

**ALAMEDA
COUNTY**

Past and Present

LESLIE J. FREEMAN



Alameda County *Past & Present*

By LESLIE J. FREEMAN, Ph.C.



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In Commemoration of
My Father and Mother
Mr. and Mrs. J. R. Freeman

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FOREWORD

In sincere appreciation of what the first Spanish Dons and the early American Pioneers have done in the settlement and development of Alameda County, this book is respectfully dedicated. It is the author's wish to present to the reading public a concise edition, that although brief in its contents, will convey a historical yet accurate account of the formation of Alameda County, its cities and Spanish grantees.

Leslie J. Freeman was born in Red Bluff, California, almost in the shadow of Mt. Lassen, and during the years, has been a student of early California history. He is the author of a book titled "HISTORIC SAN LEANDRO" and is a member of the California Historical Society. He graduated from the University of California in 1912, receiving the degree of Ph. C. He has traveled extensively throughout the world and is considered a lecturer of considerable prominence.



ALAMEDA COUNTY TAKES FORM

BEFORE describing the area now comprising Alameda County, it might be well to examine the territory under consideration, and ascertain what manner of life existed here prior to the coming of the white man. Therefore, let me briefly describe the habitat of the local Indians and some of their primitive customs and mode of dress.

Their costume, to say the least, was of the most primitive nature, a slight strip of covering around the loins being considered as full dress, but even this was not usual for the greater number preferred walking abroad completely unclothed. During the winter the skin of a deer or other animal or else a robe manufactured out of the feathers of water fowl, or strips twisted together formed the required protection against the inclement weather. Such was their stupendous laziness that sometimes naught protected them from the chilly blast but a thick covering of mud, an inexpensive garment at best.

It is generally supposed that the Contra Costa Area was originally inhabited by four tribes of Indians called Juchiyunes, Belgenes and Carquinez, who were all in all, a degraded race. Doctor Marsh described them as stoutly built and heavy limbed, as hairy as Esau and with beards that would gain for a Turk honor in his own country. They had short, broad faces, wide mouths, thick lips, broad noses and extremely low foreheads, the hair of the head in some cases nearly meeting the eyebrows, while a few had that peculiar conformation of the eye like the Chinese.

It also strikes one as a curious fact that the natives who roamed around the Bay of San Francisco had no canoes but used bundles of tules lashed firmly

together about ten feet long and pointed at both ends as a means of navigation. They were fairly dry in calm weather on a river, but when rough, the paddler, who sat astride of them, was up to his waist in water, still when needed, they would venture far out to sea in them. Indeed, it is claimed that the Indians of California, previous to the occupation by the Jesuit Fathers, had no other boats than these mentioned above, which were in use even as late as 1840, says Mr. Bancroft. The probable cause of the absence of boats in central California was the scarcity of suitable favorably located timber. Doubtless, if the banks of the Sacramento and the shores of San Francisco Bay had been lined with large, straight pine or fir trees, their waters would have been filled with canoes, yet after all, this is but a poor excuse for not only on the hills and mountains, but only a short distance from the waters edge were forests of fine trees and quantities of driftwood must have floated down every stream during the rainy season out of which sufficient material could have been secured for some sort of boat.

The Indians surrounding San Francisco Bay followed the practice of burning their dead with all personal belongings; in fact, the custom was quite universal, while farther south, the Indians buried their dead. Weird, hardly expresses the word for these cremations. The ceremony consisted of the friends and relatives of the deceased gathering around the funeral pyre in a circle, howling in dismal discord. As the flames extended and engulfed the body, they would increase their enthusiasm until in an ecstasy of excitement, they would leap, shriek, lacerate their bodies and go so far as to tear a handful of burning flesh from the smouldering body and devour it. As a badge of mourning, they smeared their faces with a compound of the ashes of the dead and grease where it was allowed to remain for time to efface.

Upon the arrival of the Peraltas and the Estudillos in Alameda County, they found the back hills adjacent to Oakland and San Leandro as far south as Mission San Jose were fairly well populated with wild Indians, who showed great prowess in trapping game. The Indians of California artfully constructed traps for bears. They dug a large hole, about five or six feet deep, directly under the branch of a tree, covered it with brush and a light coating of earth, making it smooth across the top. From the branch would be suspended a quarter of beef. Bruin would scent the meat, and approaching without suspicion, would fall headlong into the pit. Shooting with bow and arrows, the Indian, having come out of his hiding place, would then kill the bear. After he had acquired the use of fire-arms, there was no delay in thus dispatching the animal. In 1840, and subsequent years, numbers of bears were trapped in the vicinity of San Leandro about one and one-half miles from the present city. The young men of a family, accompanied by an Indian servant, would go out and secure a bear, receiving great enjoyment in the dangerous sport.

Now as to the description of the boundaries of Alameda County: Alameda County is bounded on the north by Contra Costa County, on the south by Santa Clara County, on the west by the Bay of San Francisco, and on the east by San Joaquin and Stanislaus Counties. Alameda County contains about eight hundred square miles or five hundred and twelve thousand acres, nearly equally divided between hills, valleys and plains.

Alameda County is shaped like an L, fronting thirty-six miles long on the eastern shore of San Francisco Bay and extending back about the same distance till it reaches the western channel of the San Joaquin River. The County is about equally divided between level land and mountains, the former being on the Al-



R. Wallenbaum

ameda plain along the shore of the Bay; in Castro Valley in the Contra Costa Ridge, in Amador, Sunol and Livermore Valleys, and in that of the San Joaquin. As stated above, a range of lofty hills extends the entire length of the bay front of the county at an average distance of about five miles inland and are designated by different names, as the San Pablo Hills, Contra Costa and Coast Ranges. The highest elevation attained is at Mission San Jose, which is two thousand, two hundred and seventy-five feet above sea level. These mountains are sparsely wooded with live oak, manzanita and chaparral. In Alameda County, the winter or rainy season, though ushered in by occasional showers, usually commences in the month of November when vegetation starts. The summer winds by this time have died away, save those that blow from the south, and come laden with welcome rain. Early spring is a season of showers of short duration followed by weeks of fine, clear, balmy weather, during which the farmer tills his soil and sows his seed. By the month of March, the rains usually cease and perhaps occasional showers infiltrate the earth until May when verdure attains its fullest perfection and the country resembles a huge green carpet interspersed with wildflowers.

California became a state on September 9, 1850, but it was not until March 25, 1853, that the bill creating Alameda County was approved. The county derived its name from Alameda Creek, its principal stream, and which had been the dividing line between Contra Costa and Santa Clara counties. The creek,

←
Illustration Opposite Page: EARLY DAY SURVEYOR SCENE
Depicting scene of surveying roads in Alameda County. Formerly the property of William Davis, these old time cuts are now owned by L. J. Freeman, who purchased them from Miss Lilly Davis, daughter of W. H. Davis. They were to have been used in a new book on California History by Davis.



W. W. Wittenbach

lined with trees through the otherwise sparsely wooded plains, gave the county its name of Alameda.

There were very few roads in Alameda County in early days which the first settlers were able to traverse to visit ranches and towns then developing, and therefore, let me briefly describe some of the most important roads, which today are smooth, paved highways. The deep canyons, which at intervals cut the range with trails and wagon roads, were made quite useful for travel. Leading from the Mission de San Jose eastward was the old Stockton Pass, the highway of the pioneers, and frequently traversed by the "Pathfinder," Fremont, (later on called the Altamont Pass). A short distance to the north was the Alameda Canyon through whose majestic gorges the Central Pacific Railroad wound its tortuous way. By Hayward's Pass, which followed the course of the San Leandro Creek, Dublin and the San Ramon Valley were reached. The first County Surveyor, H. A. Higley, in 1854, reported to the surveyor general that this pass was admirably adapted for the construction of a railroad and was probably "the only practicable pass." From San Leandro, the Moraga Valley was reached by a road following the bed of San Leandro Creek. From the vicinity of Fruitvale, the redwood country of the San Antonio was reached by a wagon road of easy grade. Through Indian Gulch was a toll road called the Thorn Road, leading into Contra Costa County. The northernmost road traversing the range was by the north fork of the Temescal Creek. Years ago along the entire southern and eastern portions of the county, the mountains and rugged hills were hardly fit for grazing purposes even. An exception occurred at the northeast corner of the county where part of the San Joaquin Valley was included within the

Illustration Opposite Page: THE ANNUAL ROUNDUP (Rodeo). Gathering herds for slaughter and branding.

boundary. The San Joaquin was accessible from Livermore and the interior valleys by two routes, the Middle Pass, or Patterson Road, and the Livermore or Mountain House Road. During the Spanish era, the present Dublin Canyon Road was a favorite stage coach road where the present town of Dublin now stands, there were many famous bull fights held on Sundays to the delight and enjoyment of many wealthy Spanish rancheros. What is today known as East Fourteenth Street, running from Oakland to the City of Hayward, was originally a part of the El Camino Real, later called Hayward Road and finally designated as simply East Fourteenth Street.

The town of Alvarado has the distinct honor of being the first County Seat of Alameda County, while in December, 1854, by popular vote, the location of the Court House was changed from Alvarado to San Leandro. Justice was therefore administered in the hamlet on the Estudillo Ranch where, at that time, were located only a few scattered homes. On the morning of October 19, 1868, the new Court House was almost completely destroyed by an earthquake. Following this catastrophe, an election was held and as a result of a small majority, the County Seat was again moved to the city of Oakland in 1874. After the destruction of the Court House, the property was acquired by the Catholic Church and the Dominican Sisters of San Rafael. Four of them, headed by Sister M. Raymond Murphy took charge. We next find the old Court House building remodeled and opened in 1881 as St. Mary's Parochial School.

It was in the early seventies that the citizens of Oakland began the agitation for the removal of the County Seat from San Leandro. The question was a heated source of argument for a couple of years throughout the county and finally culminated in a petition being filed in March, 1873, signed by 1,355

voters, asking that the supervisors call an election for the purpose of voting upon the much discussed issue. March 29th was set as the day for casting votes. The outcome was a foregone conclusion. San Leandro received but 1,180 votes to 2,254 cast for the new choice of Oakland.

Speaking of the earthquake that destroyed the Court House in 1868, it was considered one of the severest quakes ever experienced in California up until that time. Several lives were lost in San Francisco. Oakland received but a slight shock. The three story Wilcox Building, the tallest in Oakland at that time and standing on the corner of Broadway and Ninth Streets, merely had some of the cement broken from its outer walls. At San Leandro, the shock was most heavy and J. W. Joselyn, a deputy in the treasurer's office, was crushed to death in the ruins of the Court House. The upper story of the building was in almost complete ruin. The shake-up revealed that the building had been improperly constructed. Five prisoners in the County Jail at the time escaped injury. Two other buildings, badly damaged, were the Estudillo House and the Beatty House. Transportation facilities for the day were delayed by the fact that the drawbridge on the San Francisco and O. R. R. was thrown out of place about eight inches and no train left Oakland as most of the cars at that time were in San Antonio. Passengers for San Francisco had to take the "Louise" ferry boat from the foot of Broadway.

The first legal execution to take place in Alameda County, was held at the Court House in San Leandro on the ninth day of May, 1862. Edward W. Bonney was hung for the murder of August G. Hirsch. The hangman's tree has since been cut down.

It is on record that Sergeant Ortega, a member of the exploring party of Don Gaspar de Portola, first

Governor of California, marched overland northward from the south of the San Francisco Bay region and reached Alameda Creek in 1769. He came as far as where the present town of Niles is situated before being forced to return. The first party of white civilized men to explore the County bounded by the present lines of Alameda County was under Lieutenant Fages, Father Crespi, twelve soldiers and two servants, who left on March 20, 1772. They reached San Leandro Bay on the 26th. Before proceeding as far north as where Antioch now stands, they tarried on the foothills of East Oakland and Berkeley. Late in the afternoon of April 2, 1776, just a short time before the signing of our own Declaration of Independence, another party of Spanish Cavaliers came up from the south and camped upon the townsite of Hayward. This party was under the leadership of Captain Juan Bautista de Anza and consisted of ten men, Lt. Jose Moraga being second in command. It is believed that they possibly camped on the site of one of Hayward's schools. Father Font was one of the members of this expedition and kept a diary of the trip.

Bull fighting in Alameda County was a popular pastime in the pioneer days. It was a hard matter for some to break away from the old sport as one old County record shows. In June of 1858, Justice of the Peace J. W. Luttrell fined Miguel Marquis the sum of \$150.00 for indulging in his favorite pastime on the Sabbath. The fine was paid under protest and later returned by order of the County Board of Supervisors. Marquis some time later was tried for murder and received the extreme penalty but was acquitted after a new trial. Fruitvale was brought to the public's attention this same year, for on the Fourth of July, a celebration was held at which William Van Voorhies is said to have delivered an eloquent oration.

Centerville also observed the day with a celebration and there was a bachelors ball at the County Seat.

The first Americans to journey overland to California came with Jedediah S. Smith of New York, leader of the advance guard of fur trappers and hunters who later came to California. He arrived at San Gabriel Mission in December, 1826, and came as far north as the vicinity of the present location of Folsom in 1827. It is estimated that there were not more than a hundred foreigners in all of Upper California by 1830. Robert Livermore, the first American settler in this county, came to San Jose in 1820. By 1846, it is estimated that of the twelve to fourteen thousand inhabitants in California, exclusive of Indians, some two thousand were "foreigners." They were mainly in the Sacramento and Santa Clara valleys and in the district of Sonoma. They were unwelcome guests among the native Mexican families. In May, 1846, immediately before hostilities commenced, Governor Pico, in his address to the departmental assembly, made use of the following language: "We find ourselves threatened by hordes of Yankee immigrants who have already begun to flock into our country and whose progress we cannot arrest. Already have the wagons of that perfidious people scaled the almost inaccessible summits of the Sierra Nevada, crossed the entire continent and penetrated the fruitful valley of the Sacramento. What that astonishing people will next undertake, I cannot say, but in whatever enterprise they embark, they will be sure to be successful. Already these adventurous voyagers, spreading themselves over a country that seems to suit their tastes, are cultivating farms, establishing vineyards, erecting saw-mills, sawing lumber, and doing a thousand other things that seem natural to them." The first house in Yerba Buena (San Francisco) built by an American was that of Captain William A. Richardson in 1835

near what is now Dupont and Clay Streets. With the discovery of gold at Sutter's Mill on the American River in January, 1848, a perfect hegira commenced, and by 1850, the population had increased to 117,528.. Many of those who came during the gold rush passed through Alameda County on their way north. They did not stop to take advantage of opportunities which later arrivals saw more clearly. But many of those who proceeded to the mines to try their fortunes later returned to various parts of the state, and Alameda County acquired a justly portion of them.

Thirteen miles southeast from Oakland, on the northern banks of the San Lorenzo Creek was the garden from which Oregon obtained its best apple and other fruit trees. In 1846, John Lewelling, the pioneer nurseryman of the Pacific Coast, took a wagon load of fruit trees raised there into the state of Oregon, which were among the first ever planted there. At the time, several other extensive nursery and seed gardens were in evidence, the soil and climate being peculiarly well suited for horticultural purposes. Here Daniel L. Perkins raised the hundred and thirty varieties of vegetable seeds exhibited at the Paris Exposition in 1867, for which he obtained a premium, and what proved more profitable, numerous orders for supplies from the Atlantic States, France, England, Germany, Russia, China, Japan and several other countries. The products of this gentleman's little patch forcibly called the world's attention to the value of Alameda County as a vegetable growing center. So we gain from this that California assisted in making Oregon famous as well as itself for delicious fruit.

MISSION SAN JOSÉ IS FOUNDED

To effect the conquest of Northern California, Don Gaspar de Portola, the first Governor of California, left San Diego in 1769 by boat, and after numerous vicissitudes, descended the valley of Salinas, reaching its mouth October 1, 1769. Unable after a hasty reconnaissance to find the "magnificent port" described by Viscaïno and misled by a fog bank into the belief another headland lay immediately north of Point Ano Neuve (now the extreme southwestern point of San Mateo County), the adventurers continued their journey and on the 30th of the month reached Point Corral de Tierra and camped on the site of the present town of Half Moon Bay. The headland to the west of them, Father Crespi, the Chaplain of the expedition, called Point "Guardian Angel," but the more worldly minded soldiers from the abundance of mussels found there gave it the name of Punta da Almeja or Mussel Point; and even to this day, the shore line of Half Moon Bay supplies San Francisco with most of its mussels that are served in that city as a great delicacy.

Father Junipero Serra writes under date of July 3, 1769, describing his trip from San Diego north as follows: "The tract through which we passed is generally good land with plenty of water, and there as well as here, the country is neither rocky or over-run with brushwood. There are, however, many hills but they are composed of earth. The road has been in some places good but the greater part bad. About half-way, the valleys and banks of rivulets began to be delightful; we found vines of a large size and in some cases, quite loaded with grapes. We also found an abundance of roses, which appeared to be like those



of Castile. In fine, it is a good country and very different from old California."

In following the march of Captain Juan Bautista, of the Portola party, from Monterey when seeking the Bay of San Francisco, Father Palou, California's first historian, makes mention of the region in which Alameda County is now located: "In the valley of San Jose, the party coming up by land saw some animals which they took for cattle though they could not imagine where they came from, and supposing they were wild and would scatter the tame ones they were driving, made after them and succeeded in killing three, which were so large that a mule could with difficulty carry one, being the size of an ox and with horns like those of a deer but so long that their tips were eight feet apart. This was their first view of the elk. The soldiers made the observation that they could not run against the wind by reason of their monstrous antlers."

A brief summary of the founding of Mission San Jose is graphically described by one of its founding Friars, and, therefore, let me quote his own words: "Mission San Jose was founded at the expense of the Catholic King of Spain, Charles IV, God save him, and by order of the Marquis of Branciforte, Viceroy and General Governor of N. S., the San Jose Mission commenced on Sunday, 11th of June, 1797, the feast of the Most Holy Trinity, I, the undersigned, President of these Missions of New California, placed by his majesty under the care of the apostolic college of propaganda site of St. Fernando de Mexico, blessed water, the place, and a big cross, and with great veneration, we hoisted it. Immediately after, we sang the litanies of the Saints, and I celebrated the holy sacrifice of the mass and preached to the army and to the

Illustration Opposite Page: SANTA CLARA MISSION—Established in 1777.

native Indians who were there and we ended the ceremony singing solemnly the Te Deum. At the same time, I appointed for the first missionaries, Rev. Fr. Ysidoro Barcenilla and Rev. Fr. Augustine Merino, A. M. (Signed) Friar Francisco Lamén."



MISSION SAN JOSE—Founded in 1797

Thus was the Mission San Jose established, ten miles to the north of the pueblo of that name and forty to the east of San Francisco, on the plateau indenting the Contra Costa hills and facing the southern extremity of the Bay of San Francisco. Behind it were the beautiful Calaveras and Sunol Valleys; Mission Peak rose immediately in its rear like a giant sentinel indexing its location; while in its vicinity, nature had abundantly supplied every want. Here was a clear stream of pure water flowing from never failing springs; here, too, were the paramount advantages of climate; wood was abundant for building purposes and for fuel; killing frosts were unknown; and an embarcadero was not far distant. Within an hour's walk was Warm Springs possessed of the most effective healing qualities. What more was needed? From this point of vantage, a view of unsurpassed loveliness lay before them

In the establishment of Missions, the three agen-

cies brought to bear were the military, the civil and the religious, each being represented by the Presidio, or garrison; the Pueblo, the town or civic community; and the Mission, the Church which played the most prominent part. Says one writer: "The Spaniards had then what we are lacking today, a complete municipal system. Theirs was derived from the Romans. Under the civil Roman law and the Gothic, Spanish and Mexican laws, municipal communities were never incorporated into artificial powers with a common seal and perpetual succession as with us under English and American laws, consequently, under the former, communities in towns held their lands in common. When thirty families had located on a spot, the pueblo or town was a fact. They were never incorporated because the law did not make it a necessity, a general law or custom having established the system. The right to organize a local government by the election of an Alcalde or Mayor and a Town Council, which was known as an ayuntamiento.

The daily routine at each establishment was about the same as that followed by the Jesuits in lower California. At sunrise they arose and proceeded to Church where, after morning prayer they assisted at the holy sacrifice of the mass. Breakfast next followed when they proceeded to their respective employments. Toward noon, they returned to the Mission and spent the time from then until two o'clock between dinner and repose, after which they again repaired to their work and remained engaged until the evening angelus about an hour before sundown. All then betook themselves to the church for evening devotions, which consisted of the ordinary family prayers and the rosary except on special occasions when other devotional exercises were added. After supper, which immediately followed, they amused themselves in various sports, games and dancing until

the hour for repose. Their diet of which the poor of any country might be justly envious, consisted of an abundance of excellent beef and mutton with vegetables in season. Wheaten cakes and puddings, or porridges, called "Stole and Pinole" also formed a portion of the repast. The dress was, for the males, linen shirts, pants and a blanket to be used as an overcoat. The women received each, annually, two undergarments, a gown and a blanket. In years of plenty, after the Missions became rich, the Fathers distributed all the surplus moneys among them in clothing and trinkets. Such was the general character of the early Missions established in Upper California.

Four times a year each tribe united in a great dance, having some religious purpose and signification. One of these was held in Napa County in 1841 about the time of the vernal equinox and was terminated by a strange, inexplicable pantomime accompanied with wild gestures and screams, the object of which the Indians said was "to scare the devil away from the rancherias."

It will readily be acknowledged that to apprehend, subdue and educate a race like this was a task of no mean difficulty, which to perfect it even remotely, demanded all the elements of success. It was necessary to commingle both force and persuasion. The former was represented by the soldiers at the presidio and the latter by the Fathers at the Mission. To keep them together was a task which required the most perfect skill, in short, nothing but the attractiveness of new objects and strange ways with the pleasant accessories of good diet and kind conduct could have ever kept these roaming spirits even for a time from straying to their original haunts.

It will thus be observed by the foregoing that out of the seventy-four thousand, six hundred and twenty-one converts received into the Mission, the large num-

ber of forty-seven thousand, nine hundred and twenty-five had succumbed to disease. Of what nature was this plague is hard to establish. The missionaries themselves could assign no cause. Syphillis, measles and small pox carried off large numbers and these diseases were generated, in all probability, by a sudden change in their lives from a free, wandering existence to a state of settled quietude.

In 1833, the decree for the deliverance of the Indians was passed by the Mexican Congress and put into force in the following year. The dispersion and demoralization of the people was the immediate result. Within eight years after the execution of the decree, the number of Christians diminished from thirty thousand six hundred and fifty to four thousand four hundred and fifty. Some of the Missions, which in 1834 had as many as one thousand five hundred souls, numbered only a few hundred in 1842. The two Missions of San Rafael and San Francisco Solano (Sonoma) decreased respectively within this period from one thousand two hundred and fifty, and one thousand three hundred, to twenty and seventy. A like diminution was observed in the cattle and general products of the country. Of the eight hundred and eight thousand head of live stock belonging to the Missions at the date above mentioned, only sixty three thousand and twenty remained in 1842.

A comparative statement showing the number of Indians, horned cattle, horses, sheep, etc., possessed by Mission San Jose between the years 1834 and 1842 are as follows: At the time of foundation, June 11, 1797, the number of Indians were 2,300 and in 1842, there were 400. The number of horned cattle in 1834 was 2,400 and in 1842, they had increased to 8,000. The number of horses in 1834 was 1,100 and in 1842 there were 200. The number of sheep, goats and swine in

1834 was 19,000 and in 1842 amounted to 7,000, with harvest bushels in 1834 amounting to 10,000.

In visiting Mission San Jose today, a few tourists stroll back of the Church but the long rows of gnarled olive trees, some no doubt, planted at the time of the founding of the Mission, are well worth visiting.

As you step from your car into this shady avenue, you enter a world quite different from that which you left on the highway with its traffic of fast moving cars and trucks. Behind the mission, all is tranquility and peace. It is interesting to note that surrounding this old mission a larger number of the original olive trees survive than at any other mission in California. In fact, these old trees still bear bountiful crops of olives and a high grade olive oil is prepared from them by the Dominican Sisters whose convent stands on the side of the hill to the rear of the orchards where something like eight hundred gallons annually are produced.

From the standpoint of the historian, the romancer, the artist, sports lover and world travelers, California's Mission Trails is one of the most fascinating highways in the world. It was here that California history and civilization had their beginnings in 1769. Decades of patient labor and heroic sacrifice by Fray Junipero Serra and his Franciscan brothers, Crespi, Palou and Lasuen, lie behind the epic story of the founding of the twenty-one California Missions. Almost every community on California's Mission Trails can proudly refer to its centuries of old historical points of interest, its endless variety of scenic grandeur and its sports and recreational facilities.

DON PERALTA, OUR FIRST WHITE SETTLER

It is not hard to picture the following scene upon the arrival of the first white settler in Alameda County, to visualize a brilliant day of California sunshine drenching our foothills overlooking the great San Francisco Bay. It is the spring of the year with rolling hills carpeted with green grass slowly sloping toward the bay—here and there the hills' contour broken by a small grove of oak trees from which a bear is seen to slowly wend its way, and across the ravine two deer approach a spring of water to quench their thirst, while high overhead, wild fowl cloud the sky in rapid flight toward their nesting ground. Several Indians are silhouetted against the sky on a distant hillside intently gazing beyond this pastoral scene at a new movement that has caught their trained eye; intensely alert at some new danger that lurks below them.

Suddenly, this lovely pastoral scene is awakened to new life and the animals raise their heads sensing a potential enemy and scamper out of sight as five men approach on horseback and finally draw rein at the same spot where but a few minutes before the deer were licking their sides in blissful contentment. The older man of the group riding a spirited white horse shades his eyes from the sun's rays as he cups his hand to his face and gazes intently at the wide panorama that lies before him. With words of satisfaction, he speaks: "Surely, my sons, this is the promised land and God has been kind to us, for here will we dwell and raise our stock for I intend to ask Governor de Sola to grant unto me this large domain which I shall name Rancho San Antonio."



YGNACIO PERALTA HOME, AS IT APPEARED IN 1920
Occupied at that time by the C. L. Best Family

And so it came to pass that more than a century ago in 1776, Louis Maria Peralta, a native of Tubec in Sonora, came with a party of adventurous emigrants to the Presidio of San Francisco. He was a soldier by profession, and forty years of his life, he spent in the military service of his country. For fifteen years, he was Commander at the Pueblo of San Jose. He married Maria Lolereto Alviso by whom he became father of ten children, five sons and five daughters. The sons were named Cresanto, Ygnacio, Domingo, Antonio Maria, and Vicente. The daughters Theodora, Trinidad, Josefa, Guadalupe and Maria Luisa.

In consideration of meritorious services rendered his country and because of his large family, the Spanish Government by Pablo Vicente de Sola on the 23rd day of August, 1820, made Peralta what later proved to be the most magnificent grant ever made in California. It extended from the "deep creek of San Leandro to a hill adjoining the sea beach", the northwestern extremity of Alameda County. This grant was afterward confirmed by the Mexican Government and Luis Peralta became the absolute owner of this princely estate of nearly five leagues of land.

The family mansion was located near the foot of the hills, about two miles north of San Leandro. Peralta himself never resided upon the Rancho de San Antonio, as this grant was called, but acquired another grant in Santa Clara County and had his residence at San Jose. For years, the whole domain between the San Leandro Creek and the Contra Costa line was uninhabited by a single white man save the members of Peralta's family and their retainers.

The old soldier's surroundings and mode of living were truly patriarchal. Of horned cattle, five thousand head grazed among the oak trees where now are busy department stores, apartments and homes

of wealth and refinement.

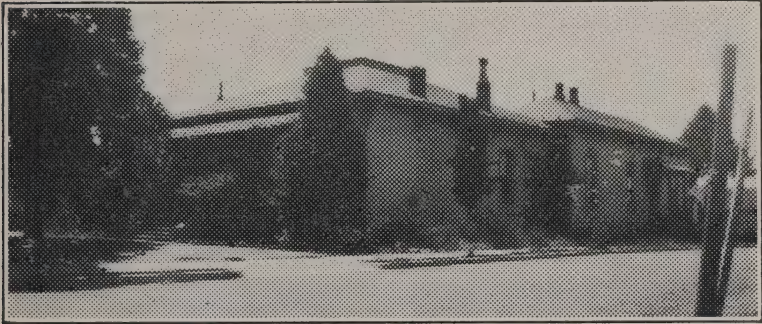
Sometimes, in favorable weather, the bay was crossed by Peralta's former companions in arms from the Presidio of San Francisco to participate in the rodeos and enjoy the social festivities on the Contra Costa.

Three of the daughters of Peralta contracted marriage with other leading Spanish families of the province. Teodora married Mariano Duarte, Maria Luisa married Guillermo Castro and Trinidad married Mariano Castro. Guillermo Castro received as his grant of land all of the area comprising the city of Hayward and Castro Valley. His adobe home was located on the present site of the City Hall in the town of Hayward.

The sons of Peralta enjoyed the property in common and dwelt together near the foothills north of San Leandro until the year 1842 when their father parcelled out the Rancho among them, giving to each an equal portion and marking the boundaries by natural objects. The dividing line extended from the crest of the hills to the bay. Domingo received the northernmost quarter, that whereon Berkeley is situated; Vicente received the next southerly portion, that whereon the city of Oakland is situated. To Antonio Maria was given the quarter embracing the Encinal de San Antonio (Alameda) and what is sometimes known as Brooklyn. Ygnacio took the south-easterly portion and continued to reside in the family abode.

At the time of this partition, it is difficult to say whose portion had greatest intrinsic value. It is quite likely that the quarter given Ygnacio, who was the eldest son, was regarded the most valuable by the father. Beyond the cultivation of sufficient grain and vegetables to supply the family necessities, the only value any of the soil possessed was for grazing

purposes. Having received their portions, the brothers took up their residences on the respective estates; Domingo near the Contra Costa line, Vicente north of Temescal, Maria Antonio in Fruitvale, and Ygnacio remaining at the homestead near San Leandro. The herds were divided, four estates were created and the lives of these landed proprietors were passing in Arcadian tranquility.



ALTA MIRA CLUBHOUSE
Built in 1860

Occasionally the booming of a cannon at the Presidio announced the arrival of a trading vessel. Few neighbors and no strangers were in the valley. Until intimation of a change in the quiet, 1846, almost no pastoral life they were leading had been given. Doubtless, the Peraltas cherished the belief that their descendants for generations to come would possess these delightful groves and that their herds and flocks would increase upon the hillsides.

In 1846, premonitions of the coming change became observable. A few United States troops were on California soil and the American flag in California waters. The wistful, calculating eyes of a few American emigrants were upon these broad areas. A few settlers had located in the vicinity of Washington Cor-

ners, and henceforth, the Peraltas, from the speculative inquiries of the newcomers as to the value of their land, saw that possibly their possessions would be valuable for other purposes than grazing. In 1850 this suggestion was verified and shortly thereafter, the greater portion of the lands of Domingo and Vicente Peralta were sold.

In 1851, at San Jose, Louis Maria Peralta, at the age of ninety-three years, died. He had lived long enough to see that he had been the recipient of a very valuable gift. In person, he was tall and muscular. His manners were those of the chivalrous men of his time and race. He died, a respected old man, firm in the religious faith of his people. Previous to his demise, he had made a will, disposing of his personal effects and confirming the partition made among his sons of the Rancho San Antonio. After his death, what was known as the "sisters' title" was asserted to an interest in part of the San Antonio grant. In consequence of this claim, a protracted litigation ensued and the will of Peralta figures prominently in the controversy.

The eldest son of Peralta was Ygnacio who was born in 1791 and died in his home (now Alta Mira Club) in San Leandro in 1874. Speaking of this home, let us digress for a moment to tell you something about the American who built this home for Peralta. I refer to W. P. Toler, who was born in Virginia and was appointed to West Point from Kentucky by Henry Clay. We next hear of him as a midshipman in the United States Navy where he is credited with being the first American to strike the colors upon formal possession of California by our navy. The story of that event follows: In May, 1846, Commodore Sloat heard that hostilities had broken out between the United States and Mexico and sailed at once for Monterey. He arrived July second. He demanded sur-

render of the Presidio, but the commanding officer replied that he lacked authority to comply. Commodore Sloat then fixed July the seventh as the date upon which he would raise the Stars and Stripes and take possession of the city. Accordingly, the morning of that day, sailors and marines were landed and after the reading of Commodore Sloat's command, was ordered to raise Old Glory on the flagpole of the Custom House. Thus, for the second time, and this time permanently, the flag of the United States was raised over California by W. P. Toler, the builder of the Peralta home in San Leandro. After resigning from the Navy he was married to Maria Antonia Peralta, daughter of Ygnacio, following which he resided for a few months in Washington, D. C. Upon his return to San Leandro, Ygnacio persuaded him to build a home, which is considered to be the first brick house to be constructed in Alameda County. About 1872 the Tolers moved from their home in Stonehurst to the brick house, residing with Ygnacio until after his death in 1874. Toler's father was at one time official translator in San Francisco, also secretary for the last Alcalde in San Francisco, as well as being attached to the consular service. A son of William P. Toler, formerly residing in Alameda, possessed the sword of Don Luis Peralta as well as a glass drinking cup.

Another one of Peralta's sons, Vicente Peralta, built his adobe home in what is today known as Fruitvale. The first holy mass to be celebrated in Oakland was about the year 1831, in a private oratory in the home of Vicente Peralta. The old historical bell now in use at St. Mary's School originally hung in the small belfry in Vicente Peralta's home and later was presented to the Convent as a gift from the Peralta family. The bell was an outright gift from Mrs. Ygnacio Peralta to the Catholic Church and was consecrated by the Archbishop at the dedication cere-

monies of the old church on August 7, 1864. The old bell was imported from Spain by Vicente Peralta in 1846, and prior to its presentation, had been used by him in the private chapel of his home, which at the time, was the only church in Oakland. The bell is in daily use at this writing, ringing forth its clear tones calling the children to school.

Speaking of Vicente, he was described as one of the most handsome of early Spanish Dons of Alameda County, being six feet tall, finely proportioned straight as an arrow, weighing 225 pounds, hospitable, kind, and full of native dignity. His surroundings were in keeping with his appearance, tastes and manners.

On August 1, 1853, Vicente Peralta and wife deeded to R. P. Hammond, John C. Hays, John Caperton, and Lucien Herman all the land known by the name of "Temescal," being the remainder of their holdings in the township, excepting a tract of some 700 acres about two miles from Oakland on both sides of the present Telegraph Avenue, which they reserved for a homestead.

Antonio Maria Peralta secured the third section of land from his father embracing what is today East Oakland and Alameda and it is thought that his adobe home was built about 1853. It originally stood on the corner of Coolidge and Nichol Avenues in East Oakland. It was later on torn down and rebuilt in Dimond Canyon Park in 1879 and used by the Dimond brothers as a milk house. At present, this old home houses a Boy Scout of America Troop.

The original Rancho San Antonio carried 8,000 head of cattle and 2,000 head of horses. When the grain was cut at harvesting time, the mares were employed in threshing it. Frequently on Rancho de San Leandro as many as 100 mares were engaged in the threshing of barley. While they were at work during the day, the stallions were separated from them

and kept in separate corrals. At the end of the day when the work was done, they were released, the mares being set free also, and the stallions would go to work and separate the mares, each getting his own band together, and the mares, recognizing their own stallion, would flock around him.

The original Peralta Hacienda was located in the vicinity of 105th Avenue near San Leandro Creek, which after being destroyed by floods, caused him to have a new home built in San Leandro, still standing on the corner of Leo avenue and Lafayette Street. (Now known as the Alta Mira Clubhouse.) East Fourteenth Street was originally part of the "El Camino Real" or King's Highway, as the old Padres in charge of Mission San Jose were wont to stop over at the Peralta and Estudillo Ranchos on their journeys across the Bay, being taken across the water by friendly Indians in crude canoes. In touching Marin shores, they continued their journey to Mission San Rafael and hence travelling on foot to Mission Sonoma, the twenty-first and last Mission to be established in California. The State of California recently purchased it and has restored the Mission to much of its original state.

The last surviving members of this numerous family in 1877 were Antonio Maria, who lived in Fruitvale, and Guadalupe, who resided at Santa Clara. A great grandson, John Peralta, is presently residing in the City of Los Angeles.

In recent years, death has claimed several lineal descendants of the original Peralta family, among whom I might mention Mrs. Carmen Peralta Schwartz Verdugo, who last resided at 840 Lydia Street, Oakland. A great granddaughter of Don Luis Maria Peralta, who once owned all of Alameda County from San Leandro Creek to the northwestern boundary of the county, she was born in San Leandro on June 19,

1870. Her father was the late Luis Peralta, a grandson of the late Don Luis Maria Peralta.

Chief of Police Joseph F. Peralta is a second cousin, and numerous other relatives reside in the Bay region. Mrs. Herminia Peralta Dargie, wife of the late W. E. Dargie, former publisher of the Oakland Tribune, died in San Francisco in December, 1929. She was born on the old Peralta homestead in San Leandro. Mrs. Dargie was the daughter of Miguel Peralta and great granddaughter of Don Luis Maria Peralta, owner of the Peralta grant from the King of Spain. In her veins flowed the blood of the old Spanish Dons, and her heritage was a romantic background extending over the most colorful periods of California history. Her mother was Francisca Arrellanes Peralta. Mrs. Dargie married William E. Dargie, successful young Oakland publisher, in 1881. They lived in a mansion on Jackson Street, facing Lake Merritt. When Dargie died in 1914, Mrs. Dargie made a tour of the world and then returned to settle in San Leandro. She brought a Spanish architect from Spain and spent thousands of dollars remodeling the Toler home at 384 Ward Street, making it appear as an old Spanish mansion. Here she resided until she passed away. The San Leandro mansion, familiarly known as "Casa Peralta," with its high white brick wall surrounding the grounds, is one of the show places of the county.

Enshrined in the hearts of all true lovers of California are the names Peralta and Estudillo, as it was their hands that helped to develop what we today know as Alameda County. The Peraltas were cattle barons of princely proportions and quickly saw the advisability of growing barley, grain and vegetables. Principally, they were interested in raising horned cattle for their hides, which were sold to the Boston merchantmen in exchange for saddles, silverware, silks, wines and novelties for use on their Ranchos.

ESTUDILLO RECEIVES HIS GRANT

The name "Estudillo" is one to conjure with for it reflected the true Castilian hospitality of the days that were in the City of San Leandro. It shall be the purpose of this chapter to trace the beginning of the famous Estudillo family in California and follow the course of events that each member played in molding the destinies of Alameda County and the State.

Don Jose Maria was the founder of the Estudillo family in California. One of the best of the old families, as judged by the average prominence and character of its members. A faithful officer, though of only medium abilities, he possessed some disagreeable qualities, notably, that of vanity, which made him at one time or another heartily disliked by most of his brother officers, who were disposed to ridicule him and make him the butt of practical jokes. His wife was Gertrudis Horcasitas. Lt. Jose Maria Estudillo was commandante of Monterey until ordered to San Diego temporarily in October, 1820.

Jose Joaquin Estudillo, son of Jose Maria, was born at Monterey in 1798 and entered the military service in 1815, as a soldier in the distinguished Monterey company. He was transferred to the San Francisco company in 1821 as a cadet, which position he held until he left the service in 1823, having accompanied Luis Arguello on his famous expedition to the far north in 1821. In 1836 he was appointed Alcalde of San Francisco and in 1838 took up his permanent residence on his San Leandro Rancho, which was officially granted to him in 1842. He died in 1852. At the time of his death, nine children survived him. The eldest daughter, Concepcion, married John B. Ward; Maria de Jesus became the wife of William H. Davis in 1847; Magdalene married John Nugent, and Dolores



JOSE JOAQUIN ESTUDILLO
Father of San Leandro

married Charles H. Cushing. At the time, his son, Antonio was living in San Leandro and Luis was residing in Oakland; Ramon and Vicente at San Luis Obispo and Jesus Maria at San Francisco.

It is on record that the first settlement in Eden Township was made in the year 1836, by Don Jose Joaquin Estudillo and in that section of the county did he reside until his death. He was, as above stated, a Californian by birth and on January 8, 1837, petitioned the constitutional Governor of California for a tract of land in the said department known as the Arroyo de San Leandro, but this document having either been lost or mislaid, a second petition was forwarded to that official on June 28, 1842, in which Senor Estudillo stated that in order to procure his subsistence and enable himself to support his large family consisting of a wife and ten children and after having served in the army seventeen years and four months, on the eighth day of January, 1837, he petitioned for the tract of land known by the name of Arroyo de San Leandro, containing four square leagues from east to west.

Senor Estudillo was rather a short, stocky man, thick chested but well proportioned with muscles of iron, in fact he was considered quite an athlete as is attested by the following story: It seems John J. Vioget, a Swiss, operated a public house in San Francisco with a billiard room and public bar. Willam G. Rae, another close friend of Estudillo, opened a general merchandise store in September, 1841. One day, Rae, Estudillo and a number of others happened to be at Vioget's house, which served as a sort of exchange or meeting place for comparing notes on business matters and talking over affairs in general. At the same time, frequently a little amusement was indulged in. Some were chatting, some smoking, some playing billiards, when presently, Rae challenged Estudillo to

a contest at wrestling to prove who was the best man. The challenge was accepted and they stood up facing one another and upon the signal came together and Rae was immediately thrown, to his great amazement. At the second trial, he was thrown again and this was repeated a third, fourth and fifth time until Rae finally acknowledged that his opponent was the better wrestler and that he was fairly defeated, whereupon Rae proceeded to treat the crowd to a glass of wine.

As stated before, Don Jose Joaquin Estudillo died June 7, 1852. During his life he had filled many high offices in the gift of the Mexican government. In his last will and testament, which bears the date of April 4, 1850, he declared that he was married in the year 1824 to Donna Juana Maria Del Carmen Martinez at the Presidio in San Francisco, by whom he had six sons and five daughters. Of these, nine were alive at the time of his death. A large portion of the Estudillo lands having passed into the hands of foreigners, the family in the late nineties still retained a fair share of patrimony. Upon establishment of the County Seat at San Leandro, they made many concessions toward retaining it there, while their residence was at one time occupied as the Court House. Many years ago, Guillermo Castro, having lost his possessions, went to South America where he died. His son, Luis Castro, later gained prominence as County Surveyor of Alameda County. As regards the Soto family, we may safely say that the land which knew them once, knows them no more.

Estudillo employed several Indians on his "Rancho de San Leandro," and was considered a just, mild and fair overseer. He had in his service, one Indian by the name of Juan Jose who in 1887 was seventy years of age, well preserved and strong as an ox, who was taken when a small boy, reared and always retained by the Estudillo family. He was usually obed-

ient and obliging, but occasionally would become lazy and indolent, when it was found necessary to give him a good whipping, whereupon he became civil and obedient and attended faithfully to his duties. Juan Jose was allowed certain liberties when his chores were finished and his favorite sport was trout fishing in San Leandro Creek. He was quite adept at fishing



ESTUDILLO HOME

Built in 1850

and usually had very good luck, and up until 1870, was a common figure in the village, selling his trout from door to door.

Another Indian story concerns one Cenovio, who called at the Estudillo home one day in July, 1871, and asked for Lieut. Ignacio Martinez. He appeared quite surprised when informed that Senor Martinez had been dead for nearly twenty-four years. Cenovio at the time was thought to be almost 100 years old, if he did not exceed that age. He was invited into the home, given wine and food, following which he informed his listeners that he had formerly been the personal servant of Senor Martinez when the latter had been an officer in the Mexican Army in 1823. He said his home was near Mission Santa Clara and he had traversed the entire distance on foot. After a good



MRS. JUANA ESTUDILLO

night's rest, he left the Estudillo home never to be heard from again. The home where these episodes took place is still standing at 1291 Carpentier Street.

One of the sports indulged in by Senor Estudillo was bear hunting. It is on record that Jose Estudillo, while on duty at the San Francisco Presidio as an officer in 1835, selected ten soldiers and rode to Santa Clara, where with the aid of his men, he lassoed and killed forty bear in the woods at San Francisquito, one of the numerous Ranchos near Mission Santa Clara. He used a relay of horses specially trained for this dangerous work, and the soldiers having had experience as vaqueros, were quite adept at the sport.

In 1837, Senor Estudillo built his first home of adobe brick about two miles from the town of San Leandro on the creek of that name toward the lower part of the land. He afterwards moved farther up the creek where the town now stands, about three quarters of a mile from his original location. The original adobe home was destroyed by flood and rains many years ago so that no trace of its exact location has been discovered at this writing.

"Rancho San Antonio" and Rancho San Leandro were separated by San Leandro Creek, and at the time Estudillo lived on his Rancho, he possessed between two and three thousand head of cattle, eight hundred horses and five or six thousand sheep. The present City of San Leandro occupies a goodly portion of his holdings. Southeast of San Lorenzo Creek was Rancho San Lorenzo Bajo, owned by Francisco Soto, with one or two thousand head of cattle, and three or four hundred horses, while to the east of him was the San Lorenzo Upper Ranch owned by Don Guillermo Castro, with five or six thousand cattle and between two and three thousand head of horses.

Summertime was a busy time on the Estudillo Rancho, as it was during the summer months that

the cattle were slaughtered; usually the killing commenced about the first of July and continued until the first of October for their hides and tallow.

Estudillo was highly respected by the American officers who finally took formal possession of California, and one of his daughters at one time was taken prisoner on board Commodore Jones' ship and later released. An interesting sidelight regarding this episode is related by W. H. Davis who states: "In January, 1843, Don Jose Joaquin Estudillo accompanied by his wife and daughters, Dona Concepcion and Dona Maria Jesus, who a short time before had been taken prisoner, visited Captain Richardson's family at Sausalito, Mrs. Richardson and Mrs. Estudillo being sisters. During the visit, Captain Richardson, his wife, daughter and the Estudillo family were invited by Commodore Jones to a party on board the "Cyane." As they passed over the gangway of the vessel, the Commodore and his officers stood there to receive them, and showed the greatest warmth and courtesy toward them. Captain Richardson introduced Don Jose as the father of the young lady who a few months ago had been captured by the Commodore at Monterey. "What!" exclaimed the Commodore, "is this the father of the fair captive who, under the rules of war, I was compelled to make prisoner for a time?" and at the same time took Estudillo warmly by his hand, threw his arms around him and embraced him heartily, as was the fashion of Californians. After all the introductions were made and affable greetings extended, the Commodore showed the highest gallantry by remarking that the only thing he regretted was having to surrender Monterey after having taken it. They had a delightful entertainment, dancing until late in the evening, the ladies above mentioned being present.

In the spring of 1851 barley brought as high as

twelve and one-half cents per pound. Wild oats covered the hills and wild mustard grew tall and luxuriant on "Rancho San Leandro," while deer and all kinds of wild game were abundant, and blackbirds were so destructive that some of the settlers gave up in despair and sold out. Those who planted potatoes in 1852 realized a thousand dollars an acre, while the following year, they did not pay for sacking. At this period San Lorenzo was known as "Squatterville." The second location of the Alameda County Court House was on land owned by the Estudillos for \$1,200.00 in 1854 and twenty years later was moved to Oakland following the earthquake of 1868.

Estudillo had his property confirmed by the United States Government in July 1863. The land at that time being known as "Rancho San Leandro." The property of the old Estudillo Hotel was purchased by Prosper Godchaux, the father and grandfather of the present owners. The purchase occurred in 1874 when the LeRoy Estate completed the deal, having originally purchased the property from the Estudillo family. The grapevine planted in the arbor adjoining the hotel was taken from the original vines planted by the Peralta family and was in the year 1874 considered to be the largest and oldest grape arbor in California. Under the spreading branches of the arbor with its heavy load of delicious grapes came the elite from San Francisco to spend their week ends in conjovial sociability. The Estudillo Hotel was built in 1845 from lumber brought around the "Horn." The hotel besides being the meeting place of politicians of that era was a stage depot as well as host to the Iroquois Bicycle Club and several others. It served likewise as the starting point for many bicycle and auto races in the "nineties" and "twenties."

The third Estudillo home to be built in San Leandro is still standing, located at 1291 Carpentier

Street, on the opposite corner from the Catholic Church and is well worth paying a visit. It was originally built by Jose Estudillo in about 1849 of lumber brought around the "Horn." It was severely damaged in the earthquake of 1868, after which it was reinforced. The building consists of fourteen rooms with the first floor being constructed on ground, containing the kitchen and dining room, wine cellar, and several store rooms. One room to the rear was occupied by Indian servants who attended the family. The front of the home was surrounded by a white picket fence, with a watering trough and hitching post on the outside. As you entered the yard, you ascended a wide row of steps leading to the upper story, where a balcony surrounded the home on three sides. The upper floor served as living quarters for the family and guests, with bed rooms separated by a wide hall. As one entered through the main door, the room to the right facing the front was used as the reception room where social activities, marriages and sometimes Padres from Mission San Jose held religious services. Many times this room echoed to the merriment of laughing señoritas, with sparkling brown eyes, while on the veranda Spanish guitars strummed their ardent love songs in the silvery moonlight.

The Estudillos were famous for their open hospitality and even the Gringo was made to feel the warmth of their friendship, for theirs was the day of the cattle baron, the toss of spirited manes, the staccato beat of burnished hoofs, dashing horsemen, dainty señoritas and tantalizing old world melodies, such was the atmosphere that surrounded the home of this famous Caballero.

The present San Leandro Creek, which now is dry at most times of the year, was in early days very troublesome to the Spanish settlers who had occasion to cross its banks in pilgrimages to Mission San Jose,

especially so during the winter months. No bridges being present, and the fact that both men and women alike rode horseback as their only means of personal contacts with other ranchers, this at times proved a most serious handicap, as was the case in 1839, when a bridal party, numbering almost thirty persons, rode from Pinole to Mission San Jose. In crossing San Leandro Creek in the hamlet of San Leandro, San Lorenzo and Alameda Creeks, they experienced considerable difficulty. In returning the next day they found the streams still higher and the difficulty increased. On reaching San Leandro Creek they found the water so high that it was unsafe to cross, and the entire party was detained here for several days, accepting the hospitality of Senor Jose Estudillo.

The Spanish people were fond of playing "whist" and "twenty-one", their favorite dance being the waltz. Speaking of dancing, the Californians had one most unusual practice that I believe few people are aware of, and I will briefly describe the custom. This very fascinating and unusual amusement was undoubtedly brought with them from their native land in Spain and Mexico. During certain festive seasons of the year, when dancing, they practiced the habit of breaking, upon the heads of the opposite sex, eggshells filled with small pieces of brightly colored silver or gold paper, sometimes in the shape of stars; on occasions they even filled them with perfume or sweet scented cologne water. The act of breaking the egg so filled, required skill and daring as to catch the victim unawares. Usually the custom was more commonly practiced by the ladies breaking the egg over the gentlemen's heads, when their attention was otherwise occupied, following which a good laugh was enjoyed by all. Only one egg at a time was broken, as it was considered improper to use more than one egg on the same individual. When a gentleman was for-

tunate enough to break his unnoticed egg on the head of the fair sex, a beautiful picture was presented, as she danced under the subdued light of dozens of candles, her hair became a scintillating glow of sparkling diamonds, with the scent of magic from the mystic isles of paradise.

One may stroll around the grounds and reminisce of the bygone days that were. But even today there is much to hold ones attention. Directly in front of the home, the stump of the first pepper tree to be planted in Alameda County remains, while a stroll to the rear of the home brings to view, what is considered the oldest black fig tree in California, still bearing fruit. I am indebted to Mr. R. Powers, a former occupant of the house, who informed me, "the fig tree was originally brought from Spain by Jose's brother and planted at Old Town (San Diego) where it grew for three years, after which Joaquin persuaded his brother to permit him to ship the young fig tree to San Leandro by boat, planting it at his home, so I was informed." Another story was related regarding a young Spanish couple who were married at the Estudillo home in the early sixties. Following the ceremony, while strolling in the garden arm in arm, eating oranges, they carelessly threw their orange seeds to one side, and a short time later two orange trees sprang up, growing to goodly proportions, branches intertwined as if in an embrace of those who had given them birth in the fertile soil of San Leandro.

On the east side of the home are two olive trees imported from Assyria by the Estudillo family and close by, stands a large pear tree, being the gift from one of the friendly Padres of Mission San Jose.

Following the death of Jose Joaquin Estudillo, William Heath Davis was appointed manager of the Estudillo holdings, and the years 1856 and 1857 were the last years under his management. Davis and

Ward had much to do with the laying out of San Leandro. Toward the end of his management the Estudillo Rancho brought an annual income of more than \$40,000 for rental of lands. Upon the advice of Ward and Davis, the widow, Mrs. Juana Estudillo, and her children granted a deed to the county for a site for the Alameda County Court House, as well as 200 acres of land were also reserved for a town, which forms a portion of the present City of San Leandro. A hotel bearing the family name was also constructed on the present corner of Davis street and Washington avenue.

For over fifty years the property on which the old Estudillo home now stands has been owned by St. Leander's Parish of the Catholic Church. It was at one time known as the "Nugent House," deriving its name from that of Mr. Nugent, who married one of Estudillo's daughters, and resided in the house for a number of years. A tenant of the place for many years was Mr. R. J. Powers, (now deceased) who related many interesting stories to me regarding the family.

The "Estudillo Inn," as it was favorably referred to, formerly stood on the corner of Washington Avenue and Davis Street and was used as a stage stop for stages operating between Oakland and San Jose. The line was owned by Charles McLaughlin, and one of the regular stage coaches was for a number of years driven by the famous Charley Parkhurst, who was finally proven to be a woman: the secret only being revealed by her death.

One of the County's most interesting romances was climaxed in 1879 when Charles H. Cushing married Dolores Estudillo. A daughter, Miss Elsie W. Cushing, now residing in Oakland, is a first cousin to Miss Lilly Davis of 361 Estudillo Avenue, San Leandro. There are at the present time, three sisters and a

brother to Miss Cushing of Oakland. Mr. Doward and a sister residing in Oakland are members of the Nugent family; John Nugent having married one of the Estudillo daughters. Miss Lilly Davis and Mrs. Juanita Foot, both being granddaughters of Estudillo are still living, while a brother, Albert G. Davis resides in Southern California. Their father was Wm. Heath Davis, one of California's most noted historians.

In a facsimile copy of "The Californian" of March 15, 1848, is an advertisement of Wm. Heath Davis, and the first local mention of the discovery of gold at Sutter's Mill, January 24, 1848. Davis was an important property owner in the early days of San Francisco and was held in high esteem by all who knew him, having served on the city's town council at one time. He died at Hayward, April 19, 1909. His name has been perpetuated by both San Francisco and San Leandro, having streets named in his honor. One of his daughters, Miss Lilly Davis, still resides in the City of San Leandro, while a son George Davis of this city, passed away a few years ago.

Jose Joaquin Estudillo's mortal remains, rest at peace in the little graveyard beside old Mission Dolores in San Francisco, while his wife's body, Mrs. Juana Estudillo, lies in an unmarked grave in the present County Cemetery on the slope of the foothills near Fairmont Hospital. I have searched diligently to find the grave without success. What a shame that one who meant so much to this region should rest in an unknown grave.

Now let me acquaint you with another Estudillo who played an important role in the transition period of Southern California, because I believe his life also should prove of interest. Jose Antonio Estudillo, a brother to Jose Joaquin, was born in the City of Monterey in 1805 and spent most of his life in San Diego where he was given a grant of land. In later years

Jose Antonio Estudillo served under the U. S. rule as town treasurer and county assessor. He died in 1852. Don Jose Antonio was a man of excellent character, of good education for his time and country and of wide influence in the southern part of the State. His wife was Maria Victoria Dominquez, locally well known for her charities, who died in 1873, at the age of 72, leaving thirty grandchildren. Don Jose came to San Diego (Old Town) in 1823 and built his home in 1825 and was appointed Supervisor of all Missions upon their secularization by decree of the Mexican Government. His father was the first Mayor of Monterey. Ramona lived in the San Fernando Valley near the old San Fernando Mission and was married to an Indian at the Estudillo home (Ramona's Marriage Place) in Old Town at San Diego in 1834. I am sure you are all well acquainted with the love story "Ramona" made famous by Helen Hunt Jackson.

"Casa de Estudillo" (Ace-too-dee-yoh) was truly a home of Spanish aristocrats; their marriage having been performed in 1825. At one time their home was used as a sanctuary for the women and children during the battle in connection with American occupation. It was here also, you will remember, that the fig tree brought from Spain was planted, prior to its removal to San Leandro, that I have described in this chapter.

At San Diego lived Don Juan Bandini, a native of Peru, who married one of Jose Estudillo's daughters. He was a man of decided ability and of fine character. He owned several ranches in San Diego and Los Angeles Counties.

Jose Antonio Estudillo almost had the distinction of being named Governor of California in the early days. In the Mexican and Spanish days of our State, many governors served periods from a few months to years, and one of these in 1835 was Governor Figueroa, who, realizing he did not have long to live, resigned his

office on September 22, 1835, in favor of Jose Castro. According to Mexican law, in the absence of a duly elected Governor, the Speaker of the Legislature (Assembly) automatically became Governor. At the time Jose Antonio Carrillo was first Speaker, but being absent when the Assembly met, the honor should have reverted to the second Speaker, who was Jose Antonio Estudillo, while Castro was third. At the time Carrillo was in Mexico, so in accordance with the provisions of the Mexican law, in his absence, Estudillo as second Speaker was rightfully entitled to the Governorship. When the Territorial Legislature convened following Figueora's death, Senor Estudillo was in San Diego and upon learning of Castro's appointment immediately left for the State Capital of Monterey, where he demanded the Legislature appoint him as Governor, rather than Castro. Estudillo's request was not granted and Castro's appointment was ratified by the Assembly. His term of office, however, lasted but four months. Jose Antonio Estudillo was a brother of Jose Joaquin Estudillo of San Leandro fame and their father was Jose Maria Estudillo.

DON GUILLERMO CASTRO RE- QUESTS HIS GRANT

Don Guillermo Castro settled on a tract of land that today comprises all of Castro Valley, Hayward and part of San Lorenzo. Much lengthy litigation ensued between Castro and Soto regarding their respective rights as pertained to land grants, and in order to get the true picture of the area involved in this squabble, permit me to give you the exact wording of the description of the contested areas, in order that you may better comprehend the difficulty in describing the confines of Mexican grants.

The land was described in the first grant as follows: "One league, a little more or less, in the tract called San Lorenzo, the limits of which are from the creek of that name to that called "El Alto," pertaining to Don Jesus Vallejo, and from this creek, drawing a right line to pass by the rodeo, to the beach, and from this point to the first ridge which the hills form, excepting the number of varas which have been conceded in said tract to Don Guillermo Castro, which shall be determined at the time of possession." At the time the grant issued, Castro was the owner of a tract of six hundred varas square, upon which he resided. He, in October, 1843, obtained a concession to the said Soto on the side towards the beach. The main road alluded to crosses the tract from creek to creek, and it was contended by Castro that the main road was the western boundary of his land, and that the grant to him was a virtual settlement of the line between him and Soto, which in the grant to the latter had been left to subsequent adjustment. Proceedings were instituted to settle this dispute, and it was finally determined by compromise made with the approval of the Governor. The line thus settled was described in a document



drawn up for the purpose, which appears in the archives, and a copy of which is endorsed on both expedientes. The boundary of Castro, as thus settled, is as follows: "Commencing on the sanjon (or ditch) where it is parallel with the southern side of Castro's house, and down the sanjon towards the main road six hundred varas, from which point where they conclude by a straight line to the San Lorenzo Creek. The boundary on the other side of the sanjon is the margin (orilla) of the hills towards the plain, measuring ten varas up on the hills." These proceedings must be taken as a final and definite settlement of the eastern line of Soto's ranch, and as such it was acquiesced in and recognized by the parties. The line thus designated can, as appears from the proofs, be readily located, and the testimony of the neighbors, particularly that of Guillermo Castro, shows that the location as determined from the description in the agreement in no respect differs from the line as understood and recognized by the parties themselves and neighboring rancheros. On the 20th of January, 1844, Soto addressed a petition to the Governor, setting forth that the concession of the tract which he occupies, called San Lorenzo, expresses to have an extension of one sitio (league square), a little more or less; that the overplus which it may have towards the beach may be half a sitio, which he begs may be conceded to him, as, united with the other, it would be of much benefit to him. On this petition the Secretary reports that there is no objection to granting it, but that the petitioner must subject himself to the limits which his first title calls for, and to the agreement celebrated with Don Carlos Castro. On receiving this report the Governor acceded to the petition in the following words: "In conformity with the foregoing: Micheltorena." It is objected that this was not a valid

Illustration: INDIAN WOMAN GRINDING CORN—Method used on Estudillo and Castro ranchos.

grant of the sobrante or overplus. But, in the first place, it appears from the archives that the same formalities were rarely, if ever, observed in relinquishing a sobrante to the grantee within the general limits of whose grant it was found, as were deemed necessary in making an original concession or a grant of a sobrante to a stranger. The grant of a sobrante to him within whose limits it was found was little more than a waiver or release of the condition of the original grant, which restricted him to a specific quantity, and the original grant (that condition being struck out) would by its terms convey the whole land within the limits designated. At all events, there can be no doubt in this case that the Governor intended to accede to the petition, and the land having, under this grant, or promise to grant, been long occupied and enjoyed, and all the lands recognized as belonging to the grantee, the latter has, in any view, an equitable right which the United States are bound to respect. The important question, however, in the case, is as to the location of the southern boundary. The tract included within the original limits is claimed by the appellees to be in the form of a square, or parallelogram, and bounded on the east by a line between Castro and Soto as it was fixed by the agreement heretofore alluded to; on the south by the Alta and a line through the rodeo to the beach; on the west by the beach, and on the north by the San Lorenzo. It is contended on the part of the United States that neither the San Lorenzo nor the beach is a boundary of the tract, but that the southern line must be run from the point where the rodeo line or northern boundary strikes the beach, to the first ridge which the hills form. If such a line be drawn, it would form a diagonal to the square claimed by the appellees, and the tract would have a triangular shape, with the agreed line between Soto and Castro as its base on the east, and with its apex touching the beach at a mathematical

point. The language of the grant has already been quoted. The words, which, it is contended, call for this location, are as follows: "And from this creek (El Alto) drawing a right line, to pass by the rodeo to the beach, and from this point to the first ridge which the hills form, excepting," etc. It is claimed, and with much apparent reason, that the last line must be drawn from the "point" where the rodeo here strikes the beach to the first cuchilla, or ridge. If the word "punta" had precisely the signification of the English word "point" where the rodeo line strikes the beach as the point from which a straight line was to be drawn to the cuchilla for the southern boundary, the construction contended for would be unavoidable. But the language is a "straight line drawn to the beach, and from that point," etc. It does not in terms say, "and from the point where said line strikes the beach," it merely says "from that point" namely, from the beach. A reference to the beach generally by the term "punta" is certainly not in accordance with our use of language; but so far as I have been able to discover, such a construction of the term is not admissible in Spanish. If, however, there were no other guide to the intentions of the grantor, this construction might probably be deemed forced and unnatural. There are other considerations, however, which I think remove any reasonable doubt as to its propriety. In fixing the limits of land to be granted, both the law and usage of the Californians required them to adopt, as nearly as possible, a rectangular or square figure. This was not in all cases practicable, but in a country used almost exclusively for grazing, and where no fences were built, it became necessary to designate great natural objects as the boundaries of the tracts conceded. It seems therefore extremely improbable that in this instance the natural and obvious boundary afforded by the shore of a great estuary should be wholly neglected, and the

land should assume the form of a triangle, having only a mathematical point at its apex resting on the beach, while one of the sides should diagonally cross the center of a large plain with no visible object throughout its length, except at its extremities, to determine its location. This is the more improbable as the whole of the neighboring land had been before, or was subsequently, granted, and the piece of land excluded by the diagonal line alluded to, if not embraced within the grant to Soto, has remained for some unexplained reason the only piece of ungranted land in the vicinity. The original grant to Soto was for one league, within the limits specified. He subsequently, as we have seen, obtained the sobrante of about half a league more. This was after the boundary between him and Castro had been fixed. Taking, then, a boundary as determined, there is found within the limits claimed by him about one square league and a half, precisely the quantity granted to him in the two grants. But if the diagonal line be drawn as proposed, he would have but about two-thirds of a league in all, leaving his sobrante grant wholly inoperative, for even his first grant of one league could not be satisfied out of the tract so limited. It is to be borne in mind that Soto did not petition for an augmentation or extension, but for a sobrante or overplus, the excess within the original boundaries over and above the quantity to which he was restricted. This excess he states to be about half a league while he also mentions that his first grant was for one league. If, then, the limits of the land as designated in his grant, after the Castro line was fixed, included less than a league as is now contended, the petition for a sobrante of half a league more within those limits was absurd. Had he or the Governor supposed that the quantity already granted could not be found within the limits of the tract, it is not to be imagined that one would have asked for and the other con-

ceded half a league more within those limits. In such case he would have asked for, not a sobrante, but an augmentation, and would have obtained his additional quantity outside of and beyond his original boundaries. The fact that the land, according to the boundaries he contends for, is almost exactly the quantity (one league and a half) granted him, seems to me almost conclusive as to what he intended to ask for, and the Governor to give. The value of the land to the former inhabitants of this country, in a great degree, depended upon the existence of abundant supplies of fresh water, or "agua dulce," for cattle. The line proposed would not only form an acute angle at the beach, but would touch the San Lorenzo Creek only at a single mathematical point, thus cutting off all access to that stream, and either depriving the rancho altogether of fresh water, or else affording it at the El Alto alone for a short distance. The adjoining rancho at the south is bounded by the San Lorenzo and it is impossible that in fixing the limits of a cattle rancho access to that stream should have been denied to Soto, when the land between his rancho and it was unoccupied and ungranted, and the Governor was willing on his mere suggestion, to increase the quantity given him by an additional half league. If with these considerations in our mind we recur to the grant, its intention is obvious. It does not profess to give the boundary lines except on one side of the tract, but "its limits." Its longitudinal limits are declared to be from the San Lorenzo to the Alto, and the rodeo line to the beach. Having thus determined its length, the grantor indicates its breadth, viz: from the beach to the first crest of the hills. He does not mention any point in the crest of the hills, which would have been natural if he had intended to fix as a southern boundary an imaginary straight line drawn from the point where the rodeo line struck the beach to the crest; and the indefinite-

ness of his description, referring as it does to a line on the summit of a range of hills, rather than to a point on those hills, seems to show that the intention of the grantor was merely to fix the latitudinal limits of the tract, viz: the beach and the crest; rather than to describe a line as a precise boundary. But all doubt on this subject is removed, if the diseno produced is received as the original on which the grant was made. It is shown beyond any reasonable doubt that it was, with the other title-papers, placed in the hands of eminent counsel in this city, in whose custody it has ever since remained. By some oversight it was not put in evidence before the Board, A. M. Price, Francisco Arce, and Guillermo Castro testify that it is either the identical map or one exactly resembling that which was handed to Pico when about to give judicial possession to Soto. This map is unusually crude, but the form of the tract is sufficiently indicated to show it to be a square or parallelogram, with the beach as its western boundary. A further confirmation of these views is found in the report of Jimeno at the time of the dispute between the Governor and Castro. "It appears to him," he says, "convenient to measure to Soto the league, more or less, which has been granted him from the beach to the 'lomas,' or hills, but always on the side of the Arroyo del Alto, because those are the limits which have been marked out, and from these to have a league on the side of the Alto, from the beach to the hills, and from the Alto to the San Lorenzo, following Castro's boundary. The sobrante, after measuring the league, would have lain between the beach and the San Lorenzo, and would have been, as the testimony shows, about half a league in extent, if measured after the Castro line was determined, and it was precisely this sobrante of half a league which Soto asked for and obtained. If to all this be added the fact that Soto himself always claimed, and was regarded by his

neighbors as owning, the whole tract between the beach and the Castro line, and between the Alto and rodeo line and the San Lorenzo, the conclusion is irresistible that such are the boundaries of the true grant. The Board confirmed the claim to the land within these boundaries and I see no reason to reverse their decree.

On January 14, 1840, the Governor of the Department of California made the following order: "Don Guillermo Castro can establish himself upon the place called San Leandro, on the parts toward the hills, without passing beyond the line from north to south, formed by the springs on said place, not being permitted to make his fields in whatever part of all the land of 'San Leandro'." The concession being understood provisionally until the Governor may settle the boundaries which belong to Senor Jose Estudillo, who is actually established on the said site, and without prejudice to the Indians living thereon. Thus we see the second settlement in Eden Township was established. Don Guillermo Castro's adobe home formerly stood on the knoll presently occupied by the City Hall in the City of Hayward.

Mexican Governors who held office during the time that many grants were granted were the following: Pablo Vincente de Sola from 1822 to 1823; Luis Arguello from 1823 to 1825; and Jose Maria Echeandia from 1825 to 1831. Then followed a long reign of Spanish Governors, eight in all. The last Spanish Governor was Pio Pico, who was succeeded by two American Military Governors; namely, Commodore John D. Sloat 1846 and Commodore Robert F. Stockton 1846.

WILLIAM HEATH DAVIS MARRIES INTO THE ESTUDILLO FAMILY

*William Heath Davis, one of California's early pioneers, came from a Boston seafaring ship-owning family, although born in Honolulu in 1822. Wm. Heath Davis, senior, married a daughter of Oliver Holmes, another Boston ship master and a relative of Doctor Oliver Wendell Holmes. It is interesting to note that the shipping trade to the coast and to Hawaii was almost exclusively in the hands of Boston firms, from its beginning to the "gold rush." Davis' grandmother, on his mother's side, was a native of Hawaii, and her husband, Oliver Holmes, in addition to his trading operations, was at one time Governor of Oahu. He died in 1909.

William H. Davis was one of the first pioneer spirits who accompanied Captain John Sutter on his exploratory trip up the Sacramento River. It was on August 9, 1839, Sutter's fleet of ships assembled in San Francisco Bay, before starting their perilous journey which consumed about eight days in their trip up the river to where the City of Sacramento now stands. Each night the ships were tied up beside the river bank, and Captain Sutter would make excursions into the back country, seeking a suitable location to found his permanent camp, his idea being to settle and obtain a grant from the Mexican Government then in power. Undoubtedly, he must have had an understanding with that government before making the trip; in all probability with the Mexican Minister in the United States. When stopping along the banks of the river at night, there was very little rest to be found, on account of the immense multitude of mosquitoes which prevailed, exceeding anything they had ever experi-

[* Quoted by special permission of John Howell, publisher of *Seventy-five Years in California*, by William Heath Davis.]

enced before, and almost caused Capt. Sutter to question the wisdom of continuing up the river. After arrival at his destination he caused to be built an adobe fort and named his new home "New Helvetia." After resting a few days after the long journey, Davis returned by boat to San Francisco.

William H. Davis first visited the California coast in 1831, in the trading bark "Louisa" one of the many Boston vessels that touched the trading spots of the Pacific, under the guidance of inquisitive and venturesome Yankee skippers, gives an accurate account of the life, barter and primitive surroundings of the Missions, Posts, ranchos, and life of that period. Mexican rule, of course, prevailed. The comparatively few foreigners were fairly treated, and numbers of them were owners of large ranchos and fortunes. Davis did so well on the trip, and was so delighted with his adventure in this strange land, that he returned two years later in the trading bark "Volunteer." These Yankee traders gathered all the commodities in sight and docked at San Diego, Los Angeles (San Pedro), Santa Barbara, Monterey, San Francisco and other coast ports.

According to Davis, on his trips to San Francisco in 1833: "We anchored in a cove known as "Yerba Buena." Telegraph Hill was then known as "Loma Alto." At that time there were some half dozen barks from Atlantic ports, trading along the California coast, Alaska and the Hawaiian Islands. All that time Captain M. G. Vallejo, later General Vallejo, was in command at the Presidio. The population of the post was about two hundred and fifty men, women and children. The soldiers were Spanish, and all daring vaqueiros. At that time Capt. Vallejo had recently married Donna Francisca Benicia Carrillo. Fort Point was then garrisoned and known as Punta de Castillo, or Castle Point. A small number of foreigners were liv-

ing near the Post, among them Capt. W. A. Richardson, who owned the Sausalito ranch, and who was married to the daughter of the late Captain Ygnacio Martinez, who had been in charge of the Presidio Post preceding Capt. M. Vallejo; John Read of Ireland,



A highly stylized, cursive handwritten signature that reads "J. A. Sutter". The signature is enclosed within a large, decorative oval flourish.

CAPTAIN JOHN A. SUTTER

owner of the Read ranch, adjoining the Sausalito ranch, Tim Murphy and James Black, the latter of Scotland. Otters were then numerous in the bay and their skins

plentiful. Murphy hunted them and sold their pelts to the Boston traders for from \$40.00 to \$60.00 each. Richardson commanded a vessel and traded along the coast as far south as Valparaiso. Trade at that time was practically all barter, tallow and hides, sea otter and beaver skins being the currency. The latter animals were plentiful along the Sacramento and San Joaquin Rivers

One of the most colorful romances of early San Leandro was the ardent courtship of William H. Davis for the hand of Miss Maria Estudillo. As the trader Davis frequently called at the Estudillo home in San Leandro, the furtive glances he received from Senorita Estudillo awakened dormant sparks of love that finally culminated in their marriage. It was in the fall of 1842, on a sunny afternoon in the store of Don Jose Antonio Aguirre in Santa Barbara, where he called to sell Senor Aguirre a bill of goods, that he again met Maria Estudillo and definitely decided to seek her hand in wedlock. At the time, she and her father, Don Jose Joaquin Estudillo, were house guests of Mrs. Aguirre, a niece of the latter and first cousin to the former. Father and daughter were waiting for the departure of the "Joven Guipuzcoana", to book passage for their return to their home in San Leandro, on the east side of San Francisco Bay. It was on this trip the senorita was made prisoner of war by Commodore Jones, when the Mexcan ship was captured.

After gaining permission from both the parents of Miss Estudillo (it being the custom to gain the parents' consent first), Mr. Davis' proposal was accepted and a wedding procession wended its way to old Mission Dolores, where an elaborate ceremony took place in November of 1847. Following the ceremonies, the Davis's made their home in East Oakland, near the San Leandro line. An early chronicler describes the ceremony by stating the bride was carried by her Un-

cle, Don Jose Martinez, to Mission San Francisco de Asis, on a spirited black horse from Pinole, which was taken from his own caponera of blacks. It was in keeping with the ancient custom on such occasions for a relative thus to convey the bride, if she was not mounted herself, as carriages and buggies were not in use at so early a period. The animal was superbly caparisoned with gold and silver mounted saddle and bridle, and Don Jose was dressed in the costly festal habiliments of olden times.

The first brick building constructed in San Francisco was erected in September, 1849, by William Heath Davis, on the northeast corner of Montgomery and California streets. While the building was being erected, enterprising citizens of Benicia, a rival metropolis at that time, made a proposition to transport all the bricks and material to Benicia and erect the building there gratis. A fine site was offered free of cost. Davis declined the offer, but the bitter rivalry between San Francisco and Benicia continued unabated, with increasing jealousy. The brick building was later leased to the U. S. Government for a Customs House, in June of 1850. The rental was fixed at \$3,000 a month. The structure was destroyed in the big fire of 1857. Davis lost a tremendous income, but through shrewd business dealings soon regained much of his lost fortune.

After leaving San Francisco, Davis moved across the Bay and undertook the management of the Estudillo Estate. The years 1856 and 1857 were the last years under his management, following the death of Senor Estudillo. Davis had much to do with the laying out of the present city of San Leandro, and under the able leadership of Ward and William Heath Davis, the income of the Estudillo Rancho was more than forty thousand dollars yearly for land rentals. This enabled Davis and Ward to discharge most of the liabilities that were incurred in the expensive litigations to re-

cover the productive lands of the Rancho. It thereafter produced a large revenue to the family from the very men who originally were adverse to Estudillo's title. When W. H. Davis ceased to be one of the business managers the estate was left with more money due from the sales of land, than the Rancho was owing.

While Mr. Ward and Mr. Davis were canvassing the County, in the interest of San Leandro, a plan was submitted by them to Mrs. Estudillo and her children to lay out a town for the coming County Seat, which they hoped might prove to be successful. San Leandro won the election, and a deed was executed to the County, by the family, for a site for the county building. Two hundred acres of ground were also reserved and a town was mapped, which is a portion of the present city of San Leandro. The Estudillos had several years previously built the Estudillo Hotel on the corner of the present Davis and Washington streets.

Mr. Davis was completing material for the book that bears his name, "Seventy-Five Years in California," when the fire of 1906 in San Francisco destroyed most of his manuscripts and his book was finally published from notes found at his home, by John Howell.

William Heath Davis passed away at the ripe old age of eighty-four in 1909 and one daughter Miss Lilly Davis of this city still survives him. In his memory both San Francisco and San Leandro have named streets for him. Undoubtedly he ranks next to Bancroft as one of California's most outstanding historians.

ROBERT LIVERMORE—First Anglo Saxon

Between the time when Jedediah S. Smith led the way overland to California in 1827, until gold was discovered twenty-one years later, there were not many Americans who sought homes within its borders. Mr. John Marsh is authority for the statement that in 1846 California had 7,000 persons of Spanish descent; 10,000 civilized or domesticated Indians; about 100 English, Scotch and Irish; about 50 Italians, Germans and Frenchmen; and about 700 Americans. It was a number of years after the first arrivals before there were any newspapers; and years later than that, before counties were sufficiently populated to justify historical publications. When the time did arrive for such undertakings, a considerable lapse of time had occurred, and much had to be taken for granted that was hearsay and far removed from the original sources of information. It would be an impossibility to record in exact order, with no omissions, the names and dates of the arrivals of the first fifty.

Robert Livermore, American pioneer, after whom is named the fertile Livermore Valley, in which stands the prosperous town also so called, was born in Bethnal Green, London, England, in the year 1799, and there remained until 1823, when he entered the naval service of Great Britain, taking part in several notable sea fights, being for some time on the South American Coast under Lord Cochrane, afterwards Earl of Dundonald, when that famous Admiral was in command of the Peruvian fleets. He subsequently entered the merchant service, and while serving in that branch of the marine service came to Monterey in the year 1820. He soon after took to a shore-going life, and proceeding to the Pueblo de San Jose, there became acquainted with his future partner, Noreiga. Having

worked for some time in the vicinity of the pueblo on the ranch of Juan Alvarez and there acquiring the Spanish language, he soon became a great favorite among the Mexicans, his fair hair and captivating manners making him especially liked among the gentler sex. Not long after he removed to the Rancho Agua Caliente, or Warm Springs, where he stayed with the family of Higuera, and quickly finding favor in the eyes of one of the daughters of the house, secured her for a companion through life.

We next hear of Robert Livermore in what is now the Sunol Valley, where building an adobe residence, he located and entered upon the raising of stock and cereals. He was here joined by his old comrade Noreiga, and with him developed the idea of securing a rancho in the neighboring valley, then a wilderness of wild oats and chaparral and the homes of large and small game. In 1835 he settled on the Las Pocitas Rancho, in Livermore Valley—the grant being secured in 1835—and subsequently purchasing the interest of Noreiga, there resided until the day of his death, which occurred in February, 1858. His estate he left to his wife and eight children. Robert Livermore was essentially a good man and true, and was of that grit of which the proper pioneer is made. His hospitality was unbounded, his open hand and heart knew no stint, he died as he had lived, respected by all who knew him. A volume could be written upon his many virtues, let it be our duty to here, as well as in other portions of this work, perpetuate his name in the annals of Alameda County. Robert Livermore's mortal remains lie buried beneath the altar of the present Catholic Church on the west side of old Mission San Jose, an honor rarely accorded anyone.

The eldest son, named after his illustrious father, was born in Santa Clara County in the year 1840, and there remained until 1847, when he came to his

father's Rancho now Livermore Valley. He married November 25, 1861, Senora Teresa Bernal, and had six children, viz.: Isabella, Victoria, Charles, Katie, Nicholas and Delphina.

The Rancho Las Pocitas was originally granted to Don Salvio Pacheco, who also owned the Rancho Montel del Diablo, but in 1839 (the year in which he acquired it) transferred his interest to Jose Noreiga, a Spaniard, and to Robert Livermore, mentioned above in this chapter. The latter owners took possession April 10, 1835, and erected a house near Pocitas Creek.

OAKLAND FROM LITTLE ACORNS GREW

The magnificent live oaks, beneath whose grateful shade reposed the herds of Spanish ranchers, when the rural quietude was first broken by the appearance of the pioneer, suggested the name Oakland. At the beginning of the year 1850 not a permanent settler was within the present corporate limits of the city. It had frequently been visited by American explorers, hunters, and adventurers, but no one had secured a foothold. The first to make an effort in that direction was Colonel Henry S. Fitch, who obtained a verbal agreement from Peralta, the owner to convey to him a large tract of land, but the trade was never consummated. In the summer of that year three men came upon the scene, whose names will ever be associated not only with the early, but with the later history of the city. These men were Horace W. Carpentier, Edson Adams, and A. J. Moon. They were decisive, far-seeing men, who unquestionably had an especial care for their own interests, but in that particular were not distinguished above most Americans who sought their fortunes upon this coast in 1849 and 1850. Nothing scarcely had assumed form and consistency in the new State. Most of the arable land in the valleys had been covered with Spanish and Mexican grants, the boundaries of which were often indefinite, and the claims in many cases believed to be invalid. Nearly all the grants were at some time "squatted" upon, in the belief that they would become government land. In many cases these grants were rejected, and the lands thrown open for settlement.

As a matter of fact, the land whereon Oakland stands was the property of the Peraltas. Whether this fact was clear to Carpentier, Adams, and Moon,

we are unable to say. At all events they located upon the present site of the city, at a point near the foot of Broadway. They were considered by Peralta trespassers, and a writ of ejectment was procured from the County Court at Martinez, by which it was sought to remove them. A compromise was effected by which they obtained a lease. A town was laid out, and in a very short time settlers were numerous.

In 1852 Carpentier, who was a lawyer by profession, and had held an official position in the Senate of the State, procured the passage of an act by the Legislature, then sitting at Benicia, entitled "An Act to incorporate the town of Oakland, and to provide for the construction of wharves thereat." Upon this legislative act follow consequences that have entailed most vexatious litigation, causing bitter animosities, and perhaps materially affecting the future of the city.

The act referred to was approved May 4, 1852, at which time the territory incorporated was within the County of Contra Costa. The act was in the following language: "The inhabitants of the district of country hereinafter described, are hereby declared to be incorporated under the provisions of an act to provide for the incorporation of towns, passed March 27, 1850, with the style of the town of Oakland, and by that name they shall have perpetual succession; may sue and be sued, and may purchase, receive, and hold property for their common benefit, and sell or otherwise dispose of the same. The boundaries of said town shall be as follows: On the northeast by a straight line at right angles with Main Street, running from the Bay of San Francisco; on the north to the southerly line of the San Antonio Creek or estuary, crossing Main Street at a point three hundred and sixty rods northeasterly from Oakland House, on the corner of Main and First Streets (as represented on Porter's maps of Contra Costa on file in the office of

the Secretary of State); thence down the southerly line of said creek or slough to its mouth in the bay; thence to Ship Channel; thence northerly and easterly by the line of Ship Channel to a point where the same bisects the said northeastern boundary line.

“The corporate powers and duties of said town shall be vested in a Board of Trustees, to consist of five members, who shall be elected by the qualified electors of said town on the second Monday of May in each year, and shall hold office for the term of one year or until their successors are qualified, provided, that they shall receive no compensation for their services.

“The Board of Trustees shall have power to make such by-laws and ordinances as they may deem proper and necessary, to regulate, improve, sell, or otherwise dispose of the common property; to prevent and extinguish fires; to lay out, make, open, widen, regulate, and keep in repair all streets, roads, bridges, ferries, public places and grounds, wharves, docks, piers, slips, sewers, wells, and alleys, and to authorize the construction of the same. And, with a view to facilitate the construction of wharves and other improvements, the land lying within the limits aforesaid, between high tide and Ship Channel, are hereby granted and released to said town, provided that said lands shall be retained by said town as common property, or disposed of for the purposes aforesaid; to regulate and collect wharfage and dockage; to secure the health and cleanliness, ornament, peace, and good order of said town; to organize and support common school; to license and suppress dram shops, horse-racing, gambling-houses and houses of ill fame, and all indecent and immoral practices, shows, and amusements; to regulate the location of slaughter-houses, stables, and places for the storage of gunpowder; and to pass such other laws and ordinances as in their

opinion the order, good government, and general welfare of the town may demand."

The City of Oakland, in different ways, has been the subject of much legislative action since its incorporation, but out of this act directly has grown the vexed "water-front" question which, hitherto and still remains the question of paramount interest. The passage of this act was procured by Carpentier, who had at the preceding session of the Legislature held an official position in the Senate.

At an election held under charter, a Board of Trustees was elected, consisting of the following named gentlemen: A. W. Burrell, A. J. Moon, Edson Adams, A. Marrier, and H. W. Carpentier. The latter did not qualify, and A. Staples filled the vacancy. It will be seen that the property subject to the almost unrestricted control and disposal of this board was the extensive water rights appurtenant to the town. At that particular time this property was not generally considered of much value, and had Oakland remained a hamlet of some few hundred inhabitants the disposition made of it would probably have been less severely criticised but from the day Carpentier, Moon, and Adams made their appearance upon the scene the growth of the place never abated, and at length the value of this property became almost incalculable.

At, and immediately subsequent to its incorporation the town was growing rapidly, and demands arose for improvements in the facilities for trade and travel. Wharfage was inadequate, school-houses, there were none.

On the 17th day of May, 1852, Mr. Burrell introduced an ordinance "for the disposal of the water-front belonging to the town of Oakland, and provide for the construction of wharves." This ordinance was passed by the council without a dissenting vote, and to Horace W. Carpentier, his heirs and assigns for the term of

thirty-seven years, was granted the use of the waterfront and the exclusive right to erect wharves and docks, and collect tolls and wharfage.

In consideration of these privileges he was to erect a schoolhouse and build three wharves, one at the foot of Main Street, and others at the foot of F or G, and E Streets. As originally passed this ordinance imposed certain restrictions upon Carpentier as to rates of wharfage, etc.; but these restrictions were removed at the following meeting of the board, and at a later meeting the title to all the lands lying between high tide and Ship Channel, within the corporate limits of the town, were confirmed to Carpentier, his heirs and assigns, forever.

On the 12th day of July, 1853, the Board of Trustees received a communication from Carpentier, stating that he had built a "substantial, elegant, and commodious schoolhouse," and that free school was at the time maintained at his own expense. The schoolhouse stood on the corner of Clay and Fourth Streets. The wharves were completed in compliance with the terms of the contract, and on August 27, Mr. Carpentier notified the board that he had expended about twenty thousand dollars in their construction, but that he was willing to abandon the collection of wharfage, provided the board would undertake to perpetually keep the wharves in good order and repair. This proposition was declined by the trustees, a fact usually overlooked in criticising the conduct of Carpentier.

About this time a clamor was raised for the recovery of the waterfront by legal process, and the action of the Board of Trustees was denounced as illegal and dishonest.

On the 25th day of March, 1854, an act incorporating the "City of Oakland" was approved by the Governor. This act did not affect the legal status of the "town" as related to the waterfront.

Under the new charter, H. W. Carpentier was elected the first Mayor of the City of Oakland, and on the 9th day of April he transmitted to the first City Council the Mayor's message.

The next legislative action affecting the city was in May, 1861, when the act of 1854 was amended. By this act the Common Council was empowered to ratify and confirm any ordinance of the town of Oakland, and in 1862 a special act of incorporation was passed which confirmed and made valid all ordinances passed by the town of Oakland.

The Western Pacific Railroad had not decided upon the location of the western terminus, and many towns along the bay eagerly coveted this prize and pressed their claims for preference. The only apparent objection to Oakland being made the terminus was the fact that the harbor privileges had been conveyed, and the city had nothing to offer the railroad company as an inducement. Immediate action became necessary, and the Common Council, in the summer of 1867, took steps towards a vigorous prosecution of the city's claims to the property conveyed to Carpentier fifteen years before. That eminent lawyer, the lamented John B. Felton, was retained by the city, and promised a portion of the land, contingent upon his recovery of the city's demands.

Shortly thereafter the terms of a compromise were agreed upon, and application was made to the Legislature for powers to enable the city government to carry the compromise into effect. The Legislature passed an act in compliance with the application.

One of the parties to this famous compromise was the "Oakland Waterfront" Company. It was incorporated in April, 1868, with a capital stock of five million dollars. It was essentially a branch of the Western Pacific Railroad Company.

To facilitate the compromise was the real object

in moving its incorporation, but its objects as stated in the certificate of incorporation, was "to build, construct, acquire, own, hold, manage, use, and control wharves, docks, basins, dry docks, piers, and warehouses in the City of Oakland, State of California, or elsewhere, and to lease or sell, convey, or otherwise dispose of the same; to borrow and lend money; to engage and carry on the business of commerce, foreign and domestic; to purchase, acquire, manage, hold, control, hypothecate, mortgage, encumber, lease, sell, convey, or otherwise dispose of the water front of said city, and any tide, submerged and overflowed, or other lands in the City of Oakland or elsewhere, together with the rights, privileges, and franchises connected therewith or appurtenant thereto; and also any other property, real, personal or mixed, chooses in action, rights, privileges, and franchises."

The first trustees of this company were E. R. Carpentier, Lloyd Tevis, H. W. Carpentier, John B. Felton, Leland Stanford, and Samuel Merritt. H. W. Carpentier was President; Samuel Merritt, Vice President; Lloyd Tevis, Secretary; and Leland Stanford, Treasurer.

Upon the organization of this company, Carpentier executed the following conveyance:

"This indenture, made the 31st day of March, 1868, between Horace W. Carpentier, party of the first part, and the Oakland Waterfront Company, party of the second part, witnesseth: That the said party of the first part, in consideration of the sum of five dollars to him paid by the said party of the second, the receipt whereof is hereby acknowledged, hereby gives, grants, sells and conveys to the said party of the second part, its successors and assigns, the following described premises, to wit:

"All of the waterfront of the City of Oakland, that is to say, all the lands, and all the lands covered

with water lying within the limits of said city, between high tide and Ship Channel, being the water-front lands within the boundaries described and granted in, and defined by, the act entitled "An Act to incorporate the City of Oakland, and to provide for the construction of wharves thereat" approved May 4, 1852. And the act entitled "An act to incorporate the City of Oakland", passed March 25, 1854, and repealing certain other acts in relation to said city, approved April 24, 1862; together with all the privileges and appurtenances, rights and franchises, thereunto appertaining and belonging; together with all rights to collect tolls, wharfage and dockage thereon and therefrom, and all lands, rights, privileges, and franchises of every kind and nature, which have been heretofore acquired by the party of the first part from the town of Oakland and the City of Oakland. Excepting therefrom, however, so much of the said water-front as lies between the middle of Washington Street and the middle of Franklin Street, extended southerly to a line parallel to Front Street, and two hundred feet southerly from the present wharf, according to the map of the City of Oakland, with the rights of wharfage and tolls thereon; to have and to hold the aforesaid and aforegranted premises to the said party of the second part, its successors and assigns, to their use and behoof forever."

The famous compromise, in consideration of which the above conveyance was made, is in the following language:

"This indenture, made the first day of April, 1863, between the Oakland Water Front Company, party of the first part, the Western Pacific Railroad Company, party of the second part, the City of Oakland, party of the third part, Horace W. Carpentier, party of the fourth part, John B. Felton, party of the fifth part, and Leland Stanford, party of the sixth part.

“Whereas, the said Horace W. Carpentier, by deed bearing date of March 31, 1868, conveyed to said Oakland Water-Front Company the water-front of the City of Oakland, and certain rights and privileges, and franchises, as by reference to said deed will more fully appear.

“And whereas, the said deed was executed and delivered to the said Oakland Water Front Company, upon the express trusts and subject to the covenants herein set forth.

“Now, know all men by these presents, that the said Oakland Waterfront Company, in consideration of said conveyance and the said premises and in further consideration of one dollar, to be paid to the other parties herein named, the receipt whereof is hereby acknowledged, doth hereby declare and make known that it holds the said premises, conveyed by the said deed upon the following express trusts, and subject to the following covenants and agreements, to wit:

“First, the said Western Pacific Railroad Company shall, with reasonable diligence, and within three months of this date, select from and locate upon the premises described in said deed five hundred acres thereof, in one or two parcels, in the form of squares, or parallelograms, with right, acute, or obtuse angles, but not so as to include an aggregate frontage on ship channel exceeding one-half mile in length; also to select and locate within said time over the remainder of said premises, not exceeding two strips of land, each strip to be not more than one hundred feet wide at grade, for the track or tracks of its railroad from high water mark to such parcel or parcels and between the same; and the said Oakland Water Front Company hereby covenants and agrees with the said party of the second part, that it will, at any time after such selection and location, upon demand convey, by proper conveyance or conveyances, the said strips of land thus

selected and located, to the said party of the second part, which said conveyance or conveyances shall contain a covenant or agreement that the said parcels, or either of them, shall be located out to a westerly water front of twenty-four feet depth of water at low tide; no land shall be sold westerly therefrom, and no obstruction or impediment shall ever be placed or put in front or westerly of the same, or anything done to prevent the free and unobstructed approach and access of vessels to said parcels.

“Second, and the said party of the first part hereby further covenants and agrees that it shall and will, upon demand, convey to the City of Oakland so much of the said premises as lies between the middle of Franklin Street and the easterly line of Webster Street, and extending out to a line parallel with First Street, and two hundred Feet southerly of the present wharf at the foot of Broadway, in the City of Oakland, according to the map of said city, with the right of dockage and wharfage and tolls thereon.

“And the said party of the first part further covenants and agrees that it will, within a reasonable time, designate and dedicate, as a navigable water-course, for public use, the channel of San Antonio Creek from ship channel to the town of San Antonio, to a width of not less than two hundred feet over the shallow water at the bar, and three hundred feet wide above that place, subject to and reserving the right, however, to build bridges across said channel, with suitable draws.

“Third, the said party of the first part hereby further covenants and agrees that it will issue to the said Horace W. Carpentier fifty-hundredths, equal to twenty-five thousand shares of its capital stock; also issue to the said John B. Felton ten-hundredths, equal to five thousand shares of its capital stock; and also issue to the said Leland Stanford the remaining forty-

hundredths, equal to twenty thousand shares of its capital stock.

“Fourth, the said party of the first part hereby covenants and agree that it will and does hereby authorize the City of Oakland, or other parties, to construct a dam above the Oakland Bridge, across the estuary of San Antonio, which lies between Oakland and Clinton, so as to retain the water and keep the land above submerged to high-tide mark, for the use of the owners of the adjoining lands and the public.”

Simultaneously with the above, a like agreement was made by the railroad company, of which the following is the substance:

“Agreement with the Western Pacific Railroad Company and Leland Stanford: Articles of agreement made this 1st day of April, 1868, between the Western Pacific Railroad Company, party of the first part, and Leland Stanford, party of the second part, and the Oakland Waterfront Company, party of the third part.

“Whereas, Horace W. Carpentier has, by deed bearing date of March 31, 1868, conveyed the waterfront of the City of Oakland, and certain rights, privileges, and franchise to the said party of the third part.

“And whereas, the said party of the third part has executed and delivered to the said party of the first part, bearing even date herewith, an agreement to convey certain portions of said premises to the said party of the first part, which deed and agreement are hereby referred to for greater certainty.

“Now the said party of the first part hereby covenants and agrees, in consideration of such conveyance of said premises, that upon such conveyance or conveyances being made so as to vest a good title in fee-simple in said premises and said party of the first part, and upon the performance and execution by the municipal authorities of the City of Oakland of all in-

struments, ordinances, acts, and proceedings necessary to perfect, complete, and make good the title to said premises described in the said deed from the said Carpentier to the said Oakland Waterfront Company, and which is to be done within a reasonable time from this date, it will within eighteen months thereafter, purchase and complete a railroad connecting from its main line to the said parcel or parcels thus selected by it, or one of them, and will within said time complete such connecting railroad thereto; and further, will and with reasonable dispatch, proceed and construct or erect and construct on said selected parcels, or one of them, the necessary buildings and structures for a passenger and freight depot, for the use of its said railroad, expending upon said premises within three years not less than five hundred thousand dollars in gold coin, but not including therein the purchase of existing improvements thereon. And if the said party of the first part shall fail, neglect and refuse to provide such connecting railroad, and to make such depot buildings, and expend the said sum of money within the said three years, the said five hundred acres thus conveyed shall be forfeited, and the same shall be conveyed by said party of the first part to the City of Oakland."

Following the completion of the contract between the above parties, the Common Council of the city ratifies the compromise by the following ordinances:

"An ordinance for the settlement of controversies and disputes concerning the waterfront of the City of Oakland, the franchise thereof, and other matters pertaining thereto:

"Section 1. The claims, demands, controversies, disputes, litigations, and causes of action heretofore existing between the City of Oakland on the one part, and Horace W. Carpentier and his assigns of the other part, relating to the force, validity, and effect of a

certain ordinance passed by the Board of Trustees of the town of Oakland, on the 18th day of May, 1852, and enrolled May 27, 1852, signed by A. Marrier, President of the Board of Trustees, and F. K. Shattuck, Clerk of said Board, entitled "An ordinance for the disposal of the water front belonging to the town of Oakland, and to provide for the construction of wharves, "wherein and whereby, for the consideration named, the waterfront of said town, that is to say, all the lands lying within the limits of the said town of Oakland between high tide and ship channel, as described in the act of the Legislature for the incorporation of said town, passed May 4, 1852, together with all the privileges, rights, and franchises therein mentioned, were sold, granted, and released to Horace W. Carpentier and his assigns.

"And also in relation to the validity, force, and effect of a certain conveyance executed and delivered to the said Carpentier of the said waterfront, dated May 31, 1852, by the said A. Marrier, President of the said Board of Trustees, under and in pursuance of said ordinances. And also in relation to the force, validity, and effect of a certain other ordinance passed by the Board of Trustees on the 30th day of December, 1852, entitled. An ordinance to approve the wharf at the foot of Main Street, and to extend the time for constructing the other wharves, which said ordinance was enrolled January 1, 1853, and signed by the President and Clerk of the said Board of Trustees, wherein and whereby the said first mentioned ordinance and the said deed of conveyance were recognized and approved. And also in relation to the force, validity, and effect of a certain other ordinance entitled "An ordinance concerning wharves and waterfront" passed on the 27th day of August, 1853, by the said Board of Trustees, which said ordinance was enrolled, dated August 27, 1854, and was

signed by A. W. Burrell, President, and A. S. Hurlbutt, Clerk of said Board of Trustees, wherein and whereby the said first mentioned ordinance was in all things ratified and confirmed, and the said waterfront again granted, sold and conveyed to the said Carpentier in fee-simple forever, are hereby compromised, settled, and adjudged; and the said above mentioned ordinance and conveyance are made valid, binding, ratified and confirmed, and all disputes, litigations, controversies, and claims in and to the franchises and property described in said ordinances and deed of conveyance, and every part thereof, are abandoned and released by the said City of Oakland to the said Carpentier and his assigns, upon the following conditions, to wit: that the said Carpentier and his assigns shall convey, by proper and sufficient deeds of conveyance, all the property and franchises mentioned and described in said ordinance and deed of conveyance herein before referred to, to the Oakland Waterfront Company, to be used and applied in accordance with the terms, conditions, stipulations, and agreements contained in certain contracts between the said Oakland Waterfront Company, and the Western Pacific Railroad Company and other parties, bearing even date herewith, with the exception in the said agreement specified; but nothing herein contained shall be deemed to affect any rights of the San Francisco and Oakland Railroad Company, derived under an ordinance of the City of Oakland, passed the 20th day of November 1861."

This ordinance was passed on the night of April 1, 1868, and on the following night a second ordinance, relating to the same matter, was passed; "An ordinance finally settling, adjusting, and compromising the question of the waterfront."

"Section 1. It appearing to the satisfaction of the Council that all the terms, and conditions of a

certain ordinance, heretofore passed, entitled "An ordinance for the settlement of controversies and disputes concerning the waterfront of the City of Oakland, and franchises thereof, and other matters relating thereto, have been fully satisfied and complied with by Horace W. Carpentier and his assigns, all the ordinances and deeds therein mentioned and described are hereby finally ratified and confirmed; and all disputes, controversies, claims, demands, and causes of action heretofore existing between the City of Oakland on the one part, and Horace W. Carpentier and his assigns of the other part, relating to the force and validity of the said ordinances and deed are hereby abandoned and released by the said City of Oakland to the said Carpentier and his assigns; provided, that nothing herein contained shall release the right of the said City of Oakland to the reversion of the property, franchises, and rights released, as provided in the contract between the Western Pacific Railroad Company and the Oakland Waterfront Company, in case said City of Oakland shall become entitled to the same under said contract."

These proceedings had, and the vexed question was settled. Oakland was made the railroad terminus, and the railroad company has expended vast sums of money in the construction of works. No subject has so occupied the attention of the citizens of Oakland as that of the waterfront, and much ill feeling has at times been displayed. Indeed, a clamor was raised as late as the summer of 1877 in favor of taking legal steps to open the case from the beginning. The particular occasion for this demonstration was the dedication by the Oakland Waterfront Company to the city of "the channel of San Antonio Creek from ship channel, in the Bay of San Francisco, to the town of San Antonio, said channel or navigable water-course to be width of four hundred feet." The width of channel

dedicated was deemed insufficient for the future commercial wants of the city.

Because of the fact the Federal Government has spent millions of dollars during the present war for naval depots and airports, some of which has taken from Oakland much of her most valuable industrial water frontage, we have endeavored to give the salient points in this famous controversy without comment upon means and motives, and now return to an interesting historical period that antedates the exciting and turbulent times subsequent to the year 1850.

More than a century ago—1776—Luis Maria Peralta, a native of Cadiz, Spain, came with a party of adventurous emigrants to the Presidio of San Francisco. He was a soldier by profession, and for forty years of his life was spent in the military service of his country. For fifteen years he was commander at the pueblo of San Jose. He married Marie Lolereto Alviso, by whom he became the father of ten children—five sons and five daughters. The sons were named Cresanto, Ygnacio, Domingo, Antonio Maria, and Vicente. The daughters, Teodora, Trinidad, Josefa, Guadalupe, and Maria Luisa.

In consideration of meritorious services rendered his country, and of having a large family, the Spanish Government, by Pablo Vicente de Sola, on the 23rd day of August, 1820, made Peralta, what later years has proved to be, the most magnificent grant ever made of California lands. It extended from the "deep creek of San Leandro" to "a hill adjoining the sea beach", the northwestern extremity of Alameda County. This grant was afterwards confirmed by the Mexican Government, and Don Luis Peralta became the absolute owner of this princely estate of nearly five leagues of land.

The family mansion was located near the foot of the hills, about two miles north of San Leandro. Per-

alta himself never resided upon the Rancho de San Antonio, as this grant was called, but acquired another grant in Santa Clara County, and had his residence at San Jose.

For years the whole domain between the San Leandro Creek and the Contra Costa line was uninhabited by a single white man, save the members of Peralta's family and their retainers.

The old soldier's surroundings and mode of living were truly patriarchal. Of horned cattle, five thousand head grazed among the oak trees, where now are busy marts of trade, schools of learning, and homes of wealth and refinement.

Sometimes, in favorable weather, the bay was crossed by Peralta's former companions in arms from the Presidio of San Francisco, to participate in the rodeos and enjoy the social festivities on the Contra Costa.

Three of the daughters of Peralta contracted marriage with other leading Spanish families of the province. Teodora married Mariano Duarte, Maria Luisa married Guillermo Castro, and Trinidad married Mariano Castro.

The sons of Peralta enjoyed the property in common, and dwelt together near the foothills north of San Leandro until the year 1842, when their father parceled out the Rancho among them, giving to each an equal portion, and marking the boundaries by natural objects. The dividing lines extended from the crest of the hills to the bay. Domingo received the northermost quarter, that whereon Berkeley is situated. Vicente received the next southerly portion, that whereon the City of Oakland is situated. To Antonio Maria was given the quarter embracing the Encinal de San Antonio (Alameda) and what is sometimes referred to as Brooklyn. Ygnacio took the southeasterly portion and continued to reside in the family adobe.

At the time of this partition it is difficult to say whose had greatest intrinsic value. It is quite likely that the quarter given Ygnacio, who was the eldest son, was regarded the most valuable by the father. Beyond the cultivation of sufficient grain and vegetables to supply the family necessities, the only value of any of the soil possessed was for grazing purposes.

Having received their portions, the brothers took up their residence on their respective estates. Domingo near the Contra Costa line, Vicente north of Temescal, Maria Antonio in Fruit Vale, and Ygnacio remaining at the homestead near San Leandro.

The herds were divided, four estates were created, and the lives of these landed proprietors were passed in Arcadian tranquility.

Occasionally the booming of a cannon at the Presidio announced the arrival of a trading vessel. Few neighbors and no strangers were in the valley. Until 1846 almost no intimation of a change in the quiet, pastoral life they were leading had been given.

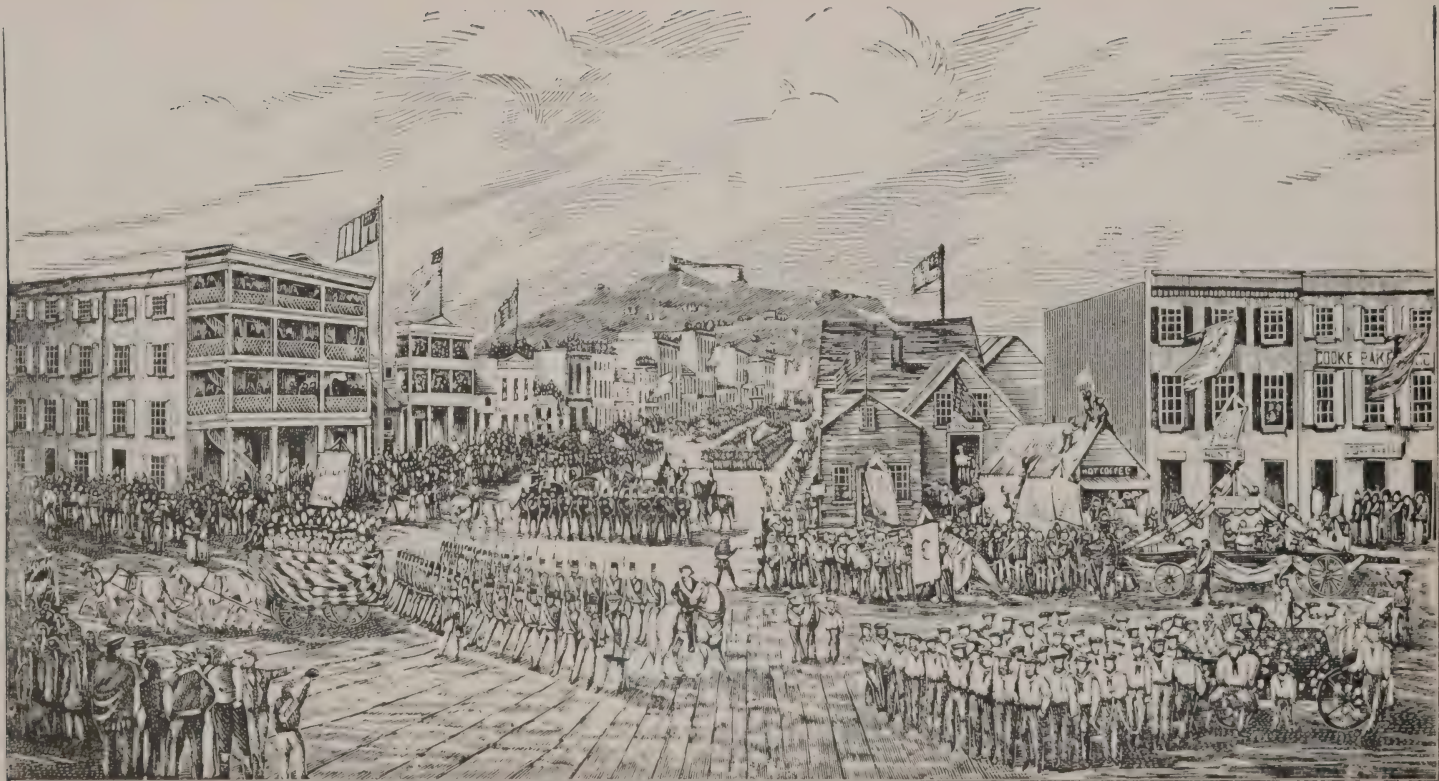
Doubtless the Peraltas cherished the belief that their descendants for generations to come would possess their delightful groves, and that their herds and flocks would increase upon the hillsides.

In 1846 premonitions of the coming change became observable. A few United States troops were on California soil, and the American flag was flying in California waters. The wistful calculating eyes of a few American emigrants were upon these broad acres. A few settlers had located in the vicinity of Washington Corners, and thenceforth the Peraltas—from the speculative inquiries of the newcomers as to the value of their land—saw that possibly their possessions would be valuable for other purposes than grazing. In 1850 this supposition was verified and shortly thereafter the greater portion of the lands of Domingo and Vicente were sold.

In 1851, at San Jose, Luis Maria Peralta, at the age of ninety-two years, died. He had lived long enough to see that he had been the recipient of a very valuable gift. In person he was tall and muscular. His manners were those of the chivalrous men of his time and race. He died a respected, old man, firm in the religious faith of his people. Previous to his demise he had made a will, disposing of his personal effects, and confirming the partition made among his sons of the Rancho San Antonio. After his death, what was known as the "sisters title" was asserted to an interest in part of the San Antonio grant. In consequence of this claim a protracted litigation ensued, and the will of Peralta figured prominently in the controversy. The will is as follows:

"In the name of the most Holy Trinity, Father, Son, and Holy Ghost, three distinct persons and one only true God, and in the presence of the most Holy Virgin Mary, my lady of the glorious archangel St. Michael, St. Gabriel, my guardian and my protecting angel, and of my devotion, I, Luis Peralta, being in the entire use of my mental faculties, although of an advanced age, and bearing in mind the uncertainty of this mortal life, I do hereby make this my will in the best form, and declare it to be my last will and testament, and it is as follows:

"In the first place, I command my sons to have my body buried in the neighboring mission of Santa Clara, carrying it to the church, placing it upon the same hearse that is used for my fellow-men, the Indians, and that they, my sons, shall cause one low mass to be said of requiem, and afterwards, at the time of my burial, they shall cause to be said at the time as many responses as may be possible for the repose of my soul, for which they (my sons) shall pay alms, and afterwards proceed to the execution of my last will as follows:



PARADE CELEBRATING THE ADMISSION OF CALIFORNIA TO THE UNION, OCTOBER 29, 1850
Southeast Corner of Montgomery and California Streets. (Cut by F. MARRAYATT, JR.)

“Firstly, I leave the house, my residence, in the town of San Jose Guadalupe, with the orchard and fruit trees, all the land which appertains to and belongs to said orchard, and all the rest of the land contiguous to the said house, together with the appurtenances of this property, in favor of my two daughters, Maria Josefa Peralta and Maria Guadalupe Peralta, in full ownership and dominion; and I encharge these daughters to remain always together in peace and union, enjoying this property mutually as absolute owners thereof. Moreover, I declare particularly, that everything that is in this house is my property, and as such I leave it to my above mentioned daughters. The picture of St. Joseph and our Lady of Guadalupe being for my said daughter, Guadalupe, and the crucifix and our Lady of Dolores for my daughter, Maria Josefa. I command these two daughters to remain in peace, enjoying the property that I leave therein; but if by marriage or other motive either one of them should wish to separate from the other, then the two may make such agreement as they shall deem fit for this and for any other arrangement of their domestic affairs, or of their property of which they remain the owners and mistresses without ever being disturbed by any person, and may they remain always together, the one serving the other as her guardian angel, that God, our Lord, may preserve them from the storms of this world and from all ill-inclined persons.

“As regards the cattle belonging to me that is to say horned, cattle, I declare that on the marriage of my children, Maria Teodora, Ygnacio, Domingo, and Trinidad, to each one were given two cows and calves by reason of having just commenced the rearing of my cattle, but afterwards they received in gift more cattle, as they themselves can say, as they know how to speak the truth; also in the year 1831 there were delivered to William Castro two hundred and thirty head of

horned cattle, which were the marriage portion of his wife, Maria Luisa Peralta, my daughter. Also, I repeat again that there have been given to my daughters, Maria Teodora and Maria Trinidad, two hundred head of horned cattle, and to my son, Ygnacio, three hundred head of cattle; and over and above those which have already been given to my son, Domingo, I command that there be given to him one hundred head of cattle; I likewise command that out of the cattle in San Antonio and Temescal that shall be found to belong to me there shall be given two hundred head to each one of my daughters, Maria Josefa and Maria Guadalupe, and the remainder in Temescal shall belong to my son, Vicente, and the remainder in San Antonio shall belong to my son, Antonio Maria, and these two brothers shall take the charge of the cattle of these two sisters, Maria Josefa and Maria Guadalupe. Inasmuch, as I have already portioned out to my sons their respective lands, I declare that these lands comprehend all my property of the Rancho San Antonio, the title of whose concession and possession are in the hands of my son, Ygnacio, and which lands I have already divided amongst my sons as a donation inter vivos to their entire satisfaction, and which donations by these presents I hereby ratify.

I declare that I owe no man and that Nazared Berryeza owes me fifteen dollars..

“I name as first executor of this, my will, my son, Ygnacio Peralta, and my son, Antonio Maria Peralta, as second executor, that they, aided by the rest, may fulfill all that I have ordained.

“Finally, I command all my children that they remain in peace, succoring each other in your necessities, eschewing all avaricious ambition, without entering into foolish differences for one or two calves, for the cows bring them forth every year; and inasmuch as the land is narrow, it is indispensable that the cattle

should become mixed up, for which reason I command my sons to be friendly and united. Lastly, I command all my children, sons and daughters, to educate and bring up their children in the holy fear of God, showing them good example, and keeping them from all bad company, in order that our Lord may shower upon them His blessings, the same which I leave to you in the name of the Father, and the Son, and the Holy Ghost.

"I declare that this is my last will and testament, dictated by me, and written in my presence, read and signed by myself; and by these presents I revoke and annul all and every other will or wills, codicil or codicils, that I may have executed. I declare it or them null, and of no value in law or otherwise.

"In testimony whereof, I have hereunto placed my hand, this twenty-ninth day of April (one thousand eight hundred and fifty-one, in the City of San Jose, and in presence of witnesses that I have called to serve as witnesses of this, my last will.

James Alex Forbes Luis Ma Peralta
Padre Juan Nobile Demo Damco (Seal)

Of this numerous family only two were living in 1870, Antonio Maria, who was residing in Fruit Vale, and Guadalupe, living at Santa Clara.

From the very inception of Oakland its population continued to increase, although it was never supposed the city would attain metropolitan proportions until the question of railroad terminal was broached. The question, however, was mooted much earlier than is generally supposed. Mr. Carpentier, in his message to the first city council, dwelt upon the fact that this place was the proper terminus of a trans-continental railroad.

Doubtless the growth of the place was much retarded by the condition of the land titles, which involved a great deal of vexatious litigation, and deter-

red many, who otherwise would have become permanent settlers, from purchasing.

The title to property in the original town of Oakland is derived from the grantees of Vicente Peralta.

In 1835, John Clar entered into a contract with Peralta for the purchase of a tract including the then town of Oakland, for the sum of ten thousand dollars. This trade was consummated with the conveyance by Peralta to Clar and others whom he had enlisted in the speculation. The parties jointly interested with Clar, and their respective interests, were as follows: John Clar, one-sixth; B. De la Barra, one-twelfth; Joseph K. Irving, one-fourth; Jacob A. Sost, one-fourth; John C. Hays, and John Caperton, one-fourth. Subsequently, R. P. Hammond, Lucien Hermann, and Hays and Caperton purchased the balance of Vicente Peralta's land, with the exception of the Peralta homestead of several hundred acres.

November 28, 1853, the three brothers of Vicente conveyed to him whatever title they might be deemed to have in the portion their father had assigned to Vicente.

It was supposed the place, on account of its proximity to San Francisco and its attractive and healthful location, would become the favorite suburb of the metropolis. It soon became all that, and much more. The ferry accommodations between the two places which began with a tugboat making three trips a week, gradually developed into one of the most complete, convenient, and, at the same time, inexpensive ferry privileges a traveling public ever enjoyed in this or any other country.

Of the men who participated in the founding and developing of Oakland few are still living, and it is not intention of the author to venture an opinion as to whom is entitled to the largest share of praise in shaping its affairs and destiny; but, without question, to

none is more universally accorded that honor by an appreciating and grateful public than to the Rev. Henry Durant, now deceased. What Oakland is today is largely due to her schools of learning, and the first, the steadiest, and the most persevering effort to make this the Athens of the Pacific Coast was put forth by Dr. Durant. He appeared on the scene at a time of excitement and business activity illy suited to the establishment of schools of higher learning.

In the month of June, 1853, on the corner of Main and Fifth Streets, he opened the "College School", with three pupils.

Through many difficulties he brought the College School to the dignity of a chartered institution—the College of California—upon whose good will and other property was established the State University of California.

What Dr. Durant was doing for the young town in educational matters, his intimate friend, the Rev. S. B. Bell, was doing in religious affairs. He was the pioneer preacher of Oakland, and the first pastor of the First Presbyterian Church. He came upon the scene late in the year 1852, and for some time held services in the public schoolhouse.

These two men were eminently successful, not only in their chosen professions, but in moulding and giving trend to public opinion generally. More than a score of church spires pierce the sky in the territory where, in 1852-53, a single school house met the requirements of the church going population; and schools of learning have multiplied to such an extent that a literary atmosphere is characteristic of the place.

Oakland has experienced her greatest prosperity and most substantial growth since 1868. Prior to that time not one of the conspicuous buildings that grace the present city was erected, neither had the system of

public improvements at that time been inaugurated. In 1864 the Oakland Railroad was incorporated, with a capital stock of fifty thousand dollars, the object of which was to build a horse railway from the foot of Broadway to the University grounds.

Not until January, 1867, was a gas jet lighted in the city. The occasion of the increased activity and new life imparted to the place in 1868-1869 was three-fold—the terminating here of the trans-continental railway, the location of the State University, and the removal of the clouds that had previously hung over the land titles.

By the Federal census of 1870 the population was 10,500. Within the corporate limits of Oakland, in 1878, no estimate places the population at less than 35,000.

Oakland is today the third city in size on the Pacific Coast, and perhaps unequalled by any in present prosperity and future promises. Nature made the site suitable for the building of a beautiful city, and the administration of its government for the past few years has been such as to supplement the natural advantages.

The city has not been burdened with debts contracted by rings of corrupt and selfish officials, and capital has not fled from fear of excessive taxation.

The assessed valuation of property in the city for the years 1877-78 was \$19,259,900, and for the township of Oakland, outside of the city, \$5,630,700. Twenty-eight years previous to this the cattle of Peralta were pastured out upon the Oak-grove encinal, and the value of what is now the entire city of Oakland was trifling.

As a place of residence the attractions of Oakland consist, first, in the salubrity of the climate, which is equable and temperate throughout the year; secondly, its educational advantages; thirdly, the surpassing

beauty of the site itself, and the view it affords of distant scenery; fourthly, the healthfulness of the place, which is due to the character of the soil, the character of the climate, and fifthly, the fact of its being one of the largest industrial centers of the Pacific Coast offers employment to all who would partake of its many advantages and enjoy a life of comfort and ease.

Oakland was still a township when the police department was first formed which developed into the large metropolitan force of the present day. Scarcely three years after the Patten brothers had made the first actual settlement on the site of the future City of Oakland in February of 1850, and a short time before Oakland was incorporated as a municipality, the Town Council passed an ordinance creating a police force. The measure was enacted on September 14, 1853, and on the fifteenth of October, John McCann was made Chief of Police.

The first police officer killed in Oakland was Policeman Richard B. Richardson, while on duty October 22, 1867, at the corner of ninth and Castro Streets, in the City of Oakland, by John Thomas, an old negro. In the year 1877, the Oakland Police Department was called upon to stand in readiness to suppress any outbreak of lawlessness of the type that was sweeping the East in the wake of railway strikes and which had been felt even in San Francisco in the disturbances known as the "July Riots." In that year, as a result of the constant reduction in wages and the bitterness which followed the attacks on labor unions after the panic of 1873, the virtually unorganized workers on some of the more important railroads struck for higher wages. The Governors of two States called on President Hayes for assistance, and federal troops were called out to quell riots in several localities.

Oakland was given its first newspaper on Satur-

day, September 16, 1854, when J. R. Duglisan & Son launched the "Contra Costa." It was edited by Mrs. S. M. Clarke; and the first issue contained an account of a duel fought near Clinton between two men from Los Angeles, named Dorsey and Bevin, who were both wounded. It was less than a month later when another duel was fought in Oakland, this time with rifles. The principals were Achilles Kewen and Colonel Woodlief, the latter being shot through the heart. The duel had its beginning in the old "Blue Wing" saloon, when Colonel Woodlief interfered in a heated argument between Kewen and another person.

During the first part of 1859, a committee of East Bay citizens organized for the purpose of securing funds to dredge the troublesome bar at the mouth of San Antonio Creek. They raised \$11,000, but still needed \$3,000 more, so an appeal was sent out by W. A. Bray, A. A. Cohen, A. L. Tubbs, L. Johnson, John Caperton, and R. E. Cole, members of the committee.

While San Francisco men were having troubles raising money to build a railroad line to San Jose, Charles Goss and Charles W. Stephens promoted the San Francisco and Oakland Railroad Company and placed a combined rail and ferry line in operation on September 2, 1863, extending from Broadway in Oakland along Seventh Street to Oakland wharf where ferry connection was made to Davis Street and Broadway in San Francisco.

H. W. Carpentier, pioneer attorney and promoter of Oakland and the first Mayor under the city charter of 1854, resided at the corner of Alice and Third Streets. It was in Brooklyn Township, about five miles from the early settlement in Oakland, that Mills Seminary was established in 1870 and 1871. The history of this institution dates back to 1852, when the Benicia Female Seminary was established.

The year 1872 was a red letter day in Oakland's

history as it was during 1872 that the town's first library was founded at 12th and Washington Streets. Ina Coolbrith, later to become famous, was the first librarian. Oakland's present library system affords study and relaxation free to all through numerous branches covering the city. "The days of Clinton, Brooklyn, San Antonio, Lynn, Temescal, Encinal—each meeting its problems without the others—are gone now, and in their places, a great continental community, Oakland, Berkeley, Piedmont, Emeryville, Alameda, San Leandro and Hayward banded together for a common purpose—man's progress. Carpenter's School, Durant's College School over Fandango Hall in 1853—such was the beginning of higher education in Oakland. Later, Mills Seminary, Harmon's School and others. Durant's effort became the University of California, and Mills College, fine, cultured, ranks with the nation's best. Fourteen employees, eight run of stones, capacity one hundred fifty barrels in twenty-four hours—such a factory was Oakland's first industry—a flour mill in 1864. On May 20, 1861, the Legislature granted the right to construct and maintain a railroad, completed in 1863, from Clinton (Fruitvale) down Seventh Street to a point near Yerba Buena Island, thence by ferry to San Francisco. Today, Oakland is the western terminus of four trans-continental systems, aviation center and world port. Dissemination of news—basis of all history—runners—town criers—newspapers. Oakland's first, the "Alameda Express" about 1853, days of the "Alta Californian" then in 1874, the "Daily Evening Tribune."

The month of July, 1853, saw the first public school in Oakland. It had 16 pupils and cost one thousand dollars. Its location—Fourth and Clay Streets. A year later the first Board of Education appointed historical forerunner of the finest educational system in America with school properties second to

none. Rich prizes existed for the early pioneers. Carpenter in 1852 granted exclusive right and title to the then entire Oakland waterfront for 37 years, for \$5.00; built the first commercial wharf at the foot of Main Street (Broadway). No record of revenues, but today, commerce of the seven seas finds Oakland berths through 44 steamship lines, just prior to the the war. As in all community progress, the early social life centered at the churches, then came private seminaries, and during the civil war, military groups were noted for the "excellence of social affairs," later, the Ebell Club and many lodge organizations. A wise municipal government now provides structures for affairs of all types. First, Moses Chase in 1849, then the Pattens, Adam, Moon and Carpentier—men who were to make history were among those who followed on this Contra Costa shore. Ever since, a never-ceasing flow of settlers—today, Oakland's 372,921 residents is the hub of over a million people. Symbolic of shelter and still standing is Oakland's first frame house erected in 1852 and located near San Antonio Creek—East Eighth Street and Fourth Avenue—a lonely reminder of the struggles of pioneers. In 1851 came James B. Larue and pitched his tent in San Antonio (Oakland) where he started a small store, built a wharf and dealt in real estate. Versatile were the early merchants. Time-worn records of May 4, 1852, tell us of the place in Contra Costa County known as Contra Costa, a hamlet of 75 persons chartered as the town of Oakland and incorporated March 25, 1854. The first Mayor, Horace W. Carpentier, launched government which in 1931 became City Manager operated. Beloved Father Serra in 1769 wrote of this district: 'It is a good land, plenty of water, vines loaded with grapes and roses like those of Castile. Subsistence is good with seeds and fishing.'

SAN LEANDRO NAMED AFTER ST. LEANDER

San Leandro was named after St. Leander, by Estudillo after settling here. St. Leander was at one time Bishop of Seville, Spain, and one of the Patron Saints of that city.

The original settler on the eastern bank of the Arroyo de San Leandro was Jose Joaquin Estudillo and Gertrude Horcasitas.

Born in the year 1798, in the city of Monterey, Jose Joaquin Estudillo grew quickly to manhood, and by the time he was seventeen he entered the military service at Monterey. A year later, in 1816, he was transferred to San Francisco where he served as a cadet. In 1836, he was appointed "Alcalde" (Mayor) of San Francisco, and in 1837, he with his wife and ten children, left San Francisco and resided temporarily at the Rancho Pinole. Later in the same year he moved to San Leandro and settled on the south bank of the Arroyo de San Leandro. Having received permission to occupy the land by Governor Alvarado, he built an adobe home about two miles below our present Civic Center on San Leandro Creek, and then began the pasturing of 300 head of cattle he had brought with him.

During the spring of the following year he planted crops of barley and grain, growing his vegetables as near to the house as possible in order to prevent destruction of the garden by innumerable bands of animals that frequented the lowlands and the nearby hills.

Having nothing beyond the written permission of the governor to occupy the land that he was residing on, Estudillo decided that if he was to go on living there with any degree of security he would have to acquire title to it and so on January 8, 1837, he peti-

tioned the Constitutional Governor of California for a grant of land known as "Arroyo de San Leandro." Action on the grant was delayed because of the loss of the document, it being mislaid in the Governor's office or lost in transit, but Estudillo took it for granted that his claim to the lands would be affirmed. He began accumulating a large number of cattle, buying them from Indians, as well as importing them from Baja, California and Mexico. His only neighbor previous to 1840 was Don Luis Peralta and his family who had been granted the largest concession of land to be given to any Spaniard or Mexican in the territory of California; including all of what is now Melrose, Fruitvale, East Oakland, Oakland, Piedmont, Emeryville, Berkeley, El Cerrito, Albany, Richmond, Alameda and part of the City of San Leandro. Although Peralta never occupied his Rancho San Antonio, he was a frequent visitor from his other Rancho in Santa Clara County, which had been granted to him in addition to the first named. He and Estudillo were close friends and annually supervised the round up and branding of cattle and horses, which were attended to by many Indians and vaqueros.

In 1840, Estudillo lost a portion of his land that he claimed as his to Guillermo Castro, who settled on the easterly section of the Rancho San Leandro, with permission of the governor. The order was dated January 14, and read as follows:

"Don Guillermo Castro can establish himself upon the place called San Leandro, on the parts toward the hills, without passing beyond the line from north to south, formed by the springs on said place, not being permitted to make his fields in whatever part of all the land of "San Leandro," the concession being understood provisionally until the Governor may settle the boundaries which belong to Senor Jose Estudillo, who is actually established on the said site, and without prejudice to the Indians living thereon."

This action caused bad blood to exist between Castro and Estudillo, who felt that his was the original claim and Castro was a squatter, who had taken advantage of the loss of the petition, that Estudillo had sent to the Governor years before, so he lost no time in dispatching a second petition to Juan Bautista Alvarado, then Governor of California. The petition was dated June 28, 1842, and gave as a reason for the request his seventeen years in the service of the King of Spain, and in addition, cited his inability to support a wife and ten children without greater assistance from the government. Alvarado granted him the land which included some 6,830 acres of land between the Arroyo de San Leandro on the north, the bay on the west and the Contra Costa foothills on the east. On the south the border ran through about one-half of what is now known as "McMurtry's Orchard" in San Lorenzo.

In the year 1845 Estudillo erected the Estudillo Hotel or Inn on the El Camino Real of timbers brought around the "horn" by ship and up the coast to San Leandro. The furnishings of the hotel were very elaborate, having overstuffed chairs, drapes of the finest satin imported from Mexico or Spain and stained glass windows. At one of the parties given by the family the cost of the champagne ran over eight thousand dollars.

The recent passing of my good friend Syl Godchaux brings to mind many pleasant memories of the old historical Estudillo Hotel that formerly stood on the corner of Davis Street and Washington Avenue. When I arrived in San Leandro in 1923, the hotel was still being successfully operated, with the huge grape arbor growing on the east side of the hotel and the Chamber of Commerce held monthly "Open Forum" luncheons in the main dining room, which at the time was operated by Adolph Schultz.



The Godchauxs purchased the hotel property from the LeRoy Estate in May 1874, having leased it for two years previous to its purchase. Prosper Godchaux, the father of my friend Syl, in early days, drove his wagon with a team of horses on daily trips from the Estudillo House to Lake Chabot, which at that time was under construction as a reservoir. The wagon was loaded with box lunches for the workmen building the dam.

The Estudillo House, even during the gay nineties, was the local social meeting place as well as a favored spot for week-end parties. The steam trains brought loads of people from San Francisco to enjoy its Bohemian atmosphere of conjoviality and comradeship. Many of the wealthiest families stayed over night, and ate, drank, and rested in the shade of the Peralta grape arbor facing small individual cottages.

One who experienced all the romance and color of this famous old hostelry in 1899 has this to say: "No recreation resort in this section offers greater pleasures than that given the visitors to this town, and the great central attraction of all is the splendid tourist hostelry named above. This house with its excellent appointments in parlor, dining rooms, bar, billiard room, and sleeping rooms; its magnificent vine embowered gardens, dancing pavilion and verandas, occupy three and one-half acres opposite the plaza in the very heart of the town, on the electric car lines convenient to all points. It has thirty pleasant, airy, outside rooms, parlors and all modern conveniences of sanitary plumbing, gas and pure water from its wells on the property. Its gardens contain the largest grape arbor on the coast, where luscious vintage of every variety hangs ready for gathering. The entire premises are kept exceptionally clean and wholesome, and every guest feels gratified with the genial courtesy

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Illustration on Left: SAN LEANDRO CITY PLAZA, About 1890. San Leandro Hotel on right and Estudillo Hotel on left

of his hosts for they are all members of one family. Mr. P. Godchaux located here with his wife some thirty years ago, and they have reared a family of five children.

L. Godchaux is his father's able assistant, and the dining rooms, parlors, etc., is under the entire charge of Mrs. Godchaux and her daughters. The cuisine is unexcelled and prepared by an experienced French chef. French or Italian dinners are served to order either by day or night. This house and its private picnic grounds are but forty-five minutes ride from San Francisco."

During the fall of each year, the Iroquois Club (San Francisco's great Democratic organization) met there for a day for its annual bullshead breakfast. Such was the life of the old Estudillo Hotel, where today stands the modern Godchaux building with its retail stores, while to the rear of the building, one may view a small portion of some of the original grape vine, with shady trees looking down upon a barbecue pit, which local organizations frequently make use of. Many barbecued steak dinners are held at night during warm summer evenings. The grounds still convey some of the spirit of the good old days, and by closing one's eyes, it is easy to visualize men with full beards, ladies in satin gowns with lamb chop sleeves and long trains, gliding gracefully in and out of one of Alameda County's most famous hotels.

Thomas W. Mulford, who was born in Long Island, New York State, April 26, 1828, served as proprietor of the "Estudillo House" from 1857 to 1869, and was well respected by all who knew him. He was a very youthful looking landlord, and travelers who stopped at the house for the first time, used to laugh at his beardless face. But, he was one of the few young men of the country of those days who "knew how to run a hotel." He was married in August 1866, to Miss

Hannah Hudson, and reared two children. Kate A. and Gertrude H. In addition to operating a hotel, he also engaged in the farming business, was proprietor of several warehouses and wharves at what was then known as "Mulford's Landing", from which he operated a line of schooners to transport his hay and grain to San Francisco.

When Mulford first arrived in what today is San Leandro, he found the supply of game was practically unlimited, as the following item indicates: "In February 1852, Moses Wicks, T. W. Mulford, and the Smiths, sent to market, the fruits of their own guns, in that month, one hundred and twenty-five pairs of wild geese; fifty-three pairs of canvas back ducks; sixty-nine pairs of small ducks; fifteen pairs of widgeons; forty-one pairs of spoonbills; twenty-seven pairs of teals; sixty-three pairs of bread bill ducks; one hundred and ninety-two curlews; two hundred and seven plovers; forty-eight dowitches; one hundred and fifty-six "peeps"; forty-eight snipe; and one rabbit, being in all fourteen hundred and twenty-three head, for which seven hundred and seventy-one dollars and eighteen cents were received. The area in which Mulford proved his prowess as a hunter is now occupied by a fine little residential settlement known as Mulford Gardens in memory of this early American pioneer.

In later years, the hotel listed among its guests, John L. Sullivan, the former heavyweight boxing champion of the world and many others of equal fame.

In 1842, Peralta decided to divide his "Rancho de San Antonio" among his four sons; giving to Antonio Maria all of the land between the creek of the Lion and Indian Gulch, and to Vicente Peralta he gave that between Indian Gulch and Temescal Creek, to Jose Domingo he gave all the land lying between Vicente's land and El Cerrito Creek, finally to Ygnacio he gave the portion that included part of San Leandro—from

the Creek of the Lion to San Leandro Creek.

For many years the Spanish families were the only residents in San Leandro, but gradually the Americans began to filter in, the greater part of whom were of Irish descent. In the hinterlands the Indians still terrorized the Sobrante Ranchos; roaming in large bands the Carquinez Indians who were noted for their cruelty and ferocity in battle, dealt out severe destruction among the lonely rancheros scattered among the hills and valleys back of the large hacienda settlements. They retarded the settlement of the East Bay until the white men came in sufficient numbers to successfully cope with them. When Estudillo petitioned for his land the Indians were greatly reduced in numbers as a result of the innumerable battles they waged with the Spanish and the ravages of a venereal disease known as syphilis. A peculiar circumstance surrounding the disappearance of the Indians was the fact that insofar as the disease was concerned, they were immune to syphilis until alcohol in the form of aquavite was introduced.

Before they accumulated a taste for the liquor they threw off the disease as easily as most people throw off a slight cold. The effect of alcohol upon their resistance was devastating for whole tribes died in the space of a few weeks, so swiftly did the disease gain in virility.

The American pioneers who were drawn to California by the lure of untrodden trails and the opportunity to slip the shackles of civilization swelled the number of white people to such an extent that the Indians were no longer able to cope with them, and gradually the tribes living in the neighborhood of San Leandro disappeared; even their language has been lost.

The United States made a number of false starts during their occupation of the state. General Fremont, hot on the trail of General Castro of the Mexican Army

forced the hurried withdrawal of his opponent's troops from the Estudillo Rancho in San Leandro, where they had been quartered against the wishes of the owner.

Another "premature" attempt was made by Commodore Jones of the United States Navy when he landed his men on the shores of Monterey Bay and took over the city in 1843. Among the people who surrendered to the Americans was Maria de Jesus, daughter of Estudillo, who with her father, had been visiting a cousin of Jose Antonio Aguirre, Santa Barbara shopkeeper. Both father and daughter were awaiting the departure of the Mexican ship "Joven Guepuzcoana", bound from Monterey to San Francisco, when Jones took possession of the city. Estudillo escaped imprisonment by returning to San Leandro before Jones' arrival, but Maria de Jesus was captured and interned aboard one of Jones' ships. She was released a short time later when the United States Government ordered Jones to withdraw his men; returning Monterey to the Mexicans and branding his exploit as precipitous.

A few months later while Estudillo was visiting a Captain Richardson at Sausalito, accompanied by two of his daughters: Conception and Maria de Jesus, Jones invited Richardson and his guests aboard his vessel the "Cyane" and when he discovered that Estudillo was the father of the girl that he had captured at Monterey he apologized profusely for his act.

Ill feeling was growing in both the capital of the United States and the capital of Mexico, concerning the military activities in California, the American people demanding that direct military action be taken and the Mexicans demanding that the "gringos" be chased out of the land. The American government marked time and as a part of their appeasement policy, criticized Commodore Jones for his faux pas.

The pressure grew too great in 1846 and Washing-

ton decided that the time for effective action had come. Abandoning all pretense of conciliation, the American government ordered Commodore John D. Sloat of the United States Navy to immediately take steps to capture the Capital of Monterey. The actual military action was not of great scope, consisting of a few battles serious in nature and long journeys following the trail of the ill-equipped and fleeing Mexican Army. For the most part, the Spanish and Mexican settlers were blissfully indifferent as to who or what country governed them.

After Sloat's invasion of the land and his subsequent occupation as military governor there followed in quick succession six military governors. The Mexican war was brought to a close by the signing of a treaty on February 2, 1848 in Guadalupe, Hidalgo, following which California was ceded to the United States.

Before California became an American possession, one of the gringos who played part in the settlement of the land by the United States, was William Heath Davis, a member of Captain Sutter's expedition "New Helvetia". Davis later became one of the west's most noted historians; he met Maria de Jesus Estudillo in Santa Barbara and after a concerted courtship, they were married at Mission San Francisco de Asis (Mission Dolores) in San Francisco, uniting one of the oldest Spanish families with one of the oldest Bostonian families.

After the defeat of Mexico the question of the Spanish grantee land owners caused considerable heated discussion as to whether the claims of the Spanish were to be respected. The final decision as to whether the claims were to be allowed depended a great deal upon the part that the claimant had taken in the Mexican War. Those who had been sympathetic to the Mexican cause and rendered material aid were stripped of their

lands by decisions in prejudiced law courts and as a result patent papers were refused. But those of them who had either remained neutral or had taken sides with the Americans were allowed to retain possession of their lands, or at least a portion of them.

On February 3, Ygnacio Peralta's patent was granted for what we today refer to as the Broadmoor District of San Leandro by President James Buchanan.

"Now know ye, that the United States of America, in consideration of the premises, and pursuant to the Act of Congress aforesaid of the 3rd of March, 1851, have given and granted, unto the said Ygnacio Peralta, and to his heirs the tract of land embraced and described in the foregoing survey, but with the stipulation, that in virtue of the 15th section of the said Act, the confirmation of this said claim, and this patent" shall not effect the interests of third persons."

"To have and to hold the said tract with the appurtenances unto the said Ygnacio Peralta, and to his heirs and assigns forever with the stipulation aforesaid.

"In testimony whereof, I, James Buchanan, President of the United States, have caused these letters to be made patent and the seal of the General Land Office to be hereunto affixed.

"Given under my hand at the city of Washington, this third day of February in the year of our Lord, One Thousand Eight Hundred and Forty-eight, and of Independence of the United States, the Eighty Second."

By the President, James Buchanan

By Wm. Flinn, Assis't. Secretary.

The rush following the discovery of gold in 1848 brought countless Americans and men of other nationalities to California, frantic with the greed for gold, they came in hordes sinking shafts and digging mines in the hills and valleys of the state. San Francisco was the focal point of the gold diggers with shipload after shipload landing on the embarcadero and pitching their

tents on the shores of the San Francisco Bay. Some were lucky and found what they were seeking and returned to the East, while others disappointed in their search began to cast about for other means of earning a livelihood. In the fall of 1849, Thomas W. Mulford, Moses Wicks, A. R. Biggs, Minor Smith and W. C. Smith were among the unfortunate gold rushers who had not found a trace of "color" and to obtain some fresh meat they came to the Estudillo Rancho and pitched their tents on the shores of San Leandro Bay. Two other settlers came in the same year, James Collingridge and John Gorman, both of whom were to play an important part in the formation of the City of San Leandro a few years later. Collingridge as the city's first Justice of the Peace and Gorman as the owner of the first saloon.

In 1850, the second Estudillo home was built of framework located near the present City Plaza and the family moved from the old adobe building (somewhere on the Donovan ranch) into the new one. Even though he was still in the prime of life, Estudillo felt that it was time to make out his will and so on April 4th of the same year, he committed his last desires to paper and affixed his signature and seal. About the time he completed his second home another settler arrived; settling on the bank of the bay and began what amounted to the settlement's first complete commercial activity excluding the cattle business. A retired Captain, William Roberts, purchased a number of small boats and began freighting merchandise from one point of the bay to another.

From then on events began to move in rapid succession; in 1851 Charles Ray built the first stage and saloon depot opposite the present site of the Rio Theater; March 3rd, an act of Congress confirmed Ygnacio Peralta's grant in the Broadmoor district.; Luis Maria Peralta died at the age of 93. His will, confirmed the

apportion of his large land holdings among his sons, which was dated April 29th. The daughters felt they deserved greater consideration and declared the founder of the City of Oakland to be incompetent when he made his will, and took the case to court, where it was contested in an effort to secure for themselves some part of the immense grant.

In 1852, a year after Peralta's death, Jose Joaquin Estudillo died leaving behind nine children: Concepcion, Maria de Jesus, Magdalene, Dolores, Antonio, Luis, Ramon, Vincente, and Jesus Maria. Unfortunately, squatters took advantage of the death of the head of the Estudillo family and settled upon much of his land.

About this time a strong movement was started to take the County Seat away from Alvarado, or New Haven, by means of an election that was surrounded by an atmosphere that smelled to high heaven. On what authority the election was called, nobody knows and how some of the small voting precincts turned in as many votes as they did is beyond comprehension for they equalled individually the votes cast in Oakland, a city many times the size of San Leandro. The election returns totaled 883 for Alvarado and 975 for San Leandro with the separate precincts voting as follows:

PRECINCT	ALVARADO	SAN LEANDRO
Alvarado	324	9
Alameda	95	39
Temescal	4	317
Oakland	44	347
Mission San Jose	178	25
Horners-School House	173	7
San Lorenzo House	17	98

In 1860 Jacob Harlan purchased from the Estudillos fifty-eight and three fourths acres for seventy-five dollars an acre, in the town of San Leandro. The Estudillos had many squabbles with Guillermo Castro regarding the greater part of the land upon which Harlan and several other squatters had settled. Castro



SAN FRANCISCO—1849

claimed much of the land adjacent to San Leandro as belonging to his "Rancho San Lorenzo," and the Estudillos claimed it as a part of Rancho de San Leandro. These arguments between the Spanish claimants proved very advantageous to those squatters who held possession. San Lorenzo was originally known as "Squatterville," on account of the number of land squatters who had taken possession of the land without legal claim.

In October 14, 1866, Jacob Harlan still owned considerable valuable real estate in San Leandro, and gave George Estabrook Smith a written contract to lay out and sell all the upper portion of his land in town lots, at \$200 per acre. It was called Harlan's addition to the town of San Leandro, three streets running through it from Hayward Road (East 14th Street) to Watkins Street. The first street was named Castro, second Harlan, and the third Estabrook Street. On the 20th of October, 1868, was felt the heaviest earthquake shock that had been experienced since American inhabitants arrived in California. It destroyed the Court House in San Leandro, killing J. W. Joselyn, a clerk for S. Huff, in the Treasurer's office. C. E. Palmer was with him at the time and tried to pull him back as the building was falling, but could not, and he almost lost his own life in the attempt.

One of the most interesting entertainments ever held in early San Leandro's history occurred on December 22, 1858, when the "Bachelors' Club" elected their officers and on Christmas Eve gave a ball at the Estudillo House. The Gazette, the first newspaper to be published in San Leandro, had this to say of a little girl then present, who afterwards became a California actress. In her memory the early San Franciscans erected a famous drinking fountain in San Francisco, which they named "Lotta's Fountain." Following is the paper's account of the occasion: "The brightest little star of the evening was Lotta Crabtree, aged

eleven years, who is noted and praised throughout California, for her peculiar grace, primeval modesty and politeness, which her excellent dancing delighted everybody. Lotta will reach a high position in life if properly trained and kept as pure as she is now." The years that followed proved the authenticity of this forecast, for she later became the toast of all the riproaring mining camps.

San Leandro manifested its early Civil War fever on September 29, 1862, when a mass meeting was held for the purpose of raising funds for the sick and wounded soldiers of the Civil War. There was a great deal of enthusiasm shown and the people subscribed liberally raising altogether the sum of \$5,082.25. Sympathies of local residents were strongly expressed for the cause of the North and a company of Volunteers was organized at Alvarado, where the old regiment flag carried by the troops is still a prized possession in a local lodge hall.

The early sixties saw the completion of the first railroad which ran from Alameda to Hayward, passing through San Leandro, the route being along Ward Street, turning at Gorman's Corner (Thomas Building) thence along the San Leandro Road to Hayward. The depot was located where the Rio Theater now stands. (Formerly Fred Schmidt's livery stable.) The date of May 7, 1892, saw the opening of the Oakland, San Leandro, and Hayward Electric Railroad, the first car leaving from the City Plaza in front of the I.O.O.F. Building.

On Wednesday morning October 21, 1868 was experienced a severe earthquake, badly damaging the Court House. County records were all saved but the officials established themselves in the Methodist Episcopal Church, which was erected in 1856 and located on what is now Hayes Street. There was but one chimney left standing in the town, and a tank ten feet wide and six

feet deep was entirely emptied of water. People were afraid to remain in their homes and camped in the street for many days.

San Leandro was incorporated as a town March 21, 1872, one year and eight days prior to the election by which it lost the County Seat to Oakland. (Alvarado being the first County Seat.) Much of the early political history of the county centers around San Leandro, and it was only after Oakland had secured a substantial lead in population that the County Seat was taken away from this city. The old Court House in San Leandro was originally located in Martin's Restaurant, but later the Estudillo family donated the block of ground where the Convent now stands, as well as St. Mary's Parochial School.

Under provisions of an act approved by the State Legislature March 7, 1872, the town of Alameda was incorporated, while San Leandro had similar honors conferred upon her March 21, 1872. California became a state on September 9, 1850, but it was not until March 25, 1853, that the bill creating Alameda County was approved. The County derives its name from Alameda Creek, its principal stream, and which had been the dividing line between Contra Costa and Santa Clara Counties. Alameda (County) Ah-lah-may-dah in Spanish means an avenue or boulevard shaded by trees. Derived from Alamo (Ah-lar-moh), polar or cottonwood. Alameda was first called Encinal, (Ayn-see-nahl), oak grove.

Eden Township consists of the western portion of the township, namely the plain stretching from San Leandro Creek on the north to Alameda Creek on the south, is a beautiful tract of level country some four miles wide, whose area is covered with orchards and fields; the shores being marsh lands, while its back or eastern portion comprises the Contra Costa Range, with the lesser undulating foothills. Eden Township

includes San Leandro and Hayward, which covers an area of about sixty-thousand acres.

In the year 1856 the Board of Supervisors purchased one hundred and twenty-three and one-half acres of land near the foothills, two and one-half miles from San Leandro, paying therefor the sum of \$5,523.

In 1869, a building was erected and the County Infirmary was established at its present location. The hospital is now known as the Fairmont Hospital, with an underpass beneath the highway for pedestrians.

The first white settlement in Brooklyn Township was made by Ygnacio and Antonio Maria Peralta, on the banks of San Leandro Creek, sometime between the years of 1821 and 1825. A severe storm afterwards destroyed their adobe home and Ygnacio persuaded W. P. Toler to build him a brick house in 1860. The building is still standing in a fine state of preservation and is presently owned by the "Alta Mira Club," one of the finest civic clubs.

San Leandro claimed two fine hostelries in the '50's in the Planters Hotel, built on the site of the Murphy block and the Estudillo House on the corner of Davis and Washington Avenue. It was the parting of the ways at these two hotels, that created the triangle which eventually became the City Plaza; stages and all traffic bound for Hayward, Livermore, and the towns of the far south followed the east or hillside of the valley, now known as East Fourteenth Street. Stages for valley towns took the west side, the old San Lorenzo Road, now Washington Avenue.

The Webber House was the third hotel to be built in San Leandro in 1860, it being originally known as the Beatty House. It was a two story building, built of adobe brick and stood on the corner of Davis and Clarke Streets. At one time it was the headquarters for all the politicians and big wigs of that era, as it was directly opposite the County Court House. Many officials and

officers frequented the hostelry for lunch and drinks, while discussing issues of the day. The old hotel with its upper porch of framework was torn down about fifteen years ago.

There were only three buildings in San Leandro in 1855, the Estudillo home, the Estudillo Hotel, and a saloon operated by Charles Ray. In 1856 a fourth building was erected at the corner of Watkins and Ward Avenue for a Mr. Hirscheldter, which was sold by him two years later to E. D. Block. The old Court House in San Leandro was originally built upon the site later occupied by the Martin Restaurant, it was later moved to the site which was eventually occupied by the Convent, the entire block as stated before, being donated by the Estudillo family. In the early days the Estudillo Inn was one of the stage stations between Oakland and San Jose, on the line run by Charles McLaughlin. The first Presbyterian Church of San Leandro was organized February 11, 1866, and the first church building was dedicated April 28, 1869. The Roman Catholic Church was commenced in 1864, being dedicated in August of that year. Eden Lodge, A. F. & A. M., was organized February 14, 1857. San Leandro Lodge No. 231 I.O.O.F., dates its organization from June 8, 1875. San Leandro Lodge No. 180, L.O.G.T., was instituted January 5, 1880. In January 1883, the Chatauqua Literary and Scientific Circle of San Leandro was organized. The San Leandro Reporter was started May 15, 1878.

The first editor of the Reporter was R. A. Marshall. Prior to that time as many as eight different newspapers existed at different times each enjoying a short life. The Sentinel made its appearance January 8, 1880, with Weston P. Truesdell as editor. One of the early manufacturing establishments of the county was that of the Central Manufacturing Company of San Leandro, established in 1875, to make and repair agricultural im-

plements. The San Leandro Plow Company was incorporated in 1881.

The Odd Fellow Building was erected in 1878, on the site of where once stood Eber's Butcher Shop on East Fourteenth Street opposite the Plaza. The first saloon in San Leandro was located on what was then Gorman's Corner; next to the saloon was Jimmie Murphy's fruit and vegetable store. The Thomas Building now occupies the premises on the corner of East 14th and Ward Streets.



ESTUDILLO HOTEL

Built in 1845

St. Leander's Roman Catholic Church on the corner of Ward and Carpentier Streets is one of San Leandro's historical landmarks; construction for the edifice was started in the month of January, 1864. Even today it is considered one of the most beautiful churches architecturally, of any church in the County. It is Gothic in style, surmounted by a spire 96 feet in height. It was dedicated in August, 1864, and on August 6, 1939, celebrated its "Diamond Jubilee" with an old fashioned Spanish Fiesta, parade and Jubilee Mass. The author was privileged to have taken part in the celebration by serving as Master of Ceremonies and was costumed for

the occasion in a typical Spanish Dons raiment.

What is today one of our largest manufacturing plants in San Leandro, was originally started by Moorehouse & Best, who manufactured threshing machines and later on combined harvesters. Shortly thereafter Daniel Best bought out his partner, as their business relationship had been quite stormy and it then became known as the Best Factory. Upon Daniel Best's death, his son, C. L. Best, took over the management, later on disposing of his interests to the Caterpillar Tractor Co., who now manufacture parts for the main plant at Peoria, Illinois. The San Leandro plant is located on Davis Street, parallellng the Southern Pacific tracks.

Between the years of 1853 and 1872, there were exactly 32 families living directly in San Leandro. The first Real Estate man was John Black, who arrived here in 1872; the first Justice of the Peace was J. Collingridge, who came here in 1849; the first druggist was S. K. Fleming, who arrived in 1852; our first capitalist was A. J. Gooch, who operated large oyster beds; the first saloon-keeper was John Gorman, who came in 1849; James Gannon, a wagon maker, came in 1857; the first physician and surgeon was Dr. J. A. Miller, who came in 1876; the first livery stable was operated by W. J. Stratton in 1854; the first farmer was Charles Stenzel, who arrived in 1856; the following postmasters held office in the county in 1870: San Leandro was presided over by Richard C. Nabb, Oakland by George M. Yard and Hayward, by J. E. Benton.

Other names that come to mind as some of our earliest settlers in San Leandro, I might mention C. H. Grey who settled here in 1868; Prosper Godchaux in 1867; Soloman H. Ury in 1857; Antonio Lucio in 1863; and Mrs. Mary Hortense Weber who arrived in 1852, and for many years operated what is known as the Weber House. The San Leandro Library was organized the 16th of June, 1872.

After the Court House was established in San Leandro, it was found court facilities were inadequate.

Gaining the County Seat in 1853, had been one thing; pleasing the voters of the district, then as now, was quite another thing. In September 1854, Henry C. Smith (who in the meantime had purchased the A. M. Church store with its county courtroom atop) presented to the Court of Sessions a bill for \$200 rent, and immediately the "Father of Alameda County" (as Smith has been called), and owner of the courtroom, began to find out all the things the matter with the seat of justice. In December 1854, by popular vote, the location was changed to San Leandro. Justice was thereafter administered in the hamlet on the Estudillo Ranch, a few scattering houses on the old Spanish grant were in evidence.



THE WEBER HOUSE—Built in 1860

The Treasury and County Records were but bait for burglaries and incendiarism. The County had previously met with the misfortune of losing a large sum of money (stolen from the Treasurer,) the destruction by fire of one Court House and the narrow escape of the records covering transactions of immense value to the

citizens had made them wary. There also existed a feeling it was neither becoming or economical that they should still be unprovided with a place of confinement to enforce the decrees of the courts, having to depend upon the charity of the neighbors, which the citizens felt they should be able to furnish for themselves. On October 10, 1857, the old frame Court House was sold at auction. Eleven years later on October 21, 1868, the new Court House was almost completely destroyed by earthquake. The Board of Supervisors in the year 1875, met in the then new "Court House" for the transaction of public business on Monday, June 14th of that year; the first session of the third District Court commenced there on June 21st while the first County Court convened on July 10th.

In 1878, Reverend John McEvoy was appointed pastor of the Parish in San Leandro, and almost at once he began making preparations to establish a parish school. It was not until 1881, however, that he was able to secure the desired location. In that year the old Court House was left vacant by the removal of the County Seat to Oakland, and the prospect was labeled "For Sale." With the financial help of Mr. P. Matthews and several of the other parishioners Father McEvoy purchased the property.

This old building which had been the scene of many judicial trials, and the basement which had served as the County Jail, was to be turned over to the Sisters for a Convent, and a school for girls. Many thrilling accounts of ghost stories, rattling of chains, violent throwing of dishes, etc., prompted the good Father to urge his Excellency the Archbishop to bless profusely the building before the Sisters would take possession of it. This ceremony took place in April, 1881.

In the meantime, Father McEvoy had secured Sisters from Saint Catherine's Convent in Benicia, to take charge of the school. For some reason or other the

building was without furniture, and the food supply was in deed scanty, when the Sisters arrived. Father McEvoy suggested that they go around the Parish and make their wants known to the people. Under these circumstances there could be no thought of opening a school.

The Sisters spent the remainder of the school term begging, and continued this unpleasant work during the entire vacation period. By August 1881, school opened with a fairly good attendance. The Sisters were obliged to advertise for boarders in order to meet current expenses. The school soon began operating satisfactorily and in 1883, the pastor decided to include boys in the school. An additional room had to be built for this purpose, and the Sisters were obliged to solicit funds again for construction of the extra rooms. The sum of \$15,000 was collected, which was considered quite a sum of money for those days and it was used to erect a hall and one class room across the street from the Convent. A boys department was now opened. This addition to the Academy, prospered for a few years only, little by little the registration of boys began dropping off, due primarily to poor equipment and unsanitary conditions. In 1897, the few remaining boys were placed in classes with the girls. This change brought about an almost immediate improvement in the number of boys whose enrollment soon equalled that of the girls.

During all these years the Sisters were obliged to support themselves as best they could, by admitting boarders and receiving a few bequests of property left to them by friends who were kindly disposed. In 1890, it was again found necessary to build an addition to the Old Court House. A three story frame building was erected. In 1898, Father McEvoy passed away after an illness which lasted several years. He was succeeded by Reverend Father O'Mahoney.

In 1907, an overcrowded condition prevailed in the school and Father O'Mahoney built a one story building containing two classrooms. A total of 350 pupils was recorded during this period. Father O'Mahoney was transferred to a parish in San Francisco in 1911, and Reverend Father Garvey became pastor. This good priest passed to his reward while on a trip to Ireland in 1922, and Reverend John Hunt succeeded to the pastorate of San Leandro. Reverend Father Hunt, a man with modern ideas, immediately set to work to erect a new school which was badly needed. The old school and Convent was torn down and the present beautiful structure erected. This school was completed and ready for occupancy in 1926. At the close of the term the enrollment was 387 pupils.

In the fall of 1851, William Hayward came to Eden Township and first located on what he had been told was land belonging to the Government in Polomares Canyon, but was quickly informed it was the property of Guillermo Castro. He suggested his moving farther down the valley. This he did, and early the following year in 1852, located on the land now occupied by A Street in Hayward, immediately in front of his hotel, and there erected the first building in the flourishing town that bears his name.

The first stores to operate in the Odd Fellows building opposite the Plaza, was Fred Myers' general merchandise store and Charley Gray conducted a grocery store and post office combined. W. D. Smith was San Leandro's first Postmaster. The main thoroughfare through San Leandro was known as Hayward Road in the early days, as far as the Oakland city limits. Originally East 14th Street in Oakland was known as Oakland Road. Dutton Avenue was commonly referred to as Chicken lane. The original home of Baker and Hamilton, wagon manufacturers, was located on the southeast corner of Hepburn and East 14th Streets.'

In 1868, salt works had extended from San Leandro Creek to Centerville, a distance of fifteen miles, and seventeen thousand tons were produced annually. There were seventeen companies, with a capital of one million, two hundred thousand dollars, invested in the works, and one hundred laborers employed. From that time to the present, the quality of the salt has been much improved, due to more scientific methods of manufacture, and while the importation of foreign salt still continues, the quantity is smaller every year, and it is admitted that California is quite able to produce all that the demand requires. At the time mentioned there were six steam mills in San Francisco employed in cleaning and grinding salt, a large proportion of which was for domestic use. The capital employed in these works was two hundred and fifty thousand dollars. In 1866, these works ground and prepared twelve thousand tons of salt.

In 1897, one of the largest remaining salt works on San Francisco Bay, near the town of Alvarado was the Leslie Salt Works, which turned out a high grade of table salt and block rock salt for cattle; and recently the addition of sulphur has been added to some of these large blocks of salt, which are compressed about twelve inches square and it is claimed the addition acts as a blood tonic and purifier, keeping live stock in a far better condition.

In perusing through some old magazines recently that were loaned me by Mrs. Hazel Hafner, I came across an old faded document that I believe you will be interested in reading about, so let me describe it as follows. The document is invaluable as a historical relic, and to my knowledge was not known to exist, but by very few people. The paper, although worn with age, was in a fine state of preservation, written in English on a blue piece of paper and was the original deed filed in Alameda County for the sale of 46.8 acres of land

from Ygnacio Peralta and wife to John L. Haas. Therefore, let me briefly describe the contents. On the outside cover of the document was the following wording: "Ygnacio Peralta & wife to John L. Haas. Deed for 46 8/10 acres of land. Titled for record at request of Mr. Haas at 10 o'clock a.m. 20 minutes, April 4, 1856, at 6 o'clock & 15 min. p. m. in Vol. E. of Deed Pages 234 and 235. Recorder's Office Alameda County. H. M. Verig, Recorder by W. E. Lease Dep. Fee \$2.55 pd." The deed on the inside of the page goes on to state this indenture made this Twelfth day of March A. D. One Thousand Eight Hundred and Fifty six between Ygnacio Peralta and Rafaela Peralta his wife of the first part to John L. Haas of the second part, all Alameda County State of California - Witnesseth, that the said party of the first part for and in consideration of the sum of Two Thousand Three Hundred & Forty Dollars to them in hand paid the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell & convey unto the said party of the second part, his heirs and assigns forever, all that certain piece of tract of land situate upon and forming a part of the Rancho San Antonio in the County aforesaid and described as follows (and a lengthy description of the property follows). The document signed as follows: Ygn. Peralta, Rafela (her X mark) Peralta. In presence of William P. Toler.

Most residents of the East Bay know that Don Luis Peralta was the first white man to settle on this side of the bay, having received his grant in 1820, in recognition of meritorious service in serving as a Spanish officer. He named his grant of land "Rancho San Antonio", and it occupied most of the lands now comprising the cities of San Leandro, Oakland, Alameda and Berkeley. A short time before his death, he divided his great rancho equally among his four sons, Ygnacio, the eldest receiving as his share all the land west of San Leandro Creek, from the foothills to San Francisco

Bay. His First adobe home, thought to have been built near the foot of 105th Avenue near San Leandro Creek, was destroyed by floods, following which he persuaded W. P. Toler to build a home in San Leandro, which is still standing, being presently owned by the Alta Mira Club. Mrs. Hazel E. Hafner, the present owner of this original deed, informs me that John L. Haas was her grandfather, and that she recalls her father having informed her that in the early days after purchasing this land from Peralta, the Haas family purchased their milk from Senor Peralta, and that at that time he was the possessor of a black beard, and all the children, in passing his home, were afraid of him, as his beard seemed to give him a foreboding appearance. I was also informed that the 46 acres which John L. Haas purchased from Peralta consisted of a portion of the land lying between San Leandro Creek and the present Dutton Avenue. Mr. Haas was an energetic farmer and tilled the soil with Chinese labor, using a Spanish plow which consisted of the old Spanish custom of using a sharpened limb of an oak tree fashioned into the shape of a plow, which was the most primitive form possible and is still used in Mexico today by the peons. Haas Avenue, a street running almost north and south in front of our City Hall, was named in memory of the Haas pioneers and one of the old Haas homesteads was recently torn down to make way for four modern apartment buildings recently constructed. The name William P. Toler, who served as the witness to the signing of the above mentioned deed, is a name that every true San Leandran is justly proud, for it was he who first raised the American flag at Monterey when Commodore Sloat took formal possession of California in the name of the United States of America. Bill Toler, as he was familiarly known, built the first brick house in Alameda County for Ygnacio Peralta at 561 Lafayette Street. Having married one of Ygnacio's daughters, he

was closely attached to the Peralta family, and was living at the Peralta home when Ygnacio passed away, later making his home in the big white house, now known as "Casa Peralta," situated on Ward Street; following his departure from this home, it was next occupied by Mrs. William Dargie, great granddaughter of Don Luis Peralta. I am informed the sword that was carried by Luis Peralta while an officer at the Presidio of San Francisco, is now in the possession of John Peralta, presently living in the City of Los Angeles, he being a grandson of Ygnacio Peralta. One of Ygnacio Peralta's sons served his country during the Spanish American War, and another of Peralta's sons served with distinction during World War I.

We have our Lake Chabot and Chabot Observatory, and call the name our own, yet it may be there are many who know little of the story of the farm boy Anthony Chabot, who left Hyacinth, Canada, when he was 16 and came out to California. Out of all, is the story of Anthony Chabot who came to California in the first gold rush of 1849, and for about ten years was engaged in mining near Nevada City, at the same time being interested in building ditches to supply the mines with water. In 1854, he constructed and was the owner of two saw mills. In 1856 he came to San Francisco in search of a new outlet for his hydraulic mining. His lifelong inclination toward enterprises connected with water led him to associate himself with John Bensley and A. W. Von Schmidt to bring the waters of Labos Creek into San Francisco. He was the moving spirit in this enterprise for a number of years; then he came to Oakland and organized the Contra Costa County Water Company. In 1869, in company with Mr. McKenzie, he built a water works for San Jose, and about the same time put in a system for the city of Vallejo. Despite the fact that Henry Pierce was one of the original incorporators of the company,

it is stated that until about 1875, Anthony Chabot was sole owner.

Chabot, with characteristic energy, seems to have gone ahead with the work of supplying Oakland with water, for we find it stated that he commenced in 1867, or the year following the organization of the company. The first supply came directly from the waters of Temescal Creek, but in 1868, work was commenced on the dam which was to form the Lake Temescal Reservoir, and this dam was completed late in 1869. Cost of the San Leandro system of water works, transferred from the California Water Company to the Contra Costa Water Company in 1876 was \$806,191.49. Anthony Chabot, after having spent the best years of his life working out engineering problems for the distribution of water to the Eastbay communities, died in 1888. The present Lake Chabot is used as an auxiliary body of water, as well as supplying the needs of San Leandro with pure drinking water. The so-called Hayward Fault runs through our back hills.

During the time that Lake Chabot was under construction, Prosper Godchaux, one of the earliest proprietors of the Estudillo House, who rented the hotel for two years before purchasing it, supplied the laborers at Lake Chabot with box lunches, by driving his wagon to the site, making daily trips with a load of food for the hungry men.

At the present time one of the oldest bells in Alameda County is being used by Saint Mary's Parochial School, which was presented to the Catholic Church by Mrs. Ygnacio Peralta. This historical old bell was imported from Spain by Vicente Peralta, in 1846, and prior to its presentation, had been used by him in the private chapel in his home in Fruitvale.

DEVIL MOUNTAIN

Both Contra Costa and Alameda County have enjoyed much publicity concerning the early history of Mt. Diablo and although it is situated to the north of our county line, I feel it would be proper to relate some of its claim to fame and how it derived its name Devil Mountain. In the aboriginal tongue 'Puy' signifies 'Evil Spirit'; in Spanish it means 'Diablo', and doubtless it signifies 'devil' in the Anglo-American language. There are two old stories or Indian legends that have been handed down to us concerning this old Devil Mountain and I will relate the most important ones.

General Vallejo, in whom few better authorities on California lore exist, in his famous report to the Legislature dated April 16, 1850, says: "In 1806, a military expedition from San Francisco marched against the tribe "Belgones", who were encamped at the foot of the mount, the Indians were prepared to receive the expedition, and a hot engagement ensued in the large hollow fronting the western side of the mount. As the victory was about to be decided in favor of the Indians, an unknown personage, decorated with the most extraordinary plumage, and making divers movements, suddenly appeared near the combatants. The Indians were victorious, and the incognito (Puy) departed towards the mount. The defeated soldiers, on ascertaining that the spirit went through the same ceremony daily and at all hours, named the mount "Diablo." In allusion to its mysterious inhabitant, that continued thus to make his appearance until the tribe was subdued by the troops in command of Lieutenant Gabriel Moraga, in a second campaign of the same year."

Soon after the arrival of the Spanish Padres here, about the year 1769, to locate Missions and civilize



E. Wollenbach

the aborgines, the Indians, among other tributes which they brought to the pious Fathers in token of their obedience, produced a quantity of gold nuggets, which they brought from the vicinity of a high mountain, adjacent to what is now known as the Bay of San Francisco, and which, according to their rude traditions, had once vomited forth both fire and smoke. The Padres foreseeing in this abundance of "the root of all evil" the future destroyer of religion among these primitive tribes, determined to prevent the use of, or hunting for, the precious metal. They accordingly took all the gold which had been collected, and having secretly poisoned it, placed it in a tub of water and told the Indians to make their dogs drink it. The simple natives, accustomed to yield implicit obedience, did as they were ordered, and the dogs that drank thereof, died. The Padres then pointed out this as an instance of the ruin and destruction which would visit them and their country if they meddled any more with so dangerous an agent, and from that time the Indians carefully avoided the place whence the treasure was obtained, and which, as the gold was held to be of a diabolical origin, and especially sent to carry out the plans of his Satanic Majesty, they ever after named Monte Diablo, or Devil's Mountain.

One of the choice Indian legends handed down before the arrival of the first white man states, "There was once a time when there were no human inhabitants in California, but there were two spirits, one evil, the other good; and they made war on each other, and the good spirit overcame the evil one. At that period, the entire face of the country, was covered with water, except two islands, one of which was Mount Diablo, the other Eagle Point, (on the north side). There was



Illustration: AFTER THE BIG FIRE IN SAN FRANCISCO,
May 4, 1851, looking south along Montgomery Street from
Telegraph Hill.

a coyote on the peak, the only living thing there. One day the coyote saw a feather floating on the water which, as it reached the island, suddenly turned into an eagle, who, spreading his broad pinions, flew upon the mountain. The coyote was much pleased with his new companion, and they dwelt in great harmony together, making occasional excursions to the other island, the coyote swimming while the eagle flew. And after some time, they counseled together and concluded to make Indians; they did so, and as the Indians increased, the water decreased, until where the lake had been, became dry land.

Reference has been made in this chapter regarding Lieutenant Moraga who attacked the Indians of Mt. Diablo. We find in the year 1808, Lieut. Moraga with a party of Spanish explorers came upon the Feather River, not far from the present City of Marysville. They named the stream "River of the Holy Sacrament." Shortly after discovering the Feather River, Lieutenant Moraga came upon the Sacramento River and named it the Jesus Maria. By 1817, the diaries of explorers show that the identity of and names of the San Joaquin and Sacramento Rivers had become generally known to the Spaniards. There is prophetic significance in the fact that forty-five years had elapsed since the Spaniards gazed upon these waters from Mt. Diablo. Shortly after completing this expedition, Lieut. Moraga returned to the Diablo country and settled on a large rancho granted him for his services, in what today is known as Moraga Valley. He was a frequent visitor to the Ranchos of the Peralta and Estudillo families and participated in many of the social activities in later years that were held in the homes of some of Alameda County's early Spanish families.

CALIFORNIA BECOMES A STATE

It is the intent of the author to briefly outline some of the happenings that caused this state to be founded and the sequences that followed. Mexico was conquered by Cortez in 1519, and in 1537, Zimens discovered Lower California. In 1542 Rodriguez Cabrillo came northward to San Diego, and explored as far north as the Columbia River. Following Cabrillo came the famous Captain Drake, later known as Sir Francis Drake, who explored the San Francisco Bay region in 1579. A few years later Spain took possession of Lower California. This occupation was such in name until the colonization by the Jesuits in 1769. In 1769 the first Mission in Upper California was established at San Diego by Father Junipero Serra. From that date the Spaniards retained undisputed dominion over the country for a number of years. English occupation, however, was threatened at times.

Captain Francis Drake sailed from Plymouth, England, on the 13th day of December A. D. 1577, for the South Sea Islands, having under his command five vessels, in size varying from fifteen to one hundred tons; in the largest, the Pelican, afterwards named the Golden Hind, he sailed with his whole fleet mustering only one hundred and sixty-six all told. On December 25, 1577, he sighted the coast of Barbary, and on the 29th, the Cape de Verde Islands; thence sailing across the almost untraveled bosom of the broad Atlantic, he made the coast of Brazil on the 5th of April, and entering the Rio de la Plata, parted company with two of his vessels, which however, he afterwards met, and taking from them their provisions and men turned them adrift. On May the 29th he entered the port of St. Julian, where he lay for two months taking in stores and refitting; on the twen-

tieth of August, he entered the Straits of Magellan; September 25th, he passed out of the Straits, having with him only his own ship, and thus handed his name to posterity as the first Englishman to voyage through that bleak and tempestuous arm of the sea. A short time later he landed at what is now commonly called Drake's Bay in his honor, which is a beautiful little cove protected bay about sixteen miles west from the sleepy village of Inverness on the coast highway above San Francisco. It is now necessary to pass over private property to get to the actual spot and a charge of 25 cents is made to drive down to the beach of Drake's Bay where originally it is believed the famous plate of brass with sixpence was nailed to a cross, overlooking the blue placid waters where Drake came ashore to claim all of northern California in the name of the Queen of England.

On the 22nd of July, after having repaired his ship, and doubtless taken on board a goodly supply of fresh meat and water, Drake set sail for England, by way of the Cape of Good Hope, and arriving in Plymouth, November 3, 1580, being gone about two years and ten months. He was the first Englishman who circumnavigated the globe, and was the first man who ever made the entire voyage in the same vessel. He was graciously received by the Queen (Elizabeth) and knighted. She also gave orders for the preservation of his ship, the Golden Hind, that it might remain a monument to his own and to his country's glory. At the end of a century, it had to be broken up, owing to decay. Of the sound timber a chair was made, which was presented by Charles II to the University of Oxford. Sir Francis Drake died on board ship at Nombre de Dios, in the West Indies, January 28, 1595.

An event occurred in January, 1811, which caused uneasiness to the Spanish authorities of the time,

and which proved a source of disquiet for years thereafter. A Russian ship from Alaska, under the pretext that a supply of water had been denied it at San Francisco, put into Bodega Bay. Alexander Kuskoff, the commander, claimed that he had purchased a small tract of land bordering the bay from the Indians and insisted upon remaining. General Vallejo later referred to them as the first "squatters" in California. Madrid was informed of this occupancy, and an order was issued by the supreme government for the Russians to depart. The order was disregarded, and the Russians moved up the coast a few miles north of the mouth of the Russian River, where they constructed a stockade fort, later known as Fort Ross. There they remained until 1840, maintaining a semi-commercial and semi-military settlement. When the colony embarked for Sitka it numbered some four hundred men, women and children.

England and France were watching affairs in California, and it was believed that each had designs for extending their possessions in this direction. A French fleet was in the Pacific and British vessels were at Callao, Peru in 1842. An American Commodore was also at that port in command of a squadron of four vessels. This American officer, Com. Catesby Jones, through misleading newspaper accounts and the actions of the British fleet, believed that the latter was proceeding to California to occupy it. Commodore Jones, therefore, left Callao on September 7, 1842, and hastened northward. On October 19th, he entered the harbor of Monterey with the man of war "United States" and the "Cyane." He sent a Captain Armstrong ashore, with an interpreter, to demand of Governor Alvarado the immediate surrender of the entire coast, upper and lower, to the United States government. He assured the inhabitants of the protection of their lives, persons and property, but gave the Gov-



ernor only until nine o'clock the following morning to reach a decision. At midnight the Governor sent a delegation aboard the man-o-war to arrange terms of surrender. The next morning the American flag was hoisted, the fort returning the salute of the American guns.

A few days passed in which the naval officer had a chance to study his actions and to arrive at a more mature judgment; and he became convinced that an error of judgment had perhaps been committed. So on the 28th of the month Commodore Jones hauled down the flag he had raised, and substituted the Mexican, saluted it and proceeded to Los Angeles to meet with General Micheltorena, successor to Governor Alvarado, where a conference was held between the two on January 19th, at the Palacio de Don Abel. Before the grand ball and festivities of the evening, the General presented the American naval officer with written demands, among which were the following two: "Thomas A. Jones will deliver 1,500 complete infantry uniforms to replace those of nearly one half of the Mexican force, which have been ruined in the violent march and the continued rains while they were on their way to recover the port thus invaded." "Jones to pay \$15,000 into the National Treasury for expenses incurred for the general alarm; also a complete set of musical instruments in place of those ruined on the occasion."

In the month of March, 1845, Brevet Captain John Charles Fremont departed from Washington for the purpose of organizing a third expedition for the topographical survey of Oregon and California, which having effected, he left Bent's Fort on or about April 16th, his command consisting of sixty-two men; among them, being Kit Carson and six Delaware Indians.

← *Illustration:* CARMEL MISSION, CALIFORNIA
Founded in 1771

Passing through the Sierra Nevada in December, they arrived at Sutter's Fort on the 10th of that month, which after a stay of only two days, they left, for Fremont was in search of a missing party of his explorers. It is not possible here to follow him in his long wanderings over mountain and through valley on his humane undertaking, but not being able to discover the whereabouts of Talbot and Walker, and having lost most of his horses, or consumed the greater number of his cattle, forty head of which he had procured from Sutter, he determined to retrace his steps, to the hospitable dwelling of that pioneer which he reached January 15, 1846. On the 17th Fremont left Sutter's Fort in a launch for Yerba Buena, where he arrived on the 20th; the 21st saw him and Captain Hinckley sailing up the Bay of San Francisco in a whale boat to the embarcadero at Alviso, and on the 22nd they proceeded to the Pueblo of San Jose, where they received intelligence of the lost expedition being encamped on the San Joaquin, whither he at once dispatched two parties under Kit Carson to guide them into Santa Clara Valley, Fremont and Hinckley then visited the New Almaden quicksilver mines.

While here a Mexican made his appearance and laid claim to certain of Fremont's horses on the bold plea that they had been stolen. On February 20th, the Captain received a summons to appear before the Alcalde of San Jose to answer to a charge of horse stealing, an action which brought forth, the next day, a desire on Fremont's part to wreak vengeance on Castro.

Hence, the intrepid Pathfinder moved, by easy marches, in the direction of the Santa Cruz Mountains, which he crossed about ten miles from San Jose at the gap where the Los Gatos Creek enters the plain; he then made his way towards the coast, and on the first of March encamped on the rancho of Edward Hartnell. While here he received, late in the afternoon of the

fifth, at the hands of a Mexican officer, attended by an armed escort, a dispatch from Don Manuel Castro, Prefect, charging him (Fremont) with having entered the towns and villages under his (the Prefect's) jurisdiction, in contempt of the laws of the Mexican Government, and ordering him out of the country, else compulsory measures would be taken to compel him to do so. Upon the receipt of this communication, Fremont did not display much hesitancy in arriving at a conclusion. That evening, he struck his camp, and ascending "Hawks Peak", a rough looking mountain the Salinas Range, about thirty miles from Monterey, and two thousand feet above sea level, commenced the construction of a rude fort, perfected by felled trees, and stripping one standing near by of its branches nailed the "Star Spangled Banner" to its highest point, full forty feet above their heads. The morning of the sixth found him awaiting further developments.

With Captain Fremont safely entrenched in his fort, he commanded every avenue of approach by the trusty rifles of his men and calmly awaited the speedy vengeance promised in the communication of the Prefect. To carry it out, Don Jose had summoned a force of two hundred men to the field, by one or two cannons of small calibre, but nothing beyond a demonstration was obtained. In the language of the late General Revere (then Lieutenant),—"Don Jose was rather in the humor of the renowned King of France, who with twenty thousand men, marched up the hill, and then marched down again." Castro's next move was the concocting of an epistle to Fremont, desiring a cessation of hostilities, and making the proposition that they should join forces, declare the country independent, and with their allied armies march against Governor Pio Pico, at that time at Los Angeles. To John Gilroy, an old Scotch settler, was entrusted the delivery of this exquisite piece of treachery. He reached

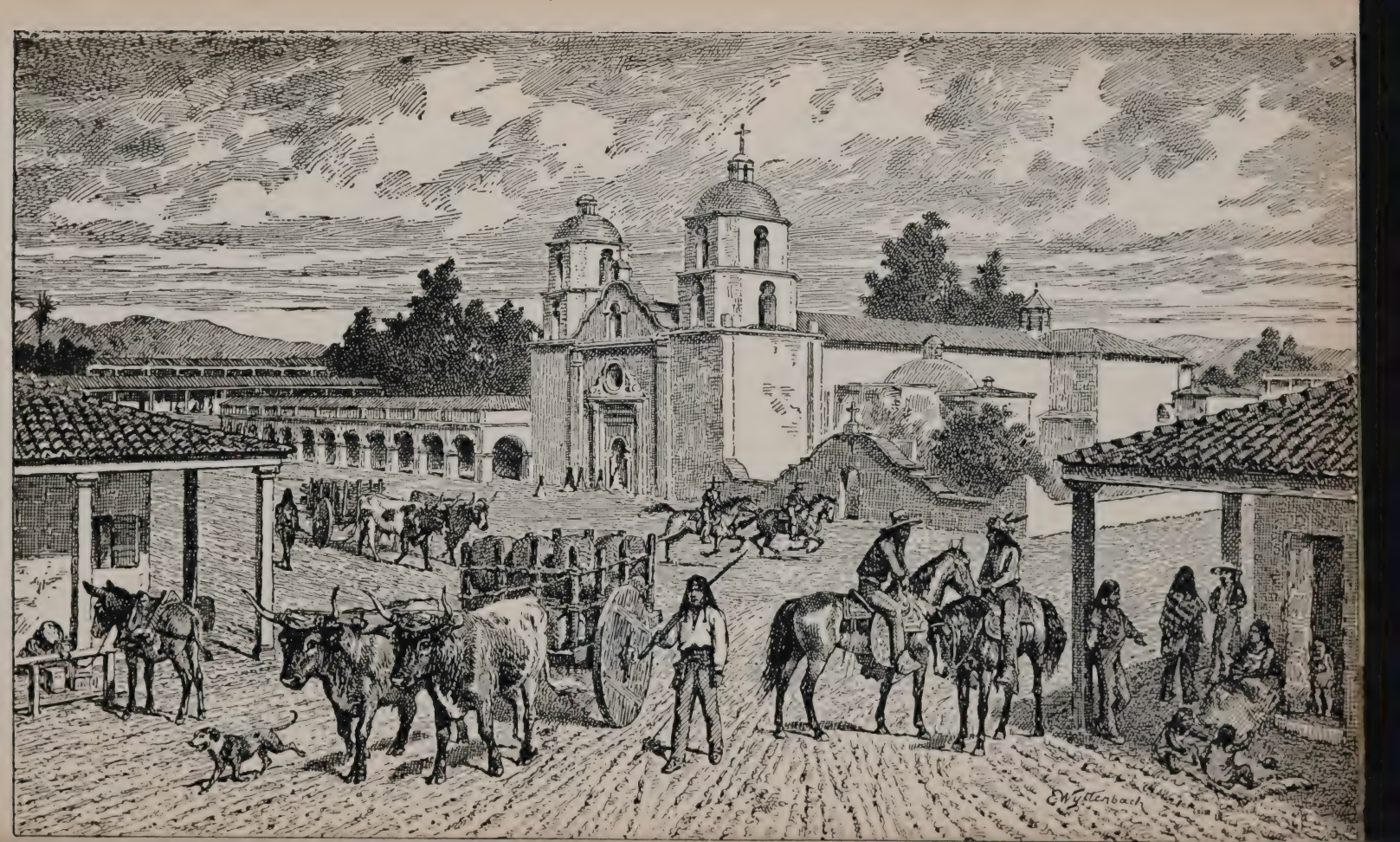
Hawks Peak on the night of the tenth, but found the fort untenanted. Fremont, had wearied, after three days, for General Castro's attack, which, not being made, he struck his camp, threw away all useless articles that might impede a forced march, and the morning of the eleventh found him in the valley of the San Joaquin. Gilroy, on his return, related his tale of the campfires still burning, the discarded pack saddles and no Fremont, a circumstance which elated the courageous Castro, that he at once resolved on attacking the fort, which he was the first to enter. After performing this act and sacking the enclosure, he sat down on one of Fremont's cast-off pack saddles, and penned a dispatch to Monterey, descriptive of the glorious victory he had gained and stating he would not return until he had fulfilled his promise to drive Fremont from the country.

Prior to Fremont's arrival in California, general unrest and dissatisfaction with the Mexican Government was being openly expressed by the Americans here, who although in the minority, were being warned to leave the country and after Fremont arrived a feeling of security made itself felt. William B. Ide who had built for himself an adobe home at Red Bluff, beside the Sacramento River, soon became the leading figure in advocating open revolt, stating that the Americans should seek Fremont's aid, while camped near the Marysville Butte's and if they failed in this, then they should attack General Vallejo's headquarters and throw off the Mexican yoke. Ide, after several meetings with his friends, decided the time had come to strike and left for the Moon Ranch near Corning in early June, 1846, where he added several men to his small army.

On arriving at Fremont's camp it was found that the garrison had been considerably augmented by the arrival of more settlers, who were all ardently discus-

sing the events they had heard about overthrowing the government. After Fremont's refusal to actively participate in their bold scheme, it was determined by the Insurgents that having gone so far, their only chance of safety was in a rapid march to the town of Sonoma, to capture the town and to accomplish this before the news of the stoppage of Lieutenant Arci and his horses could have time to reach that garrison. It was felt that should this design prove successful, all further obstacles to the eventual capture of the country would have vanished. The daring band then reorganized, still retaining in his position of Captain, Ezekiel Merritt. At 3:00 P.M., June 12th, under their leader, they left Fremont's camp for Sonoma, 120 miles distant, and, travelling all night, on their way called at the ranch of William Gordon, about ten miles from the site of the present town of Woodland, in Yolo County, whom they desired to inform all Americans that could be trusted, of their intentions. At 9:00 A.M. on the 13th they reached Captain John Grigsby, at the head of the Napa Valley, and were there joined by William L. Todd, William Scott, and others. Here the band, which now mustered thirty-three men, was reorganized and addressed by Dr. Robert Semple, of Benicia. Not desiring, however, to reach Sonoma till daylight, they halted here until midnight, when they once more resumed their march, and, before it was yet the dawn of June 14, 1846, surprised and captured the garrison of Sonoma.

General Vallejo said, "I have now to say something of the epoch which inaugurated an era for this country. A little before dawn on June 14, 1846, a party of hunters and trappers with some foreign settlers, under command of Captain Merritt, Doctor Semple, and William B. Ide, surrounding my residence at Sonoma, and without firing a shot, made prisoners of myself, then



Commander of the northern frontier; of Lieut. Col Victor Pruden, Capt. Salvador Vallejo and Jacob P. Leese. I should here state that down to October, 1845, I had maintained at my own expense a respectable garrison at Sonoma, which often in union with the settlers, did good service in campaigns against the Indians; but at last, tired of spending money which the Mexican Government never refunded, I disbanded the force; and most of the soldiers who had constituted it left Sonoma. Thus in June, 1846, the Plaza was entirely unprotected, although there were ten pieces of artillery, with other arms and munitions of war. The parties who unfurled the Bear Flag were well aware that Sonoma was without defense, and lost no time in taking advantage of this fact, and carrying out their plans. Years before, I had urgently represented to the Government of Mexico the necessity of stationing a sufficient force on the frontier, else Sonoma would be lost, which would be equivalent to leaving the rest of the country an easy prey to the invader. What think you, my friends, were the instructions sent me in reply to my repeated demands for means to fortify the country? These instructions were that I should at once force the immigrants to recross the Sierra Nevada, and depart from the territory of the Republic. To say nothing of the inhumanity of the orders, their execution was physically impossible, first, because the immigrants came in autumn, when snow covered the Sierra so quickly as to make a return impracticable."

Upon the seizure of their prisoners, the revolutionists at once took steps to appoint a Captain, who was found in the person of John Grigsby, for Ezekiel Merritt wished not to retain the permanent command; a meeting was then convened at the barracks, situated at the northeast corner of the Plaza, under the Presi-

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Illustration: SANTA BARBARA MISSION—Founded in 1786



dency of William B. Ide; Dr. Robert Semple, being Secretary. At this conference Semple urged the independence of the country, stating that having once commenced they must proceed, for to turn back was certain death. The convention had not been dissolved however, when it was rumored that secret emissaries were being dispatched to the native ranchers to make them acquainted with recent events; such being the case it was deemed politic to transfer the prisoners to safe-keeping in Sutter's Fort.

Dr. Robert Semple, who was one of that party from the first, says, in his diary that they entered Sonoma at early dawn on the 14th of June, 1846, thirty-three men, rank and file. William B. Ide, who was chosen their Commander, says in his diary the same. Lieut. William Baldrige, one of the party, makes the date the 14th of June. Lieut. Joseph Warren Revere, of the United States ship Portsmouth, who hauled down the "Bear Flag," and hoisted the American flag on the 9th of July, and at a later date commanded the garrison, says the place was captured on the 14th of June.

Following Sonoma's capture General Castro marched forth from Santa Clara on the 27th of June, to chastise the Sonoma insurgents, and he called a halt at the rancho of the Estudillos in San Leandro. From this place he dispatched three men to reconnoiter, viz: Don Jose Reyes Berryessa (a retired Sergeant of the Presidio Company of San Francisco, who in 1837 was granted the tract of land on which the New Almaden mine is situated), with Ramon and Francisco de Haro (twin sons of Don Francisco de Halo, Alcalde of San Francisco in 1838-1839), who landed on what is now known as Point San Quentin. On coming to the shore they were seized and, with their arms, and on them were found written orders from Castro to Captain



Illustration: MISSION SAN GABRIEL, CALIFORNIA
Established in 1770

de la Torre (who it was not known had made his escape via Sausalito to Santa Clara) to kill every foreign man, woman and child. These men were shot on the spot, first as spies; second, in retaliation for the Americans so cruelly butchered by the Californians. Castro, upon finding that his men did not return, feared a like fate for himself; he therefore retraced his steps to the Santa Clara Mission, where he arrived on the 29th of June, after a prodigious expedition of two days' duration.

General Don Mariano Guadalupe Vallejo frequently opposed the views of Pico and Castro and spoke as follows, "I cannot, gentlemen, coincide in opinion with the military and civil functionaries who have advocated the cession of our country to France or England. It is most true that to rely any longer on Mexico to govern and defend us would be idle and absurd. To this extent I fully agree with my colleagues. It is also true that we possess a noble country, every way calculated from position and resources to become great and powerful. For that reason I would not have her a mere dependency upon a foreign monarchy, naturally alien, or at least indifferent, to our interests and our welfare. It is not to be denied that feeble nations have in former times, thrown themselves upon the protection of their powerful neighbors."

There were six American military Governors between the time Com. John D. Sloat assumed charge in 1846 until the treaty with Mexico was signed and a State Government formulated and adopted in 1849. California, unlike other western states of our Union, did not go through a period of probation as a territory, but was taken directly into the nation as a full fledged State. The treaty with Mexico was dated at Guadalupe, Hidalgo, February 2, 1848. It was officially exchanged at Queretaro on May 30, and promulgated by President James K. Polk, July 4, 1848.

In the early days of Spanish domination, the whole military force in Upper California did not number more than from two to three hundred men, divided between the four presidios of San Diego, Santa Barbara, Monterey and San Francisco, while there were but two towns or pueblos, Los Angeles and San Jose, the latter of which was established, November 29, 1777. Another was subsequently started in the neighborhood of Santa Cruz, which was named Branciforte, after a Spanish Viceroy. It may be conjectured that the garrisons were not maintained in a very effective condition. Such a supposition would be correct, for everywhere betokened the disuse of arms, and the long absence of an enemy. The cannon of the presidio at San Francisco were grey with mould, and women and children were to be seen snugly located within the military lines. The soldiers of the San Francisco district were divided into three cantonments, one at the presidio, one at Santa Clara Mission, and one at Mission San Jose.

A recapitulation shows that the inmates of the presidio consisted altogether of one hundred and forty-four persons, including men, women, and children, soldiers, and civilians. There were thirty-eight soldiers, and three laborers, of these one was a European other than Spanish; seventy-eight Spaniards, five Indians, two mulattos, and forty-four of other castes.

First in California of an alien race to settle here, was John Cameron, but who had assumed his mother's maiden name of Gilroy, and was thus afterwards known by that name. He was born in the County of Inverness, Scotland, in the district of Lochaber, in the year 1794, and in the year 1813, arrived in Monterey, in one of her Brittanic Majesty's ships, on board of which he was rated as coxswain of the Captain's gig. From here he deserted, with a comrade known as "Deaf Jimmy," and waiting, carefully hidden, until the vessel

had departed, the two friends, in their search for employment, found their way into the Santa Clara Valley. Gilroy established himself at the little town of San Ysidro, now generally called Old Gilroy, in contradistinction to the new town of Gilroy, where he married and remained till his death, which occurred in July, 1869. His comrade went north of San Francisco Bay and died in Sonoma County. At this time, there were not half a dozen foreign settlers in the whole country, save the Russians, who, it will be remembered, then occupied Bodega and Fort Ross, on the coast, while from San Francisco to Los Angeles, there were only eight ranches, the property of Mexican colonists.

Following the Spanish, Mexican era of occupation in California, we come to the gold rush days, which caused the greatest human migration in the world's history when the electrifying news of John Marshall's discovery of gold leaked out on January 24, 1848. Overnight, Yerba Buena or San Francisco, as we know it today, resounded to the footbeats of thousands of gold crazed miners, eager to snatch from the earth that which meant wealth and position. Early in 1848, the San Francisco City Council made strong efforts to check the rising tide of gambling, a vice then sweeping the city. An ordinance was passed to seize all moneys on gambling tables. The people were against the reckless gambling that flooded the town when the first of the hilarious gold seekers reached the city a few months later. In this period, 1848, sales became more numerous in disposing publicly of the town's real estate. Some great bargains were then picked up which became the nucleus of large personal estates. Many lots were sold at from \$16 to \$50 each.

In '48, the school census shows a population of 575 males, 177 females and 60 children, a population of 812. The buildings number 200. There were two

hotels, boarding houses, saloons and ten pin alleys. Twelve mercantile houses were established, two more wharves were in course of construction, the townspeople were hopeful, and the prospects of the city good. April 3, 1848 the first public school was opened.

There probably never has been in the United States a depth of political degradation greater than that which marked San Francisco in 1854, and '55. On account of the unsettled condition of society, business, and the feverish rush to rake fortunes from the rich placer mines, very few of the respectable classes of the community took any interest in public matters. Politics and the Government of the City and State were neglected by the residents, and naturally the offices and emoluments fell to the criminal elements. Some of the worst characters driven from the Bowery, N. Y. and from Botany Bay, Australia, held office, and wallowed in all kinds of political corruption and graft. Trials in the courts became a farce, those in power made no pretense of shielding their friends when charged with crimes. An honest man's vote was worthless at the polls, and ballot box stuffing was openly practiced. Clubs were formed to sell their votes to the highest bidders.

James King of William, born of an old Virginia family, and who became a prominent banker in the city, only to lose his fortune later in the local panic of 1854-55, was the man who practically alone started the work of rousing the better class of residents to the struggle of cleaning out the criminal element in power. At that time the criminal element was closely affiliated with certain influential, wealthy people in sharing the profits of political corruption. While in the banking business, King had discovered numbers of corrupt transactions of this character. His friends knew this, and realizing that he was a man competent

in every way to meet the situation, they urged him to start a paper and voice his convictions on the corrupt conditions. On October 8, 1855, he started the publication of the "Evening Bulletin," 4 pages, 10 x 15 inches in size.

Following the clean-up of crime by the Vigilance Committee of 1856, came a stimulating improvement in business and prospects. The initial feature was the extraordinary success of the first industrial fair of the Mechanics' Institute, September 8, 1857, in a pavilion especially built for the purpose on the site afterwards used by the Lick House, where the new Lick House and First National Bank stood on Montgomery and Post Streets. It was the first presentation of the industries and natural products of California, and the residents of the State awoke to the great variety and immense abundance of the resources of the state. The exhibition proved so popular that it was extended to four weeks; the forerunner on the Peninsula of the Panama Pacific International Exposition and the World's Fair on Treasure Island in 1939.

Most of our early immigrants to California came by boat by way of the "Isthmus" and great crowds gathered to meet the incoming steamers, for they always carried besides the letter mail, huge quantities of New York papers, which gave the local residents the news of the world at large. The New York agents of the twelve daily newspapers published in the city in 1853, sent out condensed batches of world wide news all prepared for the publishers here, and there developed a keen rivalry among them to see which genius would get on the street first with the Eastern news. In the early 50's, these Eastern papers arriving by steamers were the sole source from which the city obtained outside world news.

In 1858, the Overland Stage Line between San

Francisco and St. Louis was established. This overland line consumed 21 days and made no reduction as compared with the regular steamer fare, but it largely improved mail facilities. There were eight monthly arrivals by stage against two by steamer. The famous Pony Express was established in the same year between San Francisco and St. Joseph, a distance of 1,800 miles. This service carried two mails per week, and the letters, written on fine tissue paper, were charged \$5.00 each for every half ounce. This private correspondence overland contributed at times very important information to the local newspapers.

It is not the author's intent in this brief history to follow the full course of events that have taken place during the past four hundred years of our state's progress as space does not permit, but let me state that California following its stage coach method of travel did not begin to be appreciated for its vast riches until after that epoch happening event of 1869. Our glorious state really became an integral part of the United States of America on May 10, 1869, when the Union Pacific Railroad, building west from Omaha, and the Central Pacific Railroad, building east from Sacramento, met at Promontory Point, Utah, thus completing the first transcontinental railroad in the United States.

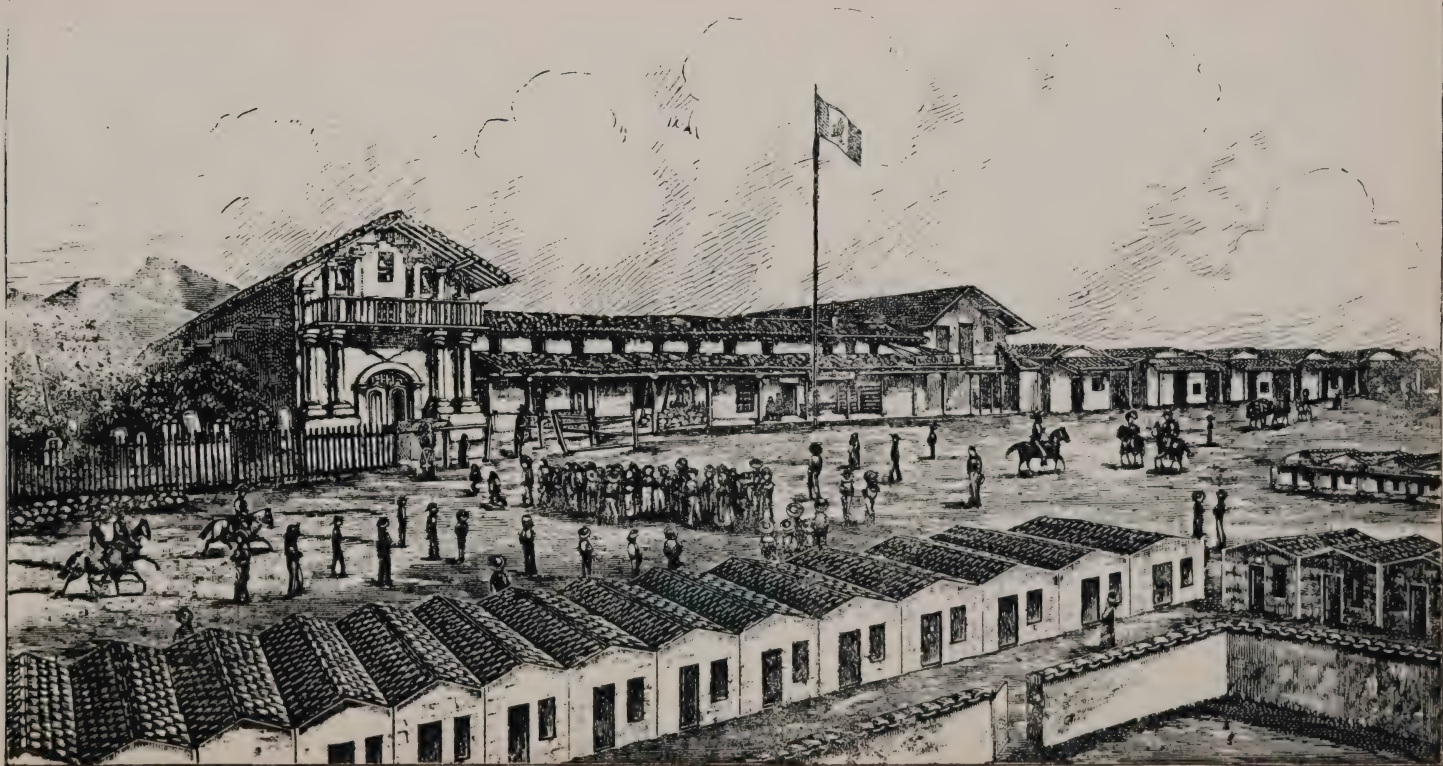
If I were asked what was in my opinion the greatest contributing factor toward the early development of our state from an educational, spiritual and economic standpoint, I would most certainly reply the "Missions." For like pearls on a chain of purest silver, the twenty-one California Missions, Father Serra caused to be built, are like a rosary and a valuable heirloom left to us by Spain. This precious legacy was linked together by a trail, called "El Camino Real," the King's Highway, extending from San Diego to Sonoma.

They were established between the years 1769 and 1823, by the members of the Order of Friars Minor, generally known as the Franciscans.

Near the Mission of San Jose stands an old adobe almost 100 years old. It was built by Don Jose de Jesus Vallejo during the time when he was Administrator of Mission San Jose. Don Jose was the first Administrator appointed after the secularization of the Missions by the Mexican Government. Back in 1797, when a group of Padres traveling north from Mexico stopped at Mission San Jose, they dedicated in the name of King Charles IV of Spain, Mission San Jose de Guadalupe. Here was the birth of Alameda County, its cradle of civilization, and monument to brave missionaries and pioneers. It was the group of Padres in this early Mission who taught the Indians to worship, to till the soil and to follow civilized methods in living. At one time, a few years following the arrival of the Padres, there were some 2,000 Indians in the vicinity of the Mission. As one drives by the Mission today, stately Mission Peak rears its head in the background. Truly a place of historic significance, Mission San Jose is situated in the midst of a fertile valley, surrounded by vineyards, olive groves and gardens, in which colorful and fragrant flowers bloom the year round. Tourists who have visited California and not seen one of our Missions, have not seen California.

ALAMEDA COUNTY 1946

We now come to the final chapter of "Alameda County, Past and Present," and are pleased to present to you a summation of the reasons why Alameda County has reached such a prominent position of importance in 1946, just one year after the close of World War II. Our county contains no high mountain to which we may lay claim, but just across our county line in Contra Costa County rests a mountain of which we are all mighty proud. Mount Diablo bears unmistakable evidence of having once been a volcano of some force. A portion of the crater is still well marked and can be traced without difficulty. The ingenious rocks lie among its canyons from base to summit. The primitive slate and granite, with intervening ledges of quartz crop out everywhere. Much of the range north and south of it partakes of the same character and must have been elevated with it. Limestone is found in many places on the eastern slope, an indication to the mineralogist that silver will be found in greater or less quantities among its mineral deposits. The height is three thousand eight hundred and seventy-six feet. The State of California now has Mt. Diablo under its wing as a State Park, thus doing away with the old toll system of fifty cents that was formerly charged to view its wonders from the top where on a clear day, one might gaze with wonder upon the dome of the State Capitol, glistening in the sun in the City of Sacramento. The Federal Government also maintains a powerful revolving beacon light on top of the mountain to guide the pilots of aeroplanes in the darkness of the night on their northward journey toward the Oregon line. Unquestionably the finest view from any point around San Francisco Bay may be obtained by



MISSION SAN FRANCISCO DE ASSISI—Founded in 1776

making a journey to the top of this old "Devil Mountain."

Of the fifty-eight California counties, Alameda County ranks third in population and wealth, and holds second place in public school enrollment. Situated on the continental side of San Francisco Bay, Alameda County occupies a strategic position from an industrial, commercial and residential standpoint. Alameda County's population of approximately over 600,000 has shown a marked increase during the past decade, or an actual gain of some 125,000 during that period. With an area of 843 square miles, Alameda County is featured with a waterfront, rich valleys, grazing lands on the slopes of foothills, and a score of bustling cities, towns and communities that hold an important position in trade, transportation, education and home attractions. The County Seat is Oakland, largest of a group of cities that help Alameda County maintain its leadership of California's fifty-eight counties. Alameda County's new \$2,000,000 Courthouse commands a beautiful view of Lake Merritt, the largest inland, tidal salt-water lake in the world.

Pleasanton was once known as Alisal (Cottonwood), was named so by John W. Kottinger after the dashing cavalry officer Pleasanton, who served under Fremont. It was laid out upon the land which was granted in common in 1839 to Antonio Sunol, Antonio Maria Pico, Augustin Bernal, and Juan P. Bernal. Pico sold his interest to Sunol, and in 1846, Sunol sold to J. P. Bernal. Rated as one of the numerous incorporated cities in Alameda County, Pleasanton is better known for its vineyards, pedigreed cattle, race horses, and is the setting for the annual Alameda County Fair. No better location could have been chosen for a county fair than Pleasanton. A training track for race horses has been a great community asset for many years. It

was on the Pleasanton track that Lou Dillon, the world's fastest trotting mare of her day, was trained. At the head of the Amador Valley, adjacent to the famous Livermore Valley, Pleasanton occupies an enviable location. Two railroads serve the community, as well as motor busses. The Alameda County Fair, recently revived, will be held this fall in Pleasanton. Farmers from all parts of the county will display their products. The Fiesta del Vino, which exploits the important wine industry of the Pleasanton area, will be held in conjunction with the county fair. Pleasanton is thirty miles from Oakland, via Hayward, and then over the Dublin Boulevard to Dublin, where a beautiful foothill drive takes you direct to this picturesque community. Motorists traveling from Southern California, via the Coast Route, can reach Pleasanton over the Mission Hill Road, via Scott's Corners and Sunol. Near Pleasanton is the famous Castlewood Country Club, once the country estate of the late Mrs. Phoebe Apperson Hearst.

Washington Township was settled before any other portion of Alameda County. This was due to two reasons, the founding of the Mission San Jose, and its proximity to the Pueblo de San Jose. The first settlers were the priests of the mission and their followers, who held sway over the territory extending well into Murray Township and as far as San Leandro. Then came the Mexicans. Alvarado will always occupy a prominent place in the history of the country, for it was there that the first county seat was established upon the creation of the new municipal unit of the state. This important event in the annals of the small village brought a number of new residents, and even the establishment of a privately taught school in 1853, with five students, while not long afterwards the first public school was opened. The first courthouse was estab-

lished in the upper story of the warehouse used by Smith & Church as their store, while the various county offices were scattered about town in the most handy and available places that could be secured. In 1869 a beet sugar making concern was started a short distance to the northeast of town, upon lands belonging to E. H. Dyer. Salt making was also another early industry in the locality; John Quigley, commencing operations in 1862 at Alvarado, or Union City.

Alvarado, once known as Uniontown, played a leading part in early day affairs of the county. Aside from being the first county seat, Alvarado was the first community to have industries of any kind. Wagon and carriage shops were erected in Alvarado shortly after the county was formed in 1853. Salt refining even preceded the organization of the county. America's first sugar beet refinery was built in Alvarado during the sixties, and is still in operation. Today, Alvarado is headquarters for a nationally known salt refining company, and is the center of a vast vegetable industry.

In the early days Newark was a shipping point known as Dumbarton, where extensive wharves were erected from where the extensive products of the rich surrounding country were shipped to San Francisco by boats running between the two points. Early in the spring of 1876, a large tract of land in the vicinity of the point was purchased by A. E. Davis, as a representative of the Pacific Railroad Company. The tract consisted of about 4,500 acres. At once building operations were commenced, and the wharves built. In a few weeks railroad tracks were laid a distance of several miles from Dumbarton Point towards San Jose. In the spring of 1877, a franchise was obtained to build a road from Newark to Alameda, and its construction was commenced. A round house and railroad sheds were erected in Newark. On June 1, 1878, cars began

to run between Alameda and Los Gatos, Santa Clara County, connecting with the ferry for San Francisco at Alameda Point. The Catholic Church was dedicated here in 1880. During April of that year Newark Lodge No. 169, A.O.&W., was also organized. In 1864, J. A. Plummer purchased the property near Newark known as the Crystal Salt Works, and commenced operations for the manufacture of salt. Eventually Newark and Centerville became connected with street cars.

Rated as one of the oldest manufacturing centers in Alameda County is the community of Newark. Here one finds a nationally known foundry, specializing in producing stoves of every description. Chemical experts selected Newark for the location of what is said to be America's foremost plant of its kind. Newark is also famous for the production of salt, and it is an industry that dates back to the eighteenth century in Alameda County. Transportation depends on two bridges, starting at Newark, that make it possible for trains and motor traffic to cross lower San Francisco Bay, connecting with the western shores. Newark is also the center of a great dairy industry and ranks with neighboring communities in raising livestock, vegetables and poultry. The public library and modern school are among the outstanding buildings in the business area. The residential section shows a gradual growth during the past few years. Newark is the home of many successful citizens who are engaged in farming and other horticultural pursuits. Livestock from the Newark area entered in State and county fairs throughout the United States have won many high awards. Along the Bayshore are numerous shooting preserves and hunting lodges that attract sportsmen from various parts of California.

City of Alameda—"Air Capital of the Pacific"—is the locale for the United States Naval Air Base, home

of United States Coast Guard Supply Depot and one of the largest private airports on the Pacific Coast. Encinal Terminals situated on the west shore of the Estuary, handle a large proportion of commerce for the county. Alameda has its own belt line railroad. Itself an Island City, Alameda is connected with the mainland of Alameda County by the George A. Posey subaqueous tube, and a series of bridges. Alameda is famous as a beach resort city; has splendid schools and some of the finest gardens in California. Bay Farm Island, adjacent to City of Alameda, is famous for the variety of vegetables that are harvested the year round. The rich soil, ideal climatic conditions and nearby markets, make Bay Farm Island an important vegetable center.

During the summer of 1850, the much discussed trio, Moon, Adams and Carpentier, came to Oakland, establishing a shanty near the present foot of Broadway. They eventually secured a lease of land and other settlers and "squatters" arrived to form a village which was at first called Contra Costa. During the influx of new settlers technicalities and sundry defects of title appeared to cloud the ownership of much of the land embraced within the new village, and although the Peralta grant was subsequently established as the paramount and legal title, other defects arose which for years gave trouble. Chief of these were the so-called "Pretermitted Heirs" title, the "Sisters" title, the Irving title, and the Cost title. A concerted effort of the inhabitants resulted in the year 1869, in clearing up all defects. In that year all of the outstanding claims were purchased and deeded to the city clerk, Henry Hillebrand, as a trustee. He, in turn, thereupon made deeds to the several owners of lots and tracts, thus clearing the property of all adverse claims. Oakland remained a town only from May 4, 1852, to March

25, 1854, upon which later date it graduated into a city, at least from a legal viewpoint; for upon that day incorporation as such was completed. The new government was vested in a city council consisting of seven members; a mayor, elected annually; an assessor; a treasurer, ex-officio clerk of the council; and a marshall. Officers other than the mayor were to be elected for two years, except that the three councilmen receiving the smallest number of votes at the first election were canvassed at a meeting held April 17, 1854. There were, according to the canvass, 368 votes cast; although some have later asserted that there were not that many votes in the town. H. W. Carpentier was declared the winner as mayor, with 192 votes credited to him. S. J. Clark received 93 votes; Z. Gower, 44; and B. F. Ferries, 29. J. R. Dunglison was chosen treasurer, with 121 votes. T. Gallagher and W. H. Baker were next, each with 82 votes; and H. Horton received 69 votes. For assessor J. S. Tubbs won over H. Douglas and L. N. Crocker, the canvass showing the votes to be for these gentlemen.

Oakland has made marvelous progress since those formulative days of pulling up its boot straps and aside from being the county seat of Alameda County, the City of Oakland is known far and wide for recreational advantages, the Port of Oakland and the Oakland Municipal Airport. Situated in the center of downtown Oakland is Lake Merritt, the world's largest tidal salt water lake within a city. Here, sailing and other aquatic sports are featured. Modern homes and apartments surround the famed Lake Merritt. Each year University crews from all parts of the United States hold their regattas and boat races on the Oakland Estuary. Erected on the shores of Lake Merritt is Oakland's Municipal Auditorium, and near by is the Exposition Building—setting for the annual California

Spring Garden Show. Oakland is also the home of a Regiment of National Guardsmen, the 159th Infantry; a Battalion of the 143rd Field Artillery, and the United States Naval Reserves. More than 100 U. S. Government installations are located in the Metropolitan Oakland Area. Many of these are huge, permanent establishments, such as Naval Supply Depot, and Oakland Embarkation Base. Also situated on the shores of Lake Merritt, is Alameda County's new Courthouse, rated as one of the outstanding government buildings of the West. Oakland is recognized as a financial center on the east side of the Bay. This city has many modern, commodious hotels and apartment houses, and is well known as a convention center. Each year thousands of delegates, attending gatherings of national and international importance, assemble in Oakland for their conventions. Oakland is also known as a home city, and its residential districts offer suitable, modern and palatial family homes and villas.

The city of Berkeley, so named, it is said was made at the suggestion of Frederick Billings on May 24, 1866, in honor of Bishop George Berkeley, was but a tiny and distant settlement when the University was moved in 1873. There were but a few houses on Choate Street, at the end of the car line, and a few scattered residences. These included the Willey home at College Avenue and Dwight Way; the Simmons home at the end of Piedmont Avenue; the "Berkeley Farm;" the residences of Leonard, Haste, Shattuck, Hillegass, and a few others. It was then a long trip to San Francisco; either by way of the slow bob tail car to Oakland, or through the aid of an omnibus to the ferry at "Ocean View," otherwise known as "Jacobs Landing," and later as West Berkeley. But since the opening of the Institute for the Deaf and Blind on October 20, 1869, (moved from San Francisco, where it was established

April 30, 1869) and since the removal of the University to the new location in 1873, Berkeley has grown so rapidly that present day residents cannot visualize the small village of fifty years ago. There were no churches in Berkeley in 1873, and members of the faculty and student body of the University, or settlers living there, came to Oakland if they desired to attend places of worship. The first religious services of the Congregational Church were held in the old Berkeley Hotel, Rev. E. S. Lacy and Rev. Warren assisting, in the summer of 1874.

Today when one speaks of education, especially in



JOAQUIN MILLER AND MOTHER.

L. J. FREEMAN STANDING DIRECTLY BEHIND JOAQUIN MILLER

reference to universities and colleges, the name of the University of California is generally brought into the conversation. Known as the world's largest co-educa-

tional institution of learning, the University of California, located in Berkeley, has done much to bring the County of Alameda into the limelight. Aside from graduating students with scholastic honors, this great University has sent its graduates into every part of the world, representing every profession and science. The California graduate has done much in perfecting electrical engineering; he also has made his mark in chemistry, mathematics and literature. In the athletic world the University of California has held its own with teams on the gridiron, baseball diamond and track that have made history; and the University Crew holds many records. Berkeley is a beautiful home city, with environments that attract homemakers who appreciate their home in an atmosphere of refinement, with an expanding shopping district. Attractive homes and gardens among the Berkeley hills, overlooking San Francisco Bay, make Berkeley the "city of unique charm."

In 1895 Oakland boasted of between sixty to seventy miles of electric street car lines. There were three lines connecting Oakland and Berkeley; virtually two lines connecting Oakland and Alameda; and the Oakland-Hayward line was the longest electric system on the coast at that time, being over sixteen miles long, not including two other branch lines, one of which ran to San Lorenzo. Today fast modern bus service operates over paved highways between Hayward and Oakland. Heading the parade of growing communities in the rural section of Alameda County is the progressive city of Hayward, whose Post Office serves upward of 30,000 population. The center of a rich poultry, floricultural and agricultural area, Hayward is also noted for the monumental Union High School, serving practically all of Eden Township, south of San Leandro. Hayward enjoys transportation over the Southern Pacific, West-



SAN LEANDRO CITY PLAZA 1946

ern Pacific Railroads and motor bus lines. With a daily newspaper and many other facilities enjoyed only by large cities, Hayward occupies an important position in the industrial and social life of Alameda County, being the shopping center for some twenty smaller districts, some of which are the communities of Russell City, Mt. Eden, Ashland, San Lorenzo, Edenvale, Independant, Palomares, Stony Brook, Valle Vista, Tennyson and Hayward Highlands. Hayward has a magnificent City Hall, built on the original site of the first Castro adobe; a beautiful War Memorial Building, erected by the Board of Supervisors of Alameda County; and a group of splendid churches.

The first communication between San Francisco and the Oakland side of the Bay was by whale boats. These were followed by small sail boats, which in turn were succeeded by steamers, following up the estuary to the embarcadero of San Antonio, now East Oakland. This was the point of exchange for vessels coming into the San Francisco bay to trade their goods. The first commercial landing of importance on San Leandro's waterfront was made at Mulford's Landing, where grain and dairy products were shipped to San Francisco. All eyes of the County are today turned in the direction of San Leandro, whose importance as the hub of the future industrial center of the Eastbay is recognized by all. The annexation of 92 acres of land during the past calendar year by the City of San Leandro has done little towards reducing pressure on its boundaries. As we move forward into 1947, further expansion will be mandatory. Increasing industrial demands for installation areas, a pent up desire for residential properties, and the permanence of the underlying soundness on which our business investments are founded, serve as reliable indications of future trends.

Now that normal building operations are being re-

sumed we anticipate active development in the area touching upon lower Davis Street, where several options are pending for large tracts of land. These industrial sites, among the most desirable in the metropolitan area of San Francisco Bay, are served by two transcontinental railroads, are within a few minutes of the huge Oakland Airport at the foot of Davis Street and are strategically located in relation to inevitable deep water harbor construction. Until such time as this ocean terminus is realized, highways provide easy and quick access to the Oakland docks. Additionally, the proposed Eastshore Highway, one of the top priority projects for this region, will form a main arterial, the length of the Bay's eastern waterfront.

Major industries already established here attest to these factors. Additional evidence of the belief in them which is held by foresighted industries came last year when the Chrysler Motors Corporation purchased 40 acres bordering Davis Street, paying \$60,000 for the site of an automotive plant which is scheduled for early construction this year. This will be in addition to the Davis Street plants of the Chrysler Motor Parts Corporation; U. C. B. Corp; Pacific Can Co.; and the Caterpillar Tractor Company.



GARDEN SCENE, SAN LEANDRO

San Leandro takes a deep pride in its fine homes, many of them having been constructed in the years just preceding the restrictions on material imposed by the war. Now that home building is being resumed, the trend is in a southeasterly direction, where in some instances hill sites afford excellent views. This area will accommodate the major portion of the city's present territorial expansion of some 750 new homes just being completed. Population of San Leandro in 1940 was 14,601, but a special Federal census taken in April of 1944 enlarged this total to 22,903, the present 1946 estimated population according to the Chamber of Commerce is in excess of 26,000 and all indications point to a permanence of character which augurs well for the future. The city manager form of government, a low tax rate, a municipally owned garbage service and sewage disposal plant and a year round climate provide definite values which need no elaboration.

The atmosphere is tempered by the waters of nearby San Francisco Bay, and low-lying hills to the north protect the city from the Bay fog. Its exposure to the southeast, south and west, makes possible the claim that San Leandro is the "City of Sunshine and Flowers." The climate is ideal for residential, horticultural and factory purposes, the temperature averaging 57 degrees for the last five years, and an average annual rainfall of 22.37 inches for the same period. Building permits for the period from January 1, 1945, to November 1, 1945 reached a value of \$1,902,588, with a total of 117 new dwellings having been constructed during the same period. The city's assessed valuation is \$16,881,120, allowing \$439,650 for veteran's exemption. Its bonded indebtedness, as of July 1, 1945, amounted to the sum of \$150,000.

Among San Leandro's larger factories are such diversified industries as Friden Calculating Machine

Co.; Caterpillar Tractor, Chrysler Motors Parts, Nelson Specialty Welding Corp., Monadnock Mills, Hudson Lumber, Willstrut Hosiery, California Packing, Ry Lock, United Engine and Machine, Moeller Pickle, Paragon Machine Tool, Homekraft Baking, W. A. Bechtel Co.; and the Inter-Coastal Paint Corporation.

San Leandro has just approved a bond issue of \$610,000 at a recent election and now stands in the center of the road toward reaching an unlimited goal for residential and industrial expansion that is going to startle the nation. With a determination in the hearts of her citizens and a will to go forward, her future is assured. Within the next ten years it will have a population of not less than 40 thousand people and an assessed valuation of \$40,000,000 according to L. J. Freeman, Manager of the Chamber of Commerce. So you can readily see that San Leandro has outgrown all its present public facilities and was forced to vote public improvement bonds in order to meet its ordained future. The city will now construct new main sewer lines from the sewage plant over to 1st Avenue and up 1st Avenue via Castro and Sybil Avenues to Mac-Arthur. This line will provide for the only direction in which San Leandro can expand.

And so "Alameda County, Past and Present," comes to a close and the author trusts you now have a better conception of the attributes that have gone before in causing Alameda County to rank high among the Counties of the State. It was not the purpose of this edition to completely cover every district and hamlet in the County, as time would not permit, but we have attempted to acquaint you with the salient facts as to the most important historical points of interest and to blend their history into the finished picture of their true greatness in this year of 1946.

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