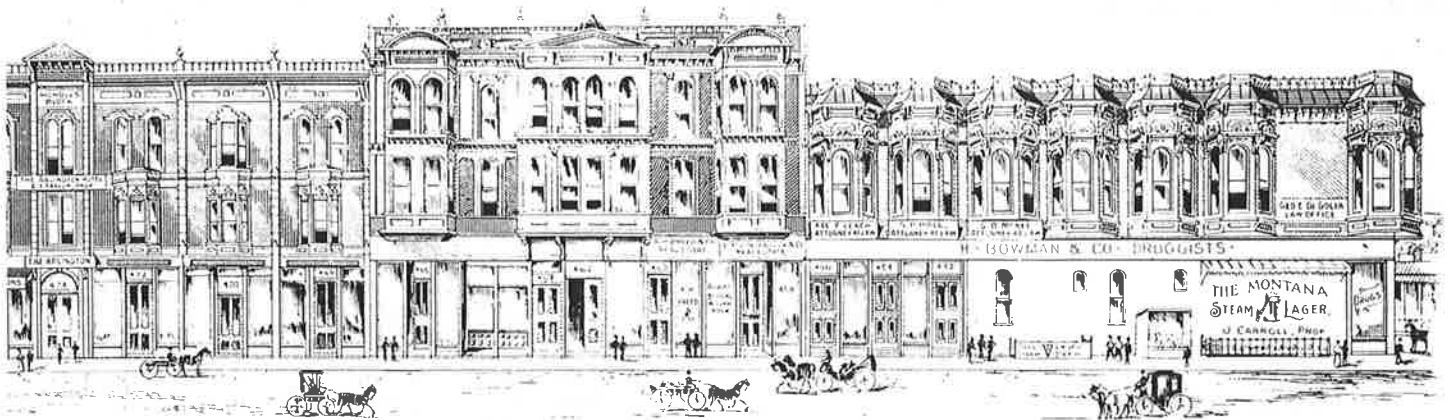


VICTORIAN ROW: Early Downtown Lives Again



Ninth Street - north side - from Washington Street to Broadway, c. 1896

More than a hundred years since its heyday as the central shopping district, the Old Oakland area bounded by Broadway, Clay, 7th and 10th Streets, is having its face lifted and in the process is rediscovering its natural beauty. The focus of the project is "Victorian Row," the block of 9th Street between Broadway and Washington Street, now undergoing restoration by architects Storek & Storek with the cooperation of the City of Oakland.

In the early 1960's, when a wave of "urban renewal" swept America's cities, Oakland joined the movement with an active commitment to remove buildings that, in the jargon of the day, represented "blight." The city's Building and Housing Department began to demolish poorly maintained and unsafe properties that fit the description, many of them dating from the nineteenth century.

The area was studied during a 1963 survey carried out by the City Planning Department, and recommendations for sensitive rehabilitation of the neighborhood were made in a published report, Design

Resources in the Oakland Central District. The report suggested that revitalization could be justified on economic, as well as visual and historic grounds.

The consciousness of citizens was raised by Marie Converse, who founded the Victorian Preservation Society and sponsored a small art gallery on 9th Street to prove the area had cultural potential. Others shared her view and in the mid-1960's the City Council established the S-7 Preservation Combining Zone which prevents abusive alterations or demolition for up to 240 days.

In April, 1967, the City Planning
Continued on page 4

Welcome

Oakland Heritage Alliance welcomes delegates to the 1982 California Historic Preservation Conference, who are all receiving this issue of OHA News. We think Oakland is worth a close look. Enjoy it. ■



Oakland Heritage Alliance was formed to bring together community groups and individuals sharing an interest in the history of Oakland, and in the preservation and conservation of the city's archaeological, architectural, cultural, environmental, and historical resources.

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- VP. Development.....Melinda Young Frye
- VP. Programs and Education.....Gary Knecht
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OHA was incorporated in 1980 as a California non-profit corporation. Membership dues and contributions are tax deductible.

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CREDITS Editor: Beth Bagwell; Design: Blair Prentice; Production: Gary Knecht, Philip Bellman, Kati Johnson; Contributors: Philip Bellman, Melinda Young Frye, Charles B. Oakland, Laura Pan, William Sturm, Dean M. Yabuki

OHA CALENDAR

The OHA Calendar lists events, activities and meetings related to history and preservation that may be of interest to OHA members. To submit items for listing, contact Dean M. Yabuki, 842 Grosvenor Place, Oakland, California 94610, (415) 893-1278. The deadline for the July-August calendar is Friday, June 4.

UPCOMING ACTIVITIES

Thru Tues 18 May

The Early Years of Oakland's Public Schools, 1853-1910. Oakland History Room exhibit, Oakland Public Library, 125 14th Street at Oak Street, Oakland. Free. Tu/Th noon - 8:30 pm, W/F 10 am - 5:30 pm. Contact Oakland History Room (415) 273-3222.

Thurs 29 Apr - Sun 2 May

7th Annual California Historic Preservation Conference. California Preservation Foundation and OHA. Oakland Museum/Oakland Auditorium, Oakland. \$50/on site registration, \$35/student. Contact Dana Cordeiro, Conference Coordinator (415) 839-2121 (see Mar-Apr 1982 OHA News).

Sat 1 May 7:30 pm.

Japanese American Internment: 40th Anniversary Witness Evening Program. Berkeley Historical Society. First Congregational Church, Dana & Durant Streets, Berkeley. Free. Contact Gloria Cooper (415) 524-3892.

Sun 2 May afternoon

Post Conference Tours. In conjunction with the 1982 California Historic Preservation Conference, locally sponsored tours are being offered. All are open to the public. A few appear below. For a complete listing of these activities consult the Conference brochure insert.

Sun 2 May Noon - 5:00 pm

Brooklyn Neighborhood House Tour. Brooklyn Neighborhood Preservation Association benefit for the Camron-Stanford Boat House Restoration Fund. Six Victorian houses and a Julia Morgan house. Includes reception. Pre-registration required. \$10/person. Make checks payable to "Camron-Stanford Boat House Tour" and send to Gabriel Sheridan, 1218 East 21st Street, Oakland, CA 94606. Contact (415) 451-0916 or (415) 552-4491.

Sun 2 May 1:00 - 4:30 pm

University of California, Berkeley Campus Walking Tour. Trish Hawthorne. Berkeley Architectural Heritage Association. Also includes tour of the Berkeley City Club and a reception. Pre-registration required. \$5/person. Contact BAHA, P.O. Box 1137, Berkeley, CA 94701 or (415) 845-6591 weekday afternoons.

Sun 2 May 1:00 - 4:00 pm

San Francisco Downtown Retail District Terra Cotta Walking Tour. Gray Brechin, Architectural Historian. Friends of Terra Cotta. Meets at Oakland Conference Site. Pre-registration required. BART ticket included. \$5/person. Contact FOTC, c/o California Historical Society, 2090 Jackson Street, San Francisco, California 94109 or David Look (415) 556-7741.

Sun 2 May 1:00 - 4:00 pm
Bus Tour of the City of Alameda. Woody Minor.
 Alameda Victorian Preservation Society.
 Architectural tour of the Island City.
 Includes reception. Pre-registration required.
 \$6.50/person. Contact AVPS, P.O. Box 1677,
 Alameda, CA 94501 or (415) 523-AVPS for recorded
 information.

Sat 8 May 10:30 am - 7:00 pm
Third Annual Collectors' Day: Changing Attitudes
 Toward the Domestic Design. Camron-Stanford
 House Preservation Association seminar. Kaiser
 Center Auditorium/Camron-Stanford House.
 Pre-registration required by May 3. \$40/CSHPA
 member, students; \$45/general public. Contact
 CSHPA (415) 531-3726.

Saturdays 8, 15, 22 May
San Francisco City Guides Neighborhood Walking
 Tours. Free. Contact Judith Lynch, (415)
 558-3770.

Sun 9 - Sat 15 May
Preservation Week: Reinvesting in America's
 Past. National Trust for Historic Preservation.

Sun 9 May 2:30 - 5:00 pm
Oakland Neighborhood History Project Public
 Seminar. Camron-Stanford House Preservation
 Association and California Council for the
 Humanities. Presentation of slide shows on West
 Oakland and Fruitvale neighborhoods, panel
 discussion, question and answer period, and
 reception. Camron-Stanford House, 1418 Lakeside
 Drive at Oak Street, Oakland. Free. Contact
 Kitty Hughes, Project Director, (415) 836-1992
 or 836-1976.

Mon 10 May Deadline
Berkeley Architectural Heritage Association
 Awards for Restoration and Rehabilitation
 Projects in Berkeley. Deadline for submissions.
 Contact Chris Adams, BAHA, P.O. Box 1137,
 Berkeley, CA 94701 or (415) 845-6591 weekday
 afternoons.

Tues 11 May 7:30 pm
The Queen of California: Phoebe Apperson Hearst.
 Gray Brechin, Architectural Historian. Heritage
 Monthly Program. Haas-Lilienthal House
 Ballroom, 2007 Franklin Street, San Francisco.
 Free/Heritage members, \$2/general public.
 Contact, Heritage (415) 441-3000.

Mon 17 May 7:30 - 9:30 pm
Preventing Arson & Fire: More Difficult than
 Stopping the Bulldozer! Kim Davis, former
 Public Information Officer, Massachusetts Office
 of Historic Preservation. OHA Monthly Programs,
 "Preserving Architecturally and Historically
 Significant Buildings: Special Problems." St.
 Paul's Recreation Center Auditorium, second
 floor, 116 Montecito Avenue, Oakland. \$1.00/OHA
 member, \$2.00/general public. Refreshments.
 Contact Gary Knecht, Program Chair, (415)
 865-6382.

Thurs 27 May evening
Berkeley Architectural Heritage Association
 Annual Dinner & Meeting. Cost and location TBA.
 Dinner pre-registration required. Meeting open
 to all. Contact BAHA (415) 845-6591 weekday
 afternoons.

Tues 8 June 7:30 pm
The Long Western Summer: California Resorts and
 Spas Gary Brechin, Architectural Historian.
 Heritage Monthly Program. Haas-Lilienthal
 House. Same address, phone and cost as May 11
 program.

Mon 14 June 7:30 - 9:30 pm
Maneuvering Through City & State Regulations: A
 Challenge to Both Homeowners & Professionals.
 Bruce D. Judd, AIA, OHA Monthly Programs.
 St. Paul's Recreation Center Auditorium. Same
 address, phone and cost as May 17 program.

Mon - Wed 21-23 June 7-10 pm, 24 & 26 June tours
Twentieth Century Oakland: San Francisco's
 Disaster, Oakland's Advantage. Sister Ethel
 Mary Tinneman, historian. Holy Names College
 Continuing Education class. Brennan 42, Holy
 Names College. Pre-registration required. \$55.
 Contact Holy Names College Continuing Education
 office, 3500 Mountain Blvd, Oakland, CA 94619.

REGULARLY SCHEDULED TOURS & ACTIVITIES

OHA Monthly Programs. Monday evenings, 7:30 - 9:30 pm.
 St. Paul's Recreation Center Auditorium, second
 floor (next to St. Paul's Church), 116 Montecito
 Avenue, Oakland. One block east of Harrison
 Street, off of Grand Avenue. \$1.00/OHA members,
 \$2.00/general public. Refreshments. Contact
 Gary Knecht, Program Chair (415) 865-6382.

Oakland Tours Program. These regularly scheduled free
 walking tours have resumed for 1982. Tours
 include Chinatown; Old Oakland; City Hall/City
 Center; Uptown to the Lake; and Preservation
 Park. Contact Oakland Tours Program (415)
 273-3234.

Camron-Stanford House. Free tours are offered
 Wednesdays 11 am - 4 pm, and Sundays 1 - 4 pm.
 1418 Lakeside Drive at 14th Street, Oakland,
 (415) 836-1976.

Paramount Theatre Tours. Tours are offered the 1st &
 3rd Saturday of the month, 10 am. 2025 Broadway
 at 21st Street, Oakland. \$1.00. Meet promptly
 at the box office entrance on 21st Street, (415)
 465-6400.

Dunsmuir House. Tours are offered Sundays at 1, 2 and
 3 pm. 2960 Peralta Oaks Court, Oakland. (415)
 562-7588.

REGULARLY SCHEDULED MEETINGS

Oakland Landmarks Preservation Advisory Board. Meets
 the 3rd Wednesday of the month, 3:30 pm, City
 Hall, Room 221, Washington & 14th Streets, (415)
 273-3941.

Oakland City Planning Commission. Meets the 2nd & 4th
 Wednesday of the month, 1:30 pm, City Hall, Room
 115, (415) 273-3941.

Oakland City Council. Meets every Tuesday evening,
 7:30 pm, City Hall Council Chambers, (415)
 273-3266.

Oakland Heritage Alliance Board. Meets the 1st Monday
 of the month, 7:30 pm. For location and agenda,
 contact Marlene Wilson, (415) 655-3210.

Oakland Design Advocates. Meets the 2nd Wednesday
 morning of the month, 7:30 am, Tom Lovely's
 Restaurant, 336 Grand Avenue, Oakland, (415)
 893-6834.

VICTORIAN ROW, continued from page 1

Department issued an information report on Victorian Row. It pointed out the historic significance of the area, noted architectural merit, assessed existing conditions, proposed revitalization, and suggested methods of implementation.

The city's Redevelopment Agency included Old Oakland in the Central District Plan of 1973. Interest in preservation remained high and, with the encouragement of architect Lewis Koue and Marie Converse, in 1974 the city established the Landmarks Preservation Advisory Board.

Victorian Row was designated an S-7 Preservation District in 1976. Under the Redevelopment Agency plan, the city would permit property owners to restore buildings according to design guidelines or would acquire properties and locate outside developers to rehabilitate them. Architects Storek & Storek were selected to develop Victorian Row, and work has progressed over the last two years.

The La Salle Building (originally called the Snyder Block, 1878) is the first Victorian Row building to be restored. Although the ground floor awaits completion, the upper two stories are already occupied by attorneys Goldfarb and Lipman. Close on its heels is the Arlington Building (originally known as the Nicholl Block, 1876) which will house the Storek & Storek offices, headquarters of the city's popular Oakland Tours Program, and a new Storefront Museum. The latter facility is being developed by the Oakland Museum and opens to the public during the 1982 California Historic Preservation Conference. A gala reception on Saturday, May 1, 1982, will showcase the Smithsonian traveling exhibition, "Buildings Reborn: New Uses, Old Places."

The remaining four blocks of Old Oakland will eventually be restored with the encouragement of the Storeks' project. Private individuals have already contributed to their rebirth. Tom Wolf, Laney College history professor, is owner of the 1878 Dunn's Block at 721 Washington Street and two small adjacent buildings. One is virtually complete and has a second floor



The La Salle Building (originally called the Snyder Block, 1878) in Victorian Row. Much of the 1982 California Historic Preservation Conference has been planned and organized in an office on the building's 3rd floor which was generously loaned to Oakland Heritage Alliance by Goldfarb & Lipman, the law firm occupying the building's upper two stories.

tenant in the Police Officers' Association.

In a sure sign of the region's return to health, new restaurants have opened during the past year, joining Ratto's Delicatessen which has been in business since 1897. The Gulf Coast Oyster Bar has made attractive re-use of a bright green ceramic-faced one-story building at the southeast corner of Washington and 8th Streets.

Where good food is offered, people will flock; and when other services and goods are available, they will stay to buy. Offices in upper stories will create a viable blend in a very attractive "downtown," just steps from the 17-story Hyatt Hotel and Convention Center, the City Center office buildings, and the mammoth Trans-Pacific Center, all under construction.

One of Oakland's oldest shopping districts shows signs of becoming its newest, if the recent changes on 9th Street are any indication. ■

--Melinda Young Frye

Victorian Row: A History

In the mud-sloughed, Pleistocene era of Oakland's commercial life, business activity clustered near the waterfront at the foot of Broadway. Soggy and damp in the winter, hot and dusty in the summer, the area, with its rough-hewn, one and two story wooden buildings, was probably quite unprepossessing. A liberal sprinkling of saloons, a few blacksmiths, a marketplace, three hotels, a post office at the "Uncle Sam Saloon," grocery stores, restaurants, and livery stables--such was the city's downtown in the 1850's. Fifth Street between Washington and Broadway contained dance houses of dubious repute, and the city's officials held their august meetings in a rented one-story frame shack on Broadway between 3rd and 4th Streets. Lumbermen, busy denuding the Oakland hills of redwood trees to supply timber for the robust town across the bay, gathered at a building on the southeast corner of 7th and Broadway which advertised "rot gut for sale." This structure was the northernmost building on Broadway in these early years. North from there, one ventured upon open fields of chaparral, majestic oaks, and wildflowers the colors of the rainbow.

For the first twelve years of the city's life, commercial development, like the wagons and buggies upon the rutted dirt roads, proceeded at a slow pace. In 1863, a new steam train line extending along 7th Street from Broadway to the San Francisco-bound ferries at the Oakland Point spurred some building activity. It was the improvement of municipal services, however, which facilitated further construction. In 1864, the city began paving Broadway from the wharf to 14th Street. Two years later, the first sewer was laid and gas lamps were installed by the Oakland Gas Light Co. Soon thereafter, a public water system began.

In 1868, Col. P. S. Wilcox built the first building on the block later to be called Victorian Row--9th Street between Washington and Broadway. The Wilcox Block was an imposing, three-story brick struc-

ture, which, for a number of years, would dominate the Oakland skyline. Located on the southwest corner of 9th and Broadway, the edifice housed the "Palace Photograph Gallery," a hardware store, a real estate office, and, symbol of financial solidity, the Oakland Bank of Savings.

When, in 1869, Oakland became the terminus of the transcontinental railroad, with a station at 7th and Broadway, downtown building moved space. Hotels arose to serve the needs of the travel-weary train passengers; businesses sprang up to supply the financial and retail services demanded by a growing population. A horsecar line on Broadway made the commercial area more accessible to local residents. Soon, other ornate and substantial structures joined the Wilcox Block on 9th Street.

These buildings, like the Wilcox Block, each embraced a variety of enterprises. The Nicholl Block, opening in 1876 at the northeast corner of 9th and Washington, contained a hotel, grocery store, and Wells Fargo office. In the same year, A. J. Snyder, real estate man, erected the Snyder Block on the southeast corner of ▶



Wilcox Block, southwest corner of Ninth Street and Broadway, 1869

9th and Washington, housing the La Salle Hotel and sundry real estate offices. A later and equally imposing three-story structure of Mr. Snyder's at 467 9th Street was ready for business in 1879. Known popularly as the "Ross House," after the unimpeachably respectable family hotel in the building, the Snyder edifice offered the services and products of a harness-maker, the Oakland Butter Co., and the spiritous delights of "California Wines and Brandies."

The venerable Ratto's groceries at 820 Washington is currently situated in a building once known as the "Winsor House," described in 1879 as having "...56 rooms, all nicely furnished in walnut suites, bright and cheerful, and provided with open fire places. The dining room is under the supervision of Mr. Wheeler, and the tables are well laid." The Portland Hotel at 476 9th Street started in 1877 as the Henry House, so dubbed after its builder, Ashmun C. Henry, president, by turns, of four Oakland banks and one whose building reflected the solid, dignified and prosperous character of its owner. Indeed, the buildings of Victorian Row, like others in the downtown area at the time, revealed the strength, pride and growth of Oakland during the late nineteenth century.

By 1900, business activity had moved up to the juncture of 14th and Broadway and beyond. The surging growth of Oakland following the displacement of people after the 1906 San Francisco earthquake and fire, combined with improvements in local transit, heavy residential development north of Broadway, and the appearance of the soon-ubiquitous automobile, stimulated further northward commercial building. When, in 1929, Mr. H. C. Capwell opened his new store at 20th and Broadway, the upward shift of the downtown area was assured. By 1930, Victorian Row and contiguous blocks had begun their sad decline.

Today, by the good fortune of Victorian Row restoration, Oaklanders may experience a vital and unique link with the city's past. ■

--William Sturm

BRIEFING...

● On March 2, the Oakland City Council awarded a contract to a design team headed by CHNMB Associates, Inc., a San Francisco urban design firm, to develop a detailed master plan for the city's PRESERVATION PARK project, located in the three block area bounded by 11th, 14th, Castro, and Grove Streets. (See Jan.-Feb. 1982 OHA News.) The project site contains a number of historic or architecturally significant buildings, including the Governor George C. Pardee House (1868), the former Oakland Main Library (designed by Bliss and Faville, 1902), and the First Unitarian Church (designed by Walter J. Mathews, 1890). The project will retain these structures and will move in and restore additional significant buildings otherwise threatened with demolition. Seven such move-ons are presently "parked" on the south side of 13th Street awaiting selection of their final locations. The completed project is intended to reflect the character of that neighborhood as it was in the late nineteenth and early twentieth centuries. The grounds will be developed by the city following the CHNMB master plan. The buildings will be restored by private developers in keeping with the project character, and are expected to be devoted primarily to office, retail, restaurant, entertainment, and other commercial uses.

The design team includes architects Ishimaru & O'Neill, who designed the res-



The Pardee Mansion (1868) in Preservation Park, with Oakland City Hall (1914) in the distance



A Guide to Preservation Projects in Central Oakland

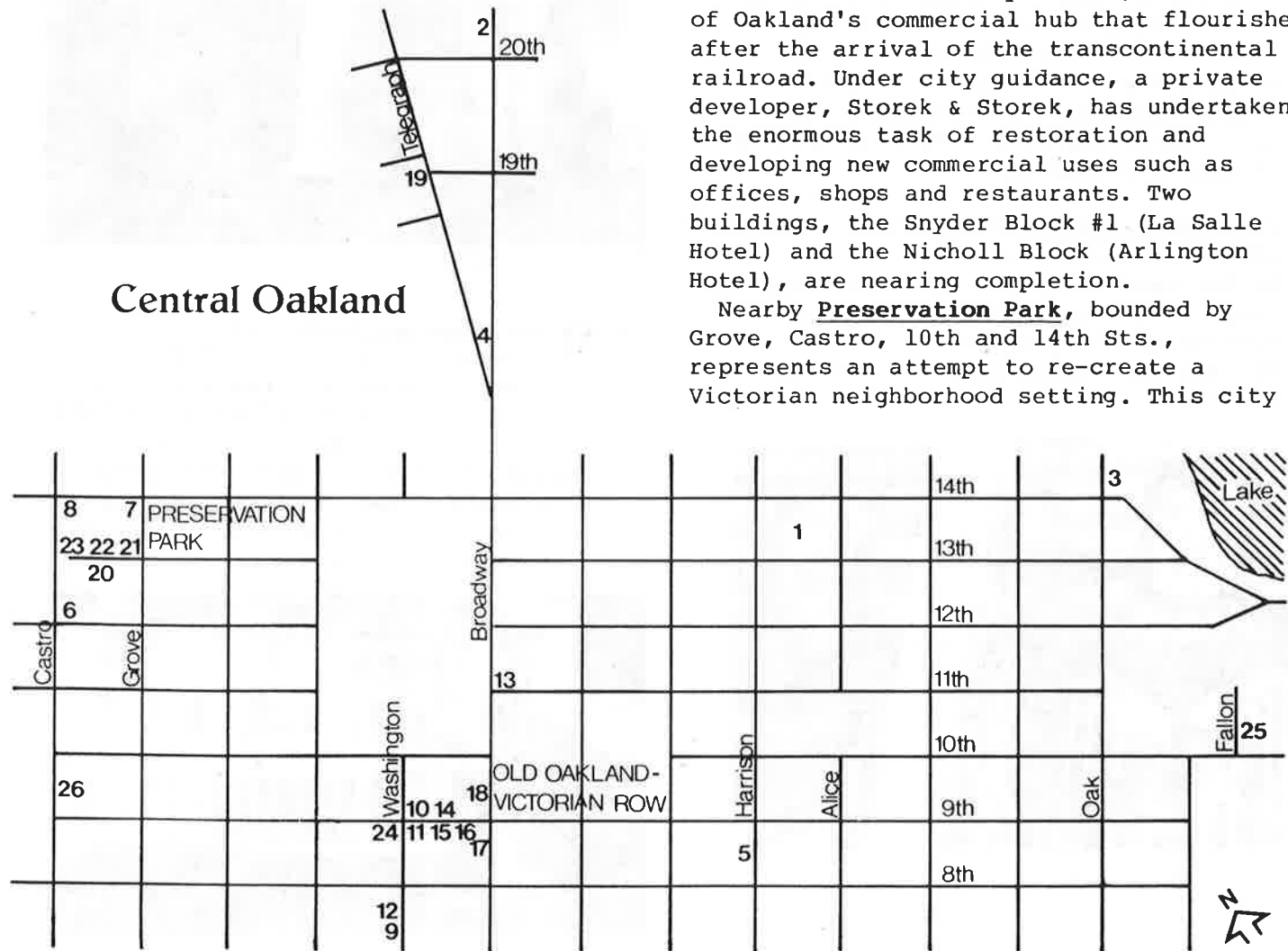
Oakland offers rich examples of preservation in progress. Restored historic buildings -- commercial, residential and public -- are the jewels of a rapidly emerging, new Oakland. Preservation projects, both completed and proposed, can be found throughout the city anchoring a growing appreciation of our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

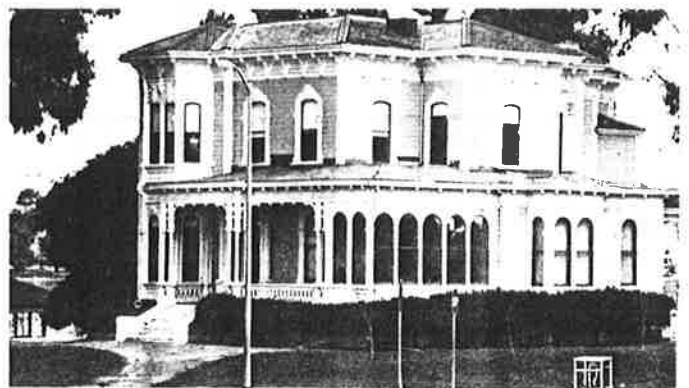
2. **Paramount Theater**, 1930-31; T. Pflueger
2025 Broadway at 21st St.

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.

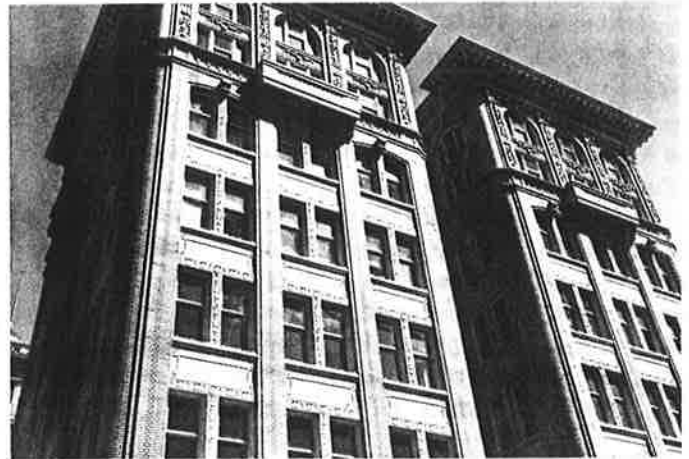
In Progress



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.

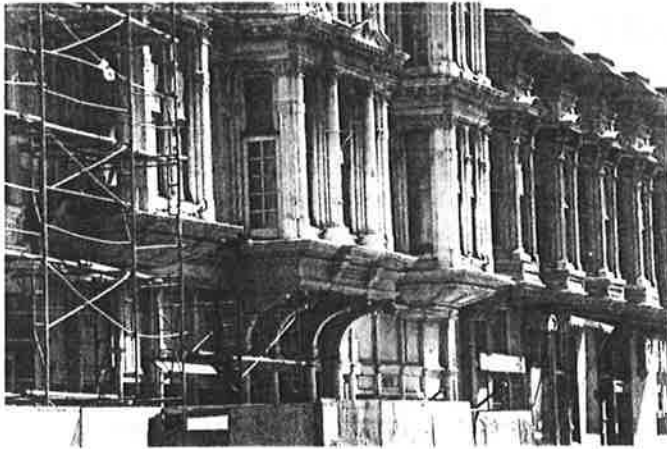
12. **Dunn's Block**, 1878-79
721-25 Washington St. between 7th & 8th Sts.
A fine, 3-story Italianate office building which is currently undergoing superb restoration by a private owner.
13. **Security Bank & Trust Company Building**, 1911-12; F.H. Meyer
1100 Broadway at 11th St.
Seven-story commercial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



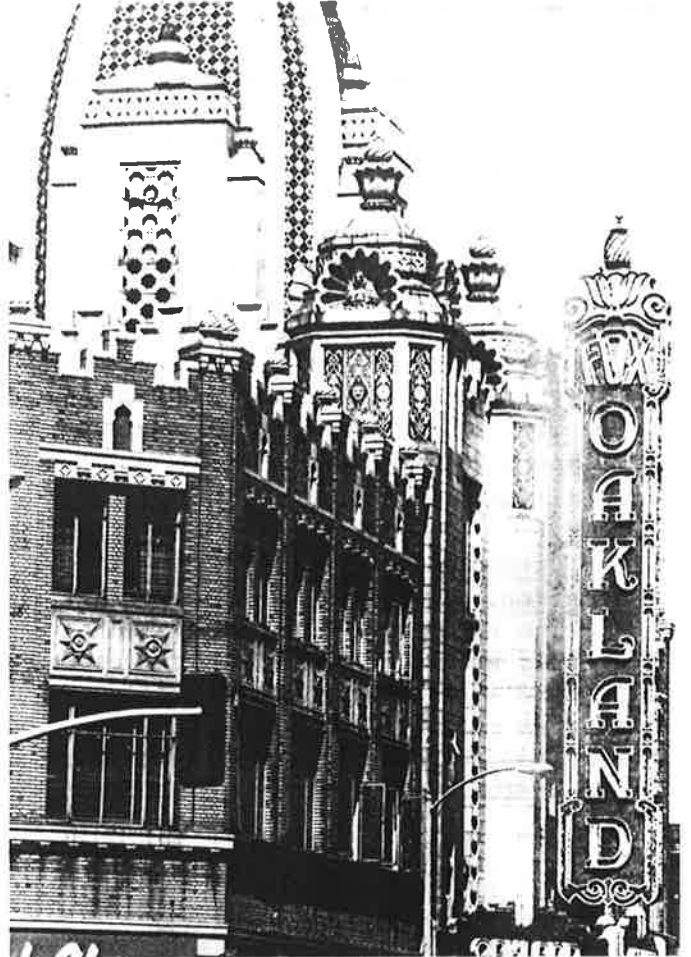
(13) Security Bank & Trust Co. Building

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.

- 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.



(17) Wilcox Block

- 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.



(26) Greek Orthodox Church of the Assumption

--Photographs and text by Philip Bellman

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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.



The Remillard House (1886) at 654-13th Street in Preservation Park

toration of the Hebern Building (now housing the Asian Resources Center) at 8th and Harrison; engineers Harris and Associates; economic and marketing consultant Theresa Hughes; and historical consultant Melinda Young Frye, who is an OHA board member. A preliminary report is expected from the design team in early June with all of the work completed by the end of November.

● Within the Preservation Park area, the FREDERICK B. GINN HOUSE at 660 13th Street, vacant for over a year and vandalized and fire-damaged by squatters, is now



Fredrick B. Ginn Home c. 1898 when used as the Nile Club

being repaired for reoccupation by the Oakland Ensemble Theater, its previous tenant. The home, designed by Arthur Page Brown, was built in 1890, and is a very early Bay Area example of architecture influenced by the Arts and Crafts movement. The richly-paneled third floor may have been designed somewhat later by Willis Polk.

● After much uncertainty, the Oakland City Council decided on March 16 to reserve a one-half acre of land along TEMESCAL CREEK at the corner of 47th and Market Streets for a future park. (See March-April 1982 OHA News.) The action means that the Alameda Flood Control and Water Conservation District will install a pump that will permit construction of a reconstituted creek within the park as part of the District's project to culvert a half-mile section of the creek between Grove and Adeline Streets. The reconstituted creek would flow on top of the buried creek channel. The council approved the park over the strong objections of some creek-side residents who argued that the park would attract criminal activity. However, OHA, along with other neighborhood residents and the Sierra Club, urged approval of the project as a means of retaining at least a small section of the creek. It has not been decided when the park or the reconstituted creek will actually be built. For further information, call OHA Preservation Action chair Marlene Wilson, 655-3210, evenings.

● The Alameda County Flood Control and Water Conservation District is proposing yet another creek culverting project, this time involving three sections of SAUSAL CREEK in the Fruitvale district: about 440 feet along Peroly Court, 580 feet along Barry Place, and 480 feet between Montana Street and MacArthur Boulevard. The district states that the \$1.3 million project is necessary as an emergency action to save "a number of homes and apartments precariously situated above the creek" which are being threatened with erosion of the creek banks due to the heavy storms of the past winter.

At present, Sausal Creek above Foothill Boulevard is one of the best-preserved ▶



Reconstituted Peralta Creek at Peralta Hacienda Park, 34th Avenue and Paxton, is one example of a neighborhood creek-side park.

sections of creek in Oakland. Although the Oakland Comprehensive Plan suggests a major recreational trail or linear park along Sausal Creek and contains a policy stating "The city will insist upon flood control designs which preserve ... the natural character of ... creeks to the maximum extent feasible," the City Planning Commission on March 10 found the District's proposal to be in conformity with the Oakland Comprehensive Plan if, among other measures, the shape of the filled-in channel resembles that of a natural creek.

● In mid-March, the City Council accepted the City Planning Commission's recommendation that no new height controls were necessary around LAKE MERRITT, thereby precluding, at least for the time being, any halt to construction of high-rise apartments around the lake. (See March-April OHA News.) The commission argued that some additional high-rises might be desirable and that in any case construction of new high-rises in the immediate future appeared unlikely. Interest in new height restrictions was stimulated in early 1981 by neighborhood opposition to a twelve-story condominium complex proposed at 2340 Lake Shore Avenue.

● At press time, the City Planning Commission was scheduled on April 14 to decide whether the VICTOR H. METCALF HOUSE at 245 Perkins Street in the Adams Point neighborhood should be moved to 14th and Brush

Streets in the Oak Center area near Preservation Park in order to make way for a new condominium project. (See Jan.-Feb. 1982 OHA News.) The Planning Commission and City Council had approved the condominiums last year, but the approval was suspended by Superior Court Judge Robert Kroninger in response to a petition by the Adams Point Neighborhood Preservation organization that an Environmental Impact Report (EIR) should have been prepared for the project prior to the city's action. An EIR has since been prepared and commented on by the public. Action by the Planning Commission was originally scheduled for March 31, but was postponed after the City Attorney advised that the Commission had not had sufficient time to review the EIR. The City Planning Department staff's report to the Planning Commission recommended certification of the EIR and approval of the project subject to nine conditions, one of which is that the project developer "consider donating funds to the Oakland Heritage Alliance for the ... purpose of conducting a historical and cultural structure survey of the Adams Point neighborhood." While OHA has not received any offer or proposal for such a survey, the board looks favorably on the concept and would be pleased to give consideration to such a proposal, including ways of involving other interested organizations in actual implementation of the survey.

If the Planning Commission approves the condominium project, as seems likely, its action can be appealed to the City Council. If such an appeal is brought,



Victor H. Metcalf House, 245 Perkins St.



the Council would probably consider it in May.

● The future of the red brick colonial-style former ST. JOSEPH'S HOME at 2647 East 14th Street may still be uncertain. In early March, it was reported that the West Coast Military Academy was buying the facility for about \$3 million for use as its school, but at press time completion of the transaction appeared doubtful.■



The former St. Joseph's Home

— New OHA Members —

The officers and board of directors of OHA wish to welcome and thank all those concerned citizens who have shown their interest in Oakland's history and preservation by joining OHA.

Between Dec. 7, 1981 and March 1, 1982, OHA's new members are as follows:

Jean Baggerman, R. Bruce Ballentine, Bancroft Library, Craig Buchanan, E. Chann, A. W. Childs, W. J. Davies, Barbara Cohen Donald, Kathie Donald, Joseph D./Sally Evinger, Nancy E. Flint, Donald Forman, Joanne M. Gosling, Dorothy Harrington, Ieland E. Leisz, Mr./Mrs. Norman J. Lind, Brian D. Marki, William McLetchie, Brian Neville, Hyshka Stross, Ian R./Diane L. Stuart, and Zane S. Working.

OHA UPDATE

● On March 8, the second of the OHA MONTHLY PROGRAMS was presented. This first series, entitled "Preservation Projects in Downtown Oakland," continued with "Victorian Row: Past, Present, and Future of Old Oakland" by Tom Knapp and Jerry Barclay of Storek & Storek, the architects/developers of the project. Knapp gave a slide presentation on the historical context of the project and the developers' design philosophy. Barclay gave a slide presentation summary of individual design problems involved in the rehabilitation of the first two buildings undertaken, two nineteenth century Victorian commercial buildings (the La Salle, and the Arlington) at the corner of 9th and Washington Streets. An attentive group of 65 people attended this evening session, which included a question and answer period and refreshments.

Many thanks go to Tom Knapp and Jerry Barclay for their informative presentations and attractive streetscape illustrations distributed to the audience, to Vera Dahle for handling ticket sales at the door, and to St. Paul's Recreation Center for the use of their auditorium.

The series continued on Monday, April 12, with a presentation by development consultant Dick Neault on "Hotel Oakland: The Art of Finding Profit in a Preservation Project."

Commencing in May, a new series begins entitled "Preserving Architecturally and Historically Significant Buildings: Special Problems," (see OHA Calendar). All of these Monthly Programs are held on Mondays, 7:30 - 9:30pm, at St. Paul's Recreation Center Auditorium, second floor (adjacent to St. Paul's Church), 116 Montecito Avenue (one block east of Harrison Street off of Grand Avenue), Oakland. \$1.00/OHA Member, \$2.00/general public, refreshments included. For further information, please contact Gary Knecht, Program Chair, (415) 865-6382.

● The Local Arrangements Committee of the 1982 CALIFORNIA HISTORIC PRESERVATION CONFERENCE would like to thank all the OHA members and other organizational members who helped in the mailing parties for the



Conference program/registration brochures and the East Bay Chapter/American Institute of Architects for the use of their office facilities. Special thanks is due Kati Johnson for organizing a very smooth mailing effort.

Please register for the Conference early. If you have not received a brochure or would like to help with the Conference, please contact Dana Cordeiro, Conference Coordinator at the Conference office, M-F, (415) 839-2121.

● The OHA Board of Directors would like to thank Jody Offer, Carolyn Douthat, Jim Paul, and Masao Yabuki for hosting recent OHA MAILING PARTIES. These mailing parties are fun and a good introduction to OHA's organizational activities. If you are interested in helping OHA "get the word out", please offer to host one of these mailing parties or volunteer to help on one of them. They have occurred in various neighborhoods in Oakland, and the next one may be near you. For further information, contact Dean Yabuki (415) 893-1278.

● In March, OHA offered two walking tours for the OAKLAND TOURS PROGRAM as part of their guide training. Architectural Programmer and OHA Director Dean Yabuki gave a Downtown Terra Cotta tour and a Lakeshore/Trestle Glen tour to two enthusiastic groups of new Oakland Tours guides. These tours were based on the research of the Oakland Cultural Heritage Survey (see Aug.-Sept. 1981 OHA News on which Dean and many other OHA members are active volunteers. (See "Survey Completes

Second Year" elsewhere in this issue.)

● Help the OHA MEMBERSHIP drive. Encourage your friends and neighbors to investigate OHA by attending its Monthly Programs or by reading its informative newsletter, OHA News. OHA members can pick up copies of the OHA News for public distribution at the Monthly Programs.

● Friends of OHA may be interested to know how our organization appears to the national preservation community. The April 1982 issue of Preservation News, the newspaper of the National Trust for Historic Preservation, published the following account:

"Gertrude Stein said, 'There is no there there,' but preservationists in Oakland are working hard to dispell (sic) that notion. The Oakland Heritage Alliance, (5569 Lawton Ave., Oakland, Calif. 94618) was founded in 1980 to bring together groups and individuals interested in the city. It publishes an attractive bi-monthly newsletter with news, features, a calendar and job listings. OHA News is funded with a grant from the California Tamarack Foundation of San Francisco. The alliance grew out of the Oakland Cultural Heritage Survey, which begins its third year this month.

"The 1982 California Historic Preservation Conference is set for April 29-May 2 and is cosponsored by the Oakland Heritage Alliance. This 7th annual statewide meeting is expected to draw 500 participants. The topic, in keeping with this year's Historic Preservation Week theme, is "Re-investing in America."■

JUNE RUTLEDGE MOURNED

OHA offers condolences to the friends and family of June Rutledge, president of the Piedmont Historical Society, who was one of the people killed in the recent gasoline truck explosion and fire in the Caldecott Tunnel. The Piedmont Historical Society, saddened by the loss, is marking its tenth anniversary this month more quietly than planned.

NEWSLETTER EXCHANGE

If your preservation organization, historical society, or neighborhood group produces a newsletter, OHA would like to receive it. In return, we'll send you OHA News regularly, free of charge (one copy to your headquarters). If you're interested, send us a copy of your newsletter and a letter indicating OHA has been added to your mailing list. Request that your organization's name be added to our "Newsletter Exchange" list.



VICTORIAN LIFE

TEA & TOUR AT THE OAKLAND MUSEUM AND THE CAMRON-STANFORD HOUSE

Victorian Life is a special docent-led tour at The Oakland Museum and the Camron-Stanford House. Your group will first visit the Museum's art and history galleries to see how specific art and artifacts reflect the major tastes and lifestyles of the Victorian era. Then your docent will lead you on the easy two-block walk to the Camron-Stanford House, where you will learn about Victorian life as you view the restored rooms of this historic 1876 Italianate home. Your group can then relax from a pleasant afternoon with an optional tea party at the Camron-Stanford House.

Tours are offered on weekday afternoons from 1:00 until 3:00. Call (415) 273-3514 for tour dates and additional information. Groups may not exceed 45 people. There is a \$10 scheduling fee; for the optional tea there is an additional charge. ■

SURVEY, continued from page 12

Streets, a richly ornamented jewel with polychromed terra cotta. He was in charge of "construction, finance, and engineering" of the Twentieth Century Market (most recently used as Fire House No. 1) at 14th and Grove Streets, distinguished by monumental 100-foot-high obelisks on top of the three corner pavilions. Diggs also was connected with the development of Golden Gate Fields Race Track and San Quentin Prison.

The colorful Diggs at one time was imprisoned for white slavery under the Mann Act for his liaison with a woman he later married; a pardon was refused by President Wilson. Diggs also invented an insecticide.

The Survey has been supported by a grant from the California State Office of Historic Preservation and local matching contributions of time and money from the City Planning Department, OHA and volunteers. It is administered jointly by OHA, the City Planning Department, and the City Landmarks Preservation Advisory Board.

Copies of the Survey's findings to date can be seen at the Survey office in the Camron-Stanford House; at the City Planning Department in City Hall; and at the Oakland History Room, Oakland Public Library. ■

--Laura Lee Pan, Director
Oakland Cultural Heritage Survey

Ed. Note: A more complete discussion of the Survey appeared in the Aug.-Sept. 1981 issue of OHA News.

Oakland Heritage Alliance, 5569 Lawton Avenue, Oakland, California 94618

JOIN OHA TODAY! Your annual tax-deductible membership dues include the OHA News and announcements of all OHA activities. Additional contributions and your active participation will make OHA a more effective organization.

Name _____ New Renewal

Address _____ Change of Address only

City, Zip _____ \$ 5 Senior/student/limited income (1 vote)

Phone Numbers (H) _____ (W) _____ \$10 Individual (1 vote)

I am willing to participate in the following ways _____ \$15 Family (2 votes)

_____ \$25 Organization (1 vote)

_____ \$_____ Additional contribution



Survey Completes Second Year

The Oakland Cultural Heritage Survey has just completed its second year of taking inventory of Oakland's buildings, sites, and other physical features. Volunteers, about half of them OHA members, have spent many hours recording architectural details in the field, photographing each property, and researching it in city archives.

The first year, the Survey studied 21 carefully selected districts to form a general base for future work. This past year, the Survey has focused on a portion of Oakland's Downtown District by enlarging upon four of the original 21 areas. In the next year, the Survey will complete its record of the Central District.

Well-known city landmarks such as the Tribune Tower and City Hall have been documented, as well as humbler examples such as the William Hardy House at 326 7th

Street, a simple wooden dwelling built in 1858 by the owner of the pioneering Hardy's Book Store. Apparently built closer to Webster Street as the first building on the block, the house was moved to its current site in the mid-1870's when the rest of the block rapidly developed with the construction of new Victorian buildings.

Some recent findings add to information gathered last year. For example, we learned fascinating details about Maury I. Diggs, a flamboyant architect/promoter/developer who had varying roles in numerous Oakland projects. Besides an involvement with the Fox Theater and the Latham Square Building (both studied last year), he designed the Oakland Title Insurance Guaranty Building at Franklin and 15th

Continued on page 11

OAKLAND HISTORY NOTES

Opening in 1892 on the northwest corner of 13th and Jefferson Streets, the Hotel Metropole was one of Oakland's finest hostelries. Advertising itself as "distinctively a high grade residential and transient hotel," the building featured dining, billiard, and gentlemen's reading rooms. Fire destroyed the building in 1918.

Postcard courtesy Oakland Public Library



Oakland Heritage Alliance
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Oakland, California 94618

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