

United States Department of the Interior
National Park Service

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MAR 29 1999

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name AMERICAN BAG CO./UNION HIDE CO.

other names/site number SAME

2. Location

street & number 299 THIRD ST. FORMERLY 228 HARRISON ST./281 THIRD ST. not for publication

city or town OAKLAND vicinity

state CALIFORNIA code CA county ALAMEDA code 001 zip code 94612

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 nationally statewide locally. (See continuation sheet for additional comments.)

Harriet Alveyton, Acting SHPO 7/7/99
Signature of certifying official/Title Date

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Elmer Ferguson
Signature of the Keeper

Date of Action

8/13/99

Name of Property

County and State

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE/BUSINESS

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/BUSINESS

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th/20th Century Revivals

Materials

(Enter categories from instructions)

foundation	CONCRETE
walls	BRICK
	CONCRETE
roof	ASPHALT
other	TERRA COTTA
	GLASS

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

County and State

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

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

Property is:

- 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1917

Significant Dates

1917

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

SOCKOLER, J., BUILDER

THOMAS, LEONARD H., DESIGNER

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 0.23

UTM References

(Place additional UTM references on a continuation sheet.)

1	1,0	56,418,0	4,18,31,5,0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

001-0151-001

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

THESE HISTORIC BOUNDARIES
ENCOMPASS THE NOMINATED RESOURCE.

11. Form Prepared By

name/title AL PELTON, TREASURER

organization DREISBACH ENTERPRISES, INC. date 3/25/99

street & number P.O. BOX 7509 telephone 510-533-6600

city or town OAKLAND state CA zip code 94601

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name THE DREISBACH FAMILY TRUST

street & number P.O. BOX 7509 telephone 510-533-6600

city or town OAKLAND state CA zip code 94601

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1American Bag Company,
Alameda County, CA

NARRATIVE DESCRIPTION

The American Bag building is located on the corner of Third Street and Harrison Street in Oakland's warehouse area adjacent to the Oakland estuary. This three story rectangular brick building with a flat roof and raised basement was constructed in 1917 (building permit 45500) and is situated on a 50'x 100' corner lot. It is a low-rise warehouse covering the entire lot and providing no setback from the property line. It is oriented toward Third Street with loading docks facing the Western Pacific tracks in order to take advantage of the expanded rail access which had recently been installed on Third Street. The two street facades have dark red brick surfaces with a richly patterned creme brick detailing in a two-part vertical composition, a one story and basement base and a two story upper zone. The windows and doors, which are all deeply recessed, are segmentally arched and have creme brick sills. The sash is wood with 4 over 4 double hung windows. Archivolts vary on each level in cream or polychrome brick in gauged or paneled patterns. A cream brick belt course with depressed square red brick panels divides the base and upper zone. A prominent corbeled polychrome brick cornice extends around the top of the building. The ground floor vehicular entries and the loading bays are straight-headed and numbered.

The current condition of the property is remarkably reflective of its original design. This is largely attributed to the single ownership and continual operation by the Gluck family from 1917 until the late 1980's. In 1994 the property was purchased by the Dreisbach family and in 1995 - 1996 a renovation of the interior space was instituted by the current owners in order to provide their loft on the third floor and commercial rental space on the first and second floor. The building remains of single wall, red brick construction with its orientation toward Third Street. The Third Street vehicular entry was modified to provide the main pedestrian entry to the renovated building, keeping the dimensions identical to the original cut-out. A glass door and glass panels closed in the space.

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Continuation SheetSection number 7 Page 2American Bag Company
Alameda Co., CA

NARRATIVE DESCRIPTION – CONTINUED

The front entry maintained the existing freight elevator, still in use by the current owners and tenants. The original scale used to weigh incoming bags, was maintained in place directly opposite the loading bays. One of the loading bays opens directly into the freight elevator and retains its original heavy wood door with two lower panels infilled with diagonal tongue and groove boards below a band of six small vertical lights. The original four over four double-hung wood sash windows were removed, restored and replaced into their original locations. The basement windows, which are below grade, maintain their original metal grating. The original office entrance on the Harrison Street side has remained intact as the office entrance for the first floor. Interior changes were instituted to allow the building to regain its value as a commercial space while maintaining the historical character of the building. Although earthquake upgrades required the addition of cross-bracing in the interior space, the interior renovation left the primary elements of the building intact. The first and second floors were developed into work space for the two separate tenants, while the third floor provides a home for the current owners. On all levels the interior brick was sandblasted to reveal the original brick color and wherever wood floor was present it was sanded and re-oiled. The floors throughout reflect the industrial use of the building, some being permanently stained, gauged and even burned through the repeated use of heavy machinery. All of these "imperfections" were maintained as a legend of use throughout the building. The wooden posts providing support for all three floors were sandblasted and cleaned from years of dirt and oil.

The exterior of the building retains its original "American Bag Co." signage. The flumes and bins, located on the roof that had been a part of the burlap bag cleaning process were maintained as an historical and architectural feature. The American Bag building remains, as it began, as one of Oakland's primary examples of early 19th century utilitarian warehouse design.

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Continuation SheetSection number 8 Page 1American Bag Company
Alameda County, CA**SIGNIFICANCE DESCRIPTION**

The American Bag building appears eligible for the National Register under Criterion C "Architecture", as one of Oakland's most outstanding examples of early twentieth century utilitarian brick warehouse/industrial structures. This building was evaluated as National Register eligible in Oakland's cultural Heritage Survey of 1983. At that time the survey found the building "the most decorative" of all of the surrounding warehouses that had been constructed during the early 1900's. The American Bag building is distinguished by the rich textures and patterns of its fine three dimensional polychrome brickwork and by the rhythm of its arched windows. The building's integrity, including period signs, is especially remarkable, reflecting the building's continued occupancy by its original user until 1987.

The American Bag building's history began in 1916 when Kalman Gluck's burgeoning bag and hide company outgrew its quarters a block away at Second Street and Webster Street and decided to locate to a larger space along the newly built Western Pacific Railroad's Third Street tracks near the Port of Oakland's growing facilities. The permit (#45500, May 4, 1917) was originally for a one story brick factory but was revised on June 18th, 1917 to its final three story form. The building was designed by Leonard H. Thomas at the request of Kalman Gluck, proprietor and manager of the Union Hide and American Bag Company. Thomas was well known in Oakland as a member of the Thomas Brothers map family. He had become a partner in the firm of Olver and Thomas, and had begun to make his mark as a significant architect of masonry buildings in the Oakland area. In 1913 - 1914 Thomas designed and constructed Charles Booth's Armory Hall building at 535 Twenty-fourth Street. This building was determined eligible for the National Register in 1988. Also in 1914 he designed the Hotel Harrison at 1401-15 Harrison Street, now listed on the National Register as part of the Harrison and Fifteenth Street District application of 1996.

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**National Register of Historic Places
Continuation Sheet**

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American Bag Company
Alameda County, CA

SIGNIFICANCE DESCRIPTION – CONTINUED

Early in 1917 Thomas participated in the design of Swan's Free Market at 901 Washington Street (determined eligible for the National Register in 1982). It was with these credentials that he turned to the design of the American Bag building.

The location selected for the erection of the new commercial building was reflective of the industrial blossoming of the Oakland waterfront area in the first two decades of the twentieth century. Between 1906 and 1910 the legal overthrow of the Southern Pacific's ownership of the waterfront, bringing the arrival of Western Pacific, specifically down Third Street, coincided with the passage of harbor improvement bonds and fueled the commercial development of adjacent properties. In 1917, the American Bag building became one of the first commercial/industrial buildings in the area east of Broadway and adjacent to the new Western Pacific tracks. Another early arrival was the Wholesale Produce Market centered on Third and Franklin Streets (1916 - 1917). Early pictures show housing surrounding the new structure. Within another 10 years the area now known as the waterfront warehouse district had evolved as a distinctive cluster of low-rise masonry buildings centering along these tracks.

In its design and materials the American Bag building is reflective of the traditional heavy brick and timber construction typical of the industrial buildings of this era, embellished with the decorative brickwork just becoming popular in commercial architecture. Nineteenth and early twentieth century industrial buildings were utilitarian in appearance, incorporating tall regularly spaced windows with a relatively large expanse of wall surface. Brick factories and warehouses into the 1900s generally had segmental arched windows set in thick industrial brick, and some minimal quasi-structural design detailing such as corbeled cornices, low-relief pilasters or raised pilaster caps. In Oakland the local brick manufacturers Remillard and Fortin supplied the bricks for many of these structures.

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American Bag Company
Alameda County, CA

SIGNIFICANCE DESCRIPTION – CONTINUED

As commercial buildings proliferated in response to the industrial and population growth of the early twentieth century, so brick itself evolved into a multitude of colors and textures. Around the turn of the century yellow and tan brick had broadened the choices that had previously been limited to red and gray. Creme and white brick became popular in the 1910's and the choices peaked with the polychrome and poly-textured brick of the 1920's. An August 1913 editorial in the Architect and Engineer praises the opportunities of brick: "Brick... is now made in almost every conceivable color and shade, the permanency of which is unequalled... ; with such a 'palette,' therefore, at one's command, and by a skillful use of color, the brick builder of today can readily add to his design that living touch which the painter gives us in his painting."

Indeed it is this kind of inspiration we see used in the American Bag building. In 1917 Thomas used all available options open to him in the arena of brick masonry building materials. Maintaining the overall utilitarian nature of the industrial building, he augmented its design with a richly and patterned creme brick detailing. He placed these elements both at the first story base and, repeated with variations at the upper story levels. Adding details to the segmentally arched windows floor by floor, he provided creme brick sills, arches, and, on the top floor, vertical frames. The archivolts utilize both the creme and polychromed brick in both gauged and paneled patterns. The newly introduced polychrome brick is again used across the top of the building edging the deep corbeled cornice. Considering the time it was built, one might suggest that the designer was at the forefront of mixing the multitude of brick choices available.

The American Bag building is one of Oakland's half-dozen outstandingly embellished industrial buildings of the early twentieth century, and is unique among them for its traditional construction and vigorous ornament incorporated into the structure.

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American Bag Company
Alameda County, CA

SIGNIFICANCE DESCRIPTION – CONTINUED

Other Oakland buildings of comparable significance include the California Cotton Mills building (1091 Calcot Place, 1917; City Landmark), the glass and concrete Montgomery Ward warehouse (2825 East 14th Street, 1923-26; determined eligible for the National Register in 1998), the tapestry brick Merco-Nordstrom Valve Company building (2401-49 Peralta Street, 1926-27; determined eligible for the National Register in 1990) and the brick and terra cotta Mutual Stores-Safeway building (5701-25 East 14th Street, 1927-28; City Landmark).

The American Bag building continues to reflect the best of Oakland's early twentieth century commercial/industrial architecture. It typifies the construction and architectural treatments typical of the warehouses of that era, while embellishing that treatment with details reflective of the best materials available. It does this while maintaining an economy of scale and utilitarian nature characteristic of the commercial/industrial buildings of the period. The building's corner location, relatively large scale and distinctive detailing make it an especially prominent and familiar landmark in the area.

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American Bag Company
Alameda County, CA

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Section 9

Verbal Boundary Description: Assessor's Parcel Number: 001-0151-001
County of Alameda

Boundary Justification: The historic boundaries encompass the nominated resource.

Section 10

Oakland Chamber of Commerce, *Industrial Facts about Oakland and Alameda County*, c. 1935.

Oakland Cultural Heritage Survey, "Historic Context: Industry in West Oakland, 1840-1945....Associated Building Types," 1990.

Oakland Cultural Heritage Survey, Oakland City Planning Department, architect And builder files.

Oakland Tribune, Annual, 1917, "New and Greatly Enlarged East Bay Factories, 1916-1917.

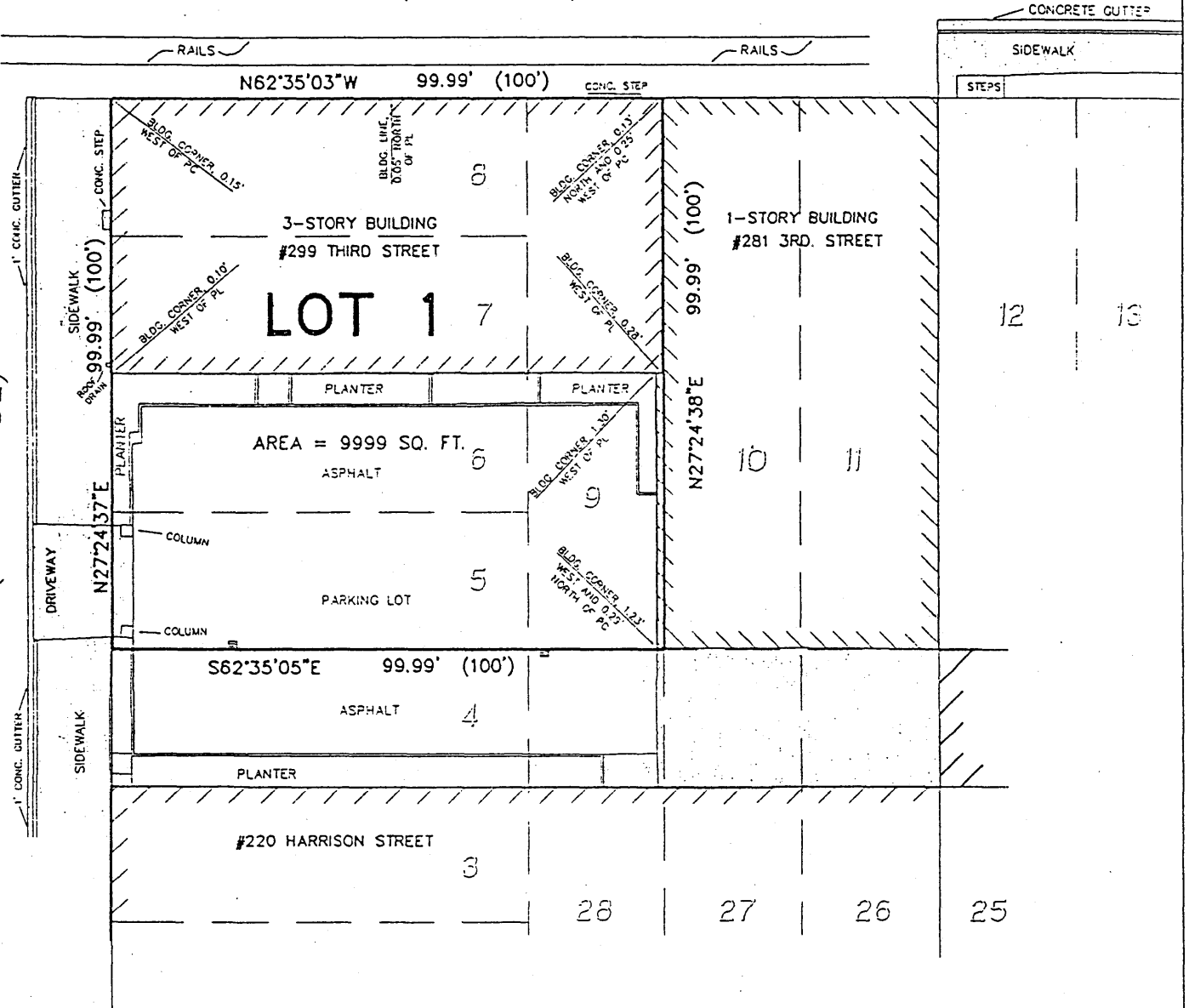
EXHIBIT "B"

97237486

American Bag Company
Alameda County, CA

3RD STREET
(80.5' WIDE)

HARRISON STREET
(80.67' WIDE)



LEGEND	
⊙	FOUND CITY MONUMENT
////	EDGE OF BUILDING
()	RECORD DATA
	CONCRETE

SCALE 1" = 30'