

Mark P. Wald
 City Attorney

INTRODUCED BY COUNCIL MEMBER _____

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 OAKLAND

2008 NOV 20 PM 1:16

OAKLAND CITY COUNCIL
 ORDINANCE NO. 12911 C.M.S.

AN ORDINANCE DESIGNATING THE ALTENHEIM AT 1720 MACARTHUR BOULEVARD AS A LANDMARK PURSUANT TO SECTION 17.136.070 OF THE OAKLAND PLANNING CODE.

WHEREAS, the Landmarks Preservation Advisory Board, at its duly noticed meeting of June 9, 2008, recommended designation of The Altenheim at 1720 Macarthur Boulevard as a Landmark pursuant to Section 17.136.070 of the Oakland Planning Code; and

WHEREAS, the City Planning Commission conducted a duly noticed public hearing on July 16, 2008, and at the close of the hearing voted unanimously to recommend landmark designation of the property; and

WHEREAS, the provisions of the California Environmental Quality Act (CEQA) have been satisfied, and pursuant to Sections 15061(b)(3), 15308, and 15331 of the California Code of Regulations, this ordinance is exempt from CEQA; and

WHEREAS, the City Council's Community and Economic Development Committee, considered this matter at its December 2, 2008 meeting; and

WHEREAS, the City Council, at a duly noticed public hearing on December 9, 2008, determined that the proposed Landmark has historical and architectural significance as described and presented in the Landmarks Preservation Advisory Board Resolution 2006-2, and is a unique asset to the City; and that for these reasons the Landmark is worthy of preservation; and

WHEREAS, the provisions of the California Environmental Quality Act (CEQA) have been satisfied, and pursuant to Sections 15061(b)(3), 15308, and 15331 of the California Code of Regulations, this ordinance is exempt from CEQA; now therefore

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

SECTION 1. The Altenheim at 1720 Macarthur Boulevard is hereby designated as a Landmark pursuant to Section 17.136.070 of the Oakland Planning Code as described and presented in Landmarks Preservation Advisory Board Resolution 2006-2, attached as Exhibit A and incorporated herein by reference.

SECTION 2. Said Landmark shall be preserved in all its particular exterior features as existing on the date hereof, and as described and depicted in the photographs, case reports, Case File LM06-341, and other material in the Department of City Planning; provided, however, it may be modified to replicate or more closely resemble its original appearance.

SECTION 3. The Development Director is hereby directed to execute and cause to be recorded in the Recorder's Office of the County of Alameda a notice of designation of said Landmark.

SECTION 4. This ordinance complies with CEQA and the Development Director is directed to cause to be filed a Notice of Exemption with appropriate agencies.

IN COUNCIL, OAKLAND, CALIFORNIA, JAN - 6 2009

PASSED BY THE FOLLOWING VOTE:

AYES- **BROOKS, BRUNNER, ^{Kaplan} GRIMS, KERNIGHAN, NADEL,
REID, QUAN, AND PRESIDENT DE LA FUENTE - 8**

NOES- 0

ABSENT- 0

ABSTENTION- 0

ATTEST:



LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California

DATE OF ATTESTATION: 1-12-09

Introduction Date: DEC - 9 2008

RESOLUTION 2006-2
LANDMARKS PRESERVATION ADVISORY BOARD
CITY OF OAKLAND

Altenheim
1720 MacArthur Boulevard

WHEREAS, a proposal to designate the following property as an Oakland Landmark pursuant to Section 17.144 of the Oakland Planning Code has been considered by the Landmarks Preservation Advisory Board; and

WHEREAS, the Board has reviewed and examined the material pertaining to this property in Case File LM06-341 and the Oakland Landmark Application form, a copy of which is attached; and

WHEREAS, the Board has determined that the property meets the landmark designation criteria found at Section 17.07.030P of the Planning Code and the Board's Guidelines for Determination of Landmark Eligibility in that the property:

- includes a number of buildings that comprise a cohesive complex, constructed over a relatively short span of time, with outstanding architectural character-defining features, as described below:
 - an overall prominent H-shaped plan, beginning with the original central administration building and dormitories and carried through the second building campaign in 1914-15, designed to separate dormitories based on a concern for fire safety after the destruction of the first Altenheim building; and
 - the three original buildings, the administration building and dormitories, were built in an excellent example of a Classical Revival residential building, include a raised brick basement and Doric columns surmounted by a continuous cornice decorated with large modillions and a simple frieze, wood porticos at the ends of the dormitories, and typical 2/2 double hung wood sash windows with simple wood surrounds, designed by San Francisco architect Oscar Haupt; and
 - the almost two-acres of open space including historic gardens at the east area of the property, which have been open space throughout its history; and
 - the dining hall defined by Craftsman details, including half-timbering at the second story and triangular knee braces supporting the roof; and
 - interior architectural features including the administration/dormitory complex common spaces at the nodal connections between the dormitories, long double-loaded hallways running longitudinally through the dormitories, and glazed cupolas and oculi marking circulation paths; the administration building entry space which opens into a rotunda with interior finishes and wood detailing including

columns, cornice and casework; and, in contrast, a rustic dining hall with exposed stenciled trusses and beams, stained glass windows at the east end, and built-in casework, all reflecting its Arts and Crafts influence; and

- is associated with the social history of Oakland, specifically immigrants and ethnic communities, and the groups and organizations that provided care to the elderly, infirmed, and underprivileged; and
- was built by the Altemheim Society, incorporated in 1890, and was conceived by Charles Meinecke, president of the German Benevolent Society of San Francisco, to develop a retirement home for the German community in the Bay Area, which became the only elderly care institution in Oakland that catered to aging Germans; and
- is the site of one of the first Altemheim Society fundraising events, a gala picnic held in May of 1891, an annual event that has continued to be hosted by the Altemheim Society since then as the May Festival, a popular event for the community; and
- will be rehabilitated to the Secretary of the Interior's Standards for Rehabilitation as reviewed and approved by the City's Landmarks Preservation Advisory Board at their July 12, 2004 meeting; and
- was nominated by the The Altemheim, Inc. to the National Register of Historic Places, and was approved unanimously on October 27, 2006 by the State Historical Resources Commission; and

WHEREAS, an Evaluation Sheet for Landmark Eligibility has been prepared for the property in accordance with the Board's Guidelines for Determination of Landmark Eligibility; and

WHEREAS, the Evaluation Sheet shows that the property meets the Guidelines; and

WHEREAS, the Board has reviewed and accepted the Evaluation Sheet, a copy of which is attached; and

WHEREAS, the Board has determined that this property merits Landmark designation, protective regulations, and preservation for the enjoyment of future generations;

Now therefore be it

RESOLVED: That the Landmarks Preservation Advisory Board hereby initiates, under Section 17.144.030C of the Oakland Planning Code, action to establish as a Landmark the following:

HISTORICAL NAME: Altemheim

COMMON NAME: The Altnheim Senior Housing
ADDRESS: 1720 MacArthur Boulevard
DATE BUILT: 1908; expanded 1914 and 1923
ARCHITECT: Oscar Haupt, architect;
Robert Frost, builder
ORIGINAL USE: German Elders Home (institutional residential, sanitarium for elderly)
PRESENT USE: Currently under rehabilitation for future use as affordable, independent senior rental housing
PARCEL NUMBER: 023 0494 001 07

And be it

FURTHER RESOLVED: That this property shall be preserved generally in all its exterior features as illustrated in the rehabilitation drawings as approved, with conditions, by the Planning Commission on January 5, 2005¹ (Building Permit #B0503766 – Phase 1)), or may be modified to restore, replicate, or more closely resemble its original or other historical appearance; and be it

FURTHER RESOLVED: That this action be forwarded to the City Planning Commission for public hearing and consideration;

Approved by the Landmarks Preservation Board,
Oakland, California: June 9, 2008

ATTEST: , Secretary

Ref: Resolutions:2006-2Altnheim

¹ This proposal includes a two-phased approach to the project. Approved demolition of the kitchen wing, infirmary wing, and boiler house will not occur in Phase One, and will occur only if Phase II is constructed.

mfw

NOTICE & DIGEST

AN ORDINANCE DESIGNATING THE ALTENHEIM AT 1720 MACARTHUR BOULEVARD AS A LANDMARK PURSUANT TO SECTION 17.136.070 OF THE OAKLAND PLANNING CODE.

This Ordinance designates The Altenheim as a City of Oakland Landmark.