

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Oakland Lamp Works

Other names/site number: _____

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1614 Campbell Street

City or town: Oakland State: California County: Alameda

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title : State or Federal agency/bureau or Tribal Government</p>	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/Manufacturing Facility

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH
CENTURY AMERICAN
MOVEMENTS – COMMERCIAL
STYLE

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: CONCRETE
Walls: BRICK
Roof: RUBBER MEMBRANE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Oakland Lamp Works is located on Assessor's Parcel Number 007-0560-001-02 in the City of Oakland, Alameda County, State of California. More specifically, it is located at 1614 Campbell Street in Oakland, California. It is located approximately seven miles west of downtown Oakland in a transitional area of industrial buildings and single family homes. The Lamp Works is built on a 1.43 acre flat fully disturbed site. The site has two structures, one built in 1912 and aligned along Campbell Street, and a second built in 1917 and aligned along 16th Street. The two buildings are of similar mass and scale, both 60+ feet across, three stories plus slightly basement with a flat roof with monitor window. They are of similar materials with red brick in gray mortar, cast stone trim and double-hung, multilight wood sash in wood frame windows. The rear elevations feature similar materials with a greater sense of utility. The remainder of the site has been adapted for surface parking. In 1989, the complex was seriously damaged by the Loma Prieta earthquake. In 2008-14, it was adapted using federal historic tax credits for residential use with 93 units, typically thirty per floor.

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Narrative Description

Setting: The Lamp Works is located in West Oakland. It is approximately seven miles west of downtown Oakland, three miles east of the Oakland Outer Harbor and three miles northwest of the Oakland Naval Supply Center. Approximately four blocks to the west is Interstate 880 which leads to the Bay Bridge. Adjacent to the interstate is the abandoned 1912 Jarvis Hunt-designed Oakland 16th Street [Rail] Station. South of the train station are Zephyr Gate, a 130-unit condominium complex and Pacific Cannery Lofts, 163 loft complex, new town developments by Pulte Homes. Three blocks to the north is Grand Avenue, an east-west thoroughfare to downtown. To the east two blocks is Mandela Parkway, a major north-south thoroughfare; beyond that is the Ralph J. Bunche High School and De Fremery Play Ground. The immediate area is a mix of vintage commercial and small single family house, mostly intermixed, all small scale, and in varying condition. Many of the buildings are poorly maintained, marked by disinvestment and transition.

Site: The Oakland Lamp Works is located on the western portion of block 740. The site is largely rectangular formed by 17th Street to the north, 16th Street to the south and Campbell Street to the west. The east end of the parcel is defined by a rail spur which runs at a slight angle to the west. Beyond the rail spur is a one-story industrial building of comparable age to the Lamp Works.

Trapezoidal in shape, the parcel is 231 feet in length on the west-side running north to south along Campbell Street, 271 feet at its greatest width on the south-side running east to west along 16th street, and 253 feet in width on the north-side running east to west on 17th Street.

Today, the parcel is organized with two structures. One runs along Campbell Street and one along 16th Street. They are connected at the west where the two streets meet and form an "L". The first, located along Campbell Street, is 62 feet wide by 231 feet running the length of the block. The second, located on 16th Street, is 67 feet wide by 191 feet and runs the length of the parcel. Within the "L" is a surface parking lot serving the tenants of the building. At the perimeter, the lot is fenced with a black metal fence. Automobile access is at the center of 17th Street. All street frontages feature a traditional urban sidewalk with lawn strip between the street and sidewalk.

Structure: As noted, the Lamp Works consists of two three-story interconnected rectangular structures that are perpendicular to each other. The first building is an unreinforced red-brick structure with timber columns and beams for floor supports and a metal truss system supporting the roof. It measures 231 feet north and south and 62 feet east and west. The second building is 67 feet wide and runs approximately 210 feet east from the south end of the older structure. It is also unreinforced red-brick with timber columns and beams for floor supports and a metal truss system for the roof. Both buildings have a full basement. Severely damaged in the 1989 Loma Prieta earthquake, both buildings have been now seismically upgraded with a combination of concrete shear walls and bracing.

Exterior: Materials are consistent with red-brick in natural gray mortar with cast stone trim. Windows are double hung wood sash in wood frame, typically paired, typically 12 over 12. Sills

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on the 1912 building are brick; sills in the 1917 are cast stone. The roofs are covered with a rubber membrane and feature a rooftop monitor-style window.

The "L" shaped building has two primary facades, one facing west to Campbell Street and completed in 1912. The other facing south to 16th Street, completed in 1917, except for the three westernmost bays which are associated with the 1912 building. Rear elevations are similar in materials and organization, though typically were treated in a more utilitarian fashion meeting the industrial needs of the complex.

Campbell Street Elevation: The building's west façade has fourteen bays. The northernmost bay was severely damaged by the 1989 Bay Area earthquake, the only portion of which still exists is the ground floor/basement. Above is a full height metal stair that provides access to each floor and opens to the parking lot. The thirteen remaining bays are divided by pilasters each capped with a pedimented cast stone capital. A pedestrian entrance is located near the center of the façade. It is emphasized by dominant pilasters, capped with a brick and cast stone segmented arch with dentils along the bottom. The bay has paired nine-over-nine windows and a multi-light wood frame transom above the double door entrance. The entrance surround is cast stone. Windows in the southernmost bay are not paired but are single twelve-over-twelve. The remaining bays have paired twelve-over-twelve windows. Paired basement windows are eight over eight. Additional detailing on the west façade includes a stepped parapet with dentils and a simple belt course between the basement and first floor windows.

16th Street Elevation: The south façade is similar in design to the west façade. The south façade has sixteen bays divided by pilasters each capped with a pedimented cast stone capital. The three westernmost bays are part of the building completed in 1912. A pedestrian entrance, which has been bricked in, is located in the second bay from the west; this was the center bay of the original 1912 structure. It is emphasized by dominant pilasters, capped with a brick and cast stone segmented arch with dentils along the bottom. Windows in the bay are paired twelve-over-twelve. The bay is flanked by bays with tri-partite windows; the center window is a twelve-over-twelve flanked by six-over-six. Basement windows in this section are tripartite with the center eight-over-eight flanked by four-over-four.

The remaining thirteen bays, completed in 1917, have paired twelve-over-twelve windows. An additional entrance is located in the easternmost bay. The double door has a cast stone surround and a multi-light wood frame transom. Here basement windows are paired eight-over-eight. Additional detailing on the south façade includes a parapet with a simple cornice with dentils capped with cast stone, and a simple belt course between the basement and first floor windows.

Rear Elevations - East: There are two "east" elevations: The first is the east elevation of the 1912 structure. Its four northernmost bays are divided by pilasters, each capped with a pedimented cast stone capital. Windows are paired twelve-over-twelve windows. In the fifth bay from the north, windows are single twelve-over-twelve. Between the third and fourth bays from the north end, a simple brick chimney runs the full height of the building and extends above the main roofline. A three bay addition has been added to this section of the east façade which closely matches the original façade. The addition houses elevators. Windows in two bays of the addition are nine-over-nine in two bays. In the third bay the windows are twelve-over-twelve.

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The second east façade is that of the 1917 building along the rail spur. It is three bays with tripartite windows; the center window is a twelve-over-twelve flanked by six-over-six. Additional detailing on this east façade includes a parapet with a simple cornice with dentils capped with cast stone, and a simple belt course between the basement and first floor windows.

Rear Elevations - North: As with the east, there are two “north” elevations. The larger is that of the building completed in 1917, which largely mirrors the south façade. There are a total of thirteen bays. At the east is an addition four bays across. Here window openings have been installed on a utilitarian basis with multilight windows. The remaining eight bays have twelve-over-twelve windows divided by pilasters each capped with a pedimented cast stone capital.

The north façade of the 1912 building was damaged by the 1989 Bay Area earthquake. The majority of northernmost bay was removed, leaving only the ground floor/basement section. Tripartite basement windows are twelve-over-twelve flanked by a six-over-six. Where the section of bay was removed, CMU was used to repair the damage. A metal stair, covered with a metal grill, runs the full height of the elevation, providing access to each floor.

Interior: As built, the interior had an open, utilitarian floor plan divided only by the structural grid. Today, the property has been adapted for residential use using the Secretary of Interior Standards with work reviewed as part of historic tax credit project.

Floor treatments are consistent from building to building and floor to floor. In total, there are 93 residential units with 29 units on the first floor, 33 on the second and 33 on the third. Units are organized along a double loaded corridor. The corridor on the first and second floors is similar; the third floor corridor includes openings to the monitor roof above. Where the two buildings intersect is the elevator lobby for each floor with a laundry rooms adjacent. There is no single building lobby. Units vary in size and include studio, one bedroom, and two bedroom apartments. Because of the high ceilings on the third floor, these units have a loft room which is exposed to the monitor windows.

The unit and lobby finishes include exposed painted perimeter brick and painted gypsum board partitions. Floors are concrete, which was part of the seismic upgrade work. Ceilings are exposed to the open joists and beams. The basement level is used as storage and is largely unfinished. Throughout are industrial remnants of the light bulb factory. During the building's period of vacancy, the interior was tagged; some units have incorporated the graffiti into the finish.

Alterations/Conditions

The building was significantly damaged by the 1989 Loma Prieta earthquake. Damage was generally repaired using painted CMUs. At the north, the northernmost bay entirely was eliminated and a new CMU wall built with a new metal fire stair. CMU repairs at the parapet are also apparent. In addition, following the earthquake, a number of outbuildings were removed, including a warehouse at the north that ran along 17th Street and a water tower.

Prior to 2008, the building's exterior brick was in fair condition. The windows were in poor condition with extensive broken glazing, failing frames and sashes, and missing mullions. The

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entries are also in poor condition with the western 16th Street entry bricked. In addition, cast stone varies in condition from fair to failing.

As noted, the building was rehabilitated using federal historic tax credit and adapted for residential use. This includes a seismic upgrade using concrete shear walls, metal bracing and a concrete diaphragm. The exterior was inspected and repaired. During renovation, the exterior was tagged extensively which has resulted in a slow process of removal. Original wood windows were replaced in kind. On the interior, the open industrial floor plan has been divided into residential units of varying forms capitalizing the on the building's industrial character.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

INDUSTRY

Period of Significance

1912-1961

Significant Dates

1912, 1917

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

The Austin Company

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Oakland Lamp Works is located at 1614 Campbell Street in Oakland, California. The building is listed in the California Historic Resources Inventory. The Oakland Lamp Works is eligible for listing on the National Register under as a locally significant resource under Criterion A for Industry. The building was constructed as a light bulb manufacturing facility in 1912 as the local division of the General Electric Company. In 1917, the facility doubled in size. The enterprise eventually employed up to 650 people and supplied light bulbs west of the Rocky Mountains. It closed in 1961.

It is also locally significant under Criteria C for Architecture as an outstanding example of early 20th century industrial design and as the only known local design by the noted industrial designers, Austin Company of Cleveland, Ohio. The company revolutionized the building industry by placing a premium on ventilation and light, and their design/build model has become the industry standard.

Period of Significance (justification)

Under Criterion A, the period of significance is 1912-1961. This time frame begins with the opening of the General Electric Factory and concludes with the year the light bulb manufacturing enterprise closed.

Under Criterion C, the period of significance is 1912-1917, the period when the industrial building was first completed.

Criteria Considerations (explanation, if necessary)

N/A

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

For Consideration as a locally significant resource under Criterion "A" for Industry as an important remnant of the City's electric light bulb manufacturing heritage.

The Oakland Lamp Building was constructed for the General Electric Company for the purpose of manufacturing light bulbs and as noted in the California State Historic Resource Form, is an important remnant of Oakland's industrial heritage.¹

In 1879, Thomas Edison was the first to create a practical application for the light bulb. The next decade was one of rapid growth for the product, both in the infrastructure required for electric lighting and in the expansion of manufacturing. The value of output for production of incandescent lamps in the U.S. was approximately \$3.5 million in 1899. By 1909, that value

¹ "J.A. Vandergrift of National Lamp Works Passes", *Oakland Tribune*, Undated.; Richardson, Pearl Laura Scrapbook, 1889-1982.

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grew to \$15.7 million, an increase of 350 percent in just ten years.² Production of carbon-filament lamps in 1899 was about 25 million; by 1909 more than 55 million carbon filament lamps were made yearly. In addition to the carbon-filament lamps produced in 1909, approximately 11.7 million tungsten-filament lamps were also produced.³

The Lamp Works was a division of General Electric [GE], which was the corporate descendent of Edison's enterprise. GE was created in 1892 with the merger of the Edison Electric Company and the Thomson-Houston Electric Company. The company quickly came to dominate the electric light industry. It had twice the sales of its nearest competitor, Westinghouse, and came to dominate the markets in electric machinery, electric traction, and incandescent light bulbs. The firm moved aggressively through technological innovation, patent infringement suits, and collusion. In 1897, GE, with Westinghouse and sixteen smaller manufacturers, established a cartel through the Incandescent Lamp Manufacturers Association, resulting in a 30% increase in lamp prices. GE's control of the marketplace, along with others in varying industries, led to the passage of the Sherman Anti-Trust Act in 1890. In order to avoid attention, GE maintained a charade of local enterprises. In 1911, GE ran eighteen such subsidiaries that continued operations under each company's own name, with coordination and technical services supplied from the Cleveland headquarters. With this, GE reported approximately \$71.8 million in sales, with a total net profit of roughly \$10.9 million.⁴ The Oakland Lamp Works, opening in 1912, would increase GE's total number of subsidiaries to nineteen.

The light bulb manufacturing process was an essentially low-tech, labor intensive enterprise that required freestanding machinery and benches served by conveyors, but otherwise did not require special or unique facilities beyond an open and flexible floor plan. The final product is an incandescent light bulb which consists of a glass enclosure which is filled with an inert gas. The light bulb then consists of three pieces: the filament, bulb and base. The filament is manufactured in a process known as "drawing" which tungsten is mixed with a binder material and pulled through a die into fire wire. This wire is then wound around a metal bar called a mandrel to mold it into a coil. Heat is then applied to soften the wire and the mandrel dissolves in acid. At the same time, a glass bulb is produced. After heating in a furnace, a continuous ribbon of molten glass moves along a conveyor belt. Precisely aligned air nozzles blow the molten glass through holes in the belt into molds to create the casings. They are then cooled and cut. The base is constructed using molds with indentations in the shape of a screw. These three pieces are then fitted together. Inside of the bulb is a filament through which an electrical current is passed. The filament is mounted to the stem assembly by spot welding and the bulb placed over the stem. The air inside the bulb is evacuated and the filled with an inert argon/nitrogen mixture. The bulb is then sealed to the base. The current heats the filament to an extremely high temperature and the heated filament then emits light.

Oakland Lamp grew at a substantial clip. Within five years of opening, an additional was constructed that doubled capacity. By 1919, the plant employed 600 people (one-third of one percent of the city's population) and was said to be producing all the "electrical lights required by the trade west of the Rocky Mountains". Labor conditions and climate attributed to the success of the plant. It originally employed approximately 200 women and at the time California Law

² Bright, Arthur A. Jr. *The Electric Lamp Industry: Technological Change and Economic Development from 1800-1947*. (New York, NY: The MacMillan Company, 1949). p.149.

³ Bright, *The Electric Lamp Industry*. p. 150.

⁴ Bright, *The Electric Lamp Industry*.

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limited their work to eight hours per day. While women in the eastern U.S. worked longer hours, the women in Oakland had a higher production rate. It was determined that the moderate climate allowed production of more lamps in a shorter time than those working under extreme climate change like those found further east. By 1923, the plant was “supply[ing] the needs of the entire Pacific Coast” and “giv[ing] employment to 650 women.”⁵ The success of the Oakland enterprise prompted GE to construct another larger plant, this one in east Oakland, on a 24-acre parcel for the manufacturing of transformers and electric motors.

Over the next several decades, the process of manufacturing remained largely the same, though with advances in the materials used for the filament and the introduction of nitrogen gas in the bulb. Other advances included frosted bulbs, an increase in wattage and greater variety of forms. By the mid-point of the 20th century, the light bulb industry had evolved from its innovative roots to a mature industry providing a staple product.

Yet, as with most industries, over the years, as the technology and product both grew in sophistication, older factories such as the Oakland plant became outmoded and inefficient. At the same time, improvements in transportation lessened the need for regional manufacturing facilities. Eventually, in 1961, GE consolidated its operations in Ohio and New Jersey and closed the plant.

Thus for five decades, Oakland Lamp Works served as a major employer and regional supplier for the city. The building today, though adapted for residential use, continues to read as an industrial facility and maintains the integrity to convey its industrial association.

For Consideration as a locally significant resource under Criterion “C” Architecture as a distinctive example of a building type and as the only known local example by the Austin Company.

The design of the Lamp Works was by the noted industrial architecture firm, the Cleveland-based Austin Company, and is the only known example of their work in Oakland. The building is an outstanding example of their industrial design.

The Austin Company’s roots date back to the 1870s. Samuel Austin, a 21-year old English carpenter settled in Cleveland in 1872 and began working with a residential contractor. By the end of the decade, Austin established his own business. In 1889, he won a contract to construct a building for the Broadway Savings Bank. Among the bank’s clientele were industrial executives who saw the quality of Austin’s work and soon commissioned him to build their own factories. In 1895 Austin received a contract to build Cleveland’s first electric lamp factory. From this commission, he received commissions to design and build several buildings for the National Electric Lamp Association shortly before it was absorbed into General Electric. Austin built plants in Cleveland, Warren, Youngstown, Niles, and Shelby, Ohio; Providence and Central Falls, Rhode Island; St. Louis, Missouri; Minneapolis, Minnesota; and Oakland, California.⁶

In 1911, Austin’s son, Wilbert, an engineering graduate of Case School of Applied Sciences (now part of Case Western Reserve University), conceived of the then unheard of idea to combine design, engineering and construction in one firm and to offer complete facility services.

⁵ Bright, *The Electric Lamp Industry*.

⁶ Greif, Martin. *The New Industrial Landscape*. (Clinton, New Jersey: The Main Street Press, 1978) pp. 36.

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He further extended this concept to developing standardized buildings. In part, this concept relied heavily on Henry Ford's notions of interchangeable parts and assembly production in the automotive industry, anticipating cost savings by standardization and speed. This concept deviated from the traditional approach to construction by offering essentially "turn-key" contracts that started with architecture and engineering and ended with the finished building. Earlier concepts of this design-build approach may date to as early as 1901 and were refined until the company codified "Austin Method" in a book published in 1913. To further promote the concept, the company launched a national advertising campaign, using popular publications like the *Saturday Evening Post* instead of professional trade journals.⁷

The unique qualities of the "Austin Method" are the effort for standardization so that rapid construction did not inherently compromise architectural design or identity. The firm had ten standard buildings with anticipated modular construction, but Austin could also produce wholly unique buildings. This design build/standard building concept opened the door for rapid growth for the company, particularly in industrial buildings. Within a short period of time, the firm had contracts for manufacturing plants and other buildings in New England, Canada, Chicago, St. Louis and on the Pacific Coast. To feed that growth, the firm also established regional office in Michigan, Pennsylvania, and Connecticut. No fewer than eleven major construction companies copied the notion of standardized buildings with their own designs.

Later, demand for rapid construction during World War I accelerated growth and took the company worldwide. The firm's sales volume grew by 35 percent with projects such as the Franklin Arsenal in Philadelphia. In 1918, Austin designed and constructed what was then the world's largest aircraft manufacturing facility for Curtiss Aeroplane and Motor Company in Buffalo, New York. At the same time, Austin provided 170 railroad freight cars of 13 pre-fabricated buildings for shipment to Newport News and then to France for the Army. Demand for rapid construction following the war further accelerated the growth in Europe and in 1918 Austin established its first fully staffed overseas office in Paris for work on the European Continent.

The Oakland Lamp Works predated the publication of the Austin Method but clearly carries forward the concepts hallmarks. The building is three stories plus a daylight basement. It is traditional brick construction, but is marked by a high ratio of window to wall and a repetitiveness of design features. The building also has the distinctive Austin monitor window that runs the length of the building at the roof level. Austin advanced this element to enhance the work environment of warehouses with greater light and ventilation. The building also featured a metal truss system which allowed an open span on the top floor. Finally, as demonstrated by the interior, the building was a utilitarian, flexible design, yet the exterior's uncharacteristically architectural values created by the fenestration, brickwork and cast stone trim.

It is believed that the actual designer for the Oakland Lamp Building was Clarence Stephen Izant. Izant was born in Cleveland, Ohio in 1884. Izant attended Shaw Academy in East Cleveland, Ohio State, and Syracuse University. In 1906, Izant began working as a draftsman in Cleveland and from 1910 until 1916 was the Austin Company's Chief Engineer. In that capacity he worked on projects like NELA Park and the Cleveland Electric Illuminating Co.⁸ According to The National Cyclopedia of American Biography, "[Izant] was in charge of the design of their

⁷ Greif, *The New Industrial Landscape*, p. 59.

⁸ "Izant, Clarence Stephen." *The National Cyclopedia of American Biography*, Vol. 37. 1951 pg 450

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first standard type factory building, later advertised as The Austin Method.”⁹ Further supporting the notion of Izant as the primary designer was that in 1916, Izant established the Cleveland-based firm of Izant & Frink, which then filed the permit for the 1917 addition of the Oakland Lamp Works.¹⁰ That design doubled the size of the Lamp Works by nearly duplicating the original building.

The Austin Company had many commissions for General Electric. As noted above, plants were built in Cleveland, Warren, Youngstown, Miles, and Shelby, Ohio; Providence and Central Falls, Rhode Island; St. Louis, Missouri; Minneapolis, Minnesota; and Oakland, California. While The Austin Company has six buildings listed in the National Register, only one is in California.

Listed below are the Austin Company buildings listed in the National Register:

- The Howard Motor Company Building (Pasadena, CA; NR 1996) is a Mission-style automobile showroom built in 1927. It is the only other Austin-designed building in California.
- The H. Black and Company Building (Cleveland, OH; NR 2002) is a Mission/Spanish Revival-style garment factory built in 1907.
- The Boeing/United Airlines Terminal Building, Hangar and Fountain (Cheyenne, WY; NR 1985). Art Deco in style, the facility was built between 1929 and 1934.
- The Mildred Apartments (Beaumont, TX; NR 1978). These 1929 apartments reflected several 19th and 20th Century revival styles.
- The Rocky Flats Plant (Golden, CO; NR 1997). Rocky Flats is a 6,266 acre site with 62 buildings constructed from 1951 to 1989 as a nuclear weapons production plant. The Austin Company was responsible for its original construction.
- The Richland Paper Company Mill Complex (Providence, RI; NR 2006). Originally built in 1883, the Austin Company was responsible for the facilities expansion.

The Oakland Lamp Works represents a fine and largely intact example of the Austin Company's early industrial design and the keystones of its design philosophy. Of Austin's buildings already listing in the National Register, the Oakland Lamp Works is one of the oldest.

As the Austin Company is noted for its industrial design, and as this building carries the hallmarks of this design, it also stands as an outstanding example of an industrial building type. As previously mentioned, these features include traditional masonry construction, but with narrow massing and a high window to wall ratio offering superior light and ventilation. The building also features a monitor window that runs the length of the building at the roof level. The building also featured the metal truss system which allowed an open span on the top floor. Finally, the building had a utilitarian, flexible design.

⁹ The National Cyclopedic Company, *The National Cyclopedic of American Biography*, Volume 37, 1951, p. 450.

¹⁰ State of California, Historic Resources Inventory. *Oakland Mazda Lamp Division*. Completed by Oakland Cultural Heritage Survey, August 31, 1988.

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History of the Resource

Construction of the Oakland Lamp Works began in 1910.¹¹ At the time, the company, which manufactured incandescent lamps, was located close to downtown Oakland at 12th and Clay Streets. Rapid development of the city core combined with available land and rail access associated with the Southern Pacific railroad west of the city to industrialize the neighborhood of West Oakland at the San Francisco Bay. Historically, that neighborhood developed in the 1880s and 1890s with a number of smaller shops and homes to accommodate immigrant growth. As the Oakland Lamp Works was being constructed, so too was the Oakland 16th Street Station two blocks to the west where the rail lines ran at the waterfront.. That station was designed by Jarvis Hunt as the main station for the Southern Pacific Railroad and replacing the existing 1870 station. Between the rail station and the Lamp Works, land was mostly vacant or dedicated to industrial uses.

Prior to construction, the nearly full block site for the Lamp Works was mostly vacant. A house, store, and a coal yard on the Peralta Street side of the block were the only structures. Permits for the first structure were issued in 1910. As illustrated in Figure 3, this building fronted onto 16th Street and ran the length of Campbell Street. Designed by the Austin Company, the building was linear in form, attempted to maximize light and ventilation with a relatively narrow floor plate of only 62 feet, an abundance of oversized windows and a monitor window along the center of the roof. At the same, the exterior was economical yet strategically accented at the entries. According to permit documents, the building cost was \$60,000.¹²

As described below, the Oakland Lamp Works was successful enterprise and the complex grew rapidly. In 1916, a small brick and wood frame warehouse was built along 17th Street. The following year, a three-story addition was added to the original building along 16th Street. The new building matched the original and cost \$93,500 (approximately \$1.8 million in today's dollar). The building permit was issued to National Lamp Works of General Electric.

The Oakland Lamp Works continued to manufacture incandescent lamps until 1961, when General Electric closed the plant and consolidated operations in Ohio and New Jersey. The next tenant would be California Cotton Mills.¹³ The company was established in Oakland in 1883 and was the first cotton mill located east of Chicago.¹⁴ The company produced a variety of goods including table cloths, comforters and canvas and employed up to 700 people.¹⁵ California Cotton Mills had closed in 1954, but a former employee resurrected the name and began production again. In 1962, California Cotton Mills began to manufacture cotton mops in the Oakland Lamp Works building and did so until 1980. Reliance Products, Inc., manufacturers of insulation materials for the garment industry came to the plant shortly after being vacated by California Cotton Mills.¹⁶ In 1989, the building was seriously damaged by the Loma Prieta

¹¹ Permit number 18787 was issued on March 3, 1910 to the Oakland Warehouse Company.

¹² \$60,000 in 1910 is the equivalent of \$1.4 million in today's U.S. dollars; State of California, Historic Resources Inventory. *Oakland Mazda Lamp Division*. Completed by Oakland Cultural Heritage Survey, August 31, 1988.

¹³ Oakland, Alameda, Berkeley, and San Leandro Street Address Directory, San Francisco: The Pacific Telephone and Telegraph Co., August 1964, p. 22.

¹⁴ <http://www.oaklandhistory.com/files/cottonmill.html>

¹⁵ <http://www.oaklandhistory.com/files/cottonmill.html>

¹⁶ State of California, Historic Resources Inventory. *Oakland Mazda Lamp Division*. Completed by Oakland Cultural Heritage Survey, August 31, 1988

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earthquake. Reliance Products made both structural and cosmetic repairs and continued to use the building as a warehouse until vacated in the early 2000s. At that time, it was acquired for redevelopment for residential use; that redevelopment was completed in 2014.

Conclusion:

The Oakland Lamp Works building is a fine local example of early-twentieth century industrial architecture. It is an early example of design by the Austin Company, and the only example in Oakland. The building is made even more significant due to its association with General Electric and that the plant produced most of, if not all, of the lamps required west of the Rocky Mountains. As such, the building is eligible for listing on the National Register as a locally significance resource under Criterion A for Industry and Criterion C for Architecture.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Published

Austin, Richard Cartwright. *Building Utopia: Erecting Russia's First Modern City, 1930*. (Kent, OH: Kent State University Press, 2004).

Bright, Arthur A. Jr. *The Electric Lamp Industry: Technological Change and Economic Development from 1800-1947*. (New York, NY: The MacMillan Company, 1949).

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Grief, Martin. *The New Industrial Landscape: The Story of the Austin Company*. (Clinton, NJ: The Main Street Press, 1978).

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Engineering and Contracting, Vol. 43, Cleveland Ohio, April 14, 1915.

Engineering and Contracting, Vol. 37, Cleveland Ohio, January 8, 1916.

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OTHER SOURCES

City of Oakland, Historic Preservation Office, Files

Cleveland Packard Building Ohio Historic Inventory, November 1, 1984.

Gribi Associates, *Health and Safety Plan Remedial Investigation: Reliance Upholstery* (June 30, 2006)

Heritage Consulting Group research files

NELA Park National Register Nomination, June 29, 1975.

Oakland Tribune, October 11, 1953; June 30, 1954, December 9, 1960, March 27, 1963.

Preservation Architecture, *1614 Campbell Street/The Mazda Lamp Works Historic Architectural Evaluation*, May 30, 2006.

Richardson, Pearl Laura Scrapbook, 1889-1982.

Sanborn Fire Insurance Maps for Oakland, California

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Oakland Public Library

Historic Resources Survey Number (if assigned): 4623 245 0

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10. Geographical Data

Acreage of Property 1.437 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 37.813448 | Longitude: -122.293408 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The Oakland Lamp Works is located on Assessor's Parcel Number 007-0560-001-02 in the City of Oakland, Alameda County, State of California.

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Boundary Justification (Explain why the boundaries were selected.)

The boundary is both the original and legally recorded boundary lines for the property for which National Register status is being requested and includes the entirety of the property historically associated with the building.

11. Form Prepared By

name/title: John M. Tess, President
organization: Heritage Consulting Group
street & number: 1120 NW Northrup Street
city or town: Portland state: Oregon zip code: 97209-2852
e-mail: jmtess@heritage-consulting.com
telephone: (503) 228-0272
date: August 20, 2014

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Oakland Lamp Works

City or Vicinity: Oakland

County: Alameda State: CA

Photographer: Heritage Consulting Group

Date Photographed: August, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 19 CA_Alameda County_Oakland Lamp Works_0001
Exterior, South Façade, 1917 Addition, Looking NW

2 of 19 CA_Alameda County_Oakland Lamp Works_0002
Exterior, South Façade, 1912 Building, Looking NE

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- 3 of 19 CA_Alameda County_Oakland Lamp Works_0003
Exterior, South and West Façades, 1912 Building and 1917 Addition,
Looking East
- 4 of 19 CA_Alameda County_Oakland Lamp Works_0004
Exterior, West Façade, 1912 Building, Main Entry, Looking SE
- 5 of 19 CA_Alameda County_Oakland Lamp Works_0005
Exterior, West Façade, 1912 Building, Looking South
- 6 of 19 CA_Alameda County_Oakland Lamp Works_0006
Exterior, East and North Façades, 1912 Building and 1917 Addition,
Looking West
- 7 of 19 CA_Alameda County_Oakland Lamp Works_0007
Exterior, North Façade, 1917 Addition, Looking SW
- 8 of 19 CA_Alameda County_Oakland Lamp Works_0008
Interior, First Floor, Lobby, Looking NE
- 9 of 19 CA_Alameda County_Oakland Lamp Works_0009
Interior, First Floor, Storage Space at North, Looking NE
- 10 of 19 CA_Alameda County_Oakland Lamp Works_0010
Interior, Second Floor, Corridor at East, Looking NW
- 11 of 19 CA_Alameda County_Oakland Lamp Works_0011
Interior, Second Floor, Corridor at Elevator Lobby, Looking NE
- 12 of 19 CA_Alameda County_Oakland Lamp Works_0012
Interior, Second Floor, Apartment #207, Studio, Looking SE
- 13 of 19 CA_Alameda County_Oakland Lamp Works_0013
Interior, Third Floor, Apartment #310, One Bedroom, Looking South
- 14 of 19 CA_Alameda County_Oakland Lamp Works_0014
Interior, Third Floor, Apartment #310, One Bedroom, Looking SE
- 15 of 19 CA_Alameda County_Oakland Lamp Works_0015
Interior, Third Floor, Elevator Lobby, Looking NW
- 16 of 19 CA_Alameda County_Oakland Lamp Works_0016
Interior, Fourth Floor, Corridor Ceiling, Looking NE
- 17 of 19 CA_Alameda County_Oakland Lamp Works_0017
Interior, Fourth Floor, Apartment #423, One Bedroom with Loft, Looking NE

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- 18 of 19 CA_Alameda County_Oakland Lamp Works_0018
Interior, Fourth Floor, Corridor, Looking SW
- 19 of 19 CA_Alameda County_Oakland Lamp Works_0019
Interior, Fourth Floor, Apartment #407, One Bedroom, Looking East

Description of document(s) and number:

- Figure 1** Alameda County Assessor Map, 2014
- Figure 2** 1614 Campbell Street Site plan, 2014 (by Levy Design Partners, Inc., 2014)
- Figure 3** National Lamp works, Oakland, California, c 1910
(From Greif, Martin, *The new Industrial Landscape: The Story of the Austin Company*, 1978)
- Figure 4** Oakland Mazda Lamp Works, circa. 1914/1917 (Oakland Public Library)
- Figure 5** Original Mazda Lamp Works Building, c 1920
(From State of California, Historic Resources Inventory, Ser. No. 4623_245_0)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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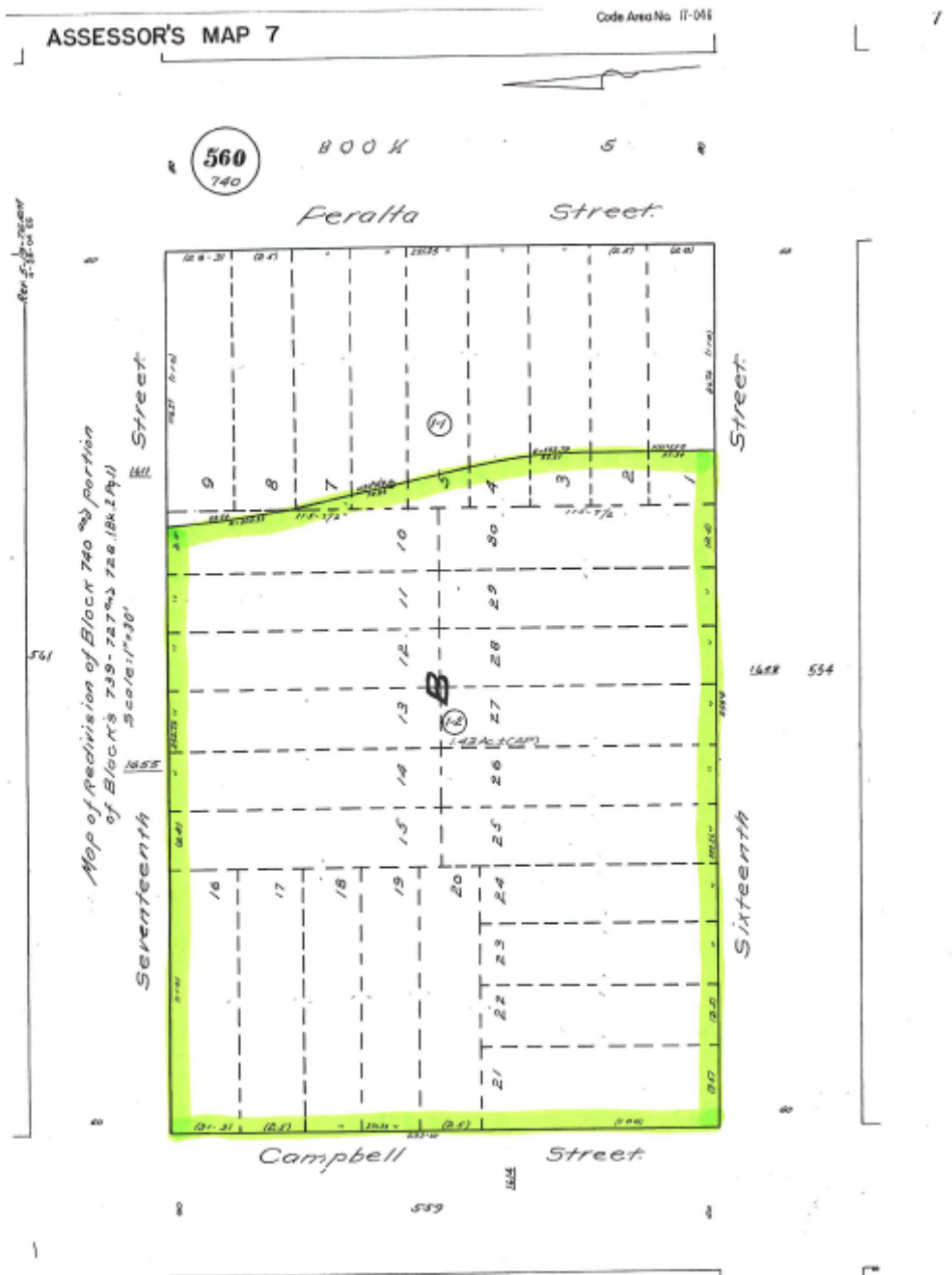
N/A

Name of multiple listing (if applicable)

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Figure 1 – Alameda County Assessor Map, 2014



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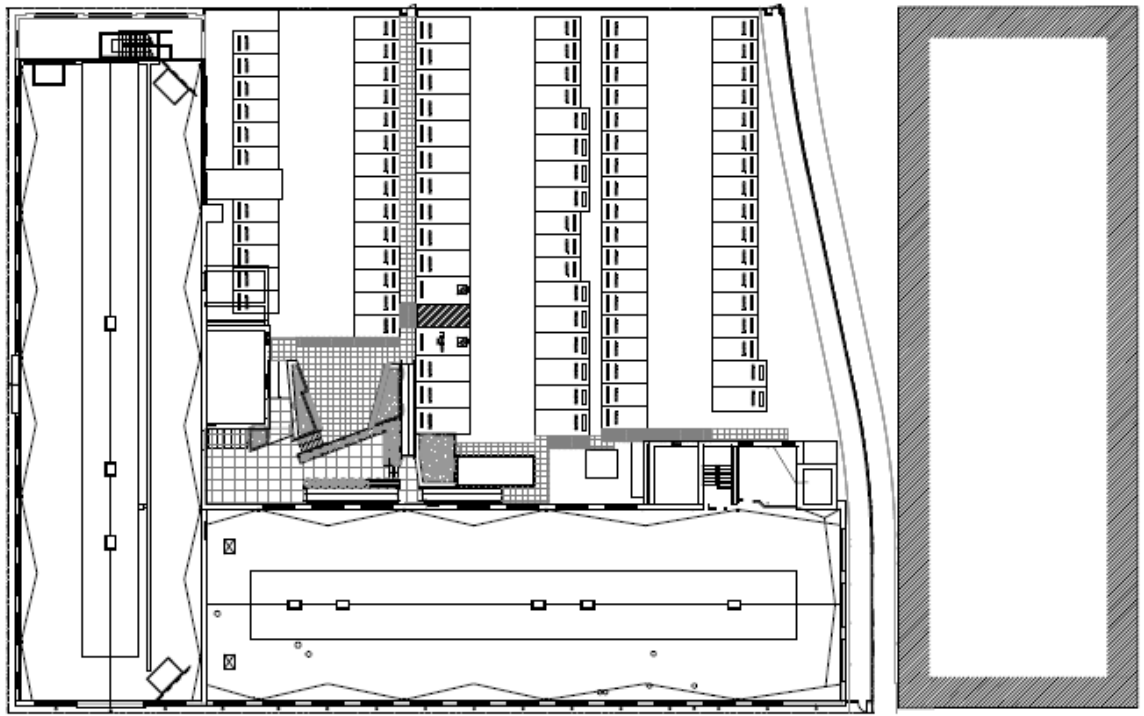
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Figure 2 – 1614 Campbell Street Site plan, 2014
Levy Design Partners, Inc.



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Figure 3 – National Lamp works, Oakland, California, c 1910
Greif, Martin, *The new Industrial Landscape: The Story of the Austin Company*, 1978



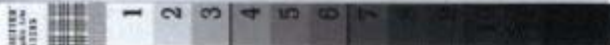
United States Department of the Interior
National Park Service

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Figure 4 – Oakland Mazda Lamp Works, circa. 1914/1917
Courtesy of Oakland Public Library



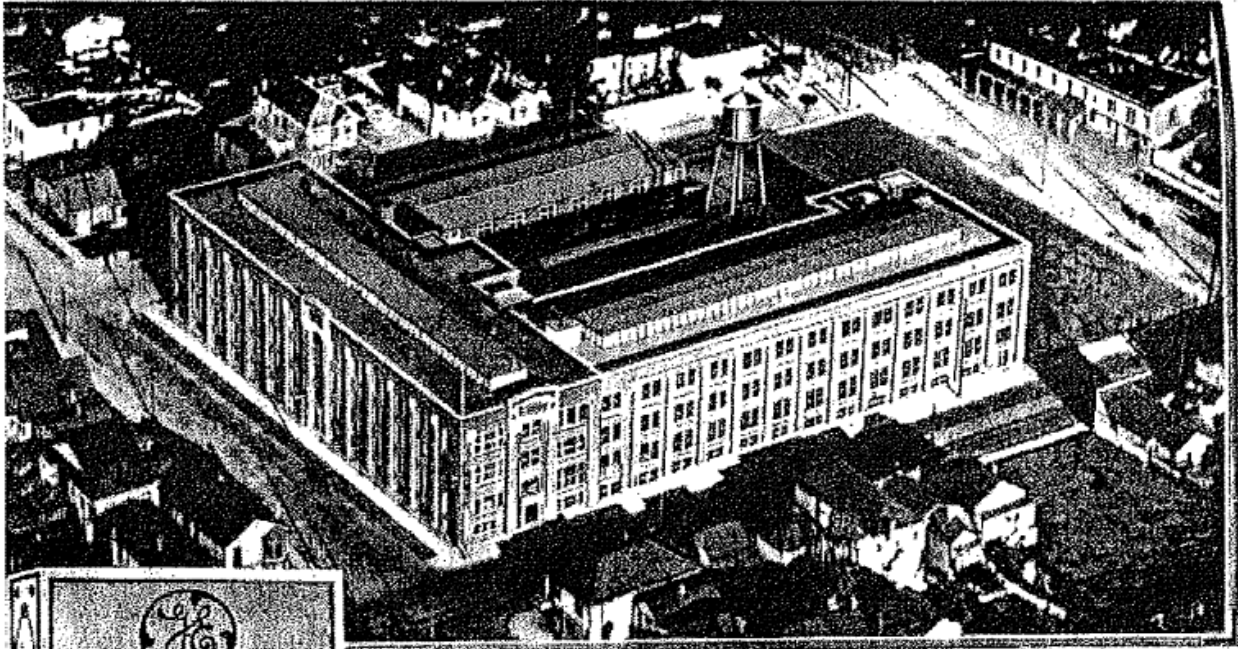
United States Department of the Interior
National Park Service

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Figure 5 – Original Mazda Lamp Works Building, c 1920
State of California, Historic Resources Inventory, Ser. No. 4623_245_0



*Oakland Mazda Lamp Division
General Electric Co.*