



March 5, 2025

By electronic transmission

City of Alameda Historical Advisory Board
2263 Santa Clara Avenue
Alameda, California, 94501

Subject: PLN25-0079 - 2320 Lincoln Ave.

Dear Historical Advisory Board Members:

This letter is sent in response to the request for demolition of 2320 Lincoln Ave "known standing 1868" & 2322 Lincoln Ave "1892" "Gim's Chinese food takeout restaurant".

The building at 2320 Lincoln (Building A) is a remarkable survivor of the period when the railroad put Alameda on the map. The building appears to have been originally located at the southwest corner of Park Street and Lincoln Avenue and moved to its present site in 1875. The building's probable 1864-68 construction was part of an early building boom stimulated by the 1864 completion of the San Francisco and Alameda Railroad along Lincoln (originally Railroad) Avenue and provides what is probably the best surviving tangible link to the railroad.

Historical Significance

Although already determined to be a historic property for CEQA purposes, 2320 Lincoln Avenue appears to be exceptionally significant because of its apparent age. Its gabled box-like form, narrow clapboard siding, and two-over two windows is a late, vernacular version of the Greek Revival Style or Pioneer Style. The building's style strongly suggests a construction date as early as the 1850s or 1860s, based on historical research conducted by AAPS volunteers and an evaluation of its architectural style and construction details by architectural historians. It appears to be eligible for the *California Register of Historical Resources* as a locally rare and very good example of a period, type, and method of construction. Only 23 extant buildings in Alameda have been documented to date before 1870, and of these only three date from the 1850s and 1860s, according to George Gunn's *Documentation of Victorian and Post-Victorian Residential and Commercial Buildings, City of Alameda 1854-1904*.

Cultural Significance

The Alameda Architectural Preservation Society (AAPS) would also like to call attention to the building's cultural significance (along with the adjacent structure at 2322 Lincoln Avenue, Building B) as the last surviving structures from Alameda's late 19th and early 20th century Chinatown, which is well documented in the earlier EIR and ARG reports. Although 2322 Lincoln (Gim's Chinese Take-Out Restaurant) has been significantly altered from its 1892 original, the alterations were done by Gock Gim Wong in 1953 and may be considered "significant" since they are more than 50 years old and reflective of Alameda's Chinatown at the time.

Commercial Significance

The current proposal to demolish the buildings would demolish what is probably the oldest surviving commercial building in Alameda (2320 Lincoln Avenue Building A), which is also the oldest surviving building in the Park Street Business District, in addition to Gim's (Building B), that may be the only remaining commercial building of what was once Alameda's Chinatown.

AAPS Requests for Environmental Impact Report

Given the historical, cultural, and commercial significance of these two structures, AAPS believes that the proposal to demolish them, rather than consider restoration proposals, is very shortsighted.

Therefore, the Alameda Architectural Preservation Society requests that the EIR for this project considers the following:

- A restoration of the exterior of the building, which is likely to have old growth redwood framing.
- At a minimum, the restoration of the building's façade and, if full restoration of the facade is not feasible, designing the new façade to match the existing, on at least the second floor.

Both of these options should be identified as project alternatives in the EIR, performed by a structural engineer with demonstrated experience working with historic buildings and the California Historical Building Code.

Design Recommendations

If it is not possible to preserve at least the front façade of the existing building, then the current design proposal, that seeks to emulate many of the original building features, take into account several aspects of the design that need further clarification and/or modification:

1. *Verify that the façade* width, height to the roof eaves and height to the roof peak match the corresponding heights on the existing building.
2. *On the front elevation*, maintain the existing configuration of the separate 2 over 2 second-floor double hung windows, rather than the proposed paired windows, apparently with mulled sash.
3. *Identify the proposed horizontal siding* material, type, (clapboard, rustic, etc.,) and exposure. It is good that the proposed siding appears very similar to the existing wood clapboard siding, but the materials (wood, cement fiber, etc.) need to be identified. If cement fiber or other synthetic siding is used, the surfaces should be smooth with no imitation raised wood grain. Assuming that the proposed siding is clapboard, like the existing siding, the exposure and thickness should closely match the existing exposure and thickness.
4. *Provide vertical section details* through the eaves, windows, and store fronts to allow evaluation of these design elements.

Sincerely,

Dodi Kelleher, Board Member
Alameda Architectural Preservation Society

Attachment: 2004-06-20 Sun article, *The Last of Its Kind by W. Minor*

CC: T. Suire, S. Buckley, A. Tai, J. Warner, Planning Board, City Council

The Last of Its Kind

By Woody Minor

The fate of one of the city's most historic structures will be decided by the City Council at its upcoming meeting on June 15. Located at 2320 Lincoln Ave., next door to the recently demolished LinOaks Motel, this weathered and gable-roofed structure probably dates back to the Civil War, perhaps to the Gold Rush.

City officials contemplate tearing down the city's oldest commercial building to provide more parking for the new library.

According to research and analysis by Kevin Frederick and Elizabeth Krase of the Alameda Architectural Preservation Society, the building at 2320 Lincoln Ave. was likely built sometime between 1864 and 1868.

The first railroad in the city's history commenced operations along Railroad Avenue (now Lincoln Avenue) in the summer of 1864. The train station on Railroad Avenue west of Park Street became a magnet for new commercial and residential development. (This station would be replaced in 1895 by a new station on the east side of Park Street, which stood until the 1950s.)

"Old Alameda," established during the Gold Rush in the vicinity of High Street in the East End, hitched up its britches and sidled the mile or so westward to Park Street. The migration included houses, stores and even a church. A new commercial district took hold on Park Street a block north and south of the station.

The heart of this historic district was destroyed in 1920 by the biggest fire in the city's history. The remnant was either torn down or remodeled beyond recognition after World War II.

All that remains of Alameda's historic 1860s downtown (with any semblance of its original

appearance) is the lone straggler at 2320 Lincoln Ave. How did this building get there, and how did it manage to survive all these years?

The problem faced by researchers of the oldest buildings in Alameda is the scarcity of records. The first newspaper did not begin publication until 1869, and assessor's books (which indicate if parcels have buildings) date back to just 1872. Deeds, which extend all the way back to statehood in 1850, reveal property ownership but do not record the presence of buildings.

In the case of 2320 Lincoln Ave., deeds provided the outlines of the story. In September 1864, less than three weeks after train service began, the frontage along the south side of Lincoln Avenue between Park Street and Oak Street (the 2300 block) was purchased by James R. Smith for \$750. In January 1865, Smith subdivided his one-acre parcel into two half-acre lots, selling the west lot (at the corner of Oak) for \$500. In June 1865, he sold the east lot, fronting on Park Street, to James Moore, for \$1,000.

Now, in addition to telling us that Smith was a smart investor who was able to double his money in nine months, these deed transfers provide us with our first clue as to the age of our building. The substantially higher price paid for the east parcel seems to indicate that it had already been improved with a building. As luck would have it, an 1868 subdivision map has some Park Street buildings drawn in, including a saloon at the corner of Lincoln Avenue, opposite the station.

So we know that a building stood at that corner by 1868, and possibly as early as 1864. The 1868 drawing also tells us that the building had a rectangular plan and a gable roof. But what does

Island City

this Park Street building have to do with 2320 Lincoln Ave.? Keep on reading.

Another deed indicates that in 1869 Moore sold his half-acre parcel, with saloon, to Henry Lachmann. A newspaper advertisement from 1870 gives the name of the business (Encinal Saloon) and of its proprietor, Frank Glas. An 1872 deed documents Glas's purchase of the property from Lachmann's widow. Newspaper articles from 1875 describe "grand improvements" Glas made to his property by moving the "old" building back on the parcel, facing Lincoln Avenue, and erecting a "new modern style" building at the corner.

It is almost certain that the building now standing at 2320 Lincoln Ave. is the building that originally faced Park Street at the corner. This is corroborated by a notice for an auction of Glas's property held in 1880; included in the notice is a map showing the footprint of the building, which is described as "a substantial two-story frame building." The purchaser of the building in 1880 was Frank C. Vogt, who ran the Railroad Exchange Saloon there until at least 1900, living upstairs with his family.

Later the building was occupied by Chinese merchants, forming part of the city's historic Chinatown — a whole other story in itself.

So just how old is this building? Was it built between 1864 and 1868, on the most prominent corner in "New Alameda"? Or was it already "old" in 1864 — a pioneer structure carted across town from "Old Alameda" to occupy the coveted site by the station?

Either way, it's a treasure, and should be treated like one.



2322 Lincoln Avenue
Alameda, California



523-2400 or 523-4467
(523-GIMS)



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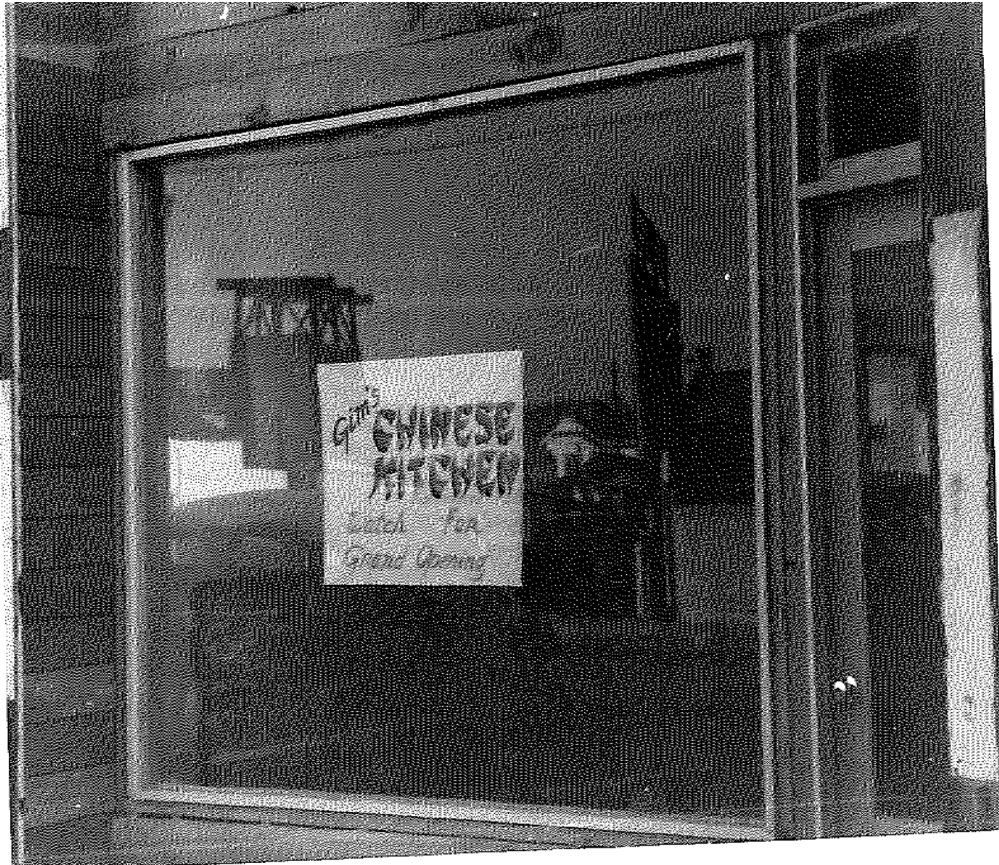
Save Gim's Kitchen.... Again!

Jae Ow

Professor of Asian
American Studies, CSU
Fullerton

jow@fullerton.edu

(510) 826-6343



The property served as a Chinese Dry Goods store in the front and a gambling parlor in the back until World War II. After the War, my grandfather “went legit” and established Gim’s Kitchen in the 1950s, and as you know the business still exists today.

So it looks like I'll miss out on all of the discussions about snatching baskets while peeling shrimp, cheap rice & gravy, the Alameda red necks who would meet you at the door saying "Honey, the China Man is here", the tall chef (A.K.A "the Mongolian"), newt gang bangs, living for a couple of days eating only fortune cookies, heated who-gets-the-most-tips contests, going to the Naval Air Station and back in 12.5 minutes, knowing where every single street in Alameda was, being waved right through security at the base during a war because you were carrying much needed egg fu young, etc.

Have fun,

b

Merri Gong 1/74-9/79
Ashley Crooker 1/74-7/79
Robert Sliverman 1/74-6/79
Dan Reynolds 1/74-10/78
Barry Smith 1/74-7/75
David Gates 1/74-7/75
Lester Mina 1/74-9/75
John Johnson 1/74-10/75
David Huie 1/74-10/74
Robert Giomi 1/74-8/74
Paula Wilson 1/74-4/74
Pat Acinas 4/74-9/74
Joseph Taxiera 5/74-12/75
Denny Dederick 5/74-6/74
Angelo Martinez 7/74-11/74
Richard Seda 7/74
Steve Lilly 8/74-1/78
Gary Wilson 8/74-2/75
Lisa Lufkin 8/74-9/74
Bill Purcell 9/74-6/75
Doug Kreiss 9/74-12/75
Chris Reynolds 10/74-9/78
Steve Sliverman 10/74-6/75
Tony Tyler 10/74
Dyanna French 10/74-12/77
Michael Blaisdell 10/74-6/76

Sylvia Smith 1/75-3/75
Gordon Olsen 2/75-11/78
David Owdom 6/75-8/75
Kerry Watkins 6/75-12/75
Andrea Clay 10/75-1/76
David Hagberg 10/75-1/76
Jeff Silverman 10/75-8/78
James Walpole 11/75
Robert Erdmann 12/75-1/76

Del Millard 1/76-9/78
Bob Peniston 1/76
Bob Bas 2/76-3/76

Kevin Pilloff 1/77-1/79
Kim Castillo 3/77-8/78
Joan Ho 6/77-11/77
Jim Taxiera 6/77- 6/79
Olivia(Janie) Jackson 9/77-9/79
Gary Silverman 10/77-6/79

Carol Barton 1/78-8/78
Eric Schevermann 3/78-11/78
Brett Dan Nichols 5/78-10/78
Kim Wilson 6/78-9/79
David Medieros 8/78-1/79
Julie Lambert 9/78-10/78
Nick Lovell 9/78-10/78
Juliana Burtis 10/78-11/78
Terry Patillo 10/78-5/79
Marvin Winzenread 11/78-4/79

Lisa Hurt 1/79-5/79
Terry Soo Hoo 1/79-5/79
Greg Choy 2/79
Tina Johnston 3/79-6/79
Derek Gong 6/79-9/79
Stacey Lea 6/79-8/79
Tim Barton 7/79-9/79
Joey Zenou 7/79
Ron Withers 8/79-9/79
Chia Shin Chung 8/79
S.Cholsiripunlert 8/79

Gim's Closed 9/10/79



My Uncle David worked at the restaurant through the 1970s and employed a diverse group of Alameda residents who delivered food across the city

The future of Gim's Kitchen

- As an Asian American Historian, I have a significant amount of archival paperwork, photos, and other artifacts of my family's 100 year history on the property, and I am willing to share with the City and the developers as a historical consultant.
- I ask of you to take good care of my family's memory and legacy and I propose an archaeological dismantling of the property to see what further history can be delved from its walls. Furthermore, I ask that any new development reserve space to display elements from the Wong archives to expand upon the history of Alameda's forgotten Chinatown

March 6, 2025

I am Jae Ow, an Asian American Studies Professor at CSU Fullerton and am a grandchild of the proprietor of Gim's Kitchen, Gock Gim Wong. I was here 20 years ago campaigning to Save Gim's Kitchen from eminent domain as the library was being built, and I am here again asking that the City of Alameda pay its due respect to the memory of Alameda Chinatown and the legacy of Gim's Kitchen in Alameda.

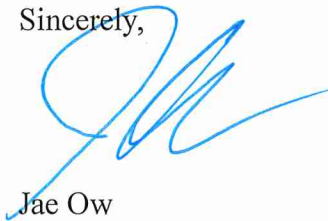
My ancestors first established a business on Lincoln Avenue in the late 1800s after the completion of the Transcontinental Railroad and continued to so for 100 years until my grandfather passed away and the property sold in the 1990s

The property served as a Chinese Dry Goods store in the front and a gambling parlor in the back until World War II. After the War, my grandfather "went legit" and established Gim's Kitchen in the 1950s, and as you know the business still exists today.

My Uncle David worked at the restaurant through the 1970s and employed a diverse group of Alameda residents who delivered food across the city.

I ask of you to take good care of my family's memory and legacy and propose an archaeological dismantling of the property to see what further history can be delved from its walls. Furthermore, I ask that any new development reserve space to showcase the forgotten history of Alameda's Chinatown and display elements from the Wong archives, and I would be happy to serve as a historical consultant and donate historical artifacts

Sincerely,



Jae Ow

jow@fullerton.edu

(510) 826-6343

- Alameda Post - <https://alamedapost.com> -

Today's Alameda Treasure – 2320 Lincoln Avenue, the Encinal Saloon, Part 1

by Steve Gorman On June 20, 2024 @ 7:45 am In History | [Comments Disabled](#)

“Possible Demolition of a Potential Alameda Landmark” read the headline of an article in the March 2004 edition of the Alameda Architectural Preservation Society newsletter. The modest building located at 2320 Lincoln Avenue, between Park and Oak Streets, probably went unnoticed by most passersby. But it had a long and storied history, and was once part of Alameda’s long-lost Chinatown. Would this historic building be saved, unlike the home at 2413 Buena Vista Avenue, which was featured in a [recent Alameda Post article](#) ^[1]?



[2]

2320 Lincoln Avenue as seen in 1979. This is perhaps the oldest standing commercial/residential building in Alameda, having stood for as long as 160 years. It began its life on Park Street as a saloon, then was moved further back on Frank Glas's property to a lot on Lincoln Avenue. Photo City of Alameda Historic Buildings Study List.

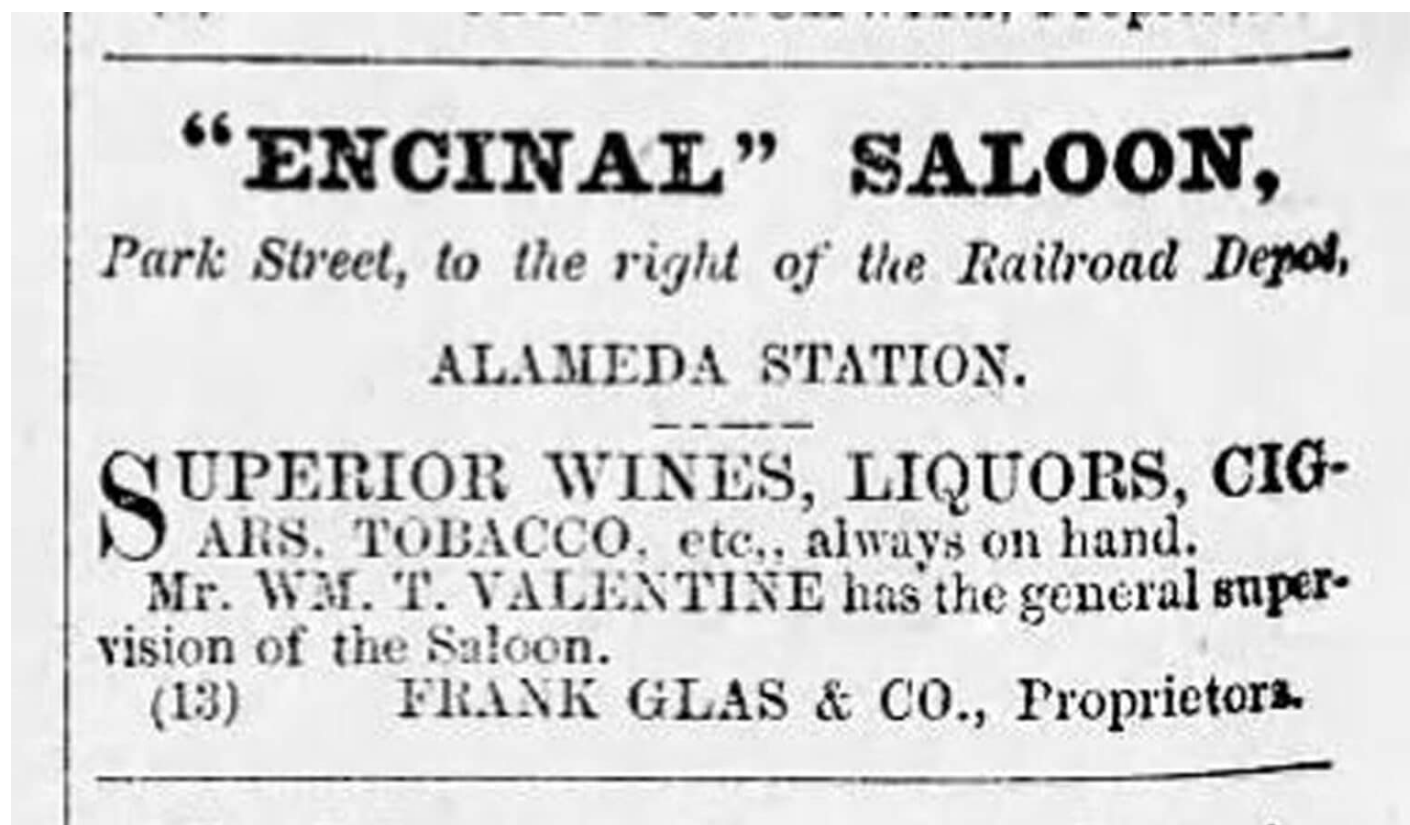
It all begins with a railroad

As with so much of Alameda's history and development, it was the railroads that played the pivotal role in this story. [Alfred A. Cohen's](#) ^[3] San Francisco and Alameda Railroad (SF&A) began service in 1864, with Alameda Station situated on Railroad Avenue (today's [Lincoln Avenue](#) ^[4]) at [Park Street](#) ^[5]. Passengers could travel

from Hayward, through Alameda, and on to [Alameda Point](#) ^[6] where ferry service would take them over to San Francisco. The coming of the railroad to Park Street helped shift the center of commerce and activity there from the original town of Alameda, located at the corner of [High Street](#) ^[7] and [Encinal Avenue](#) ^[8].

By 1868, the Alameda Station Homestead Tract had been established in the area surrounding the new station, spurring more development. According to a 2004 Historic Evaluation report done by architectural historian Elizabeth Kruse, and based on research done by amateur researcher Kevin Frederick, an 1868 plat of this homestead tract shows three buildings facing east on Park Street, including a saloon at the corner closest to the railroad station. That saloon building on Park St. is thought to be the very same building we know today as 2320 Lincoln Ave., although it would only later be moved to its current location.

Newspaper ads from 1870 show Frank Glas as the proprietor of the Encinal Saloon, located on "Park Street, to the right of the Railroad Depot," and supervised by William T. Valentine. Frank Glas (1835-1918) was a native of Prussia, Germany, who emigrated to the United States in 1859. He was married to Elizabeth Kollman, also a native of Germany, and together they had six children. Glas also operated a coal yard on this block, which sold "every description of coal, wood and charcoal," according to newspaper ads of the time.



[9]

Frank Glas ran his Encinal Saloon at the corner of Park Street and Railroad Avenue (today's Lincoln Avenue) for about 10 years until deciding to move the old building to the back of his lot and build a new, "modern" structure on the corner to house his saloon business. The old saloon became 2320 Lincoln Avenue, where it continued as a drinking establishment. July 2, 1870 ad from the *Alameda Daily Encinal*, via Newspapers.com

Improvements and a move

According to Kruse's report, two newspaper articles from late 1875 describe the "grand improvements" that Glas was making to his corner, including moving the old building to the back of his lot and building a "new modern style" two-story building at the corner. The improvements included removing a large oak tree at the

corner that "heretofore obstructed the view," and the removal of a "passageway between the depot building and Glas's corner, much to the delight of teamsters and people who wish to take passengers from the trains." It is thought that today's building at 2320 Lincoln Avenue is actually Frank Glas's old saloon that once faced Park Street and was moved to the back of his large property in 1875.

George Gunn's book, *Documentation of Victorian and Post Victorian Residential Buildings City of Alameda 1854 to 1904* (available at the [Alameda Museum](#) ^[10]), lists 2320 Lincoln Avenue's year of construction simply as, "known standing 1885" rather than giving a specific date. This is something Gunn did when a building's precise construction date could not be determined from available records. His book was first published in 1985, so the later research done by Kevin Frederick and Elizabeth Kruse in 2004 has expanded our earlier understanding of this building.

FRANK GLAS & CO.,

DEALERS IN

EVERY DESCRIPTION OF

COAL, WOOD,

AND CHARCOAL.

Goods delivered free of cartage, on any part
of the Encinal, from our Yard on

Park Street, Alameda Station,
(20) Opposite C. R. Bowen's Store.

[11]

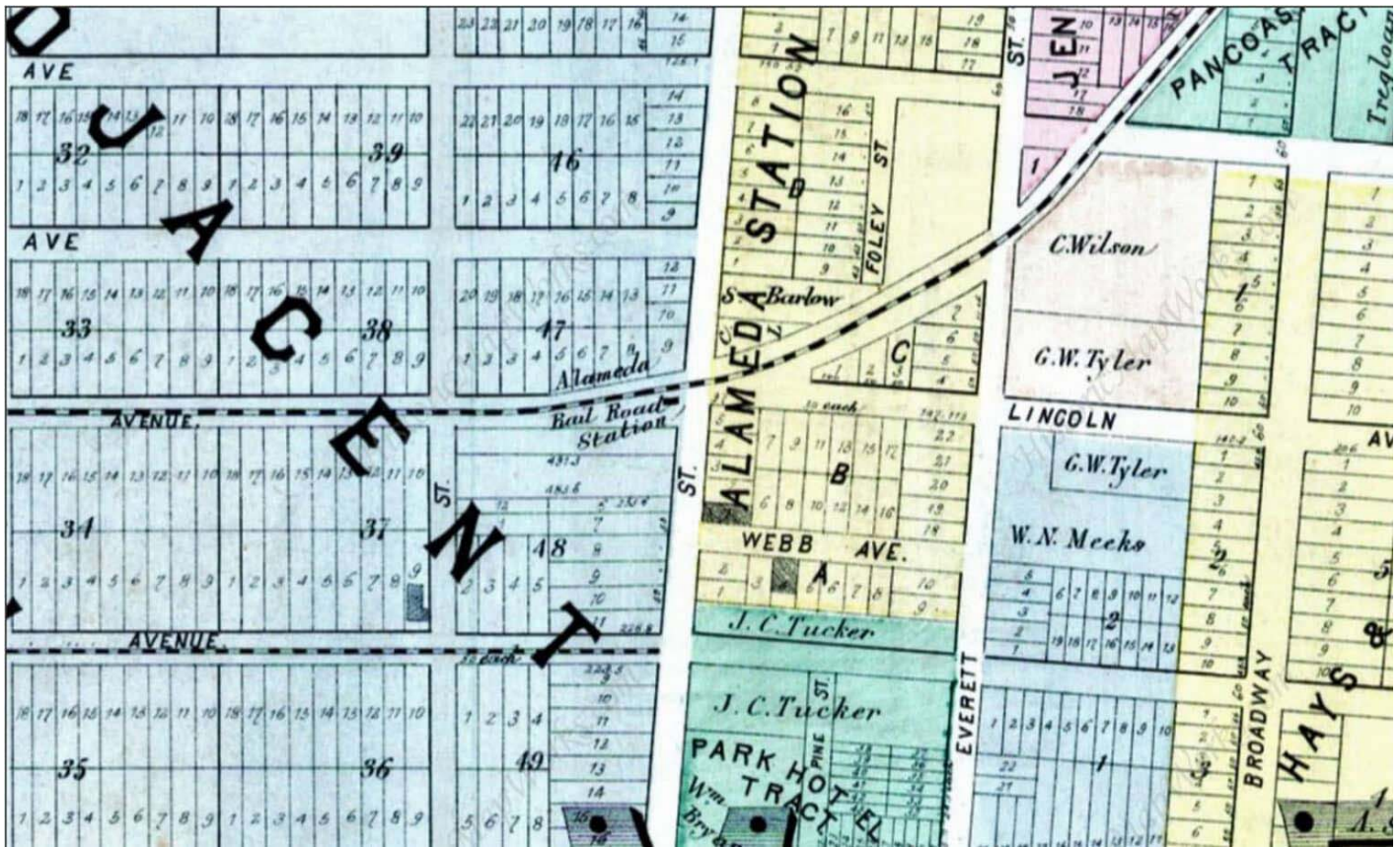
Running a saloon was not Frank Glas's only business. The busy man also ran a coal business in the Alameda Station district near his bar. January 29, 1870 ad from the *Alameda Daily Encinal*, via Newspapers.com.

Greek Revival / Pioneer Style

This later research states, "The building at 2320 Lincoln Avenue most likely dates to the c. 1864-1868 period, based on historical research conducted by AAPS volunteers and an evaluation of its architectural style and construction details by architectural historians. 2320 Lincoln Avenue is a late, vernacular version of the Greek Revival style popular in the rest of the country from c. 1825-1860. Greek Revival is sometimes referred to as the 'Pioneer' style to denote its significance as the architectural style used for the first generation of buildings

erected by Americans as they settled the west.”

By the mid-1870s, though, the more ornate Italianate style was coming into vogue, and it is likely that Glas found his old saloon building a bit old-fashioned and plain-looking. By moving it to the back of his lot, he was able to use it for other purposes, while erecting a more “modern” looking building at the corner of Park Street and Railroad Avenue, where businesspeople, shoppers, and travelers alighting from trains were now crowding Alameda’s new downtown.



[12]

The arrival of Alfred A. Cohen’s San Francisco & Alameda Railroad in 1864 shifted the center of commerce and activity from the original town of Alameda on the east end, to Park Street. On this 1878 map, one can see the Alameda Rail Road Station at center, in its original location on the west side of Park Street, on Railroad Avenue (today’s Lincoln Avenue). A larger train station and shelter were later built on the east side of Park Street. The presence of this train service prompted much commercial activity in this tract, including the saloon that Frank Glas operated next to the train station. That saloon was moved in 1875 to a lot at 2320 Lincoln Avenue. Photo Thompson and West, 1878.

Old saloon changes hands

Glas sold most of his portion of the block at auction in 1880, subdividing it into parcels. Frank C. Vogt (1834-1905), who already resided in the area and operated a saloon on Park Street, purchased 2320 Lincoln Avenue at this time. He operated it as a saloon while living upstairs with his family, which included his wife Theresa and four children he had with his former wife Maggie Hanloser.

Vogt operated his business as the “Railroad Exchange Saloon” as of at least 1888, and possibly earlier. Krase’s report indicates that Vogt operated his saloon at this location until at least 1900, and since he died on April 5, 1905, we can at least be sure his days as a proprietor of the saloon ended just five years into the 20th century. When he died, Vogt left behind his wife Theresa and their four children. The youngest child, Henry F.

Vogt, was 25 years old at the time, while the oldest, Fred J. Vogt, was 35. Two of the children were still living at home with their stepmother, and the other two were living on their own.

In the months after Frank Vogt's will was read, a dispute broke out between family members over its terms, leading to a court case that ultimately made its way up to the State Supreme Court, causing "considerable feeling and harsh words in the family," according to a local newspaper report. We will look more into that contentious dispute and how it was resolved in Part 2 of this story. It is a lesson in the importance of clarity and exactness of terms when drawing up a will.



[13]

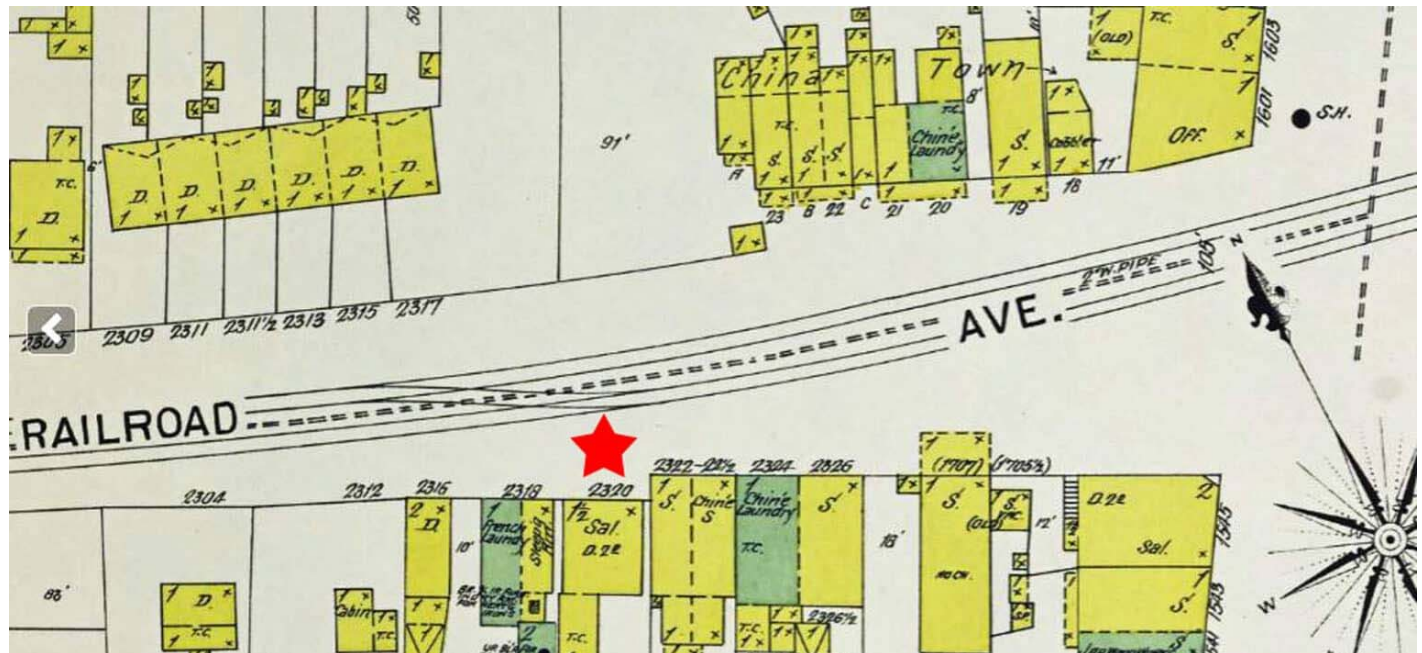
A view of 2322 Lincoln Avenue (left) and 2320 Lincoln Avenue (right) taken in 1955. The structure at 2322 Lincoln was built in 1890 by A. R. Denke for Frank C. Vogt, who already owned the neighboring circa 1864 saloon at 2320 Lincoln Avenue. These buildings have a long and colorful history, extending back to Alameda's early railroad days, and the days when this was the city's Chinatown district. Gim's restaurant was founded by Chinese immigrant Gock Gim Wong, who has owned both buildings for many decades. Photo Alameda Museum.

Alameda's Chinatown

It is not exactly known what happened with the property between 1905 and the 1950s, but the area was a thriving district of saloons and laundries at the time, so the property likely continued with residential use upstairs and commercial uses downstairs for decades. In fact, this district comprised an early Chinatown neighborhood in Alameda, a distinction that makes this building a rare survivor from this historic period. An image from the Alameda Museum shows Gim's Chinese takeout restaurant operating next door as early as 1955. Gim's owned both its own building at 2322 Lincoln Avenue and its neighboring building, the old Encinal Saloon at 2320 Lincoln Avenue, which was used for many years as storage.

The Gim's building at 2322 Lincoln is also historic, though renovations have rendered its Victorian-era facade all but invisible. It was built in 1890 by well-known local builder A. R. Denke, and sold to original owner Frank

Vogt for \$1,500. George Gunn's book suggests that this building also was used as a saloon, so perhaps it was an expansion of Vogt's neighboring saloon or a way of moving the saloon next door to create more room for his family in the original building. According to the March 2004 AAPS newsletter, "Both buildings are significant because they are among the last surviving remnants of Alameda's Chinatown District, centered along Lincoln Avenue between Oak and Park streets. 'China Town' is shown on an 1897 Sanborn map and its history is also being researched by AAPS volunteers."



[14]

2320 and 2322 Lincoln Avenue can be seen below and to the right of the red star on this view of an 1897 Sanborn Fire map. Railroad Avenue (today's Lincoln Avenue) runs along the center, and Park Street is at right. Frank Vogt's saloon was operating at 2320, while his neighboring building seems to be divided between two uses. This neighborhood, once the heart of Alameda's Chinatown, was replete with numerous laundries, saloons, rooming houses, a Japanese woodworker, a cobbler, and other thriving businesses that benefited from rail service at this corner. Note the words "China Town" written on the buildings at upper right. Sanborn Fire Map, 1897, via Library of Congress.

Paved paradise, put up a parking lot

By 2004, plans were underway to build a new main library at the corner of Lincoln Avenue and Oak Street, site of the old Linoaks Motel. The City was considering enlarging the site for the library by demolishing the two historic buildings at 2320 and 2322 Lincoln Avenue, in order to allow construction of a 96-space surface parking lot for library patrons and staff. Negotiations had been underway with the owners of Gim's restaurant, who owned both of the buildings and preferred to stay at that location, and the City was considering using eminent domain to acquire the buildings.

A happy ending this time?

Would the historic buildings on Lincoln Avenue survive, or be demolished to build a parking lot, thus erasing yet another chapter of Alameda's history? Find out next time, as we continue to explore the history of this Alameda Treasure, 2320 Lincoln Avenue.

Reference materials for this article include Elizabeth Kruse's Evaluation of the Building at 2320 Lincoln Avenue, dated May 13, 2004, and the March 2004 and January 2019 editions of the AAPS Newsletters. Special thanks to Alameda research librarian Beth Sibley for her assistance with materials for this article.

Contributing writer Steve Gorman has been a resident of Alameda since 2000, when he fell in love with the history and architecture of this unique town. Contact him via steve@alamedapost.com ^[15]. His writing is collected at AlamedaPost.com/Steve-Gorman ^[16].

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URL to article: <https://alamedapost.com/history/todays-alameda-treasure-2320-lincoln-avenue-the-encinal-saloon-part-1/>

URLs in this post:

[1] recent Alameda Post article: <https://alamedapost.com/history/todays-alameda-treasure-2413-buena-vista-avenue-part-1/>

[2] Image: https://alamedapost.com/wp-content/uploads/2024/06/2320-Lincoln-in-1979c_Resized.jpg

[3] Alfred A. Cohen's: <https://alamedapost.com/tag/Alfred-Andrew-Cohen/>

[4] Lincoln Avenue: <https://alamedapost.com/tag/Lincoln-Avenue/>

[5] Park Street: <https://alamedapost.com/tag/Park-Street/>

[6] Alameda Point: <https://alamedapost.com/tag/Alameda-Point/>

[7] High Street: <https://alamedapost.com/tag/High-Street/>

[8] Encinal Avenue: <https://alamedapost.com/tag/Encinal-Avenue/>

[9] Image: https://alamedapost.com/wp-content/uploads/2024/06/Frank-Glas-Encinal-Saloon-Alameda-Daily-Evening-Encinal-7-2-1870_Resized.jpg

[10] Alameda Museum: <https://alamedamuseum.org/>

[11] Image: https://alamedapost.com/wp-content/uploads/2024/06/Frank-Glas-Alameda-Daily-Encinal-1-29-1870_Resized.jpg

[12] Image: https://alamedapost.com/wp-content/uploads/2024/06/Thompson-and-West-1878_Resized.jpg

[13] Image: https://alamedapost.com/wp-content/uploads/2024/06/2320-and-2322-Lincoln-in-1955c_Resized.jpg

[14] Image: https://alamedapost.com/wp-content/uploads/2024/06/1897-Sanborn-fire-map-68cccc_Resized.jpg

[15] steve@alamedapost.com: <mailto:steve@alamedapost.com>

[16] AlamedaPost.com/Steve-Gorman: <https://alamedapost.com/steve-gorman>

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Today's Alameda Treasure – 2320 Lincoln Ave., the Encinal Saloon, Part 2

by Steve Gorman On July 11, 2024 @ 7:45 am In History | [Comments Disabled](#)

In [Part 1](#) ^[1] of this story, we looked into a very old building on [Lincoln Avenue](#) ^[2], one that most passersby might not even notice, but that has a long and colorful history. As I like to say, every old house has a story to tell, and this one is no exception.



[3]

2320 Lincoln Ave., at center, as it appears today in 2024. The section at right extending off the back of the house contains a bedroom and kitchen. Dating back to the 1860s, this building operated for many years as a saloon, with the proprietor's family living upstairs. At left is 2322 Lincoln Ave., part of the same property and built in 1890. Both of these buildings have connections to Alameda's early railroad days, as well as its historic Chinatown and Japantown ([Tonarigumi](#) ^[4]) neighborhoods. Photo Steve Gorman.

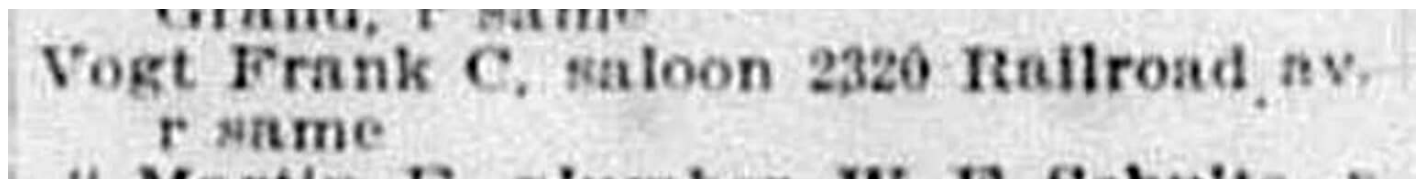
A saloon at Alameda Station

2320 Lincoln Avenue actually began its life on Park Street, just half a block east of where it stands today.

Research done by the [Alameda Architectural Preservation Society](#) ^[5] ([AAPS](#) ^[6]) suggests that this building was built circa 1864-1868, making it the oldest commercial/residential building in town.

In 1864, [Alfred A. Cohen](#) ^[7], with his partners Charles Minturn and Edwin Mastick, built the San Francisco and Alameda Railroad (SF&A), which included a station on [Park Street](#) ^[8] at Railroad Avenue (today's Lincoln Avenue). This new train service shifted the center of Alameda's business activity from the original settlement of Alameda, at [High Street](#) ^[9] and [Encinal Avenue](#) ^[10], north to Park Street.

German immigrant Frank Glas (1835-1918) took advantage of this opportunity, and ran a successful saloon in the building he put up at the corner of Park Street and Railroad Avenue. His business was called the "Encinal Saloon." By 1875, though, a newspaper report in the *Alameda Daily Evening Encinal* announced that Frank Glas was planning a "grand improvement" on Park Street, stating that "The old story-and-a-half building is to be removed to the rear of the lot, and new modern style two-story house will at once be erected on the corner." That was when today's 2320 Lincoln Avenue was moved from Park Street to the back of Glas's property on Railroad Avenue, where it has stood for decades more, all the while enduring multiple threats to existence.



[11]

In this listing in the 1897 *Alameda Oakland Business Directory*, Frank C. Vogt appears as the owner of the saloon at 2320 Railroad Ave. (Lincoln Avenue), with his residence being the same. Image via Newspapers.com.

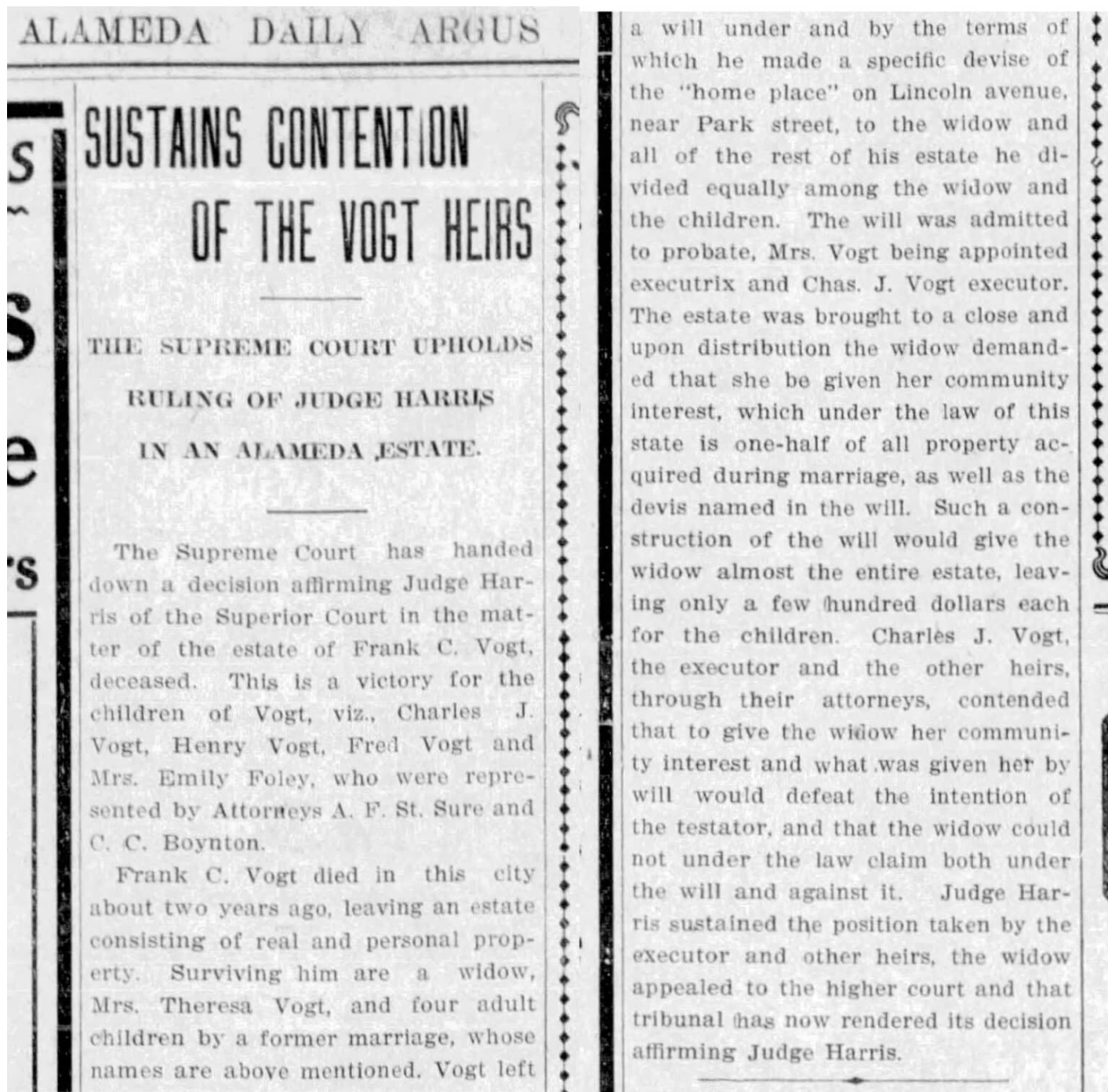
Railroad Exchange Saloon

Frank Glas put his portion of the block up for sale at auction in 1880, subdividing it into multiple parcels. Frank C. Vogt (1834-1905) then purchased the plot containing the old saloon building on Railroad Avenue and operated it as the Railroad Exchange Saloon until the year 1900, when he retired. Along the way, he also had a building put up right next door to his saloon, with the second building located at 2322 Lincoln Avenue. That one was built in 1890 by well-known Alameda builder A. R. Denke, and later became the home of Gim's Chinese takeout.

Will leads to family feud

After Frank Vogt died and his last will and testament were read, a dispute broke out among his family members. As was common at the time, Frank had died at home, on April 5, 1905, reportedly of "paralysis." A notice in the *Alameda Daily Argus* on May 1, 1905 stated, "Notice is given that a petition for the probate of the will of Frank C. Vogt, deceased, and for the issuance to Theresa Vogt and Charles John Vogt of letters of testimony thereon, has been filed in this court." With those simple words, the stage was set for a contentious fight over Frank Vogt's estate. Even though he had prepared a will that he felt was clear, that turned out not to be the case.

On August 27, 1906, a headline in the *Argus* stated, "Future Litigation Likely in Estate of Frank C. Vogt." The story went on to report that "Two sons and a daughter, Fred A. and Henry F. Vogt, and Mrs. Amelia Schmitt, are not satisfied with the conduct of the affairs of the estate by Mrs. Vogt (their stepmother) and the third son Charles, and have taken their contention into court."



[12]

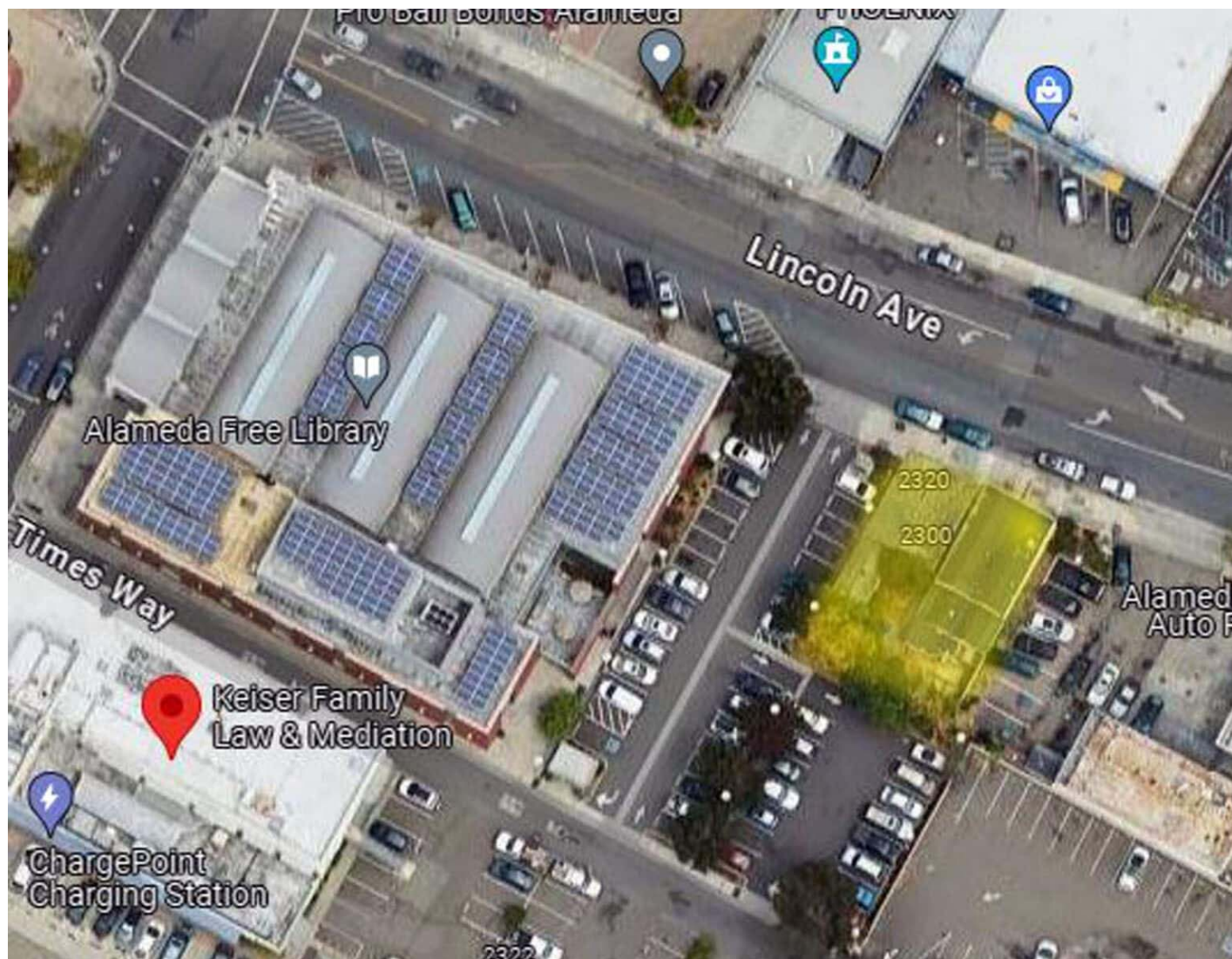
An article that appeared in the *Alameda Daily Argus* on November 18, 1908, reporting on the decision in the contentious dispute that resulted from the reading of Frank C. Vogt's will in 1905. After three years of litigation, the high court ruled that the widow, Mrs. Vogt, did not have the ability to claim more than her fair share of the estate. This story is a lesson in what can happen when ambiguities arise in the wording of a will. Article via Newspapers.com

The first objection stemmed from the "voluminous" sum of money being spent by Mrs. Vogt since the death of her husband, and the three children's claim that those expenditures should be charged against her portion rather than against the entire estate. Further, Fred, Henry and Amelia alleged that the estate should have been distributed four months prior, and that the executors should be removed and settlement of the estate wound up.

Finally, the most contentious part of the estate involved determining exactly what Frank Vogt intended to do with his property after his death. The total value of the Vogt estate was some \$12,000. The will bequeathed to Mrs. Vogt the home at 2320 Lincoln Avenue, valued at about \$3,000, and one-fifth of the balance of the estate, which was to be split between her and the four adult children. But Mrs. Vogt was demanding the home and one-fifth of the value of the *entire* estate, not just of the balance. In the absence of a will, state law dictated that a spouse is entitled to one-half of all property acquired during the marriage (community property, in this case valued at \$8,000) and the regular pro rata of the individual property. In this case, however, there was a will, and Mrs. Vogt seemed to be claiming rights “both under the will and against it”, as stated by a judge. The ambiguity of the case hinged on whether Mr. Vogt meant one-fifth of his entire estate, or one-fifth of the balance, not including the house, which had already been bequeathed to Mrs. Vogt. When the court ruled against Mrs. Vogt, she appealed the case to a higher court.

On November 16, 1908, more than three years after the death of Frank Vogt, an article appeared in the *Argus* with the headline, “Sustains Contention of the Vogt Heirs,” with the subheading, “The Supreme Court Upholds Ruling of Judge Harris in an Alameda Estate.” In this article, it was reported that the State Supreme Court affirmed the ruling of the Superior Court judge when it found that Mrs. Theresa Vogt could not claim both her state community property rights and at the same time benefit from the specific devise (gift of real estate made by a will) and division of property written up by her late husband in his will. It took three years, but the three children of Frank Vogt who brought this suit were ultimately vindicated.

The lesson of this story is that a will must be made as specific and clear as possible, lest any disputes or fights over its terms result later. Although the dispute was eventually resolved in court, its damaging effects on the family probably took much longer, if ever, to heal.



[13]

A Google Maps view of the Alameda Free Library, at the corner of Oak Street and Lincoln Avenue. The library is shown at left, and the two buildings that are the subject of this article are at right, highlighted in yellow. Early plans for the library included the demolition of the two historic buildings in order to build a larger parking lot. Due to a community outpouring of support for the old buildings, they were saved and the parking lot was built around them. Photo Google Maps.

Paving over history

By 2004, plans were underway to build a new Main Library ^[14] on Oak Street, at the corner of Lincoln Avenue, site of the old Linoaks Motel. As reported in the March 2004 AAPS newsletter, "The City is considering enlarging the site for the new Main Library to include two buildings at 2320 and 2322 Lincoln Ave. Both buildings would be demolished to allow construction of a 96-space surface parking lot for the structure."

At this time, the AAPS and others began to express concern about the potential loss of these two historic buildings, one of which (2320) dated back as far as the 1860s, and other (2322) to 1890. Both had connections to Alameda's long-lost Chinatown, as well as to the Park Street Station railroad depot that jump-started the original development of this neighborhood. AAPS volunteers Kevin Frederick and Elizabeth Kruse (now Green) did research that shed more light on the interesting history of these buildings, which was explored in Part 1 ^[1] of this series. The planned destruction of these historic buildings to build a parking lot was particularly surprising, considering the City's previously stated visioning process that emphasized

compact, pedestrian-oriented development, and the discouragement of land-intensive “dead” spaces such as parking lots.



[15]

2320 Lincoln Ave., the old Encinal Saloon, and later Railroad Exchange Saloon, as pictured in the March 2004 newsletter of the Alameda Architectural Preservation Society. The building is thought to have been built between 1864 and 1868, and once stood on the corner of Park Street and Railroad Avenue (today's Lincoln Avenue).

Photo AAPS.

Saving the Encinal Saloon

By the end of 2004, with an outpouring of support from preservationists that was backed by the Chinese and Japanese communities, the City Council ^[16] voted to save the two structures. The significance of 2320 Lincoln Avenue, in particular, is summed up by Woody Minor in his book, *Taking Care of Business: Historic Commercial Buildings of the Island City*. Minor writes, “By 1876, Park Street had assumed the character of a typical American ‘Main Street’ of the era. At least five of these early buildings survive, all altered to varying degrees. The oldest and most intact is the Encinal Saloon, erected in the late 1860s at the southwest corner of Park Street and Lincoln Avenue, next to the depot, and later moved down the block to 2320 Lincoln Avenue. This simple gabled structure is the city’s oldest documented commercial building.”

Historian Elizabeth Krase Green sheds further light on the significance of this structure: “Alameda has a wealth of buildings in Queen Anne, Colonial Revival, and other eye-catching architectural styles, but most of our

ancestors lived in more modest buildings like 2320 Lincoln. It's just this type of modest building that tends to be overlooked in favor of the more stylish buildings, but these provide a context for the range of architectural styles."

The library altered its plans, working the surface parking lot around the two buildings on Lincoln Avenue, thus reaching the compromise of providing a good-sized parking lot while still preserving two historic buildings.

A new owner

The two buildings then continued on as the home of Gim's Chinese takeout restaurant, with 2322 Lincoln Avenue housing the restaurant itself, and 2320 Lincoln Avenue being used as storage. By late 2023 though, the property went up for sale. Real estate websites described it as, "2320 Lincoln Avenue includes 2 buildings on 1 lot located in the heart of Alameda's shopping, dining, and entertainment hub. The property sits on a 4,281 sq. ft. lot with one commercial unit consisting of just over 1,200 square feet and a single-family home with over 1,600 square feet. The commercial space includes a commercial kitchen, private bathroom, back yard, and ample storage space. The single-family home boasts 4 bedrooms and one and one-half bathrooms with a backyard."

First listed at \$899,000 on September 28, 2023, the property eventually sold on May 7, 2024 for \$710,000. What the future holds for Alameda's oldest commercial building is unknown, but the *Alameda Post* will cover any changes or emerging threats to this ordinary-looking building that nevertheless has a long and colorful history, and counts among our Alameda Treasures.



[17]

Early in the morning of June 14, 2024, a fire was reported in the backyard of 2320 Lincoln Ave. The Alameda Fire Department mounted a quick response, and the fire was knocked down before it could do much damage to the house itself. Damage included the rear fence, foliage, and rear wall of the house. It is fortunate that this potentially catastrophic fire did not destroy the entire house. Photo Bradley Kansas Long.



[18]

A rear view of 2320 Lincoln Ave. after the early-morning fire of June 14, 2024. Although the large blaze burned the back fence, foliage, and rear surface of the house, a catastrophic loss was averted due to the quick response by the Alameda Fire Department. This property has had new owners since May 7, 2024, and it remains to be seen what will be done next in regards to repairs and refurbishment of this home. Photo Steve Gorman.

Fire

Having endured so much over its long life, the old Encinal Saloon survived another brush with death recently. Early on the morning of June 14, 2024, a large fire was reported in the backyard of 2320 Lincoln Avenue. Witness video shows the entire yard on fire, with burning trees sending flames higher than the house itself.

Alameda Fire Department ^[19] Public Information Officer Kevin Tidwell shared with the *Alameda Post* that a call was received at 5:04 a.m. reporting an outside fire at 2320 Lincoln Avenue. Crews arriving on the scene noticed the building itself being threatened by fire and immediately upgraded the call to a working structure response, which brought 20 firefighters onsite. The fire was brought under control in 25 minutes, and a search of the building found nobody inside, and no damage to the interior. Fire investigators were brought to the scene, but the cause of the fire remains undetermined.

It is very fortunate that the dry wood of this approximately 158-year-old house didn't completely go up in flames and end up in a total loss. Shortly thereafter, temporary replacement fencing was put up around the backyard, and a board was nailed over one of the side windows to discourage illegal entry.



[20]

2322 (left) and 2320 Lincoln Ave. (right), the historic buildings once owned by Frank C. Vogt, have a long and colorful history that is part of the fabric of Alameda. As new owners take over, let's hope that these buildings can be preserved and appreciated for the long years of service they have provided at this spot. Photo Steve Gorman.

A witness to history

The old house at 2320 Lincoln Avenue has seen so much history and still stands tall to this day, though admittedly looking a little worse for wear. From the earliest days of the railroads coming to Park Street, to being picked up and moved half a block to Lincoln Avenue, to being owned by two different Franks in the 1800s (Frank Glas and Frank Vogt), then being a part of Alameda's historic Chinatown, getting embroiled in an

inheritance dispute that went all the way to the State Supreme Court, serving as the home to one of Alameda's oldest Chinese restaurants (Gim's), surviving a threat to existence by a parking lot, getting sold to new owners, and finally enduring a large conflagration in its backyard that burned the back of the house itself, this building has some stories to tell. In fact, it's something of a miracle that it's still around to tell its story at all. In this two-part series, we have learned some perhaps lesser known details about this plain-looking building with a not-so-plain history, and hopefully have come to appreciate its unique place among our [Alameda Treasures](#) [21].

Contributing writer Steve Gorman has been a resident of Alameda since 2000, when he fell in love with the history and architecture of this unique town. Contact him via steve@alamedapost.com [22]. His writing is collected at AlamedaPost.com/Steve-Gorman [23].

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- [1] Part 1: <https://alamedapost.com/history/todays-alameda-treasure-2320-lincoln-avenue-the-encinal-saloon-part-1/>
- [2] Lincoln Avenue: <https://alamedapost.com/tag/lincoln-avenue/>
- [3] Image: https://alamedapost.com/wp-content/uploads/2024/07/2320-Lincoln-in-2024_Resized.jpg
- [4] Tonarigumi: <https://alamedapost.com/news/tonarigumi-dedication-historic-markers-honor-alamedas-japantown/>
- [5] Alameda Architectural Preservation Society: <https://alameda-preservation.org/>
- [6] AAPS: <https://alamedapost.com/tag/alameda-architectural-preservation-society/>
- [7] Alfred A. Cohen: <https://alamedapost.com/tag/alfred-andrew-cohen/>
- [8] Park Street: <https://alamedapost.com/tag/park-street/>
- [9] High Street: <https://alamedapost.com/tag/high-street/>
- [10] Encinal Avenue: <https://alamedapost.com/tag/encinal-avenue/>
- [11] Image: https://alamedapost.com/wp-content/uploads/2024/07/Alameda-Oakland-Directories-1897_Resized.jpg
- [12] Image: https://alamedapost.com/wp-content/uploads/2024/07/Alameda_Daily_Argus_Mon__Nov_16__1908_C_Resized.jpg
- [13] Image: https://alamedapost.com/wp-content/uploads/2024/07/Google-Map-of-Property_Resized.jpg
- [14] Main Library: <https://alamedapost.com/tag/Alameda-Free-Library/>
- [15] Image: https://alamedapost.com/wp-content/uploads/2024/07/AAPS-photo-March-2004_Resized.jpg
- [16] City Council: <https://alamedapost.com/tag/City-Council/>
- [17] Image: https://alamedapost.com/wp-content/uploads/2024/07/June-14th-fire_Resized.jpg
- [18] Image: https://alamedapost.com/wp-content/uploads/2024/07/June-14th-fire-aftermath_Resized.jpg
- [19] Alameda Fire Department: <https://alamedapost.com/tag/alameda-fire-department/>
- [20] Image: https://alamedapost.com/wp-content/uploads/2024/07/2322-and-2320-Lincoln-in-2024_Resized-scaled.jpg
- [21] Alameda Treasures: <https://alamedapost.com/tag/alameda-treasures/>
- [22] steve@alamedapost.com: <mailto:steve@alamedapost.com>
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EVALUATION OF THE BUILDING AT 2320 LINCOLN AVENUE

This evaluation has been written by Elizabeth Krase, based on research conducted by Kevin Frederick. May 13, 2004 updated March 06, 2025

The building at 2320 Lincoln Avenue most likely dates to the c. 1864-1868 period, based on historical research conducted by AAPS volunteers and an evaluation of its architectural style and construction details by architectural historians. 2320 Lincoln Avenue is a late, vernacular version of the Greek Revival Style popular in the rest of the country from c. 1825-1860. Greek Revival is sometimes referred to as the “Pioneer” style to denote its significance as the architectural style used for the first generation of buildings erected by Americans as they settled the West. The building is a modest mid-nineteenth century type of structure used for both dwellings and commercial uses that once lined California streets in the two decades following the Gold Rush. Its survival is all the more remarkable in an urban setting, where the pressures of development in later periods usually caused such early, modest buildings to be removed or unrecognizably altered.

An estimated date of c. 1864-1868 is consistent with the proportions, the overall plan with center hall surviving in the second level, and the original exterior and interior details of the house. The front-facing gable was a design intended to suggest a Greek temple form. The asymmetrical entry with side lights, now boarded up, and the wide frieze boards under the gable are simplified components of the Greek Revival Style. The four-panel doors upstairs, and the two-over-two windows are consistent with a mid-century date. The roof construction, lacking a ridgeboard to which the rafters would be nailed, is also a very early construction technique found in mid-nineteenth century buildings.

The history of 2320 Lincoln is closely tied to the history of the early railroad in Alameda. The building appears to have functioned as a saloon catering to residents and travelers alighting from the railroad in Alameda, with a residence for the saloonkeeper’s family above, until the end of the nineteenth century.

Early History

This part of Alameda was part of Hibbard’s Tract, subdivided by Joseph F. Hibbard, who had purchased a wide swath of land across the center of Alameda in 1854 from Chipman and Auginbaugh, the original purchasers of Alameda from Antonio Peralta. Hibbard then sold a large portion of his tract to Edward Minturn in 1855 (Deeds, book D: page 678), and Minturn in turn sold several large parcels, including the subject property, to Joseph B. Thomas in September 1863 (Deeds O:339). The frequency with which parcels changed hands increased in tandem with the anticipation of Alameda’s first railroad line, Alfred A. Cohen’s San Francisco and Alameda Railroad. Incorporated in 1863, Cohen’s railroad began service in August 1864 from Warm Springs (in present-day Fremont) to Alameda Point with a ferry connection to San Francisco. The Alameda Station, the first station as the rail line entered the peninsula of Alameda from the south, was situated on the west side of Park Street in the middle of Railroad Avenue.

The entire Railroad Avenue (now Lincoln) frontage from Park Street to Oak Street was purchased by James R. Smith of Alameda County for \$750 in Sept. 1864 (Deeds P:766); this parcel was one acre in size. Three months later, on January 20, 1865, Smith subdivided the lot and sold the western half of it (at the corner of Railroad Avenue and Mullet, now Oak, Street) for \$500 (Deeds S:22). In June 1865, Smith sold the remaining half-acre at the corner of Park Street and Railroad Avenue to James Moore of Alameda County for \$1000. The

significantly higher price for the easterly half-acre parcel may well indicate that a building already existed by that time, or that the corner location on Park Street was anticipated to have a higher real estate value.

In 1868, a plat of the Alameda Station Homestead Tract was filed with the Alameda County Recorder, which showed the few extant buildings along Park Street (Plats, book 17: 60). Please refer to Exhibit 1. Three buildings are shown facing east to Park Street, between Railroad Avenue and what would be the location of Times Way Alley, including a saloon at the corner closest to the railroad station, which appears to be the subject building; the other buildings contained a post office and market, and a blacksmith shop. Each of the buildings is a gable roofed structure. No buildings are shown facing Railroad Avenue.

In August 1868, the Central Pacific Railroad acquired a controlling interest in Cohen's railroad line and utilized it as the last link in the transcontinental railroad to San Francisco. The September 9, 1869 arrival in Alameda of the CPRR inflated local real estate prices again: The same year, Moore sold the half-acre lot at the corner of Park and Railroad Avenue to Henry A. Lackman (Lachmann) of San Francisco for \$3600 (Deeds, Book 40: pages 576, 583). (The transcontinental railroad's terminus at Alameda Point only lasted until the CPRR's shops and yards in West Oakland were completed later in 1869.) Lackman evidently leased his property to tenants who operated a saloon and other businesses. A newspaper advertisement from 1870 indicates that Frank Glas, was the proprietor of the "Encinal Saloon" operated by William Valentine, located on Park Street at the corner. Glas, an emigrant from Prussia, also operated a coal yard for a few years and lived in this block with his wife and four sons, although the 1870 census provides no exact address. Glas acquired the northeast portion of the block from the widow of Henry Lackman in 1872 for \$4500 (Deeds 78:371).

Two newspaper articles from late 1875 mention the "grand improvements" Glas made to his Park Street corner: Glas moved the "old" 1½-storey building to the back of his lot, and built a "new modern style" two-storey building at the corner (Alameda Encinal, 11/27/1875, 12/11/1875). Please refer to Exhibit 2. It is very likely that the building at 2320 Lincoln is the building that originally faced Park Street. Architecturally; the simple Greek Revival Style of this building would have seemed old-fashioned by 1875; by this time, more pretentious Italianate and Stick Styles were the typical styles of the 1870s. Alameda city tax assessment rolls in the collection of the Alameda Museum also confirm that the value of improvements on Glas's property increased from \$1000 to \$3000 between 1875 and 1877. Newspaper articles from the later 1870s indicate that Glas rented rooms to visitors, presumably in his large new building on Park Street.

The use of the building at 2320 Lincoln as a saloon continued after Glas sold most of his portion of the block at auction in September 1880, subdivided into parcels. The local paper touted Glas's corner as "one of the most eligible business sites on our main business thoroughfare, Park Street, as well as fronting on Railroad Avenue, immediately adjoining the Central Pacific Depot," and also described it as "improved by substantial buildings, paying at this time a handsome rental" (Alameda Encinal, 8/21/1880). The September 4, 1880 auction notice described 2320 Lincoln as "a substantial two-story frame building containing a store and 4 rooms on the first floor, and 4 rooms on the 2nd floor" (Alameda Museum collection). Please refer to Exhibit 3.

Frank C. Vogt, who already resided in this vicinity and operated a saloon on Park Street, purchased 2320 Lincoln for \$1520 at the 1880 auction and ran it as a saloon while he resided with his family upstairs until at least 1900. Vogt's business was called the "Railroad Exchange Saloon" in 1888.

Conclusion

The property at 2320 Lincoln appears to be eligible for the California Register of Historical Resources under Criterion 3, as a locally rare and very good example of a period, type, and method of construction. The Draft Focused EIR for the New Alameda Free Library Project analyzes the building as retaining integrity of location, design, materials, workmanship, feeling, and association, but notes that the building's original setting of buildings of similar date no longer exists. Further research shows that the building has probably been moved a short distance from its original location. Nevertheless, it retains sufficient integrity to convey the modest character typical of the earliest period of American settlement in Alameda. Only 23 extant buildings in Alameda have been documented to date before 1872-3, and of these only three (all residential structures unlike the subject commercial structure) have been documented to date from the 1850s and 1860s, according to George Gunn's *Documentation of Victorian and Post-Victorian Residential and Commercial Buildings, City of Alameda 1854-1904*. The building at 2320 Lincoln is a remarkable survivor of the period when the railroad put Alameda on the map.

Exhibits

1. 1868 Plat Map, Alameda Station Homestead Tract
- 1b. Close up examination of 1868 Alameda Station of Homestead Tract Map
2. Newspaper notice of Glas's plan to relocate building, Alameda Encinal, 11/27/1875
- 2b. Examination of 1875 Newspaper notices of Frank Glas moving 2320 Lincoln Ave to present day location
3. September 4, 1880 Auction Notice
- 3b. 1884 Newly discovered image of 2300 Block of Lincoln Ave looking toward Park Street
4. Deed Lot Descriptions Transcribed
- 4b. Block 48 Land Transactions (chain of title)
5. Photograph of Gock Gim Wong and Family in front of home 2320 Lincoln Ave.
1930's Wong Postcard of pre Gim's Restaurant business from 2320 Lincoln Ave

Chronology

- August 1864 A.A. Cohen's "San Francisco and Alameda Railroad" began service
- 9/12/1864 deed, J. Thomas to James R Smith: 1 acre lot of Block 48 for \$750
- (1/20/1865 deed, Smith to James Timothy: East part of Block 48, corner RR Ave & Mullet (Oak), 1/2 acre for \$500
This was an adjacent parcel --presumably this was land only, no improvements. Note: this could indicate that since this 1/2 acre without building sold for \$500 and the 1/2 acre lot at NE corner of block sold for \$1000, there may have already been a building there on the corner lot, or that the corner lot fronting on Park was valued more highly)
- 6/10/1865 deed, James R Smith to James Moore: Block 48, 1/2 acre lot at SW corner Park & RR Ave for \$1000
- 2/22/1868 Alameda Station Homestead Tract plat shows three gabled buildings on Block 48 facing Park Street between Railroad Ave. and what would be Times Way
- 5/31/1869 deed, Moore to Henry Lakman (Lackman, Lachmann): Block 48, 1/2 acre at SW corner Park & RR Ave for \$3600
- 10/14/1869 Lackmann built sidewalk on Park St from RR station to Liese's brick store.
- 1/29/1870 Lackman died in San Francisco (where he resided); in 1871 land was transferred to Sophie Lackman (widow)
- 6/11/1870 newspaper ad, "Encinal Saloon" Frank Glas & Co.- operated by Wm. Valentine, located "at Park Street to the right of the RR depot"
- 10/7/1871 newspaper ad, Glas & Co- dealer in wood, coal, charcoal
- 5/1/1872 deed, Sophie Lackman sold lot to Frank Glas, 215' x 91'3" at SW corner of Park & RR Ave., Block 48, for \$4500
- 6/1/1872 ff newspaper ad, Glas sells "the Mountain Beer, called by the Germans of San Francisco the best REAL LAGER of this state"
- 1873 (partition deed between Frank Glas & Jos. Bolhalter for a mid-block lot says that adjacent land at NE corner of block is owned by Lakman and "now occupied and leased by one F. Karstadt")
- 1874 city directory, first listing for Frank Glas, liquor saloon, W side Park nr Alameda Station
- 10/9/1875 newspaper, mention of a German man who was a lodger of Glas's.

- 11/27/1875 newspaper: Glas planning grand improvements to Park St at “the Frank Glas corner:” to move "*old*" 1½ story building to rear of lot and erect "*a new modern* style 2 story building" at corner
- 12/11/1875 newspaper, old building has been moved to rear of lot; new building's frame is up
- 7/14-22/1876 newspapers, a incident at Glas's property—a party of French men & women (2 couples), vacationing in Alameda, temporarily occupied rooms at Frank Glas's house on Park St. at RR station; an argument occurred; Mrs. Deligne asked Glas if she could stay at his house nearby but then went back to her room.
- 1877-78 city directory, Frank Glas residence S side RR Ave bet Park & Oak; Vogt had saloon on W s Park, same block; so did Frederick Karstadt, 1877-1880
- 3/14/1878 Temperance movement ladies prayed and sang at the saloon on the corner
- 11/28/1878 Glas connected his property on Park St. to the sewer (completed in 12/1878)
- 2/6/1879 newspaper, Glas delinquent in taxes \$45.50.
- 8/21/1880 newspaper, proposed sale of Glas property in subdivisions. “One of the most eligible business sites on our main business thoroughfare, Park Street, as well as fronting on Railroad Avenue, immediately adjoining the Central Pacific Depot.” Also described as “improved by substantial buildings, paying at this time a handsome rental.”
- 9/4/1880 auction notice lot #1 (#2320) "a substantial two-story frame building containing a store and 4 rooms on the first floor, and 4 rooms on the 2nd floor"
- 10/-/1880 deed, Glas to Frank Vogt, lot #1 (#2320) for \$1520
- 10/9/1881 newspaper, Glas is reported to have struck oil at his 80 acre ranch near Fresno, refused offer of \$75,000 for his Fresno ranch. “Wouldn't it be funny if Frank should turn up a millionaire after all?”
- 1883-84 city directory, Vogt, “Railroad Exchange”, RR Ave bet Park & Oak, residence same (Vogt, wife, & 4 children)
- 1888 city directory, Vogt, “Railroad Exchange Saloon,” 1715 RR Ave. (Sanborn's Fire Insurance Maps confirm that 1715 Railroad Avenue was the address of 2320 Lincoln before the streets were renumbered.)

Exhibit 1 - 1868 Alameda Station of Homestead Tract Map - Early Buildings of Park Street Buildings Depicted

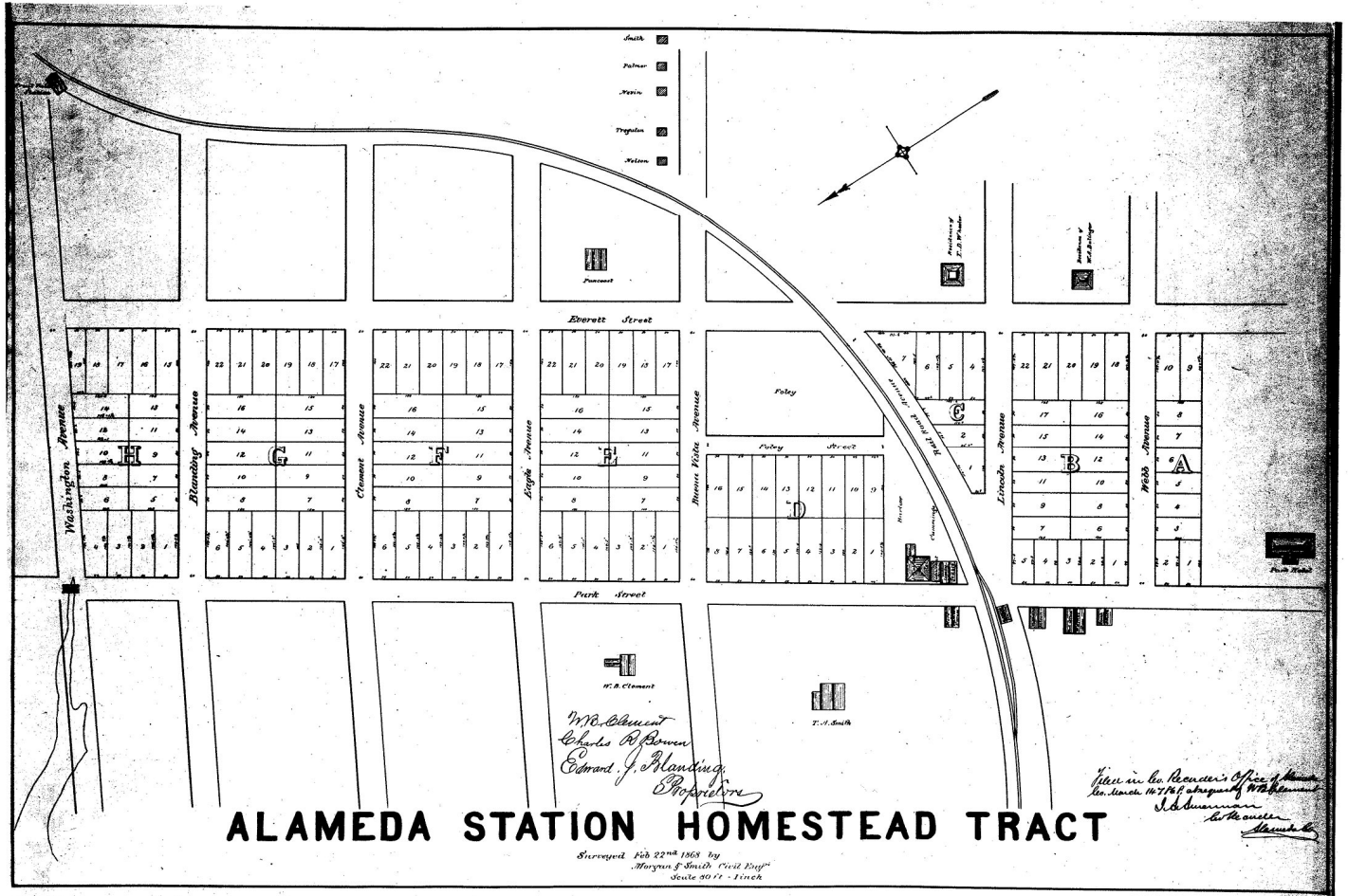


Exhibit 1b - Close up examination of 1868 Alameda Station of Homestead Tract Map

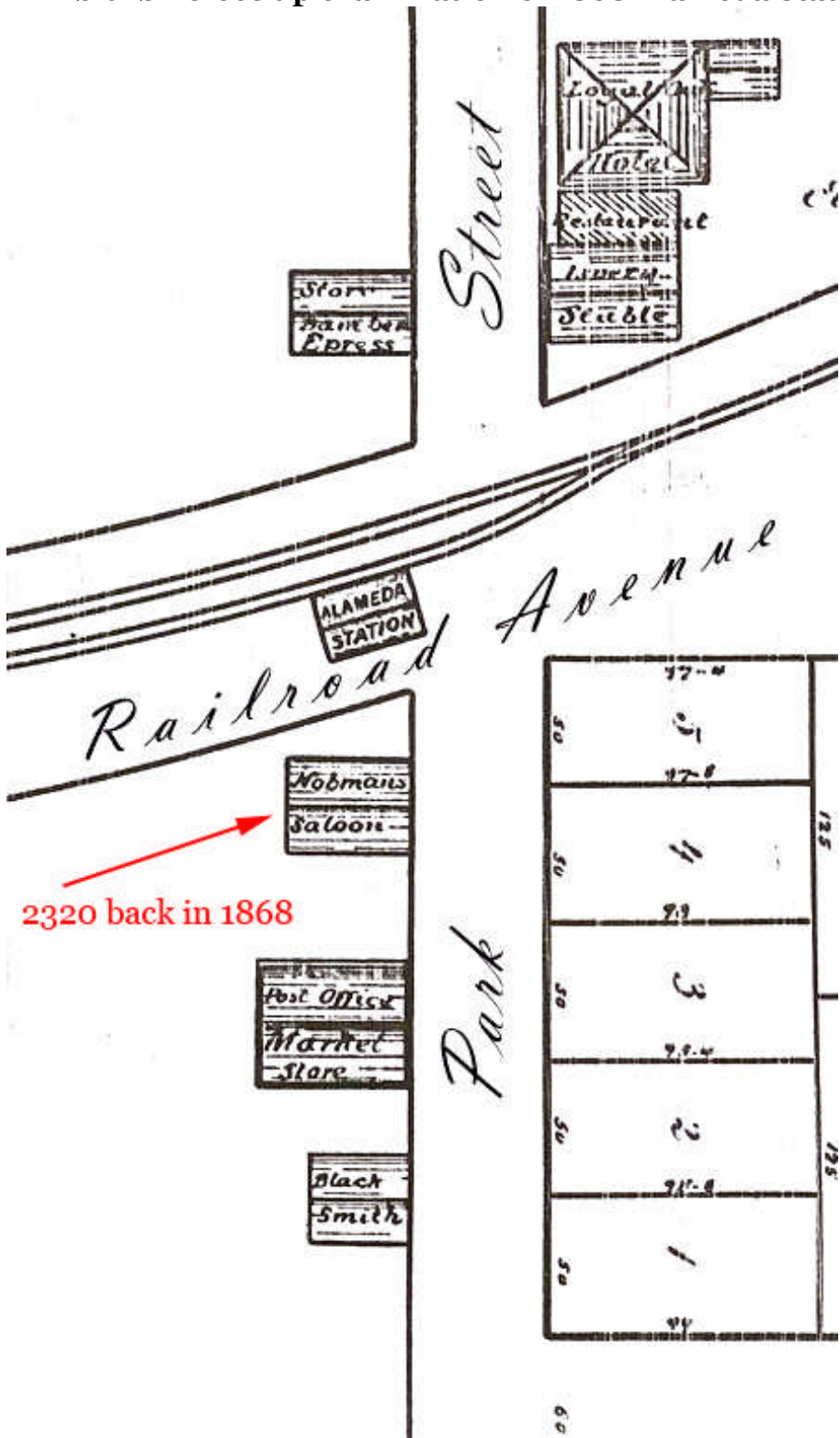


Exhibit 2

... army during the wars of 1804-05 and 1870-71, is about to locate in Alameda, and fill the gap made by the removal of Dr. Eichler. He has taken rooms over Keene's Pioneer Drug Store, on Park street, near Alameda Station. The gentleman is highly recommended by those who know him.

THE WEBSTER STREET ROADWAY is now undergoing repairs. At the last meeting of our Town Trustees it was ordered that some thirty loads of blue trap rock be spread upon the roadway, where most required, and the Street Committee were further instructed to confer with a similar Committee of the Oakland City Council with a view to mutual outlay by the two municipalities upon this thoroughfare. The day after the passage of the order by our Board men and teams were set vigorously to work to mend the road, and even if Oakland declines to assist, the roadway will, at any rate, be in moderately good condition for travel through the winter.

TAKE heed to the easy terms and low prices of land now offered by the Alameda Real Estate Associates, through their manager, Jas. E. Damon, 607 Montgomery street. These unequalled advantages will not last many months.

Mr. JOHN W. HAYES, salesman for Chas. L. Taylor, Oakland's popular carpet dealer, is stopping at the Yosemite Hotel, Alameda. Any orders for carpet or shade work, left at the Hotel, will receive his prompt attention.

rected that "a pierce be made on the Webster street bridge, and all refuse matter be dumped into the estuary, until suitable dumping place be provided," and that "ashes be dumped where he has been in the habit of dumping heretofore," viz: on the Alameda side of the bridge. Thank fortune, the oysters we eat come from the Winant Brothers' beds at Alameda Bay Farm Island.

THE suit of Silva vs. Plato—for alleged damages to premises while defendant was a tenant—came on for trial before a jury last Monday evening, in Justice Hoag's Court—Geo. W. Tyler, Esq., for plaintiff; Wm. Gibbons, Esq., for defendant. A large number of witnesses were examined, but the testimony was not sufficient to convince the jury that the plaintiff was entitled to damages, and they rendered a verdict accordingly. The case will probably be appealed.

A COMMENCEMENT was made yesterday in a contemplated grand improvement on Park street, on the Frank Glas corner, at the depot. The old story-and-a-half building is to be removed to the rear of the lot, and a new modern style two-story house will at once be erected on the corner—Railroad avenue and Park street.

CHAS. L. TAYLOR, Oakland's wide-awake carpet dealer, has just received from the East a large and choice stock of Tapestry, Three-Ply, Body-Brussels, and Ingrain Carpets, at his famous Carpet Emporium, 1060 Broadway.

places being closed, and services held in the various churches.

OUR much esteemed friend, Mr. J. Letter, proprietor of the "Oakland Clothing Store," 957 Broadway, has laid in a peculiarly choice variety of goods for this winter's trade; and if suits, or parts of suits, do not exactly suit customers, he is prepared to make them up, in the very best style. For holiday presents, he has an excellent stock of boys' and youths' clothing, made up in the latest approved fashion. Best of all, Mr. J. Letter will not misrepresent his goods, under any circumstance.

DANCING is in order now. The most graceful styles of the art saltatorial are taught by C. W. Brower, at Harmonie Hall, every Friday evening. For terms, refer to his advertisement.

AN honest resident of Skowhegan, Me., who had been attending a crowded meeting of his fellow townsmen, was astonished, on reaching home, to find another man's watch and chain dangling from a button at the back of his coat.

Furnished Rooms to Let,
NEAR ALAMEDA STATION, corner Oak street and Pacific avenue. Terms reasonable. Apply on the premises. aug 7

Old Papers for Sale,
35 CENTS PER HUNDRED, by the quantity. Apply at this Office, or at last house on Park street, toward Brooklyn.

EXHIBIT 2: ALAMEDA ENGINAL, 11/27/1875, p. 3

Exhibit 2b - Examination of 1875 Newspaper notices of Frank Glas moving 2320 Lincoln Ave to present day location

The Alameda Encinal
Saturday, November 27, 1875
Page 3 under Local Brieflets

Frank Glas' starts to build a new building on Park Street and Railroad Ave. The key information in this story is where it says that the story-and-a-half building was removed to the rear of the lot. This was when 2320 was moved to Railroad Ave being that Glas' lot extended this far at that time.

A COMMENCEMENT was made yesterday in a contemplated grand improvement on Park street, on the Frank Glas corner, at the depot. The old story-and-a-half building is to be removed to the rear of the lot, and a new modern style two-story house will at once be erected on the corner--Railroad avenue and Park street.

The Alameda Encinal
Saturday, December 11, 1875
Page 3 under Local Brieflets

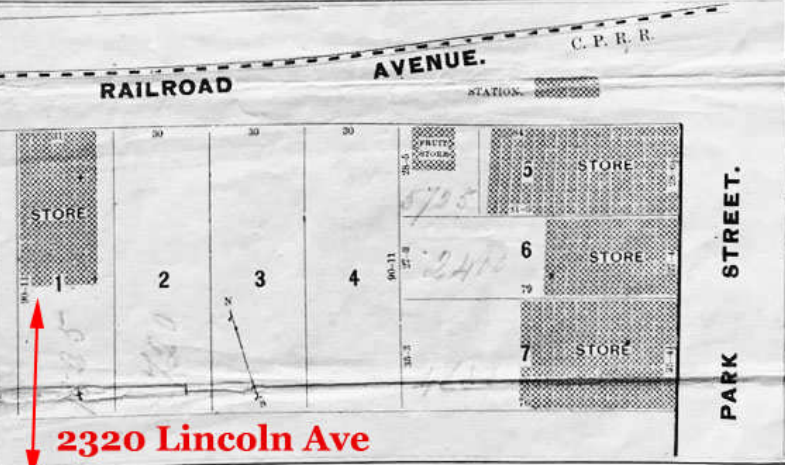
Frank Glas' still working on his new building on Park Street and it states he was successful in moving 2320.

THE frame for the new two-story building, on the northwest corner of Railroad avenue and Park street, is already up, and the old building removed and located on the rear of the lot. The large oak tree that heretofore obstructed the view, as well as the passage way between the depot building and Glas' corner, has likewise been removed, much to the delight of teamsters and people who wish to take passengers from the trains.

Frank Glas Property

PEREMPTORY SALE
— OF —
ALAMEDA
Business Property
AT AUCTION!
BY
WOODWARD & TAGGART,
REAL ESTATE AGENTS AND AUCTIONEERS.
J. O. ELDRIDGE AUCTIONEER

Saturday, Sept. 4, 1880,
At 2 o'clock P. M., on the Premises,
That fine Business Property situated on the Southwest corner of Park Street and Railroad Avenue, as per Diagram below:



ON LOT No. 1 there is a substantial Two Story Frame Building, containing a Store and Four Rooms on first floor, and Four Rooms on second floor.
LOTS Nos. 2, 3 and 4 are unimproved.
ON LOT No. 5 there is a Fine Two Story Frame Building containing a Saloon and Shoemaker's Shop on the first floor, and Eight Rooms on second floor. On the rear of Lot No. 5 there is also a Fruit Stand.
ON LOT No. 6 is a fine One Story Frame Building now occupied as a Restaurant
ON LOT No. 7 there is a fine Two Story Frame Building, having a Drug Store on first floor and Six Rooms on second floor.

Exhibit 3b - 1884 Newly discovered image of 2300 Block of Lincoln Ave looking toward Park Street, Previously 1700 Block of Railroad Ave before Block number changed in 1894.

Original Alameda Park Street Station/Depot on Right. 2320 unfortunately crop from image would have been on far right... RailRoad sign in image may belonged. Seen by Kevin Frederick in 2011 on Ebay



Exhibit 4

Deed Lot Descriptions Transcribed

Compiled by Kevin Frederick 2004

Book **P** Page **766** September 7 – 13, 1864

Parcel of land situated lying and being on the Encinal of San Antonio County of Alameda and State of California

Commencing at North East Corner of Block No 48 Thence Westerly 300 feet to a point 12 feet from centre of San Francisco + Alameda Rail Road track Thence South Westerly 199 1/12 feet to Mullet Street Thence Southerly along line of Mullet Street 77 7/12 feet Thence Easterly 491 3/12 feet to the East line of Block No 48 Thence Northerly 91 3/12 feet to place of beginning Being one (1) Acre of land.

Book **R** Page **224** September 16, 1864 to February 18, 1865

Commencing at the North East Corner of Block 48 Thence Westerly 300 feet to a point 12 feet from center of San Francisco and Alameda Rail Road Track Thence South Westerly 199 feet and 7 inches to Mullet Street Thence Southerly along the line of Mullet Street 77 feet and 7 inches Thence Easterly 91 feet and 3 inches to the Easterly line of Block 48 Thence Northerly 91 feet to place of beginning.

Book **S** Page **459** June 13 - 14, 1865

Beginning at the North Easterly corner of Block 48 Thence along the Northerly line of said Block Westerly 245 feet Thence Southerly parallel to Mullet Street 90 11/12 feet Thence at right Angles Easterly 237 1/12 feet to Foley line Thence along said line Northerly 91 3/12 feet to the place of beginning. Containing One half acre

Book **40** Page **576** May 29 – June 1, 1869

Beginning at the North Easterly corner of Block 48 Thence running Westerly along the Northerly line of said Block Westerly 245 feet: Thence Southerly parallel with Mullet Street 90 11/12 feet: Thence at right angles Easterly 237 1/12 feet to the Foley line: Thence along said line Northerly 91 3/12 feet to the place of beginning. Containing about one half acre of land to H.A. Lakmann, San Francisco

Book **76** Page **291** November 27, 1871 to January 11, 1872

Commencing at the North East Corner of Block number 48 and running Thence Westerly along the Northern line thereof 245 feet Thence Southerly parallel with Mullet Street 90 feet 11 inches Thence at right angles Easterly 237 feet 1 inch to the Western line of what is known as the Foley Track and Thence Northerly along the last named line 91 feet 3 inches to the place of beginning being a part of Block number 48.

Book **78** Page **371** May 29 – June 1, 1869

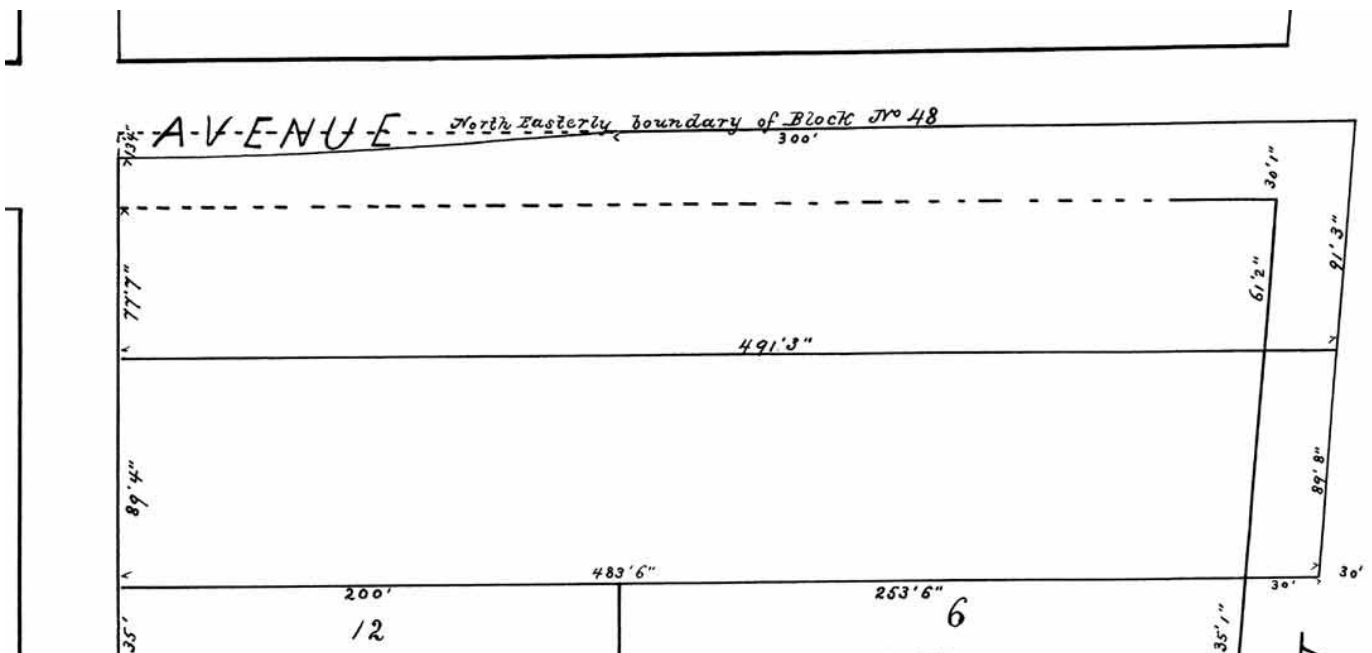
Commencing on the Westerly line of Park Street (as said line is at present established) and on the Northerly line of Block number 48 at a point mention thereon 30 feet Westerly from the North Easterly corner of said Block number 48 Thence remaining Westerly along said Northerly line of said Block 215 feet Thence Southerly parallel with Oak (formerly Mullet) Street 90 feet 11 inches then right angles Easterly 207 feet 1 inch to the Westerly line of Park Street (as said line is at present established) and the West Northerly along said line of Park Street 91 feet 3 inches more or less to the point of Commencement

Book 208 Page 443 September 20 – 29, 1880

Commencing at a point on the Southerly line of Rail Road Avenue distant thereon 174 feet Westerly from the Westerly line of Park Street and running Thence Westerly along said line of Rail Road Avenue 31 feet Thence at right angles Southerly 90 feet 11 inches Thence at right angles Easterly 31 feet and Thence at right angles Northerly 95 feet 11 inches to the point of beginning.

Book 1589 Page 177 June 15 1916 to May 2, 1927

Commencing at a point on the Southerly line of Lincoln Avenue, since the widening thereof to 80 feet, distant thereon 153.40 feet Westerly from the Western line of Park Street, as the same now exists; running thence Westerly along said line of Lincoln Avenue 55.45 feet; thence Southerly and parallel with the Eastern line of Oak Street 74.49 feet; thence at right angles Easterly 55 feet; and thence at right angles Northerly 81.18 feet to the Southern line of Lincoln Avenue, as it now exists, and the point of commencement.



Map of the subdivisions of BLOCK No 48
January 28, 1871
Based on Higley's Map of Lands adjoining the Town of Encinal
as re-surveyed by Jas. T. Stratton, C.E.
May 1st 1867
Alameda County Recorder's Office - Map Book 3 Page 2

2320 & 2322 Lincoln Ave

Chain of Title of Deeds

Land Transactions

Compiled by Kevin Frederick 2004

Index Book	Grantors (Seller)	Grantees (Buyer)	Date	Book	Page	Cost
1	Chipman + Auginbaugh	Joseph F. Hibberd				
	Edward Minturn by Atty	Joseph F. Hibberd	August 26, 1854	C	111	
1	Joseph F. Hibberd	Edward Minturn	October 5, 1855	D	678	\$13,920.
2	Edward Minturn by Atty	Joseph B. Thomas	September 1, 1863	O	339	\$25,000.
3	Joseph B. Thomas	James R. Smith	September 12, 1864	P	766	\$750.
3	Edward Minturn by Atty	Joseph B. Thomas	November 1, 1864	R	222	\$25,000.
3	Edward Minturn by Atty	Joseph B. Thomas	January 17, 1865	R	224	\$750.
3	James R. Smith	James Timothy	January 20, 1865	S	22	\$500.
3	James R. Smith	James Moore	June 13, 1865	S	459	\$1000.
5	James Moore	H. A. Lakmann	May 29, 1869	40	576	\$3600.
5	James Moore	H. A. Lakmann	June 1, 1869	40	583	\$3600.
8	Est H. Lakmann	S Lakmann	November 27, 1871	76	291	
8	S. Lakmann	Frank Glas	May 1, 1872	78	371	\$4,500.
21	Frank & Elizabeth Glas	Frank C. Vogt	September 20, 1880	208	433, 443	
21	Frank & Elizabeth Glas	P+M Seiben	September 20, 1880	208	446	
21	Frank Glas	P+M Seiben	April 20, 1881	216	287	
28	P+M Seiben	Frank C. Vogt	January 3, 1885	281	92	
	Frank C. Vogt	Theresa Vogt	1905			
	Theresa Vogt	City of Alameda (a munple corp.)	February 3, 1912	2054	43	
1927	Theresa Vogt	Bernardine Reichling	May 2, 1927	1589	177	
	Bernardine Reichling	Vogt Fred	January 17, 1943	4339	468	
	Bernardine Reichling	Amelia Austin	November 26, 1943	4447	180	
	Jack Wing Hom	Wong Gock Gim	February 14, 1944	4471	454	
	Theresa Vogt	Wong Gock Gim	February 29, 1944	4484	364	
	Amelia Austin	Wong Gock Gim	February 14, 1944	4510	76	
	Wong Gock G + Tom S		November 26, 1975	4179	341	
	Wong Gock G + Tom S	Calvin Chew Quon Wong	October 23, 1991			
	Wong Gock G + Tom S	Jimmy Hom & Wife	March 31, 1997			

Exhibit 5 - Gock Gim Wong & Family - In front of Home at 2320 Lincoln Avenue



1931 Wong Postcard of pre Gim's Restaurant business at 2320 Lincoln Ave

