

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED MAR 3 1976

DATE ENTERED MAY 24 1976

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC *Wh* ****** *g* The Pardee House
AND/OR COMMON The Pardee House

LOCATION

STREET & NUMBER 672--IIth Street

CITY, TOWN

Oakland

--- VICINITY OF

I3th

---NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

STATE

California

CODE

06

COUNTY

Alameda

CODE

001

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME Helen and Madeline Pardee
STREET & NUMBER 672--IIth Street

CITY, TOWN

Oakland

--- VICINITY OF

California

STATE

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. County of Alameda
STREET & NUMBER County Administration Building

CITY, TOWN

Oakland, California

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Historic American Building Survey
DATE seven page report

File: California 1899 with 8 photographs FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Library of Congress, Negatives or pictures at Lib. of Cong.

CITY, TOWN

Washington D. C.

Photo duplication service

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED	<input checked="" type="checkbox"/>	

see text

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Pardee House occupies one half a city block, as surveyed and developed in the land west of the village of Oakland in the 1860's. The property as it exists today has the original dimensions and has not basically been altered since it was purchased. The home, fences and outbuildings are complete as built in 1869; all site improvements have been meticulously maintained and preserved and many of the flowers, shrubs, and trees have special significance for the Pardee Sisters who can recall stories told by their mother of what family excursions they (the plants) were obtained on or from what part of the world a shrub or tree was brought from by a friend.

Buildings on the site consist of the house, an Italianate villa, a barn, equipped for three horses and storage for a carriage, with a dovecot on top, an octagonal tankhouse, and other miscellaneous small outbuildings, all surrounded by a picket fence.

The house, containing twelve rooms, parlor, music room, morning room, dining room, buffet room, kitchen and pantries, and six bedrooms upstairs, arranged around a central lightwell, and is an architectural composition of extremely high quality, sensitivity and significance. Unlike most homes of the Gothic-Italianate era which tended to be picturesque, but undisciplined, the Pardee House transcended its era by drawing from true Palladian precedent (hence doubly Italianate) by having the same basic configuration as Palladio's Villa Capra at Vicenza. The similarity is unmistakable, despite the use of the usual Victorian ornamentation.

It is a strong foursquare composition with a low center of gravity, of one and a half stories in height (14 foot ceilings on the principal floor) with a gently sloping hip roof capped by a cupola. A skylight at the top of the second floor stairs letting natural light into the central stairwell. The front porch, a half-dozen steps above the garden level, centered on the principal elevation, consists of a balustraded portico supported by two corinthian columns and is flanked on each side by pairs of arched windows capped by pediments which bear an unusual hand-carved tympanum (contrary to popular opinion all Victorian wood work was machine-made, and hand-carved pieces were rare and extremely costly). The portion of the facade bearing the porch is projected about three feet, creating a recess for the double entry doors with arched transom. This projection continues through the second floor where it contains a centered pair of arched windows echoing the flanking windows below. In this case, the pediment is omitted from this pair, but is used instead in broken form to span the entire gable centering the composition. This throws the eye upward to yet a similar broken and extended pediment more delicate in design crowning the cupola which is capped by a delicately turned onion-dome finial. In the cupola is a thinner pair of arched windows with a lower single arched window on either side. Two individual rectangular windows of squat proportions are tucked in the bracketed eaves above each pair of first floor windows, echoing the rectangular shape of the front door. The entire composition and massing of the facade, with its opposing and repetitive triangles, arched opposing square openings, pairs opposing singles, and diminishing volumes ending with the single finial is a composition of such obvious simplicity yet

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CONTINUATION SHEET

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such complexity that it can be viewed for hours.

All projecting cornices are bracketed and wooden quoins are attached to the corners of the building to resemble stone, both very characteristic of this style, originally the quoins and other projections were painted maroon, the remainder being done in buff, as is shown in color plates in copybooks of the time, The house and out-buildings are all done in redwood and the foundation of the house is brick.

The only alterations to the house interior consists of an obvious removal of the pair of doors to the parlor to the left of the entry and the addition to the dining room wing replacing the piazza on the north elevation of the house which added a room downstairs to the left of the parlor and a room upstairs above it. Both addition and removal of the parlor doors were done after George Pardee returned to the house after his term as Governor of California. The addition meticulously carrying out the original lines and detailing of the house. Minor alterations were made to the kitchen following a fire set by a fire bomb in 1970.

The interior, also, follows the Palladian ideal almost to the letter, as is visible by the central hall flanked by double front rooms widening into a central stairspace flanked by dining room and morning room. This central space is balustraded on all four sides on the upper level forming a gallery off of which the bedrooms open, along with a narrow stair leading to the cupola above.

Rooms on the lower floor are of generous proportions, elegant yet simple, with fine plaster moldings and rosettes and carved marble fireplaces. Upstair rooms are recessed below the central gallery and have sloped ceilings at the eave line, and are papered with wallpaper in old patterns.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1869

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Pardee House is of historical and architectural significance for the following reasons:

- 1) The Pardee House was built by a successful Argonaut who stayed in California and became a leading doctor and politician. He was an early mayor of Oakland.
- 2) It was the home of the "Earthquake Governor" who had charge of rehabilitation and relief after the 1906 earthquake in San Francisco. Because of its proximity to San Francisco, Governor Pardee used the Pardee House as his residence at that time rather than travel between San Francisco and Sacramento.
- 3) The house has been in the same family since it was built in '69.
- 4) The house itself is an architectural gem of the mid-nineteenth century and as a representation of the Italianate style of Victorian architecture it has no equal.
- 5) It is a fine example of a vanishing culture and era.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

The Ultimate Victorians--Elinor Richey Page 47-49; Howell-North
 Oakland Tribune 9/5/74 page 9C; The Past is Still Alive at the
 Pardee Home
 A Guide to the Architecture of San Francisco & Northern California
 Peregrine Smith, Inc. Page 280

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .69 acre

UTM REFERENCES

A	1,0	56370,0	418,422,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

672--Iith Street forming the northern half of block I54.
 Parcel No. 7, consisting of I4 city lots as originally surveyed.
 size 200 feet by I50 feet.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

John W. Eliassen and Constance J. Eliassen 4/5/75

ORGANIZATION

DATE

California Heritage Council
 American Institute of Architects and Victorian Alliance

STREET & NUMBER

TELEPHONE

623 "E" Street

(707)763-8093

CITY OR TOWN

STATE

Petaluma, California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

SIGNATURE

Herbert Meades

AUG 20 1975

TITLE State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

5/29/96

ATTEST:

DATE

5-21-76

KEEPER OF THE NATIONAL REGISTER