick detailing, and the ornamental plaster work. The feeling the building was designed to grasp still remains. It is still a building that communicates the feeling of success. The

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massiveness, the height, and the ornamental details all added to its portrayal of a prosperous community hotel. The building was at one time associated with the city's Chamber of Commerce and most of the social organizations of the community. It lost its relationship with the community when the Civic Center was developed in the 1940s and 1950s.

The building is being recommended as eligible for the Register, even in light of the alterations, because of its historic importance to the city of Richmond. The Hotel Carquinez was Richmond's only meeting place, where the Richmond Chamber of Commerce and other community organizations conducted their most important meetings, both social and business. Past redevelopment projects have taken their toll on Richmond. There are only a few remaining non-residential historic buildings. Although important elements had been removed, the Hotel, even before rehabilitation, still read as an historic building.

The rehabilitation that has recently been completed has provided the building with appropriate windows and storefronts. The building's new use is as moderate-income housing for seniors.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Social History  
Architecture  
Commerce

Period of Significance

1926-1942

Significant Dates

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

Plachek, James W.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

**Summary Statement of Significance**

The New Hotel Carquinez is significant under the criteria "A" and "C". The building satisfies Criterion "A" because it is associated with events that have made a significant contribution to the broad patterns of our history, and specifically the history of the City of Richmond. The history of Richmond can be described in four phases: 1) Before 1905: Prior to the incorporation of the City of Richmond, including Standard Oil Company arriving in 1901; 2) 1905-1940's: The development of the City until World War II, including the influx of industries due to shipping at the ports, and the Ford Motor Plant opening in 1931; 3) 1940's-1950's: War time and post war time, the construction of the Civic Plaza, and receiving the "All American City" award in 1953; and 4) 1960's-present: The neglect and then revitalization of the city. The many significant historical events that took place within the Main Dining Room and Private Banquet Room of the New Hotel Carquinez (further explained in specific detail in the section on Historical Context), represent a significant theme - the second phase of the city: the growth and development of the new City of Richmond. The New Hotel Carquinez has also acquired significance (apart from its association with the events and period of history it commemorates) through its design, age, tradition, and symbolic value. The design of this building enables it to fulfill Criterion "C" because it embodies the distinctive characteristics of the general stylistic period of the late 19th and early 20th century American movement and has the stylistic influence of the "Sullivanesque" style. A few of the "Sullivanesque" characteristics of the building include the elaborate ornamental cornice, the ornamental banding around the building at the sill of the top floor windows, and the cast cement recessed squares in between the top floor windows. (See Photo Nos. 1 and 5) The formality of the building's two street facades represent the tradition of "first-class" hotels fulfilling the need for business ventures and planning sessions. Finally, it is significant to note the remarkable fact that this building has not been completely demolished. Photo No. 7 is a list of the significant pre-depression era buildings. This photograph came from a brochure made in 1913. Of the buildings listed, the only building still remaining is number 2. Building number two, the former Richmond Public Library, is currently the Richmond Museum. Therefore, the New Hotel Carquinez has acquired significance as a symbol of the pre-depression era for Richmond.

**Historic Context**

Here is a real achievement credited to your organization. It is a worth-while achievement. It has placed Richmond on the hotel map of America. It has put Richmond in its rightful position as progressive, up-to-date city. And the credit belongs to the Chamber of Commerce. If there was no other achievement during the year, this one successful effort would justify the Chamber of Commerce's existence and command the respect and support of the business men of the community. (RICHMOND UNITED, 8/26)

Among the achievements of your organization during the past year has been the completion and occupancy of this splendid hotel--a community hotel, if you please, the New Hotel Carquinez. It was the united and whole hearted and co-operative support of the Chamber of Commerce membership that made this monument to civic pride a reality. The chamber of commerce pointed the way and led the issue to victory and accomplishment. (RICHMOND UNITED, 11/26)

The "twenties" brought an exciting time for this country. Development was everywhere. Deals were made, business created, and many handsome buildings were built. Who could predict the depression was just around the corner. It seems every city in the 1920s had progressive building projects that came to represent the people of those times. Every progressive city required one showcase building to conduct business with prospective developers and investors. The Hotel Carquinez was just what the new community of Richmond needed to get started. This hotel brought growth and prosperity to the City of Richmond. In fact, even during the great depression Richmond's major industries remained solvent.<sup>1</sup>

The story of Richmond's achievements in the past year was summed up at the annual meeting and plans were outlined for the work ahead during the next 12 months. The meeting, in the form of a dinner at the Hotel Carquinez, was noted the most successful event of the kind

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ever held and called together considerably more than 100 of the outstanding men and women who make the wheels go around in Richmond.<sup>2</sup>

This hotel was not only conceived and built for the community, it was also financed by a community enterprise. The Richmond Community Hotel Inc. was headed by Edward M. Downer, Sr., president, founder, and principal shareholder of the Mechanics Bank from 1915 to his death in 1938.<sup>3</sup> This community enterprise involved many of the significant business people of the day, including representatives of Standard Oil, Richmond's first major industry.<sup>4</sup> Ground breaking ceremonies for the New Hotel Carquinez were held October 14, 1925.<sup>5</sup> The 1926 Richmond City Directory indicates that the hotel's resident manager was William H. Mathews. The 1928 Sanborn Insurance Company maps show the building being constructed in 1926.

The Hotel Carquinez was constructed at a very opportune time. Construction was completed just in time to hold its first historical event: the signing of the Parr Lease on October 18, 1926.<sup>4</sup> This fifty year lease between Fred D. Parr and the Richmond City Council was to begin a new industrial era for the city. The new Parr-Richmond Terminal Corporation became a modern terminal port which enabled Richmond to compete on an equality with other ports on San Francisco Bay. For a time it was considered the second port of the Pacific Coast.

It was at this period that Richmond acquired the leadership necessary to advance it along the next step in its destiny. That step was taken largely through the initiative of the Chamber of Commerce, which at that time had been recognized and launched upon the vigorous and successful career which has continued to date. (Whitnah, History of Richmond, 1944)

The next step was to be the opening of the Richmond Ford Plant August 1, 1931.

No single event in the life of this city, since the coming of the Santa Fe Railway and the Standard Oil Co. of California, some thirty years ago, is of greater significance to our city than the establishment of this modern and monumental assembly plant of the Ford Motor Co.

.....  
One of the major results from the establishment here of this great assembly plant by the Ford Motor Co., that giant of industrial development, is the recognition given to the San Francisco Bay District as one of the great industrial centers of the Pacific coast.<sup>6</sup>

The representative of Mr. Edsel Ford, Clarence A. Bullwinkel, met with the Richmond Chamber of Commerce for five years developing the plan to locate one of the first assembly plants in the nation in the City of Richmond. The planning sessions for this Ford Plant could only be held in the New Hotel Carquinez.<sup>7</sup> Every meeting, dinner, and luncheon held by the Richmond Chamber of Commerce was held at the City's "leading hotel": the New Hotel Carquinez.<sup>8</sup>

From the time the New Carquinez Hotel opened until the 1970s, it was the only conference center in the community.<sup>9</sup> Every significant history making business meeting, dinner or luncheon, for the Chamber of Commerce was held at the Hotel Carquinez. Also, every service and social club convened in that hotel, such as the Sante Fe Railroad, the Standard Oil Company, and the Rotary Club.

From 1930 to 1940, Richmond's population grew from about 20,000 people to the 1940 census figure of 23,462. (Cole, Windows, p.85.) By 1944 the population grew to approximately 123,000 due to the new shipyards that were brought into the community due to World War II. (Information from Nystrom interview.) This population growth had a significant impact on the city.

In 1940 England contracted with the newly organized Todd-California Shipbuilding Corporation in Richmond to build thirty ships to replace those lost in German U-boat attacks. Contracts from Washington followed. On December 26, 1940, the Richmond Chamber of Commerce sponsored a luncheon at the Hotel Carquinez (now Hotel Don) with Henry J. Kaiser, president, and S. D. Bechtel, vice-president of Todd-California, in attendance. They helped pay tribute to the man who was the moving force in getting shipyards in Richmond's harbor -Fred D. Parr. (Cole, Windows)

The major shipyard meetings were held at the hotel. Until the early 1970s the New Carquinez Hotel was the tallest and most active building in Richmond.

During a fund raising trip to the area on October 11, 1954, Richard M. Nixon, then Vice President of the United States, and George Murphy, movie actor and State Senator from California, stayed in the hotel.

The New Hotel Carquinez (aka Hotel Don) is one of the few remaining historic resources in the City of Richmond. Before the 1920s, Richmond was a farming community. The New Hotel Carquinez, like no other building in Richmond, symbolizes the late 1920s: the era of growth and prosperity for the United States of America as well as for Richmond. The Richmond community is generally not aware of the "Richmond" the New Hotel Carquinez represents. Once a large community center in the heart of the bustling city, presently the Hotel Don is an aging antique surrounded by

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the Social Security Building and the Kaiser Permanente hospital, two large expansive low-rise buildings that sprawl over many blocks. The Hotel Don, restored to its once ornamental splendor, can once again be the core of social and business activity, and the pride of the community. It could stand as a representation or a reminder of a time when the community made things happen in the city.

Although the Hotel Don continued to be significant after 1942, the period of significance has been ended at that point for lack of exceptional importance.

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Photographs

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Information for all photographs:

- 1) New Hotel Carquinez
- 2) Richmond, California
- 5) Location of original negative - Interactive Resources, Inc. 117 Park Place, Point Richmond, CA 94801

Photo No.

- 1.     3) Geraldine J. Peterson  
       4) 1989  
       6) View looking Northeast
- 2.     3) Geraldine J. Peterson  
       4) 1989  
       6) View looking West
- 3.     3) Geraldine Peterson  
       4) 1989  
       6) View looking Southwest
- 4.     3) Sanborn Map Company, Richmond Museum  
       4) 1916 Sanborn, Corrected 1928  
       6) Map showing location of site and Ground Floor Plan on 10th Street (presently Harbour Way and Nevin Ave.)
- 5.     3) Brochure for Hotel Carquinez by Chamber of Commerce  
       4) Date Unknown  
       6) View looking Northeast
- 6.     3) Photo from Handbook of Richmond, California, published by the Richmond Chamber of Commerce, 1939.  
       4) Original photos were taken in 1925 and 1926. This photo of the handbook was taken in 1989.  
       6) N/A
- 7.     3) Photo from The Ellis Landing & Dock Co., 1913  
       4) This photo of the handbook was taken in 1989.  
       6) N/A
- 8.     3) Photographer unknown  
       4) Date unknown  
       6) View looking North
- 9.     3) Photographer unknown  
       4) Date unknown  
       6) View from airplane looking East
- 10.    3) Photographer unknown  
       4) Date unknown  
       6) View from airplane (?) looking Northeast
- 11.    3) Photographer unknown  
       4) Date unknown  
       6) View looking Northwest. View of Post Office (still remains)
- 12.    3) Photographer unknown  
       4) 1989 (Richmond Museum has original 1968 photograph)  
       6) View looking Southwest

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Photographs

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## Photo No.

13. 3) Photographer unknown  
4) 1989 (Richmond Museum has original 1968 photograph)  
5) View looking Southwest
14. 3) Ann Marie Harmon  
4) 1989  
6) View of interior conditions. Photo of remaining grand stairway and a wood door casing.
15. 3) Ann Marie Harmon  
4) 1989  
6) View of interior conditions. Photo of header for elevator door.
16. 3) Ann Marie Harmon  
4) 1989  
6) View of interior conditions. Photo of Lobby mosaic tile.
17. 3) Ann Marie Harmon  
4) 1989  
6) View of interior conditions. Photo of grand stairway.
18. 3) Ann Marie Harmon  
4) 1991  
6) View of exterior conditions after the certified rehabilitation. View looking Northeast showing main two facades.
19. 3) Ann Marie Harmon  
4) 1991  
6) View of exterior conditions after the certified rehabilitation. West facade. Front entrance.
20. 3) Ann Marie Harmon  
4) 1991  
6) View of exterior conditions after the certified rehabilitation. View of stucco pilasters and capitals.
21. 3) Ann Marie Harmon  
4) 1991  
6) View of exterior conditions after the certified rehabilitation. View looking Southeast.
22. 3) Ann Marie Harmon  
4) 1991  
6) View of exterior conditions after the certified rehabilitation. Retail storefronts on West facade.
23. 3) Ann Marie Harmon  
4) 1991  
6) View of exterior conditions after the certified rehabilitation. Restored roof cornice.
24. 3) Ann Marie Harmon  
4) 1991  
6) View of exterior conditions after the certified rehabilitation. North facade. Restored fire escape.



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Photographs 3  
Section number \_\_\_\_\_ Page \_\_\_\_\_

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**Photo No.**

25. 3) Ann Marie Harmon  
4) 1991  
6) View of exterior conditions after the certified rehabilitation. View looking Northwest.
26. 3) Ann Marie Harmon  
4) 1991  
6) View of exterior conditions after the certified rehabilitation. View looking Northwest with Post Office.
27. 3) Ann Marie Harmon  
4) 1991  
6) View of exterior conditions after the certified rehabilitation. View looking Northeast down Harbour Way showing the New Carquinez Hotel in context with the street.
28. 3) Ann Marie Harmon  
4) 1991  
6) View of interior conditions after the certified rehabilitation. View of Grand Stairway in the building's foyer. Notice original metal pineapple newel posts.
29. 3) Ann Marie Harmon  
4) 1991  
6) View of interior conditions after the certified rehabilitation. Notice original style of wood wainscotting. Original tile can be found under carpet.

**9. Major Bibliographical References**

1. Cole, Susan D. Richmond - Windows to the Past. Richmond, CA: Wildcat Canyon Books, 1980.
2. "A YEAR OF PROGRESS." Richmond United. Vol. 5. Number 1. December, 1930.
3. Clark, Jessie Howe. "HISTORICAL SKETCHES." Pinole, California, 1979.
4. Whitnah, J. C. A History of Richmond, California. Richmond: Richmond Chamber of Commerce, 1944.
5. "Richmond's Municipal Hotel Which Is To Be Started Next Wednesday." Richmond Record-Herald October 8, 1925.
6. "Bullwinkel Gives Recognition to Fred Parr." Richmond United. September, 1931.
7. "All Set for Membership Dinner Tuesday Night." Richmond United. Vol. 1. Number 7. March, 1927.
8. Richmond Chamber of Commerce. Handbook of Richmond, California, published by the Richmond Chamber of Commerce, 1939.
9. The following information on the social significance of the Hotel Don is from Stanley Nystrom, Historian for the City of Richmond, telephone interview, March 30, 1989.

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Richmond Public Library

**10. Geographical Data**

Acreeage of property 0.52 acre

UTM References

A 

1	0
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5	5	6	3	0	0
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4	1	9	8	8	2	3
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Zone      Easting      Northing

B 

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Zone      Easting      Northing

C 

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D 

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See continuation sheet

Verbal Boundary Description

The land referred to in this form is situated in the State of California, County of Contra Costa, City of RICHMOND, and is described as follows: Lots 28 through 35, inclusive, Block 43, Amended Map of City of Richmond, filed March 31, 1905, Map Book D, page 74, Contra Costa County Records. The boundary is less than one acre.

See continuation sheet

Boundary Justification

Legally recorded boundary lines. The boundaries encompass the historic property.

See continuation sheet

**11. Form Prepared By**

name/title Ann-Marie Harmon/Intern Architect  
 organization Interactive Resources, Inc. date July 13, 1990  
 street & number 117 Park Place telephone (415) 236-7435  
 city or town Point Richmond state California zip code 94801  
 Dan L. Peterson, AIA/Historical Architect; Dan Peterson & Associates  
 Geraldine Peterson