

# 1102 Tenth Street Berkeley, CA

Report of Research for Carl Brodsky

October 2001

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## DESCRIPTION

The subject property consists of a double lot, bordered by Codornices Creek on the north, and 10<sup>th</sup> Street on the east. On the parcel are three vernacular frame buildings that currently appear to date from circa 1909-1910.

The largest of the existing buildings, known as 1102 10<sup>th</sup> Street, is a residence. It consists of a two story front gabled section with two shed-roofed additions of lesser height. There is also a projecting two story gabled porch. The building is clad in horizontal cove siding. Both externally and internally, it is evident that the gabled and shed roofed sections were originally separate structures, now joined together.

The interior has plank walls and ceilings, with a low vertical clearance on the main floor. Rough openings have been made in the recent past in order to join the two sections internally. A stairway with an elaborate balustrade obviously salvaged from another building leads to the unfinished second floor. The walls upstairs are partially lined with newspapers, one of which bears a 1909 date.

There are two related outbuildings, both single stories, also clad in horizontal cove siding. One at the front of the property has a gabled roof, and is ornamented with a dentil course at the eaves. The other, also gabled, is located on the bank of Codornices Creek. The latter now has two more recent additions joined at acute angles so that the assemblage follows the line of the creek bank.

The site contains several mature trees, and thick vegetation near the creek. It is fenced all around. The 1102 10<sup>th</sup> Street residence is set well back from the road.

# **PROPERTY RECORDS & CITY DIRECTORIES**, 1894-1911

Historically, this property comprised lots 1 through 7 of Block 2389, formerly Block 2, of the I. M. Wentworth Boot & Shoe Co. Tract. Throughout the 19<sup>th</sup> Century, this tract was held in large, undeveloped sections, and was probably used mainly for pasturage. These seven lots were in the possession of Thomas Jones by 1895, by which time the I. M. Wentworth Boot and Shoe Company had departed from Berkeley. The remainder of the tract was held by David Jaiks & Georgia De Rohan Baronides.

Thomas Jones was listed in city directories as a shoemaker and probably had been an employee of the I. M. Wentworth Co. Directory listings for Jones' residence location are somewhat imprecise, due to the rural nature of the area, and lack of street numbers. In 1894 and 1895, he is listed on "10<sup>th</sup> Street, near Durant," the original name for this portion of Harrison Street. From 1900 to 1903 his son, a motorman for the Oakland Transit Company, is listed at "10<sup>th</sup> Street near Harrison." In other years, the family is listed at different locations, always in West Berkeley.

Berkeley Assessment Records for 1895 show Jones as the owner of lots 1 through 7. Each lot is valued at \$50, with \$300 of improvements noted on lot 4. None of the other lots have improvements. Lot 4 corresponds roughly with the northern half of the current number 1104  $10^{th}$  Street property. The current number 1102 occupies lots 1 & 2.

In 1909, Assessment Records show the seven lots in the possession of Mary Jones. Each lot is valued at \$100, and \$400 in improvements, plus \$100 in personal property is noted on lot 5, the southern half of today's 1104 10<sup>th</sup> Street. None of the other lots is improved.

By 1911, Assessment Records show lots 1-4 belonging to J. H. Holland, with \$200 in improvements on lot 2, and \$100 on lot 4. Lots 5-7 now belong to Mary Sauer, with \$400 in improvements and \$100 in personal property on lot 5. George J. Sauer, a printer, is listed in the 1909 city directory at the "west side of 10<sup>th</sup>, 1 n Harrison," which is assumed to mean one house north of Harrison. James H. Holland, listed as an inventor, resides on the "west side of 10<sup>th</sup>, 2 n Harrison," from 1910. Holland is listed in other sources as a carpenter doing odd jobs.

# MAPS

The earliest pertinent maps of the area, the 1895 and 1899 U.S. Geological Survey (USGS) 15-minute Series, show no structures at this location. USGS maps do indicate structures in outlying areas such as this, although not in detail, and these maps note buildings nearby on San Pablo Avenue, as well as further west, on 8<sup>th</sup> and 6<sup>th</sup> streets. The 1915 USGS 15-minute Series is the first to show buildings at this location. Larger buildings are shown fronting on 10<sup>th</sup> Street, in the approximate locations of the present 1102, 1104, and 1106. In addition, two smaller outbuildings are shown associated with the present 1102 10<sup>th</sup> Street.

A 1929 Sanborn Fire Insurance map, the earliest of the area to survive, shows structures at 1102 10<sup>th</sup> Street that conform in their footprints, siting, and number of stories to the three main buildings present today. There is also a frame dwelling at 1108 10<sup>th</sup> Street, which matches the footprint and location of today's structure. A single-family house is shown at 1104, which does not match the present building.

# JAMES H. HOLLAND

From 1910 until 1914, Holland listed himself in city directories as an inventor. In 1915, he identified himself as a carpenter. He does not appear in Berkeley directories prior to 1910. Holland died in June 1915.

A search of United States Patent records yields 4 patents issued to James H. Holland(s) from 1890 to 1925. Of these, only one, U.S. Patent #894,887, issued August 4, 1908 for a lawn mower design, appears to be related to the proper person. At the time of the 1908 patent, Holland was living in Shasta, California.

The 1900 census report for Shasta lists James H. Holland as a gold miner, a 67year-old widower living alone, close neighbor to a large group of single male miners. He is reported to have been born in Canada, to a father born in Maine, and a mother born in Virginia.

The details of birthplaces confirm this is the same James H. Holland who appears in the 1910 census, living at "10<sup>th</sup> & Harrison," Berkeley. Although listing himself as an inventor in city directories, he claimed in this census to be a carpenter doing odd jobs.

# SUMMARY

To summarize, the first indication of a structure on lots 1 or 2, the site of the present 1102 10<sup>th</sup> Street, is circa 1910—while there are indications of an earlier building, no longer extant, at the location of the present 1104 10<sup>th</sup> Street. This

earlier building was probably the home of Thomas Jones, later Mary Jones, and George and Mary Sauer.

The present buildings at 1102 10<sup>th</sup> Street appear to have originally been the home, and perhaps workshop, of James H. Holland, an inventor and carpenter. Although their creator was an interesting personality, neither he nor the buildings should be considered significant to Berkeley history. Holland was advanced in age when he first moved to Berkeley, lived here only a brief time, and had no notable career here. The buildings are cobbled together of salvage materials, lack integrity, and are in very poor condition.

# DATA SOURCES

Berkeley Assessment Records, Bancroft Library

1895: Block 2, lots 1-7, I. M. Wentworth Boot & Shoe Tract; Owner Thomas Jones; value of land \$50 per lot; Value of Improvements- \$300 on lot 4; no improvements on other lots

large unimproved sections belong to David Jaiks & Georgia De Rohan Baronides

1909: Block 2389 (old block 2) lots 1-7, I. M. Wentworth Boot & Shoe Tract; Owner Mary Jones; value of land \$100 per lot; value of improvements- \$400 improvement + \$100 personal property on lot 5; no improvements on other lots

1911: lots 1-4; Owner J. H. Holland; value of improvements \$200 on lot 2, \$100 on lot 4;

Lots 5-7; Owner Mary Sauer; value of improvements- \$400 improvement + \$100 personal property on lot 5

City Directory Listings, Oakland Public Library

1887: no listing for Thomas Jones

1888: no listing for Thomas Jones

1889: Thos. Jones, shoemaker, res. 9th near Gilman

1892-3: Thos. Jones, shoemaker, res. San Pablo near Durant (former name of Harrison)

1894: Thos. Jones, shoe cutter, res. 10<sup>th</sup> near Durant (former name of Harrison) 1895: Thos. Jones, shoemaker, SF, res. 10<sup>th</sup> near Durant (former name of Harrison)

1898: Thos. Jones, driver CU& S Street Railway, res. Delaware near 9th

1900: J Thompson Jones, motorman O.T. Co. res. 10<sup>th</sup> near Harrison

1903: J. Thompson Jones, motorman O.T. Co. res. 10<sup>th</sup> near Harrison

1907: Thomas Jones, car operator, res. 8th near Harrison

1908: Thomas Jones, car operator, res. W side 8<sup>th</sup> 1 N Harrison

1909: Geo. J. Sauer, printer, res. W side 10<sup>th</sup> 1 N Harrison 1910: James H. Holland, inventor, res. W side 10<sup>th</sup> 2 N Harrison 1911: James H. Holland, inventor, res. W side 10<sup>th</sup> 2 N Harrison 1912: James H. Holland, inventor, res. W side 10<sup>th</sup> 3 N Harrison 1913: James H. Holland, inventor, res. 10<sup>th</sup> NW corner Harrison 1914: James H. Holland, inventor, boards 1101 10<sup>th</sup> 1915: James H. Holland, carpenter, res. 1101 10<sup>th</sup> 1917: no listing 1918: no listing

1921: Adeline M. Church, widow of Albert, res. 316 Harrison

Patent Record: San Francisco Public Library

J. H. Holland, Shasta, California, patent #894,887, for lawn mower, issued August 4, 1908

## Census Records, Sutro Library

1900, Shasta Township, California; James H. Holland, widower head of household, living alone, gold miner, born Canada 1832, naturalized citizen, father born Maine, mother born Virginia (claims 67 years old, immigrate 1855)

1910, Berkeley City, California, 10<sup>th</sup> St. & Harrison; James H. Holland, widower head of household, living alone, carpenter, odd jobs, born Canada, naturalized citizen, father born Maine, mother born Virginia (claims 69 years old, immigrate 1872)

California Death Certificate #17227; James H. Holland; 6/21/15; Alameda County

Berkeley Building Permit

#9353; October 27, 1920; Owner Mrs. A. M. Church; \$200 additions 1921 City Directory: Adeline M. Church, widow of Albert, res. 316 Harrison 1923, 24, 25; no listing

# FIGURES







West elevation, 1102 10<sup>th</sup> Street



South elevation, 1102 10<sup>th</sup> Street



Creekside outbuilding, 1102 10<sup>th</sup> Street



1895 USGS 15-minute Series, San Francisco, California Quadrangle (detail)



1915 USGS 15-minute Series, San Francisco, California Quadrangle (detail)



1929 Sanborn Fire Insurance Map, overlaid on Berkeley Plat map- lot lines and numbers in white, building footprints in black



James H. Holland patent, page 1



James H. Holland patent, page 2

## UNITED STATES PATENT OFFICE.

JAMES H. HOLLAND, OF SHASTA, CALIFORNIA.

#### LAWN-MOWER.

No. 894,887.

#### Specification of Letters Patent. Application filed January 30, 1907. Serial No. 354,849.

Patented Aug. 4, 1908.

To all usion it may concern: Be it known that I, JAMES H. HOLLAND, a citizen of the United States, residing at Shasta, in the county of Shasta and State of 5 California, have invented a new and useful Improvement in a Lawn-Mower, of which the following is a specification. This invention relates to lawn mowers and more particularly to mowers provided with 10 rotary cutters, the object being to provide a mower which will readily cut long or short grass, thereby overcoming the difficulties now existing with mowers of this character. Another object of my invention is to pro-15 vide very novel means for preventing the cutter from being operated when the mower is moved backwardly.

15 vice very hoven means tory more than mover cutter from being operated when the mower is moved backwardly. Another object of my invention is to provide a lawn mower with a series of rotary
25 cutters which rotate in opposite directions. With these and other objects in view, the invention consists in the novel features of construction, combination and arrangement of parts, all hereinafter fully described and
25 pointed out in the claims. In the drawings forming a part of this specification:—Figure 1 is a perspective view of my improved lawn-mower. Fig. 2 is a front plan view of the mower. Fig. 3 is a so transverse sectional view of the same. Fig. 4 is a longitudinal sectional view. Fig. 5 is a detail sectional view of the gear wheels and Fig. 6 is a side view of the gear wheel showing

Fig. 6 is a side view of the gear wheel showing

Fig. 5 is a sade view of the geat wheet shows is the ratchet face. In constructing my lawn mower I employ a pair of ordinary drive wheels A and B pro-vided with the usual internal rack and hav-ing hub portions A' and B'. Within these hubs are loosely journaled sleeves C' and D' 35

hubs are loosely journaled sleeves C' and D' 40 which carry, respectively, at their opposing ends disks D, said disks resting within the wheels A and B. A plate E extends from one wheel to the other and has its end por-tions bent at right angles to the body por-45 tion of the plate, and said end portions are secured to the disks D. An operating han-dle G has its lower end portion secured to metal arms G' the end portions of which are curved and the outer ends of these arms rest 60 adjacent the end portions of the plate E and

curved and the outer ends of these arms rest 50 adjacent the end portions of the plate E and are pivotally mounted upon bolts F, which bolts pass through the hub A' and B', re-spectively, and also serve to secure together the arms G', the plate E and the disks D, 55 without, of course, interfering with the swinging movement of the handle G. In the

<text><text><text><text>

### James H. Holland patent, page 3

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#### 894,887

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tapering guide fingers S, said fingers being set in suitable transverse grooves formed in the plate E, the object of said fingers being to guide the grass to the cutting disks. What I claim is:— A lawn mower comprising drive wheels provided with internal racks and hub por-tions, sleeves fitting loosely within said hub portions, disks carried by said sleeves, a having angled end portions secured to the handle and overlapping the angled portions

James H. Holland patent, page 4

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1900 Census Record, Shasta, CA, James H. Holland line 7

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1910 Census Record, Berkeley, CA, James H. Holland fifth from bottom line



1909 Newspaper, used as insulation, 2<sup>nd</sup> floor, 1102 10<sup>th</sup> Street