



A Guide to Preservation Projects in Central Oakland

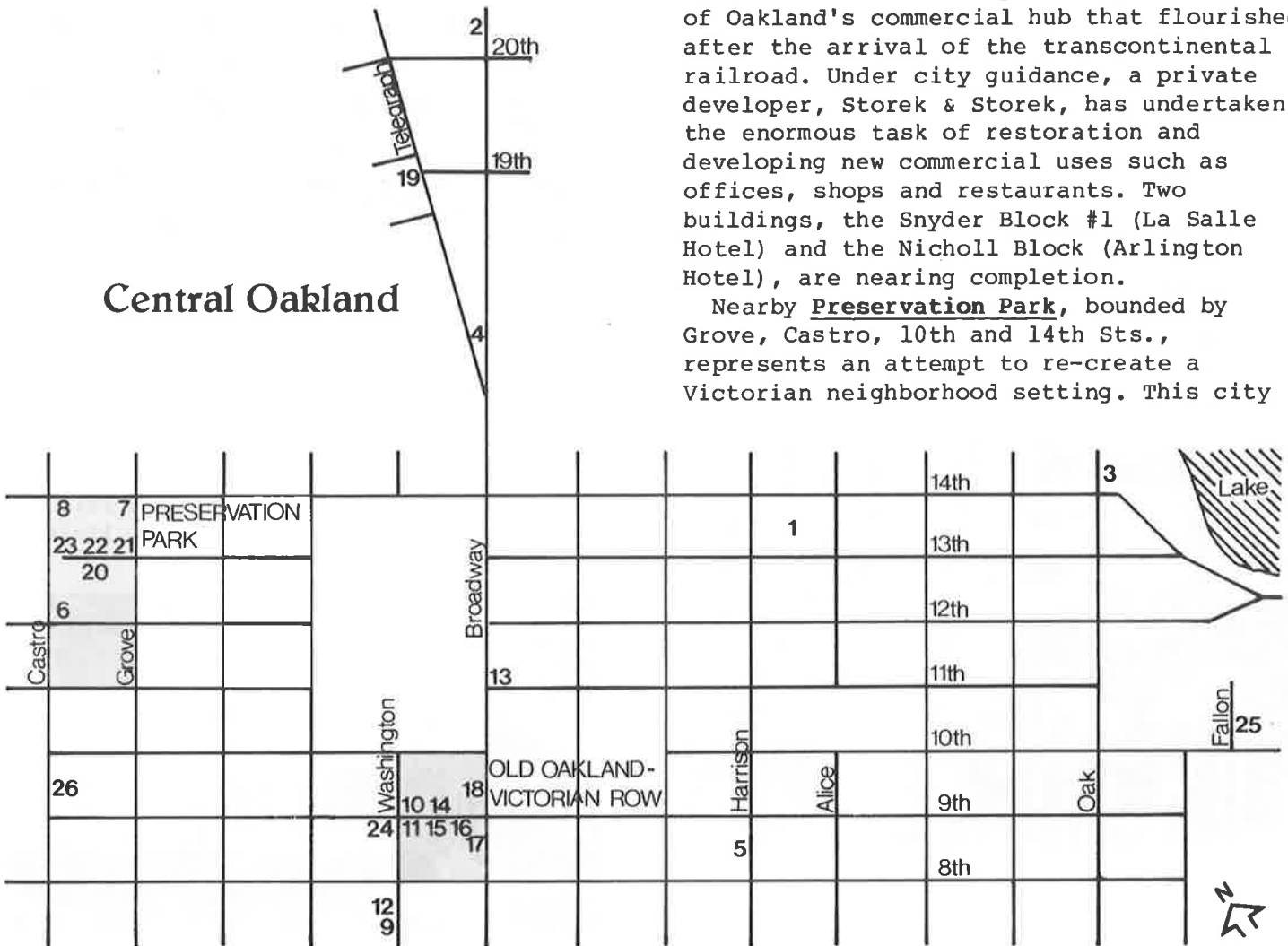
Oakland offers rich examples of preservation in progress. Restored historic buildings -- commercial, residential and public -- are the jewels of a rapidly emerging, new Oakland. Preservation projects, both completed and proposed, can be found throughout the city anchoring a growing appreciation of our architectural heritage and our social/cultural past.

In conjunction with the 1982 California Historic Preservation Conference, the following guide highlights preservation efforts in central Oakland. Two major preservation districts are of special significance: Old Oakland-Victorian Row and Preservation Park.

Old Oakland-Victorian Row embodies the core of Oakland's nineteenth century commercial district. Bounded by Broadway, Washington St., 8th St. and 10th St., the 2-block area contains 11 Victorian structures (1868-1885) preserved through neglect and slated for restoration. These blocks are a remarkably ornate, intact relic of Oakland's commercial hub that flourished after the arrival of the transcontinental railroad. Under city guidance, a private developer, Storek & Storek, has undertaken the enormous task of restoration and developing new commercial uses such as offices, shops and restaurants. Two buildings, the Snyder Block #1 (La Salle Hotel) and the Nicholl Block (Arlington Hotel), are nearing completion.

Nearby **Preservation Park**, bounded by Grove, Castro, 10th and 14th Sts., represents an attempt to re-create a Victorian neighborhood setting. This city

Central Oakland





redevelopment project includes many architecturally and historically important buildings. Some occupy their original sites while others have been rescued and relocated from the path of the intruding Grove-Shafter Freeway. Although restoration work has not yet begun, the city has contracted with a landscape architecture firm to provide a master plan for the site. Private developers will return the buildings to economically viable uses.

Preserved

1. **Hotel Oakland**, 1912; Bliss & Faville
270 13th St. between Alice and Harrison Sts.

The 460-room Hotel Oakland prospered until the Depression. It was sold in 1942 for use as a military hospital and sat vacant after 1963. After extensive restoration and renovation, the Hotel Oakland began a new life in 1981 as senior housing. The restored ground floor rooms are on the National Register of Historic Places.



(1) Hotel Oakland

2. **Paramount Theater**, 1930-31; T. Pflueger
2025 Broadway at 21st St.

An Art Deco showplace, the Paramount was completely restored in 1973 to house the Oakland Symphony and serve as a center for the performing arts. Tours: (415) 465-6400.



(2) Paramount Theatre

3. **Camron-Stanford House**, 1876
1418 Lakeside Drive at 14th St.
This magnificent Italianate was the residence of five families (1876-1907) prior to its use as the Oakland Public Museum (1910-1967). Dedicated efforts of volunteers saved and restored this remnant of early Lake Merritt living. Tours: (415) 836-1976.



(3) Camron-Stanford House



4. **Federal Realty Building** (Cathedral Building), 1913-14; B.G. MacDougall Broadway & Telegraph Aves.
A Gothic, flatiron office building with terra cotta. Recently rehabilitated.
5. **Hebern Electric Code Company Building**, 1922-23; Reed & Corlett Harrison St., west side between 8th & 9th Sts.
A neo-Gothic, terra-cotta marvel that once quartered a manufacturer of coding machines and early electric typewriters. It was recently refurbished to house the East Bay Asian Resource Center and commercial tenants.
6. **Pardee Mansion**, 1868
Preservation Park
672 11th St. at Castro
Centerpiece and inspiration for Preservation Park, the Italianate villa was occupied by 3 generations of the illustrious Pardee family. It was built by Enoch H. Pardee, mayor of Oakland and state senator. His son, George, later lived in the house, also served as mayor, and was governor from 1903 to 1907. George C. Pardee's daughters, Madeline and Helen, resided in the home until their deaths in 1980 and 1981



(6) Pardee Mansion

respectively. The path of the Grove-Shafter Freeway was altered to preserve this important landmark. Through a nonprofit foundation, the mansion will be opened to the public as a Victorian house museum.

7. **Charles S. Greene Library**, 1902; Bliss & Faville
Preservation Park
14th & Grove Sts.
Built with an Andrew Carnegie gift and a public fund drive. Served as the Oakland Main Library and later as a branch library until 1973. Currently used for city offices, its long-term use remains unclear.



(7) Charles S. Green Library

8. **First Unitarian Church**, 1890; W.J. Mathews
Preservation Park
14th & Castro Sts.
An outstanding Romanesque Revival church that will probably be the only structure in Preservation Park to continue in its original use.
9. **715-19 Washington St.** (Evers Building), 1878-79
Originally an undertaking establishment,

it was restored by a private owner and now serves as offices for the Oakland Police Officers Association.

In Progress



10. **Nicholl Block** (Arlington Hotel), 1876-77
Old Oakland-Victorian Row
Washington & 9th Sts., northeast corner
Extraordinary relief carvings ornament this richly-detailed Italianate hostelry. Restoration, nearing completion, will begin a new era of commercial life.
11. **Snyder Block #1** (La Salle Hotel), 1877-78; W. Stokes
Old Oakland-Victorian Row
Washington & 9th Sts., southeast corner
Restoration nearing completion with 2nd

& 3rd floors already leased for office use.

12. **Dunn's Block**, 1878-79
721-25 Washington St. between 7th & 8th Sts.
A fine, 3-story Italianate office building which is currently undergoing superb restoration by a private owner.
13. **Security Bank & Trust Company Building**, 1911-12; F.H. Meyer
1100 Broadway at 11th St.
Seven-story commercial building with Renaissance & Baroque ornamentation. Currently undergoing extensive rehabilitation.



(13) Security Bank & Trust Co. Building

Proposed

14. **Henry House** (Portland Hotel), 1877-78; W. Stokes
Old Oakland-Victorian Row
470-82 9th St. between Broadway & Washington St.
The next project to be undertaken in Victorian Row. Current plans are to restore this building to its original use as a hotel.
15. **Snyder Block #2** (Lloyd Hotel), 1879-80; W. Stokes
Old Oakland-Victorian Row
477-87 9th St. between Broadway & Washington St.



(10,14,18) Old Oakland-Victorian Row

- 16. **Wilcox Block Annex**, 1868-69
Old Oakland-Victorian Row
461-73 9th St. between Broadway & Washington St.
Beginning about 1873, it housed Oakland's main post office.
- 17. **Wilcox Block**, 1868
Old Oakland-Victorian Row
9th St. & Broadway, southwest corner
Italianate brick building.
- 18. **Delger Block #1**, 1880-85; Kenitzer & Raun
Old Oakland-Victorian Row
Broadway between 9th & 10th Sts.
Italianate commercial block.



(17) Wilcox Block



- 19. **Fox Oakland Theatre Building**, 1927-28;
Weeks & Day, M.I. Diggs
Telegraph, west side between 18th & 19th Sts.
An Art Deco movie palace with fanciful Hindu-Islamic motifs.
- 20- Preservation Park
- 23. 13th St. between Grove & Castro Sts.
On the south side of the block, seven **relocated Victorian houses** (20) sit on temporary foundations awaiting renovation by the city and private developers. Buildings on the north side all reside in their original locations. Among the latter are the **Remillard House** (21), 654 13th, Queen Anne style, 1886; the **Ginn House** (22), 660 13th, Tudor & Colonial Revival, 1890; and **682 13th** (23), a bracketed Italianate house, c. 1875-1885.



24. **Gooch Block, Winsor House**, 1876; J.S. Tibbals
817-29 Washington St. between 8th & 9th Sts.
Three-story Italianate, long-time site of G.B. Ratto & Co., International Grocers.
25. **Oakland Municipal Auditorium**, 1915; J.J. Donovan & H. Hornbostel
10th & Fallon Sts.
Behemoth, eclectic auditorium & theatre with terra-cotta ornamentation. Through a complicated financing scheme, the City will spend approximately \$12 million to rehabilitate the heavily-used facility.
26. **Greek Orthodox Church of the Assumption**, c.1920; Charles Burrell
920 Brush between 9th and 10th Sts.
It is the second oldest Greek Orthodox church in the state and exhibits neo-Greek classical elements. It was relocated from the freeway path and is being restored for use as a Baptist church.

Nearby Buildings of Historical and Architectural Interest

- * **Oriental Block** (Peniel Mission), 716-24 Washington St., 1885-86, J. Marquis. A well-preserved, Stick/Italianate commercial block, originally a hotel & bakery.
- * **Central Pacific Railroad Depot** (Mi Rancho), 464-66 7th St., 1875. Mission revival style, formerly Italianate.
- * **Cosmopolitan Hotel Building** (Dahlke's Bar & Restaurant), 701-17 Broadway, 1863-64. Remodeled exterior but retains a magnificent, carved cherrywood bar made in 1868.
- * **Oakland Free Market Building** (Swan's), block bounded by 9th, 10th, Washington & Clay Sts., 1917-1940. Early 20th century commercial with terra cotta.
- * **Oakland City Hall**, 14th & Washington Sts., 1914, Palmer & Hornbostel, Granite veneer with terra-cotta embellishments.
- * **First National Bank of Oakland Building** (Broadway Building), 14th St. & Broadway, northwest corner, 1907-08, L.B.. Dutton. A striking flatiron structure.
- * **Y.W.C.A.**, 1515 Webster, 1915, Julia Morgan.
- * **First Christian Science Church**, 17th & Franklin Sts., 1900, H. Schultze. Stone Romanesque Revival style.
- * **Oakland Floral Depot**, 19th St. & Telegraph Ave., northeast corner, 1931, A. Evers. Deep blue and silver terra cotta.
- * **I. Magnin & Company Building**, 20th St. & Broadway, 1930-31, Weeks & Day. Art Deco with deep green terra cotta.
- * **John Breuner Company Building** (Lloyd's Bank), 22nd St. & Broadway, 1931, A.F. Roller. Art Deco cube in green terra cotta.
- * **St. Francis de Sales Catholic Church**, 21st & Grove Sts., 1891.
- * **Alameda County Courthouse**, Oak St. between 12th & 13th Sts., 1936, Corlett, Plachek, Werner, Morton & Shirmer. 1930's streamlined Moderne Public Works Administration federal architecture. Art Deco detailing inside and out.



(26) Greek Orthodox Church of the Assumption

--Photographs and text by Philip Bellman

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